

JOINT PLANNING COMMITTEE

26 JUNE 2019

UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item A2

WA/2018/1675

WOODSIDE PARK, CATTESHALL LANE, GODALMING

A review of the commercial viability report and cost estimate informed the officer recommendation and is attached to this update sheet for information.

This clarifies that the applicants viability appraisal is acceptable and considered robust.

Item A3

WA/2019/0106

BACKWARD POINT, CHERRY TREE LANE, EWHURST

Amendment to condition

Amendment to Condition 18 as follows:

The development hereby approved shall not be occupied unless and until the proposed dwellings are provided with a fast charge socket (current minimum requirements – 7kw Mode 3 with Type 2 connector – 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Additional conditions

Condition 21

Prior to the occupation of the development, details of any proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

In order to protect the visual amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

Revised Recommendation

That, subject to the applicant entering into an appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission, to secure the provision of affordable housing and the maintenance of SUDs, permission be granted subject to conditions 1-17, 19 and 20 as set out in the Agenda Report, amended condition 18 and additional condition 21 as set out in this update sheet.

Waverley Borough Council

Viability Report
**Woodside Park
Catteshall Lane
Godalming**

February 2019

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The logo for Adams Integra, featuring the company name in white, bold, sans-serif capital letters on a dark blue square background.

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Introduction

Adams Integra has been instructed by Waverley Borough Council to advise on the viability of the following proposed development:

"WA/2018/1675 - Reserved matters application pursuant to outline consent granted under wa/2016/1418 for the erection of 100 dwellings (including 17 affordable units) together with the erection of a building to provide a community use#(use class d1) at ground floor level."

and to provide the following:

- An assessment of whether or not 17% affordable housing would generate a developer profit below what is generally considered an acceptable minimum margin OR whether the developers could provide over the 17% affordable housing as part of the scheme taking into consideration Waverley's policy requirement is 30%.

We have seen the viability report carried out by Savills, dated December 2018 which says the following:

This viability assessment re-appraises the proposed scheme talking account of the changes proposed under reserved matters application WA/2018/1675. The significant differences between the approved scheme and the revised scheme are as follows:

- *Removal of basement parking;*
- *Changes to parking provision;*
- *Change to the unit mix.*

Intuitively, the removal of underground parking would appear to improve scheme viability, however there are other significant factors that have materialised since February 2017, which have a detrimental affect on the scheme's viability. These are as follows:

- *A reduction in house numbers to allow for technical design constraints; the average market unit size has reduced from 923 sq ft to 753 sq ft;*
- *Despite an increase in capital values, Gross Development Value has reduced reflecting the revised housing mix and inferior parking arrangements;*
- *Improvement in urban brownfield development land values over the past 18 months?*
- *Change in the policy landscape and lending environment relating to residential ground rents;*
- *Build cost inflation.*

The Savills report conclusion says the following:

This report demonstrates that when 17% onsite affordable housing is provided, the proposed development generates a viability deficit of 0.41%, which is realised as a direct reduction of profit.

Our analysis illustrates that the previously agreed provision of 17% onsite affordable housing, assuming a tenure mix of 65% Shared Ownership, 35% Affordable Rent, will generate a developer's profit below what is generally considered as an acceptable minimum margin. However, on this occasion, the Applicant is comfortable with this assumption.

Viability Guidance

In advising the Council in respect of viability, we need to have regard to published guidance. In this respect, we are considering in particular the National Planning Policy Framework (NPPF) July 2018; The Planning Practice Guidance, updated 24 July 2018; the RICS publication "Financial Viability in Planning" July 2012; RICS Research, Financial Viability Appraisal in Planning Decisions: Theory and Practice (April 2015).

With regard to NPPF, we believe that paragraph 57 is particularly relevant. It states:

57. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

The Planning Policy Guidance goes on to say the following:

"Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant

economic changes have occurred since the plan was brought into force.”

and

“Any viability assessment should reflect the government’s recommended approach to defining key inputs as set out in National Planning Guidance.”

The updated PPG goes on to say the following:

“Standardised inputs to viability assessment

What are the principles for carrying out a viability assessment?

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.

This National Planning Guidance sets out the government’s recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment.”

It also goes on to look at the following:

- *How should gross development value be defined for the purpose of viability assessment?*
- *How should costs be defined for the purpose of viability assessment?*
- *How should land value be defined for the purpose of viability assessment?*
- *What factors should be considered to establish benchmark land value?*
- *What is meant by existing use value in viability assessment?*
- *How should the premium to the landowner be defined for viability assessment?*
- *Can alternative uses be used in establishing benchmark land value?*
- *How should a return to developers be defined for the purpose of viability assessment?*

Between NPPF and RICS the guidance presents a case for requiring flexibility in the face of changing market conditions, whilst affirming that development will entail an element of risk for the developer. A viability assessment needs to take both these positions into account.

The ability of the site to contribute a level of affordable housing needs to be assessed through a consideration of the various inputs into the development appraisals.

Appraisal Inputs

We have considered the main inputs into a development appraisal as follows:

Sales Values

The Savills report says the following:

Our opinion of GDV for 83 no. private units is £31,470,000, this equates to an average of £502 psf. A pricing schedule is available at Appendix 2 showing plot by plot pricing. The following capital values have been adopted:

- One bedroom flats - £235,000 - £275,000 (453 - 572 sq ft);
- Two bedroom flats - £350,000 (660-670 sq ft);
- Two bedroom house - £400,000 (757 sq ft);
- Three bedroom houses - £490,000 - £600,000 (947 - 1,250 sq ft)
- Four bedroom houses £650,000 - £655,000 (1,407 & 1,452 sq ft)

In pricing the proposed scheme, we have had regard to the vast amount of evidence provided in this report, in addition to the values previously agreed some 18 months ago, taking account of changes to the proposed scheme. In comparison, a market GDV was £34,780,000, equating to £454 per sq ft, was agreed by the DVS in February 2017, reflecting the following range of capital values:

- One bedroom flats - £260,000 - £270,000 (548 sq ft);
- Two bedroom flats - £350,000 - £375,000 (764 sq ft);
- Three bedroom houses - £545,000 (1,237 sq ft);
- Four bedroom houses £590,000 - £710,000 (1,345 & 1,614 sq ft).

We have carried out our own sales research (see Appendix 2) and it is our opinion that the above values are fair and reasonable.

Ground rents

The Savills report says the following:

"We have allowed for ground rent income but reserve the right to remove or adjust it should a definitive legislative timetable to introduce the planned measures be announced. We have allowed £250 per one bedroom dwelling and £350 per two bedroom

dwelling and have capitalised this at a rate of 6%, which is reflective of the risk associated with this income at the date of this appraisal.”

We agree that this is a fair and reasonable assumption.

Affordable housing

The Savills report says the following:

A tenure mix of 35:65 in favour of shared ownership was agreed as part of the previous viability for 17 no. units comprising a mix of one and two bedroom flats and three bedroom houses.

The following revised mix will be provided as part of the revised scheme:

- *7 x one bedroom flats;*
- *10 x two bedroom flats.*

As a base position, we have assumed the same tenure mix of 35% affordable rent will be provided with 65% shared ownership. Should the level of affordable rented tenure increase, then this will have a negative impact to overall viability. A total affordable housing value of £3,149,134, or £259 per sq ft blended, was agreed in February 2017 by the DVS.

We have adopted the above values on a per sq ft basis and applied them to the revised one and two bedroom affordable apartments within our appraisal, providing a total GDV for the affordable housing of £2,703,927, or a blended average of £258 per sq ft. The lower price per sq ft is reflective of the larger unit sizes although higher capital values have been adopted. We have adopted the mix set out within the Planning Statement prepared by Innovate Planning dated June 2018. Please note that our assumption as to housing mix is indicative and the exact allocation will be agreed between the Council and the Applicant.

We agree that this is a fair and reasonable assumption.

Proposed Commercial Values

The Savills report says the following:

We note that rents agreed for office space range from £18.00 to £22.00 per sq ft p.a. A rate of £14.95 per sq ft p.a., capitalised at 8% was previously agreed by the DVS in 2017. Further to the evidence in this report, we have adopted a higher rental value of £18.00 per sq ft p.a. and consider this reasonable for the size

and specification of the building. We have assumed an incoming tenant would fit out the office space and that it would be let on FRI terms. We have capitalised our opinion of passing rent using an all risks yield of 8% which we consider to be reasonable given the likely covenant. We have allowed for an 18 months void and rent free period. We have assumed that the office space could be let per floor separately.

For the D1 space, we have adopted a lower value of £15.00 per sq ft p.a. and consider this reasonable for the size and specification of the building. We have assumed an incoming tenant would fit out the ground floor space and that it would be let on FRI terms. We have capitalised our opinion of passing rent using an all risks yield of 8% which we consider to be reasonable given the likely covenant. We have allowed for a 12 months void and rent free period.

We agree that this is a fair and reasonable assumption.

Build Costs

The Savills report says the following:

We have been provided with a Feasibility Cost Estimate prepared by Gardiner & Theobald, dated 30th November 2018. A copy is attached at Appendix 3. This totals £25,700,000, or £253 per sq ft and includes an allowance of £22,081,446 (£217 per sq ft) for the construction including facilitating works, externals and services.

The majority of the proposed housing is of 2 storeys, with plots 77, 78, 79 and 80 being part 2.5 storey. Apartment blocks A-F and the commercial building are of 3 storeys and part of block E is of 4 storeys. Research from the RICS Build Cost Information Service (BCIS) has indicated that average (median) construction costs for building 2 - 3 storey estate housing in Waverley (as at Q4 2018) is £1,388 – £1,399 per sq m (£129 – £130 per sq ft). 3 – 5 storey flatted schemes provide an average of £1,637 per sq m (£152 per sq ft). We have adopted £1,637 per sq m for the flats and the mid BCIS range for the houses at £1,394 per sq m. The total baseline construction cost equates to £1,587 per sq m (£144 per sq ft) for the residential element. In comparison, the GT cost estimate for baseline construction is significantly higher.

For the purposes of viability we have adopted BCIS costs for baseline construction, in addition to those costs identified by Gardiner & Theobald as being extra over BCIS as highlighted in yellow at Appendix 3.

With regard to the commercial element, BCIS provides a cost estimate of £1,965 per sq m for offices 'generally'. A figure of £1,614 per sq m was previously adopted by the DVS. Based on the assumption the commercial elements are finished to shell and core, we have adopted the lower, previously agreed construction cost for the commercial of £1,614 per sq m (£150 per sq ft). We attach a BCIS extract at Appendix 4 and a summary of the adopted costs below:

Table 6 Baseline Construction Costs Adopted

	GIA	BCIS Build Cost	
Houses	1870.80	£1,394	£2,607,895
Flats Private	5,371.2	£1,637	£8,792,654
Flats Affordable	1,282	£1,637	£2,098,634
Commercial	924	£1,614	£1,491,336
Total	9,448	£1,587	£14,990,520

With regard to abnormal costs, a summary is provided below:

Table 7 – Extra Over Cost Estimate prepared by Gardiner Theobald

Abnormals	Net Cost	Gross Cost
Demolition & Enabling Works	£849,355	£963,435
Piled Foundations	£1,391,427	£1,578,314
Underslab Drainage	£156,960	£178,042
Curtain walling to Commercial Unit	£81,994	£93,007
Cycle Stands	£3,800	£4,310
Sub-Total £	£2,483,535	£2,817,107

We have considered the above costs and also taken into account comments in the previous DVS viability report (2017) and it is our opinion that the baseline costs are fair and reasonable.

The demolition costs appear to be reasonable with regard to the size of the estate but the contamination costs need to be evidenced.

The piling costs have risen significantly since the last report in 2017. BCIS costs include foundations so there needs to be an explanation as to why these piling costs are so high.

It is highly likely that savings could be made to these items and at this stage we have reduced these costs by 25%.

Ideally the costs need to be reviewed by a QS but this would require supporting documentation and measured works to be provided.

Savills have also made an allowance of 10% of the baseline build costs for external works. We agree that this is a fair and reasonable assumption.

Section 106 costs

The Savills report says the following:

From our review of the Section 106 Agreement dated 22nd May 2017, we understand that following contributions will be sought:

- *Education £239,828*
- *Recycling £2,119*
- *Transport £100,000*
- *Highways Works £5,000*
- *Legal fees £3,500*

We have adopted the figures and allowed for indexation and payment phasing within our appraisal. The total Section 106 contribution including indexation is £366,556.

We have adopted these figures in our appraisal.

Professional Fees

The Savills appraisal includes fees at 3%. The Savills report says the following:

We have adopted a figure of 3% in this instance in order to account for the professional work that has already been undertaken in regard to architect's plans and planning work.

We agree that this is a fair and reasonable assumption.

Marketing costs

The Savills report shows a figure of 2.5% which in our opinion is fair and reasonable.

Contingencies

We have made an allowance of 3% as per the Savills report.

Interest

We have adopted the figures used in the Savills appraisal which appear to be fair and reasonable for a scheme such as this.

Profit

The Savills report says the following:

we have adopted a rate of 20% for the private sales, 6% on GDV for the affordable and 15% on GDV for the commercial.

In considering the appropriate return for risk and profit we have considered the HCA EAT, RICS GN and market practice. It is usual practice in a development appraisal to assume a required return in terms of a capital sum, and to include it in the cash flow on the assumption that the development will be sold on completion and a capital profit received. The return for a scheme of this nature would be calculated as a percentage of the Gross Development Value (GDV). Our experience over the last 5 to 10 years is that a typical allowance would currently be between 15% and 20% on GDV.

It is our opinion that Savills assumptions are fair and reasonable.

Existing Use Value

The recently published Planning Policy Guidance (July 2018) says the following:

"How should land value be defined for the purpose of viability assessment?"

*To define land value for any viability assessment, a benchmark land value should be established on the basis of the **existing use value (EUV)** of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).*

In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process."

Can alternative uses be used in establishing benchmark land value?

For the purpose of viability assessment alternative use value (AUV) refers to the value of land for uses other than its current permitted use, and other than other potential development that requires planning consent, technical consent or unrealistic permitted development with different associated values. AUV of the land may be informative in establishing benchmark land value. If applying alternative uses when establishing benchmark land value these should be limited to those uses which have an existing implementable permission for that use. Where there is no existing implementable permission, plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for

that use, and if there is an explanation as to why the alternative use has not been pursued. Where AUV is used this should be supported by evidence of the costs and values of the alternative use to justify the land value. Valuation based on AUV includes the premium to the landowner. If evidence of AUV is being considered the premium to the landowner must not be double counted.

The Savills report says the following:

"A Benchmark Land Value (BLV) was agreed by the DVS at £6,000,000 within the previous viability report dated February 2017. This was based upon a valuation of the existing use undertaken by Jones Lang LaSalle and previous assessments of BLV undertaken by the DVS. We note that JLL consider the Existing Use to be £5,650,000.

We would highlight that we do not consider that the assessment of £6,000,000 adequately reflects a landowner's incentive as the premium above EUV would only be reflective of 6.1%. This is lower than the well-established range for brownfield sites of between 15-50%

However, as a BLV has already been agreed some 18 months ago, we consider it reasonable to adopt the previously agreed BLV having allowed for indexation. We have had regard to the Savills Urban Land Value index for the South East which suggests a 1.47% increase to urban land values in the past 18 months, increasing the agreed BLV to £6,088,200. On this basis, we consider the BLV to be £6,088,200.

Since that report the NPPF has been updated (see above) and it is clear that the benchmark land value should be based on EUV + an uplift.

Adams Integra also carried out a viability report on this scheme in August 2015 and concluded the following with regard to benchmark land value:

"In this case the applicants have stated that the land value is £6,000,000.

The existing use value report from Gascoignes states that the majority of the buildings are presented in a poor state of repair and are "tired" and the buildings are occupied on short term leases at concessionary rent levels.

*It has calculated the **existing use value** by capitalising the net income of £475,000 per annum at a net yield of 10% giving a capital value between £4.75 million and £5 million.*

The report goes on to say that the current level of rents is decreasing year on year given the deteriorating condition of the buildings whilst the configuration of the buildings is not suitable for the vast majority of commercial occupiers.

It states that in their opinion "it is highly likely that the rents will reduce further given the current and pending voids and the fact that significant expenditure will need to be set aside if the current owners or a third party continues with short term commercial lettings"

It states that the EUV is only based on the current value of the rental income from the existing limited life buildings.

We agree that the EUV of £4.75 to £5 million is a fair and reasonable assumption but we cannot agree that an uplift of 20% is fair and reasonable given the state of the buildings on the site and the comments made by Gascoignes about their lack of potential rental income.

*It is our opinion that a land value of **£5 million** is a value high enough to enable the developer to acquire the site and this is the figure we have used in our appraisal.*

Given the revisions to the NPPF and our comments in August 2015 we do not agree that there should be a further "uplift" to the benchmark land value agreed by DVS in 2017 of £6,000,000.

We have considered the above comments from both our previous report and the current Savills report and have adopted a benchmark land value of £6,000,000.

Conclusions

We are in agreement with the majority of the assumptions in the Savills report.

The areas where we are not in agreement are as follows:

ITEM	AI	Savills	Difference
Benchmark land value	£6,000,000	£6,088,200	£88,200
Extra over costs	£2,112,830	£2,817,107	£704,277
TOTAL DIFFERENCE			£792,477

The appraisal we have carried out at Appendix 1 shows that when the benchmark land value (£6,000,000) is input and a reduction is made to the abnormals there is **an increased profit to a level of 20.84% on GDV.**

This is 2.1% higher than the 18.74% hurdle rate as per the Savills report

It is our opinion, therefore, that the scheme could provide additional units of affordable housing or make changes to the tenure to increase the proportion of rented units.

It is our recommendation that a QS is commissioned to carry out a thorough investigation of the extra over costs outlined in the Savills report. This will then give a clearer indication of the amount of savings that could be made to this item.

This scheme has been looked at in terms of its particular financial characteristics and it represents no precedent for any sustainable approach on the Council's policy base.

**End of Report
Adams Integra
February 2019**

Appendix 1 – ARGUS Appraisal

Appendix 2 – Sales research



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Woodside Park, Godalming

Development Appraisal
Prepared by David Coate
Adams Integra
14 February 2019

APPRAISAL SUMMARY**ADAMS INTEGRA****Woodside Park, Godalming****Summary Appraisal for Merged Phases 1 2****Currency in £****REVENUE**

Sales Valuation	Units	ft²	Rate ft²	Unit Price
Open Market	83	62,625	502.51	379,157
Affordable	<u>17</u>	<u>10,473</u>	258.18	159,055
Totals	100	73,098		

Rental Area Summary

	Units	ft²	Rate ft²	Initial MRV/Unit
One Bedroom Units	28			250
Two Bedroom Units	29			350
Commerical D1 Office Space	1	3,104	15.00	46,560
Commerical B1 Space	1	4,302	18.00	77,436
Totals	59	7,406		

Investment Valuation**One Bedroom Units**

Market Rent	7,000	YP @	6.0000%	16.6667
		PV 1yr 2mths @	6.0000%	0.9343

Two Bedroom Units

Market Rent	10,150	YP @	6.0000%	16.6667
		PV 1yr 2mths @	6.0000%	0.9343

Commerical D1 Office Space

Market Rent	46,560	YP @	8.0000%	12.5000
(1yr Rent Free)		PV 1yr @	8.0000%	0.9259

Commerical B1 Space

Market Rent	77,436	YP @	8.0000%	12.5000
(1yr 6mths Rent Free)		PV 1yr 6mths @	8.0000%	0.8910

GROSS DEVELOPMENT VALUE**35,842,281**

Purchaser's Costs

(74,906)

(74,906)

NET DEVELOPMENT VALUE**35,767,375****NET REALISATION****35,767,375****OUTLAY****ACQUISITION COSTS**

Fixed Price			6,000,000	6,000,000
Stamp Duty			289,500	
Agent Fee		1.00%	60,000	
Legal Fee		0.50%	30,000	
				379,500

CONSTRUCTION COSTS

Construction	ft²	Rate ft²	Cost	
Commercial Build	9,946 ft ²	149.94 pf ²	1,491,336	
Residential Build	<u>91,752 ft²</u>	147.13 pf ²	<u>13,499,184</u>	
Totals	101,698 ft²		14,990,520	14,990,520

APPRAISAL SUMMARY**ADAMS INTEGRA****Woodside Park, Godalming**

Contingency	3.00%	567,072	567,072
Other Construction			
Abnormal Costs		2,112,830	
NHBC Warranty		200,000	
			2,312,830
Municipal Costs			
External Works	10.00%	1,349,918	
External Works	10.00%	149,134	
			1,499,052
Section 106 Costs			
Education Contribution		100,000	
Transport Contribution		239,828	
Recycling		2,119	
Legal Fees		3,500	
Highways Works		5,000	
Section 106 indexation (to Oct 2018)		16,109	
			366,556
PROFESSIONAL FEES			
Professional Fees	3.00%	449,716	449,716
MARKETING & LETTING			
Commerical Letting Legal Fee	15.00%	18,599	18,599
DISPOSAL FEES			
Sales Agent Fee	1.50%	472,050	
Legal Fee	0.50%	170,870	
Marketing	1.00%	314,700	
			957,620
FINANCE			
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			754,993
TOTAL COSTS			28,296,458
PROFIT			7,470,917
Performance Measures			
Profit on Cost%	26.40%		
Profit on GDV%	20.84%		
Profit on NDV%	20.89%		
Development Yield% (on Rent)	0.50%		
Equivalent Yield% (Nominal)	7.69%		
Equivalent Yield% (True)	8.07%		
IRR	12.84%		
Rent Cover	52 yrs 11 mths		
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths		

Woodside Park, Godalming

Gross Sales

31,470,000
2,703,927
34,173,927

Net Rent at Sale	Initial MRV
7,000	7,000
10,150	10,150
46,560	46,560
77,436	77,436
141,146	141,146

108,999

158,049

538,889

862,417
1,668,354

Woodside Park, Godalming

Comparables

Methodology

In undertaking our comparable research for the residential units we have had consideration to recent market transactions, historic land registry data and the expert opinion of local agents. The results of this research are set out below, for ease we have highlighted the key comparable schemes.

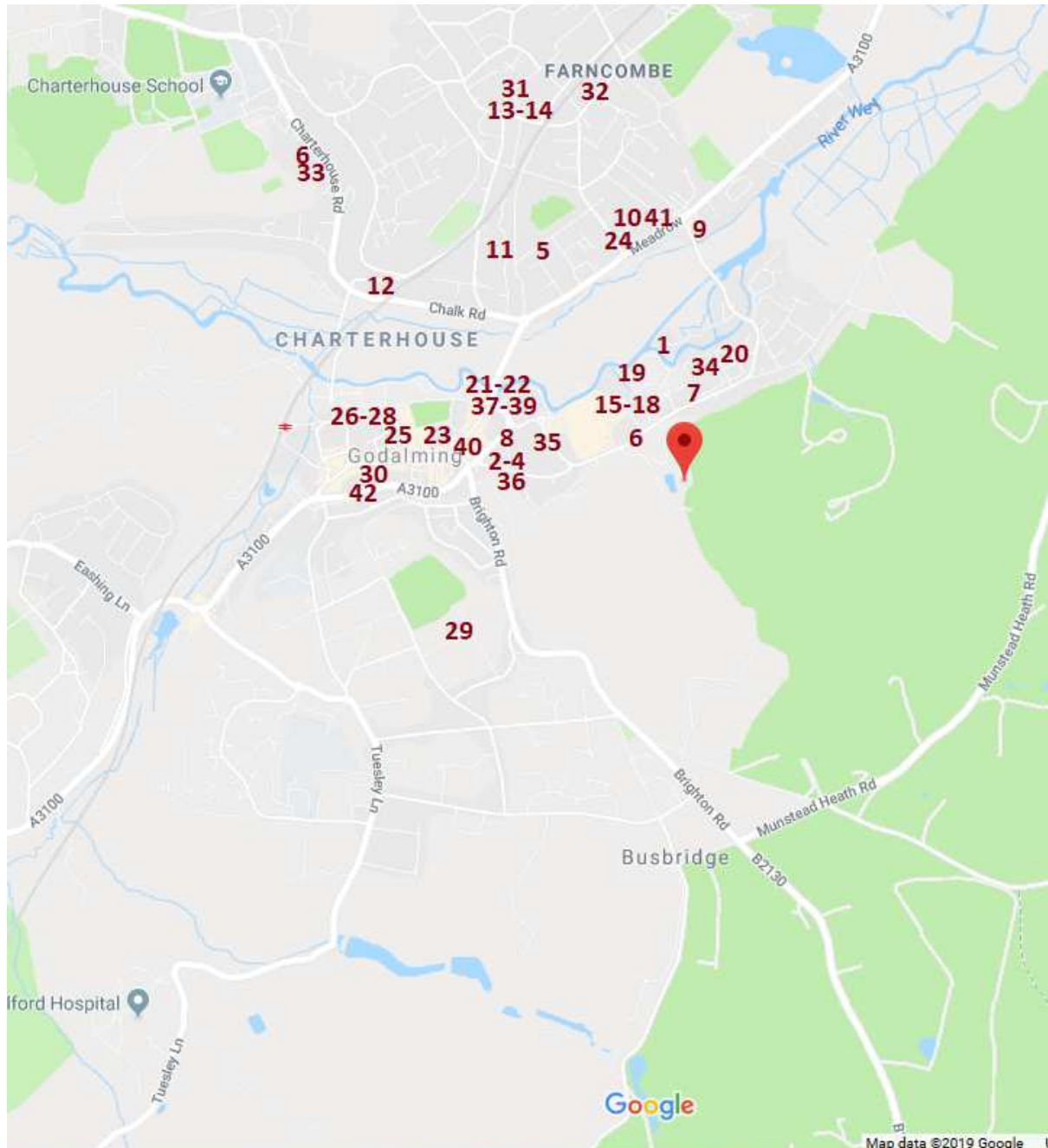
Our advice is based on market evidence which has come into our possession from numerous sources.

We cannot accept liability for any errors or omissions in third party information. That from other agents and valuers is given in good faith but without liability. It is often only provided in verbal form. Some comes from data bases such as the Land Registry or computer data bases to which we subscribe. In all cases, other than where we have had a direct involvement in the transaction, we are unable to warrant that the information on which we have relied is correct although we believe it to be so.

Proposed Residential Development at Woodside Park Industrial Estate, Catteshall Lane, Godalming, Surrey, GU7 1LG

Comparable Maps for Properties for Sale

For ease of reference a map detailing the locations of the comparables referenced in this statement is provided below (please note that the numbers correlate to the order in which the comparables are discussed below). Only those nearby properties determined to be suitable comparables have been allocated a number and discussed in more detail.



represents the postal location of the subject site.

1	1 Watersedge Drive, Watersedge Drive, Godalming, Surrey, GU7, GU7 1GJ
2	Town House, Catteshall Lane, Godalming, GU7

3	The Dapdune, VR21 Prime Place, Prime Place, Catteshall Lane, Godalming, GU7, GU7 1JP
4	The Keddlestone, 7 Prime Place Row, Prime Place Row, Catteshall Lane, Godalming, Surrey, GU7, GU7 1FL
5	16, Godalming, GU7 3DX
6	7, Albury Mews, Charterhouse Road, GODALMING, Surrey, GU7 2AT
7	Belsize Close, Godalming
8	1, Godalming - LEVEL WALK OF TOWN AND MAINLINE TRAIN STATION, GU7 1GE
9	The Wey, Plot VR2 Prime Place, Prime Place, Catteshall Lane, Godalming, GU7, GU7 1JP
10	25, Godalming, GU7 3DJ
11	9 Tanners Mews, GODALMING, Surrey, GU7 3FA
12	Old Station Way, Godalming
13	30b, Godalming, GU7 2AD
14	37 Farncombe Street, GODALMING, Surrey, GU7 3LH
15	2, Sandford Mews, Catteshall Lane, GODALMING, Surrey, GU7 1YS
16	11, Godalming - TWO BEDROOM, TWO BATHROOM MODERN FAMILY HOME, GU7 1LF
17	Saxon Close, Godalming
18	Alderbank House, 1, Godalming - LEVEL WALK OF TOWN AND STATION, GU7 1GB
19	13, Godalming - Stunning First Floor Apartment With Balcony And River Views! GU7 1GG
20	Flat 7, Weirview Place, Weyside Park, Catteshall Lane, GODALMING, Surrey, GU7 1DE
21	Unit 2 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH
22	Unit 8 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH
23	Belsize Close, Godalming
24	2 Tanners Mews, GODALMING, Surrey, GU7 3FA
25	Plot 2 Casa Court, Central Godalming - New Build Semi Detached House., GU7 1DX
26	5, Godalming, GU7 1EE
27	6, Godalming, GU7 1EE
28	3, Godalming, GU7 1EE
29	2, Sandford Mews, Catteshall Lane, GODALMING, Surrey, GU7 1YS
30	Flat 5, Bishops House, Bishops House, Lower South Street, Godalming, Surrey, GU7, GU7 1BZ
31	41, Farncombe Street, Godalming, Surrey, GU7, GU7 3LH
32	4 White Star Close, GODALMING, Surrey, GU7 3AN
33	6 Baden Powell Court, Godalming - GROUND FLOOR, 2 BED, 2 BATHS WITH PRIVATE ENTRANCE AND PARKING, GU7 2AW
34	Catteshall Lane, Godalming, Surrey, GU7
35	Plot 9 Magna Riverside, Godalming Town Centre - BRAND NEW APARTMENT., GU7 1HH
36	Flambard Way, Godalming, Surrey, GU7

37	Unit 15 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH
38	Unit 6 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH
39	Unit 7 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH
40	18, Edison House, Flambard Way, GODALMING, Surrey, GU7 1FF
41	8, Surrey Cloisters, Kings Road, Farncombe, GODALMING, Surrey, GU7 3HU
42	Flat 3, Godalming, GU7 1BZ

[1. 1 Watersedge Drive, Watersedge Drive, Godalming, Surrey, GU7, GU7 1GJ](#)



Description

A four bedroom semi-detached house with a garden. Allocated parking is available. This property is located within a quarter mile of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The asking price of this property is £630,000 with a total area of 144.6 m², equating to a sales value of £4,357 per m². This property is marketed by Penfolds.

Reference

[1 Watersedge Drive, Watersedge Drive, Godalming, Surrey, GU7, GU7 1GJ](#)

2. Town House, Catteshall Lane, Godalming, GU7



Description

A four bedroom new build house. Allocated parking is unspecified. This property is located within just over a quarter mile of the subject site. The asking price of this property is £675,000 with a total area of 160.4 m², equating to a sales value of £4,208 per m². This property is marketed by Hamptons International Sales.

Reference

[Town House, Catteshall Lane, Godalming, GU7](#)

3. The Dapdune, VR21 Prime Place, Prime Place, Catteshall Lane, Godalming, GU7, GU7 1JP



Description

A four bedroom (not including the basement level) new build house with a garden. Allocated parking is available. This property is located within just over a quarter mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £670,000 with a total area of 145.2 m², equating to a sales value of £4,614 per m². This property is marketed by Hamptons International Sales.

Reference

[The Dapdune, VR21 Prime Place, Prime Place, Catteshall Lane, Godalming, GU7, GU7 1JP](#)

4. The Keddlestone, 7 Prime Place Row, Prime Place Row, Catteshall Lane, Godalming, Surrey, GU7, GU7 1FL



Description

A four bedroom (including the basement level) terraced house with a garden. Allocated parking is unspecified. This property is located within just over a quarter mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £700,000 with a total area of 159.8 m², equating to a sales value of £4,380 per m². This property is marketed by Gascoigne-Pees.

Reference

[The Keddlestone, 7 Prime Place Row, Prime Place Row, Catteshall Lane, Godalming, Surrey, GU7, GU7 1FL](#)

5. 16, Godalming, GU7 3DX



Description

A four bedroom detached house with a garden and garage. Allocated parking is available. This property is located within half a mile of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. This property is sold STC for an undisclosed price, however was introduced to the market for £950,000 with a total area of 180.3 m², excluding the dimensions of the garage, equating to a sales value of £5,269 per m². This property is marketed by Seymours.

Reference

[16, Godalming, GU7 3DX](#)

6. 7, Albury Mews, Charterhouse Road, GODALMING, Surrey, GU7 2AT



Description

A four bedroom semi-detached house with a garden and garage. Allocated parking is available. This property is located within one mile of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. This property is under offer for an undisclosed price, however was introduced to the market for £875,000 with a total area of 194 m², excluding the dimensions of the garage, equating to a sales value of £4,510 per m². This property is marketed by Channies Estate Agents.

Reference

[7, Albury Mews, Charterhouse Road, GODALMING, Surrey, GU7 2AT](#)

7. Belsize Close, Godalming



Description

A three bedroom new build semi-detached house with a garden and garage. Allocated parking is available. This property is located within less than a quarter mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £600,000 with a total area of 205 m², excluding the dimensions of the garage, equating to a sales value of £2,927 per m². This property is marketed by Warren Powell-Richards.

Reference

[Belsize Close, Godalming](#)

8. 1, Godalming - LEVEL WALK OF TOWN AND MAINLINE TRAIN STATION, GU7 1GE



Description

A three bedroom semi-detached house with a garden. Allocated parking is available. This property is located within less than a quarter mile of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. The asking price of this property is £580,000 with a total area of 115 m², equating to a sales value of £5,043 per m². This property is marketed by Warren Powell-Richards.

Reference

[1, Godalming - LEVEL WALK OF TOWN AND MAINLINE TRAIN STATION, GU7 1GE](#)

9. The Wey, Plot VR2 Prime Place, Prime Place, Catteshall Lane, Godalming, GU7, GU7 1JP



Description

A three bedroom (not including the basement level) new build terraced house with a garden. Allocated parking is available. This property is located within just over a quarter mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £600,000 with a total area of 138.3 m², equating to a sales value of £4,338 per m². This property is marketed by Hamptons International Sales.

Reference

[The Wey, Plot VR2 Prime Place, Prime Place, Catteshall Lane, Godalming, GU7, GU7 1JP](#)

10. 25, Godalming, GU7 3DJ



Description

A three bedroom terraced house with a garden and garage. Allocated parking is available. This property is located within half a mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £459,500 with a total area of 118.4 m², excluding the dimensions of the garage, equating to a sales value of £3,881 per m². This property is marketed by Emery & Orchard.

Reference

[25, Godalming, GU7 3DJ](#)

11. 9 Tanners Mews, GODALMING, Surrey, GU7 3FA



Description

A three bedroom semi-detached house with a garden and garage. Allocated parking is available. This property is located within half a mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property is sold STC for an undisclosed price, however was introduced to the market for £535,000 with a total area of 96.1 m², excluding the dimensions of the garage, equating to a sales value of £5,567 per m². This property is marketed by Seymours.

Reference

[9 Tanners Mews, GODALMING, Surrey, GU7 3FA](#)

12. Old Station Way, Godalming



Description

A three bedroom terraced house with a garden. Allocated parking is available. This property is located within just over half a mile of the subject site. It has one bathroom and an additional cloakroom. The asking price of this property is £400,000 with a total area of 84.5 m², equating to a sales value of £4,734 per m².

Reference

[Old Station Way, Godalming](#)

13. 30b, Godalming, GU7 2AD



Description

A three bedroom detached house with a garden. Allocated parking is available. This property is located within less than a mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. The asking price of this property is £635,000 with a total area of 116.9 m², equating to a sales value of £5,432 per m². This property is marketed by Emery & Orchard.

Reference

[30b, Godalming, GU7 2AD](#)

14. 37 Farncombe Street, GODALMING, Surrey, GU7 3LH



Description

A three bedroom semi-detached house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has two bathrooms, one of which en-suite. The asking price of this property is £495,000 with a total area of 62.7 m², equating to a sales value of £7,895 per m². This property is marketed by Masella Coupe.

Reference

[37 Farncombe Street, GODALMING, Surrey, GU7 3LH](#)

15. 2, Sandford Mews, Catteshall Lane, GODALMING, Surrey, GU7 1YS



Description

A two bedroom terraced house. Allocated parking is available. This property is located within less than a quarter mile of the subject site. It has one bathroom. The asking price of this property is £275,000 with a total area of 50.4 m², equating to a sales value of £5,456 per m². This property is marketed by Bourne Estate Agents.

Reference

[2, Sandford Mews, Catteshall Lane, GODALMING, Surrey, GU7 1YS](#)

16. 11, Godalming - TWO BEDROOM, TWO BATHROOM MODERN FAMILY HOME, GU7 1LF



Description

A two bedroom semi-detached house with a garden. Allocated parking is available. This property is located within less than a quarter mile of the subject site. It has two bathrooms, one of which en-suite. This property is sold STC for an undisclosed price, however was introduced to the market for £410,000 with a total area of 76 m², equating to a sales value of £5,395 per m². This property is marketed by Warren Powell-Richards.

Reference

[11, Godalming - TWO BEDROOM, TWO BATHROOM MODERN FAMILY HOME, GU7 1LF](#)

17. Saxon Close, Godalming



Description

A two bedroom semi-detached house with a garden. Allocated parking is available. This property is located within less than a quarter mile of the subject site. It has one bathroom and an additional cloakroom. The asking price of this property is £425,000 with a total area of 77.6 m², equating to a sales value of £5,477 per m². This property is marketed by Seymours.

Reference

[Saxon Close, Godalming](#)

18. Alderbank House, 1, Godalming - LEVEL WALK OF TOWN AND STATION, GU7 1GB



Description

A two bedroom end of terrace house with a garden. Allocated parking is available. This property is located within less than a quarter mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property is sold STC for an undisclosed price, however was introduced to the market for £390,000 with a total area of 74.6 m², equating to a sales value of £5,228 per m². This property is marketed by Warren Powell-Richards.

Reference

[Alderbank House, 1, Godalming - LEVEL WALK OF TOWN AND STATION, GU7 1GB](#)

19. 13, Godalming - Stunning First Floor Apartment With Balcony And River Views! GU7 1GG



Description

A two bedroom apartment with communal gardens. Allocated parking is available. This property is located within less than a quarter mile of the subject site. It has two bathrooms, one of which en-suite. This property is sold STC for an undisclosed price, however was introduced to the market for £425,000 with a total area of 75.3 m², equating to a sales value of £5,644 per m². This property is marketed by Seymours.

Reference

[13, Godalming - Stunning First Floor Apartment With Balcony And River Views! GU7 1GG](#)

20. Flat 7, Weirview Place, Weyside Park, Catteshall Lane, GODALMING, Surrey, GU7 1DE



Description

A two bedroom apartment with communal gardens. Allocated parking is available. This property is located within a quarter mile of the subject site. It has two bathrooms, one of which en-suite. This property is sold STC for an undisclosed price, however was introduced to the market for £330,000 with a total area of 68.1 m², equating to a sales value of £4,846 per m². This property is marketed by Warren Powell-Richards.

Reference

[Flat 7, Weirview Place, Weyside Park, Catteshall Lane, GODALMING, Surrey, GU7 1DE](#)

21. Unit 2 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH



Description

A two bedroom new build apartment with a balcony. Allocated parking is available. This property is located within just over a quarter mile of the subject site. It has two bathrooms, one of which en-suite. The asking price of this property is £415,000 with a total area of 58.5 m², equating to a sales value of £7,094 per m². This property is marketed by Savills New Homes.

Reference

[Unit 2 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH](#)

22. Unit 8 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH



Description

A two bedroom new build apartment. Allocated parking is available. This property is located within just over a quarter mile of the subject site. It has two bathrooms, one of which en-suite. The asking price of this property is £364,950 with a total area of 58.4 m², equating to a sales value of £6,249 per m². This property is marketed by Savills New Homes.

Reference

[Unit 8 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH](#)

23. Belsize Close, Godalming



Description

A two bedroom new build penthouse. Allocated parking is unspecified. This property is located within half a mile of the subject site. It has two bathrooms, both of which en-suite. The asking price of this property is £700,000 with a total area of 204.5 m², equating to a sales value of £3,423 per m². This property is marketed by Warren Powell-Richards.

Reference

[Belsize Close, Godalming](#)

24. 2 Tanners Mews, GODALMING, Surrey, GU7 3FA



Description

A two bedroom terraced house. Allocated parking is available. This property is located within half a mile of the subject site. It has two bathrooms, both of which en-suite, and an additional cloakroom. The asking price of this property is £450,000 with a total area of 73.1 m², equating to a sales value of £6,156 per m². This property is marketed by YOPA.

Reference

[2 Tanners Mews, GODALMING, Surrey, GU7 3FA](#)

25. Plot 2 Casa Court, Central Godalming - New Build Semi Detached House., GU7 1DX



Description

A two bedroom new build semi-detached house with a garden. Allocated parking is unspecified. This property is located within just over half a mile of the subject site. It has two bathrooms, both of which en-suite, and an additional cloakroom. This property is sold STC for an undisclosed price, however was introduced to the market for £375,000 with a total area of 62.4 m², equating to a sales value of £6,010 per m². This property is marketed by Seymours.

Reference

[Plot 2 Casa Court, Central Godalming - New Build Semi Detached House., GU7 1DX](#)

26. 5, Godalming, GU7 1EE



Description

A two bedroom new build end of terrace house with a garden. Allocated parking is available. This property is located within just over half a mile of the subject site. It has two bathrooms, both of which en-suite, and an additional cloakroom. This property is sold STC for an undisclosed price, however was introduced to the market for £545,000 with a total area of 92.6 m², equating to a sales value of £5,886 per m². This property is marketed by Emery & Orchard.

Reference

[5, Godalming, GU7 1EE](#)

27. 6, Godalming, GU7 1EE



Description

A two bedroom new build terraced house with a garden. Allocated parking is available. This property is located within just over half a mile of the subject site. It has two bathrooms, one of which en-suite. The asking price of this property is £499,950 with a total area of 92.6 m², equating to a sales value of £5,399 per m². This property is marketed by Emery & Orchard.

Reference

[6, Godalming, GU7 1EE](#)

28. 3, Godalming, GU7 1EE



Description

A two bedroom new build apartment. Allocated parking is available. This property is located within just over half a mile of the subject site. It has one bathroom. This property is sold STC for an undisclosed price, however was introduced to the market for £395,000 with a total area of 71.1 m², equating to a sales value of £5,556 per m². This property is marketed by Emery & Orchard.

Reference

[3, Godalming, GU7 1EE](#)

29. 2, Sandford Mews, Catteshall Lane, GODALMING, Surrey, GU7 1YS



Description

A two bedroom terraced house. Allocated parking is available. This property is located within just over half a mile of the subject site. It has one bathroom. The asking price of this property is £275,000 with a total area of 50.4 m², equating to a sales value of £5,456 per m². This property is marketed by Purple bricks.

Reference

[2, Sandford Mews, Catteshall Lane, GODALMING, Surrey, GU7 1YS](#)

30. Flat 5, Bishops House, Bishops House, Lower South Street, Godalming, Surrey, GU7, GU7 1BZ



Description

A two bedroom flat. Allocated parking is unspecified. This property is located within just over half a mile of the subject site. It has one bathroom. The asking price of this property is £275,000 with a total area of 52.4 m², equating to a sales value of £5,248 per m². This property is marketed by Gascoigne-Pees.

Reference

[Flat 5, Bishops House, Bishops House, Lower South Street, Godalming, Surrey, GU7, GU7 1BZ](#)

31. 41, Farncombe Street, Godalming, Surrey, GU7, GU7 3LH



Description

A two bedroom flat. Allocated parking is unspecified. This property is located within one mile of the subject site. It has two bathrooms, both of which en-suite. The asking price of this property is £280,000 with a total area of 62.7 m², equating to a sales value of £4,466 per m². This property is marketed by Masella Coupe.

Reference

[41, Farncombe Street, Godalming, Surrey, GU7, GU7 3LH](#)

32. 4 White Star Close, GODALMING, Surrey, GU7 3AN



Description

A two bedroom terraced house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom and an additional cloakroom. This property is sold STC for an undisclosed price, however was introduced to the market for £350,000 with a total area of 68.4 m², equating to a sales value of £5,117 per m². This property is marketed by Seymours.

Reference

[4 White Star Close, GODALMING, Surrey, GU7 3AN](#)

33. 6 Baden Powell Court, Godalming - GROUND FLOOR, 2 BED, 2 BATHS WITH PRIVATE ENTRANCE AND PARKING, GU7 2AW



Description

A two bedroom apartment with communal gardens. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom and an additional cloakroom. This property is sold STC for an undisclosed price, however was introduced to the market for £275,000 with a total area of 68.8 m², equating to a sales value of £3,997 per m². This property is marketed by Warren Powell-Richards.

Reference

[6 Baden Powell Court, Godalming - GROUND FLOOR, 2 BED, 2 BATHS WITH PRIVATE ENTRANCE AND PARKING, GU7 2AW](#)

34. Catteshall Lane, Godalming, Surrey, GU7



Description

A one bedroom flat. Allocated parking is available. This property is located within a quarter mile of the subject site. It has one bathroom. The asking price of this property is £235,000 with a total area of 48 m², equating to a sales value of £4,896 per m². This property is marketed by Masella Coupe.

Reference

[Catteshall Lane, Godalming, Surrey, GU7](#)

35. Plot 9 Magna Riverside, Godalming Town Centre - BRAND NEW APARTMENT., GU7 1HH



Description

A one bedroom new build flat. Allocated parking is available. This property is located within a quarter mile of the subject site. It has one bathroom. The asking price of this property is £280,000 with a total area of 33.8 m², equating to a sales value of £8,284 per m². This property is marketed by Seymours.

Reference

[Plot 9 Magna Riverside, Godalming Town Centre - BRAND NEW APARTMENT., GU7 1HH](#)

36. Flambard Way, Godalming, Surrey, GU7



Description

A one bedroom new build flat with a garden. Underground parking is available. This property is located within just over a quarter mile of the subject site. It has one bathroom. The asking price of this property is £325,000 with a total area of 47 m², equating to a sales value of £6,915 per m². This property is marketed by Hamptons International Sales.

Reference

[Flambard Way, Godalming, Surrey, GU7](#)

37. Unit 15 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH



Description

A one bedroom new build apartment. Allocated parking is unspecified. This property is located within just over a quarter mile of the subject site. It has one en-suite bathroom. The asking price of this property is £265,000 with a total area of 35.7 m², equating to a sales value of £7,423 per m². This property is marketed by Savills New Homes.

Reference

[Unit 15 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH](#)

38. Unit 6 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH



Description

A one bedroom new build apartment. Allocated parking is available. This property is located within just over a quarter mile of the subject site. It has one en-suite bathroom. The asking price of this property is £229,950 with a total area of 36.8 m², equating to a sales value of £6,249 per m². This property is marketed by Savills New Homes.

Reference

[Unit 6 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH](#)

39. Unit 7 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH



Description

A one bedroom new build apartment with a balcony. Allocated parking is available. This property is located within just over a quarter mile of the subject site. It has one en-suite bathroom. This property is reserved for an undisclosed price, however was introduced to the market for £210,000 with a total area of 26.4 m², equating to a sales value of £7,955 per m². This property is marketed by Savills New Homes.

Reference

[Unit 7 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH](#)

40. 18, Edison House, Flambard Way, GODALMING, Surrey, GU7 1FF



Description

A one bedroom flat with a balcony. Allocated parking is available. This property is located within less than half a mile of the subject site. It has one bathroom. The asking price of this property is £315,000 with a total area of 58.1 m², equating to a sales value of £5,422 per m². This property is marketed by Seymours.

Reference

[18, Edison House, Flambard Way, GODALMING, Surrey, GU7 1FF](#)

41. 8, Surrey Cloisters, Kings Road, Farncombe, GODALMING, Surrey, GU7 3HU



Description

A one bedroom flat. Allocated parking is available. This property is located within half a mile of the subject site. It has one bathroom. The asking price of this property is £235,000 with a total area of 55 m², equating to a sales value of £4,273 per m². This property is marketed by Masella Coupe.

Reference

[8, Surrey Cloisters, Kings Road, Farncombe, GODALMING, Surrey, GU7 3HU](#)

42. Flat 3, Godalming, GU7 1BZ



Description

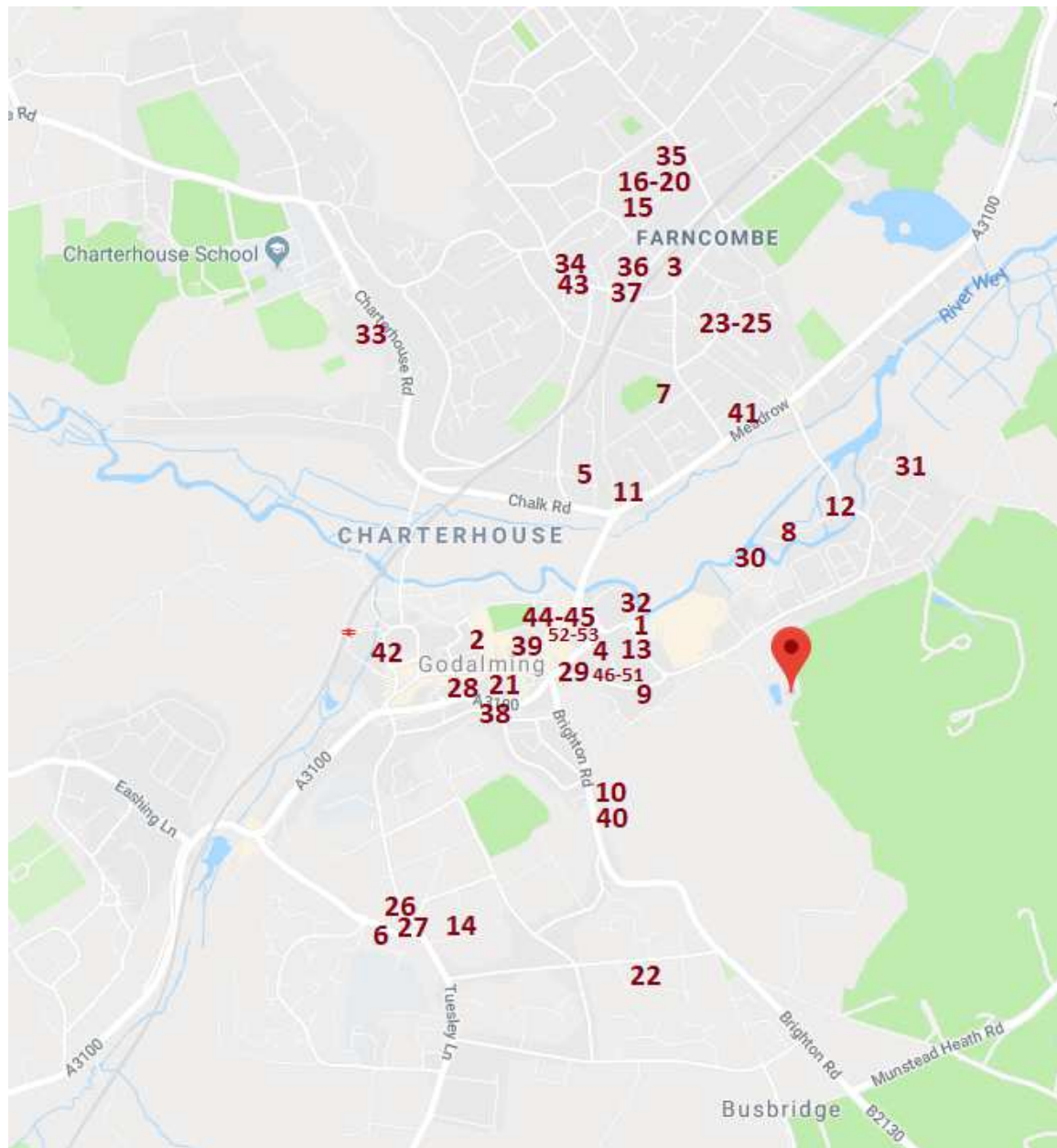
A one bedroom flat. Allocated parking is unspecified. This property is located within just over half a mile of the subject site. It has one bathroom. This property is under offer for an undisclosed price, however was introduced to the market for £200,000 with a total area of 34 m², equating to a sales value of £5,882 per m². This property is marketed by Burns & Webber.

Reference

[Flat 3, Godalming, GU7 1BZ](#)

Comparable Maps for Sold Properties

For ease of reference a map detailing the locations of the comparables referenced in this statement is provided below (please note that the numbers correlate to the order in which the comparables are discussed below). Only those nearby properties determined to be suitable comparables have been allocated a number and discussed in more detail.



1	Flat 45, The Atrium, Woolsack Way, GODALMING, Surrey, GU7 1EN
2	Plot 1 Casa Court, Central Godalming - New Build Semi Detached House., GU7 1DX
3	Summers Cottage, Summers Road, GODALMING, Surrey, GU7 3BB
4	12, Tanner House, Flambard Way, GODALMING, Surrey, GU7 1FJ
5	2, Tudor Court, Old Station Way, GODALMING, Surrey, GU7 3LB
6	2, Shackstead Lane, Godalming, Surrey GU7 1RW
7	37, Wolseley Road, Godalming, Surrey GU7 3EA

8	52, Blackburn Way, Godalming, Surrey GU7 1JY
9	5, Camargue Place, Godalming, Surrey GU7 1JQ
10	59, Brighton Road, Godalming, Surrey GU7 1NT
11	19a, Meadow, Godalming, Surrey GU7 3HJ
12	21, Waterside Close, Godalming, Surrey GU7 1JZ
13	Flat 44, The Atrium, Woolsack Way, Godalming, Surrey GU7 1EN
14	16, Duncombe Road, Godalming, Surrey GU7 1SF
15	52, George Road, Godalming, Surrey GU7 3LU
16	101, George Road, Godalming, Surrey GU7 3LX
17	107, George Road, Godalming, Surrey GU7 3LX
18	123, George Road, Godalming, Surrey GU7 3LX
19	2, Molyneux Road, Godalming, Surrey GU7 3NJ
20	22, Molyneux Road, Godalming, Surrey GU7 3NJ
21	12, Pound Lane, Godalming, Surrey GU7 1BX
22	Sandtiles, The Drive, Godalming, Surrey GU7 1PF
23	6, The Oval, Godalming, Surrey GU7 3JL
24	14, The Oval, Godalming, Surrey GU7 3JL
25	47, The Oval, Godalming, Surrey GU7 3JZ
26	12, Tuesley Corner, Godalming, Surrey GU7 1TB
27	15, Tuesley Corner, Godalming, Surrey GU7 1TB
28	3, Windsor Close, Godalming, Surrey GU7 1FG
29	6, Edison House, Flambard Way, Godalming, Surrey GU7 1FF
30	22, Weyview Gardens, Godalming, Surrey GU7 1GG
31	3, Lammass Close, Godalming, Surrey GU7 1YZ
32	Flat 36, The Atrium, Woolsack Way, Godalming, Surrey GU7 1EN
33	Flat 14, Baden Powell Court, Charterhouse Road, Godalming, Surrey GU7 2AW
34	76, Farncombe Street, Godalming, Surrey GU7 3LN
35	137, George Road, Godalming, Surrey GU7 3LX
36	12, North Street, Godalming, Surrey GU7 3NE
37	34, North Street, Godalming, Surrey GU7 3NE
38	6, Pound Close, Godalming, Surrey GU7 1BU
39	Flat 3, 1, The Mews, Godalming, Surrey GU7 1NN
40	32b, Brighton Road, Godalming, Surrey GU7 1NT
41	46b, Meadow, Godalming, Surrey GU7 3HT
42	Flat 18, The Tannery, Station Approach, Godalming, Surrey GU7 1FW
43	7, Walnut Tree Gardens, Godalming, Surrey GU7 3LG
44	2, Prime Place Row, Cattershall Lane, Godalming, Surrey GU7 1FL
45	5, Prime Place Row, Cattershall Lane, Godalming, Surrey GU7 1FL
46	6, Cottage Walk, Godalming, Surrey GU7 1DA
47	3, Flambard Way, Godalming, Surrey GU7 1FA
48	4, Flambard Way, Godalming, Surrey GU7 1FA
49	6, Flambard Way, Godalming, Surrey GU7 1FA
50	8, Flambard Way, Godalming, Surrey GU7 1FA
51	59, Edison House, Flambard Way, Godalming, Surrey GU7 1FF
52	9, Prime Place Row, Godalming, Surrey GU7 1FL

1. Flat 45, The Atrium, Woolsack Way, GODALMING, Surrey, GU7 1EN



Description

A two bedroom apartment with communal gardens and a balcony. Underground parking is available. This property is located within just over a quarter mile of the subject site. It has two bathrooms, one of which en-suite. This property was introduced to the market for £349,950, but the surveyor acting for the property has confirmed that it is sold STC for £332,500 with a total area of 75.6 m², equating to a sales value of £4,398 per m². This property is marketed by Warren Powell-Richards.

Reference

[Flat 45, The Atrium, Woolsack Way, GODALMING, Surrey, GU7 1EN](#)

2. Plot 1 Casa Court, Central Godalming - New Build Semi Detached House., GU7 1DX



Description

A two bedroom new build semi-detached house with a garden. Allocated parking is unspecified. This property is located within just over half a mile of the subject site. It has two bathrooms, one of which en-suite. This property was introduced to the market for £375,000, but the surveyor acting for the property has confirmed that it is sold STC for £365,000 with a total area of 71.9 m², equating to a sales value of £5,076 per m². This property is marketed by Seymours.

Reference

[Plot 1 Casa Court, Central Godalming - New Build Semi Detached House., GU7 1DX](#)

3. Summers Cottage, Summers Road, GODALMING, Surrey, GU7 3BB



Description

A two bedroom terraced house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has two bathrooms, both of which en-suite, and an additional cloakroom. This property is sold STC (according to the surveyor acting for the property) for £370,000 with a total area of 77 m², equating to a sales value of £4,805 per m². This property is marketed by Chantries Estate Agents.

Reference

[Summers Cottage, Summers Road, GODALMING, Surrey, GU7 3BB](#)

4. 12, Tanner House, Flambard Way, GODALMING, Surrey, GU7 1FJ



Description

A one bedroom apartment with a balcony. Underground parking is available. This property is located within just over a quarter mile of the subject site. It has one bathroom. This property was introduced to the market for £255,000, but the surveyor acting for the property has confirmed that it is sold STC for £250,000 with a total area of 40 m², equating to a sales value of £6,250 per m². This property is marketed by Warren Powell-Richards.

Reference

[12, Tanner House, Flambard Way, GODALMING, Surrey, GU7 1FJ](#)

5. 2, Tudor Court, Old Station Way, GODALMING, Surrey, GU7 3LB



Description

A one bedroom flat with communal gardens. Allocated parking is available. This property is located within half a mile of the subject site. It has one bathroom. This property was introduced to the market for £199,950, but the surveyor acting for the property has confirmed that it is under offer for £190,000 with a total area of 37 m², equating to a sales value of £5,135 per m². This property is marketed by Masella Coupe.

Reference

[2, Tudor Court, Old Station Way, GODALMING, Surrey, GU7 3LB](#)

6. 2, Shackstead Lane, Godalming, Surrey GU7 1RW



Description

A four bedroom two storey detached house with a garden and garage. Allocated parking is available. This property is located within one mile of the subject site. It has two This property was sold on 28/09/2018 for £745,000 with a total area of 157 m², excluding the dimensions of the garage, equating to a sales value of £4,745 per m².

Reference

[2, Shackstead Lane, Godalming, Surrey GU7 1RW](#)

7. 37, Wolseley Road, Godalming, Surrey GU7 3EA



Description

A four bedroom three storey detached house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 25/09/2018 for £766,000 with a total area of 137.9 m², equating to a sales value of £5,555 per m².

Reference

[37, Wolseley Road, Godalming, Surrey GU7 3EA](#)

8. 52, Blackburn Way, Godalming, Surrey GU7 1JY



Description

A three bedroom three storey terraced house with a garden and garage. Allocated parking is available. It has two bathrooms, both of which en-suite, and an additional cloakroom. This property was sold on 18/05/2018 for £500,000 with a total area of 133.8 m², excluding the dimensions of the garage, equating to a sales value of £3,737 per m².

Reference

[52, Blackburn Way, Godalming, Surrey GU7 1JY](#)

9. 5, Camargue Place, Godalming, Surrey GU7 1JQ



Description

A three bedroom three storey terraced house with a garden and garage. Allocated parking is available. This property is located within a quarter mile of the subject site. It has three bathrooms, one of which en-suite. This property was sold on 19/10/2018 for £580,000 with a total area of 124.5 m², excluding the dimensions of the garage, equating to a sales value of £4,659 per m².

Reference

[5, Camargue Place, Godalming, Surrey GU7 1JQ](#)

10. 59, Brighton Road, Godalming, Surrey GU7 1NT



Description

A three bedroom four storey terraced house with a garden and garage. Underground parking is available. This property is located within half a mile of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 22/03/2018 for £585,000 with a total area of 135.8 m², excluding the dimensions of the garage, equating to a sales value of £4,308 per m².

Reference

[59, Brighton Road, Godalming, Surrey GU7 1NT](#)

11. 19a, Meadow, Godalming, Surrey GU7 3HJ



Description

A three bedroom three storey semi-detached house with a garden. Allocated parking is available. This property is located within half a mile of the subject site. It has three bathrooms, two of which en-suite, and an additional cloakroom. This property is noted to have been new build in 2014. This property was sold on 03/08/2018 for £430,000 with a total area of 123.2 m², equating to a sales value of £3,490 per m².

Reference

[19a, Meadow, Godalming, Surrey GU7 3HJ](#)

12. 21, Waterside Close, Godalming, Surrey GU7 1JZ



Description

A three bedroom three storey terraced house with a garden. Allocated parking is available. This property is located within half a mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 18/05/2018 for £460,000 with a total area of 144.1 m², equating to a sales value of £3,192 per m².

Reference

[21, Waterside Close, Godalming, Surrey GU7 1JZ](#)

13. Flat 44, The Atrium, Woolsack Way, Godalming, Surrey GU7 1EN



Description

A three bedroom flat. Allocated parking is unspecified. This property is located within one mile of the subject site. This property is noted to have been new build in 2005. This property was sold on 15/06/2018 for £480,000 with a total area of 101 m², equating to a sales value of £4,752 per m².

Reference

[Flat 44, The Atrium, Woolsack Way, Godalming, Surrey GU7 1EN](#)

14. 16, Duncombe Road, Godalming, Surrey GU7 1SF



Description

A three bedroom two storey semi-detached house with a garden and garage. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 12/10/2018 for £715,000 with a total area of 109.8 m², excluding the dimensions of the garage, equating to a sales value of £6,512 per m².

Reference

[16, Duncombe Road, Godalming, Surrey GU7 1SF](#)

15. 52, George Road, Godalming, Surrey GU7 3LU



Description

A three bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 14/09/2018 for £466,400 with a total area of 95.8 m², equating to a sales value of £4,868 per m².

Reference

[52, George Road, Godalming, Surrey GU7 3LU](#)

16. 101, George Road, Godalming, Surrey GU7 3LX



Description

A three bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom. This property was sold on 23/02/2018 for £495,000 with a total area of 91.8 m², equating to a sales value of £5,392 per m².

Reference

[101, George Road, Godalming, Surrey GU7 3LX](#)

17. 107, George Road, Godalming, Surrey GU7 3LX



Description

A three bedroom two storey semi-detached house with a garden. There is also an additional outbuilding. Allocated parking is available. This property is located within one mile of the subject site. It has two. This property was sold on 28/09/2018 for £455,107 with a total area of 84.3 m², excluding the dimensions of the outbuilding, equating to a sales value of £5,399 per m².

Reference

[107, George Road, Godalming, Surrey GU7 3LX](#)

18. 123, George Road, Godalming, Surrey GU7 3LX



Description

A three bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has two bathrooms, one of which en-suite. This property was sold on 02/03/2018 for £485,000 with a total area of 99 m², equating to a sales value of £4,899 per m².

Reference

[123, George Road, Godalming, Surrey GU7 3LX](#)

19. 2, Molyneux Road, Godalming, Surrey GU7 3NJ



Description

A three bedroom two storey detached house with a garden and garage. Allocated parking is available. This property is located within one mile of the subject site. It has two This property was sold on 03/04/2018 for £545,000 with a total area of 151.1 m², excluding the dimensions of the garage, equating to a sales value of £3,607 per m².

Reference

[2, Molyneux Road, Godalming, Surrey GU7 3NJ](#)

20. 22, Molyneux Road, Godalming, Surrey GU7 3NJ



Description

A three bedroom two storey detached house with a garden and garage. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom. This property was sold on 07/09/2018 for £458,500 with a total area of 92 m², excluding the dimensions of the garage, equating to a sales value of £4,984 per m².

Reference

[22, Molyneux Road, Godalming, Surrey GU7 3NJ](#)

21. 12, Pound Lane, Godalming, Surrey GU7 1BX



Description

A three bedroom terraced house. Allocated parking is unspecified. This property is located within one mile of the subject site. This property was sold on 13/04/2018 for £395,000 with a total area of 73 m², equating to a sales value of £5,411 per m².

Reference

[12, Pound Lane, Godalming, Surrey GU7 1BX](#)

22. Sandtiles, The Drive, Godalming, Surrey GU7 1PF



Description

A three bedroom two storey detached house with a garden and garage. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 01/03/2018 for £935,100 with a total area of 170.3 m², excluding the dimensions of the garage, equating to a sales value of £5,491 per m².

Reference

[Sandtiles, The Drive, Godalming, Surrey GU7 1PF](#)

23. 6, The Oval, Godalming, Surrey GU7 3JL



Description

A three bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom and two additional cloakrooms. This property was sold on 04/05/2018 for £455,000 with a total area of 100 m², equating to a sales value of £4,550 per m².

Reference

[6, The Oval, Godalming, Surrey GU7 3JL](#)

24. 14, The Oval, Godalming, Surrey GU7 3JL



Description

A three bedroom two storey terraced house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 28/09/2018 for £383,500 with a total area of 84.3 m², equating to a sales value of £4,549 per m².

Reference

[14, The Oval, Godalming, Surrey GU7 3JL](#)

25. 47, The Oval, Godalming, Surrey GU7 3JZ



Description

A three bedroom two storey terraced house with a garden and garage. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 31/05/2018 for £365,000 with a total area of 83.7 m², excluding the dimensions of the garage, equating to a sales value of £4,361 per m².

Reference

[47, The Oval, Godalming, Surrey GU7 3JZ](#)

26. 12, Tuesley Corner, Godalming, Surrey GU7 1TB



Description

A three bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 07/06/2018 for £585,000 with a total area of 109.4 m², equating to a sales value of £5,347 per m².

Reference

[12, Tuesley Corner, Godalming, Surrey GU7 1TB](#)

27. 15, Tuesley Corner, Godalming, Surrey GU7 1TB



Description

A three bedroom two storey semi-detached house with a garden and garage. Allocated parking is available. This property is located within one mile of the subject site. It has two bathrooms, one of which en-suite, and an additional cloakroom. This property was sold on 31/08/2018 for £499,950 with a total area of 57.8 m², excluding the dimensions of the garage, equating to a sales value of £8,650 per m².

Reference

[15, Tuesley Corner, Godalming, Surrey GU7 1TB](#)

28. 3, Windsor Close, Godalming, Surrey GU7 1FG



Description

A three bedroom two storey terraced house. Allocated parking is unspecified. This property is located within one mile of the subject site. This property was sold on 04/07/2018 for £455,000 with a total area of 103 m², equating to a sales value of £4,417 per m².

Reference

[3, Windsor Close, Godalming, Surrey GU7 1FG](#)

29. 6, Edison House, Flambard Way, Godalming, Surrey GU7 1FF



Description

A two bedroom flat. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2017. This property was sold on 04/05/2018 for £370,000 with a total area of 89 m², equating to a sales value of £4,157 per m².

30. 22, Weyview Gardens, Godalming, Surrey GU7 1GG



Description

A two bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within a quarter mile of the subject site. It has two bathrooms, one of which en-suite. This property is noted to have been new build in 2015. This property was sold on 25/05/2018 for £404,000 with a total area of 74.6 m², equating to a sales value of £5,416 per m².

Reference

[22, Weyview Gardens, Godalming, Surrey GU7 1GG](#)

31. 3, Lammas Close, Godalming, Surrey GU7 1YZ



Description

A two bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within half a mile of the subject site. It has one bathroom. This property was sold on 08/06/2018 for £350,000 with a total area of 54.5 m², equating to a sales value of £6,422 per m².

Reference

[3, Lammas Close, Godalming, Surrey GU7 1YZ](#)

32. Flat 36, The Atrium, Woolsack Way, Godalming, Surrey GU7 1EN



Description

A two bedroom flat with a balcony. Allocated parking is available. This property is located within one mile of the subject site. This property is noted to have been new build in 2005. This property was sold on 07/09/2018 for £360,000 with a total area of 79 m², equating to a sales value of £4,557 per m².

Reference

[Flat 36, The Atrium, Woolsack Way, Godalming, Surrey GU7 1EN](#)

33. Flat 14, Baden Powell Court, Charterhouse Road, Godalming, Surrey GU7 2AW



Description

A two bedroom flat. Allocated parking is unspecified. This property is located within one mile of the subject site. This property was sold on 28/02/2018 for £297,500 with a total area of 78 m², equating to a sales value of £3,814 per m².

Reference

[Flat 14, Baden Powell Court, Charterhouse Road, Godalming, Surrey GU7 2AW](#)

34. 76, Farncombe Street, Godalming, Surrey GU7 3LN



Description

A two bedroom two storey semi-detached house. Allocated parking is unspecified. This property is located within one mile of the subject site. It has one bathroom. This property was sold on 03/08/2018 for £380,250 with a total area of 76.7 m², equating to a sales value of £4,958 per m².

Reference

[76, Farncombe Street, Godalming, Surrey GU7 3LN](#)

35. 137, George Road, Godalming, Surrey GU7 3LX



Description

A two bedroom two storey semi-detached house with a garden. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom and an additional cloakroom. This property was sold on 18/09/2018 for £403,000 with a total area of 75.9 m², equating to a sales value of £5,310 per m².

Reference

[137, George Road, Godalming, Surrey GU7 3LX](#)

36. 12, North Street, Godalming, Surrey GU7 3NE



Description

A two bedroom two storey terraced house with a garden. Allocated parking is unspecified. This property is located within one mile of the subject site. It has one bathroom. This property was sold on 16/11/2018 for £353,000 with a total area of 68 m², equating to a sales value of £5,191 per m².

Reference

[12, North Street, Godalming, Surrey GU7 3NE](#)

37. 34, North Street, Godalming, Surrey GU7 3NE



Description

A two bedroom two storey terraced house. Allocated parking is unspecified. This property is located within one mile of the subject site. It has one bathroom. This property was sold on 28/03/2018 for £337,000 with a total area of 65 m², equating to a sales value of £5,185 per m².

Reference

[34, North Street, Godalming, Surrey GU7 3NE](#)

38. 6, Pound Close, Godalming, Surrey GU7 1BU



Description

A two bedroom two storey terraced house with a garden and garage. Allocated parking is available. This property is located within one mile of the subject site. It has one bathroom. This property was sold on 15/06/2018 for £361,000 with a total area of 61.7 m², excluding the dimensions of the garage, equating to a sales value of £5,851 per m².

Reference

[6, Pound Close, Godalming, Surrey GU7 1BU](#)

39. Flat 3, 1, The Mews, Godalming, Surrey GU7 1NN



Description

A one bedroom flat. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property was sold on 02/07/2018 for £237,000 with a total area of 40 m², equating to a sales value of £5,925 per m².

40. 32b, Brighton Road, Godalming, Surrey GU7 1NT



Description

A one bedroom one storey flat. Allocated parking is unspecified. This property is located within half a mile of the subject site. It has one en-suite bathroom and an additional cloakroom. This property was sold on 24/08/2018 for £220,000 with a total area of 47 m², equating to a sales value of £4,681 per m².

Reference

[32b, Brighton Road, Godalming, Surrey GU7 1NT](#)

41. 46b, Meadow, Godalming, Surrey GU7 3HT



Description

A one bedroom one storey flat. Allocated parking is unspecified. This property is located within half a mile of the subject site. It has one bathroom. This property was sold on 26/10/2018 for £225,000 with a total area of 40.4 m², equating to a sales value of £5,569 per m².

Reference

[46b, Meadow, Godalming, Surrey GU7 3HT](#)

42. Flat 18, The Tannery, Station Approach, Godalming, Surrey GU7 1FW



Description

A one bedroom one storey flat. Allocated parking is available. This property is located within one mile of the subject site. It has one en-suite bathroom. This property is noted to have been new build in 2018. This property was sold on 02/05/2018 for £280,000 with a total area of 52 m², equating to a sales value of £5,385 per m².

Reference

[Flat 18, The Tannery, Station Approach, Godalming, Surrey GU7 1FW](#)

43. 7, Walnut Tree Gardens, Godalming, Surrey GU7 3LG



Description

A one bedroom flat. The image provided does not necessarily depict the subject site, but another similar property in the same area. Allocated parking is unspecified. This property is located within one mile of the subject site. This property was sold on 15/05/2018 for £185,000 with a total area of 30 m², equating to a sales value of £6,167 per m².

44. 2, Prime Place Row, Cattershall Lane, Godalming, Surrey GU7 1FL



Description

A terraced house. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 08/05/2018 for £685,000 with a total area of 172 m², equating to a sales value of £3,983 per m².

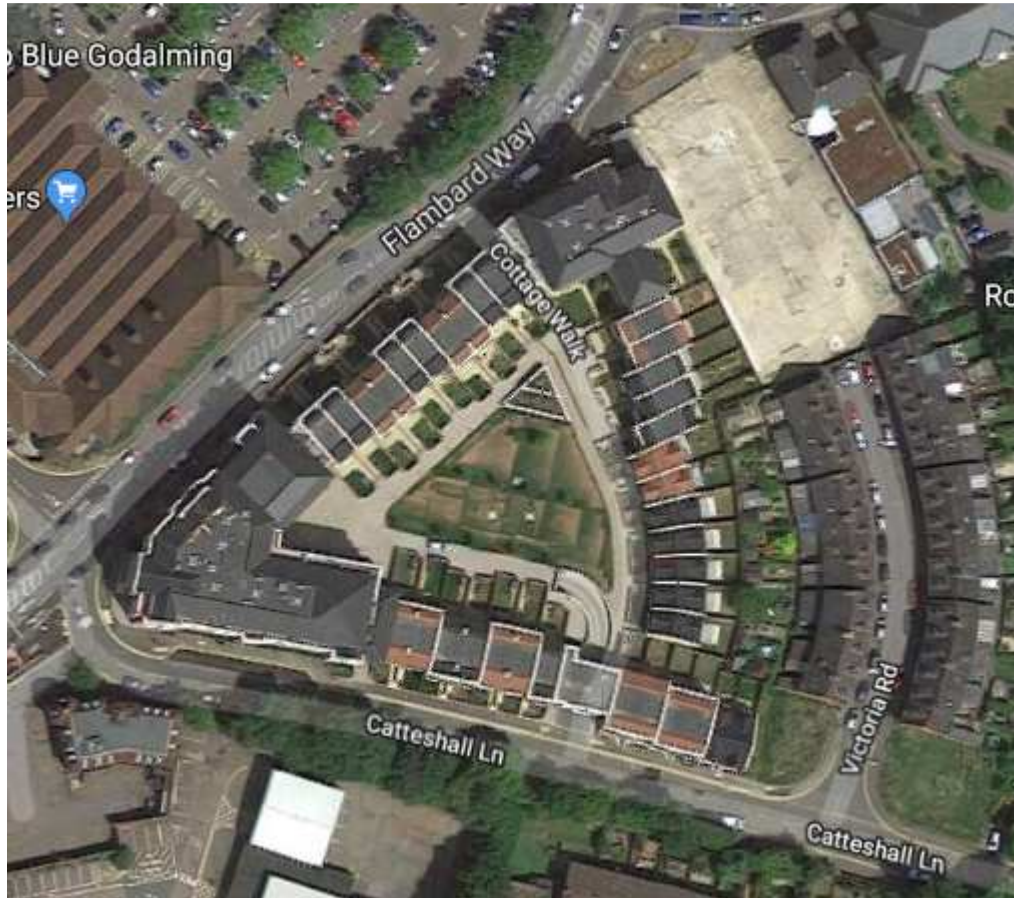
45. 5, Prime Place Row, Cattershall Lane, Godalming, Surrey GU7 1FL



Description

A terraced house. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 05/03/2018 for £700,000 with a total area of 173 m², equating to a sales value of £4,046 per m².

46. 6, Cottage Walk, Godalming, Surrey GU7 1DA



Description

A terraced house. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 25/05/2018 for £600,000 with a total area of 146 m², equating to a sales value of £4,110 per m².

47. 3, Flambard Way, Godalming, Surrey GU7 1FA



Description

A flat. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 04/05/2018 for £650,000 with a total area of 163 m², equating to a sales value of £3,988 per m².

48. 4, Flambard Way, Godalming, Surrey GU7 1FA



Description

A terraced house. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 31/07/2018 for £680,000 with a total area of 163 m², equating to a sales value of £4,172 per m².

49. 6, Flambard Way, Godalming, Surrey GU7 1FA



Description

A terraced house. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 18/07/2018 for £670,000 with a total area of 153 m², equating to a sales value of £4,379 per m².

50. 8, Flambard Way, Godalming, Surrey GU7 1FA



Description

A terraced house. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 27/07/2018 for £625,000 with a total area of 163 m², equating to a sales value of £3,834 per m².

51. 59, Edison House, Flambard Way, Godalming, Surrey GU7 1FF



Description

A flat. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 28/02/2018 for £500,000 with a total area of 111 m², equating to a sales value of £4,505 per m².

52. 9, Prime Place Row, Godalming, Surrey GU7 1FL



Description

A flat. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 28/02/2018 for £380,000 with a total area of 70 m², equating to a sales value of £5,429 per m².

53. 15, Prime Place Row, Godalming, Surrey GU7 1FL



Description

A terraced house. Allocated parking is unspecified. This property is located within half a mile of the subject site. This property is noted to have been new build in 2018. This property was sold on 31/07/2018 for £565,000 with a total area of 107 m², equating to a sales value of £5,280 per m².

Summary

Search criteria

Every comparable property listed is a one to four bedroom house or flat within a mile of the subject site. New build properties were included in the search criteria. Less upmarket properties were excluded from the search criteria, as well as properties that did not provide floor areas. Duplicate entries of already listed properties, where noted, were also not considered.

Properties for Sale

Market prices of four-bedroom houses

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)
1 Watersedge Drive, Watersedge Drive, Godalming, Surrey, GU7, GU7 1GJ	4	semi-detached house	630,000	144.6	4357
Town House, Catteshall Lane, Godalming, GU7	4	new build house	675,000	160.4	4208
The Dapdune, VR21 Prime Place, Prime Place, Catteshall Lane, Godalming, GU7, GU7 1JP	4	new build house	670,000	145.2	4614
The Keddlestone, 7 Prime Place Row, Prime Place Row, Catteshall Lane, Godalming, Surrey, GU7, GU7 1FL	4	terraced house	700,000	159.8	4380
16, Godalming, GU7 3DX	4	detached house	950,000	180.3	5269
7, Albury Mews, Charterhouse Road, GODALMING, Surrey, GU7 2AT	4	semi-detached house	875,000	194.0	4510
Totals			4,500,000	984.3	
			Average	4572	

Market prices of three-bedroom houses

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)
Belsize Close, Godalming	3	new build semi-detached house	600,000	205.0	2927
1, Godalming - LEVEL WALK OF TOWN AND MAINLINE TRAIN STATION, GU7 1GE	3	semi-detached house	580,000	115.0	5043
The Wey, Plot VR2 Prime Place, Prime Place, Catteshall Lane, Godalming, GU7, GU7 1JP	3	new build terraced house	600,000	138.3	4338
25, Godalming, GU7 3DJ	3	terraced house	459,500	118.4	3881
9 Tanners Mews, GODALMING, Surrey, GU7 3FA	3	semi-detached house	535,000	96.1	5567
Old Station Way, Godalming	3	terraced house	400,000	84.5	4734
30b, Godalming, GU7 2AD	3	detached house	635,000	116.9	5432
37 Farncombe Street, GODALMING, Surrey, GU7 3LH	3	semi-detached house	495,000	62.7	7895
Totals			4,304,500	936.9	
			Average	4594	

Market prices of two-bedroom houses

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)
2, Sandford Mews, Catteshall Lane, GODALMING, Surrey, GU7 1YS	2	terraced house	275,000	50.4	5456
11, Godalming - TWO BEDROOM, TWO BATHROOM MODERN FAMILY HOME, GU7 1LF	2	semi-detached house	410,000	76.0	5395
Saxon Close, Godalming	2	semi-detached house	425,000	77.6	5477
Alderbank House, 1, Godalming - LEVEL WALK OF TOWN AND STATION, GU7 1GB	2	end of terrace house	390,000	74.6	5228
2 Tanners Mews, GODALMING, Surrey, GU7 3FA	2	terraced house	450,000	73.1	6156
Plot 2 Casa Court, Central Godalming - New Build Semi Detached House., GU7 1DX	2	new build semi-detached house	375,000	62.4	6010
5, Godalming, GU7 1EE	2	new build end of terrace house	545,000	92.6	5886
6, Godalming, GU7 1EE	2	new build terraced house	499,950	92.6	5399
2, Sandford Mews, Catteshall Lane, GODALMING, Surrey, GU7 1YS	2	terraced house	275,000	50.4	5456
4 White Star Close, GODALMING, Surrey, GU7 3AN	2	terraced house	350,000	68.4	5117
Totals			3,994,950	718.1	
Average				5563	

Market prices of two-bedroom flats

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)
13, Godalming - Stunning First Floor Apartment With Balcony And River Views, GU7 1GG	2	apartment	425,000	75.3	5644
Flat 7, Weirview Place, Weyside Park, Catteshall Lane, GODALMING, Surrey, GU7 1DE	2	apartment	330,000	68.1	4846
Unit 2 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH	2	new build apartment	415,000	58.5	7094
Unit 8 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH	2	new build apartment	364,950	58.4	6249
Belsize Close, Godalming	2	new build penthouse	700,000	204.5	3423
3, Godalming, GU7 1EE	2	new build apartment	395,000	71.1	5556
Flat 5, Bishops House, Bishops House, Lower South Street, Godalming, Surrey, GU7, GU7 1BZ	2	flat	275,000	52.4	5248
41, Farncombe Street, Godalming, Surrey, GU7, GU7 3LH	2	flat	280,000	62.7	4466
6 Baden Powell Court, Godalming - GROUND FLOOR, 2 BED, 2 BATHS WITH PRIVATE ENTRANCE AND PARKING, GU7 2AW	2	apartment	275,000	68.8	3997
Totals			3,459,950	719.8	
Average				4807	

Market prices of one-bedroom flats

Address	Beds	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)
Catteshall Lane, Godalming, Surrey, GU7	1	flat	235,000	48.0	4896
Plot 9 Magna Riverside, Godalming Town Centre - BRAND NEW APARTMENT., GU7 1HH	1	new build flat	280,000	33.8	8284
Flambard Way, Godalming, Surrey, GU7	1	new build flat	325,000	47.0	6915
Unit 15 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH	1	new build apartment	265,000	35.7	7423
Unit 6 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH	1	new build apartment	229,950	36.8	6249
Unit 7 Magna Riverside, Flambard Way, Flambard Way, Godalming, Surrey, GU7, GU7 1HH	1	new build apartment	210,000	26.4	7955
18, Edison House, Flambard Way, GODALMING, Surrey, GU7 1FF	1	flat	315,000	58.1	5422
8, Surrey Cloisters, Kings Road, Farncombe, GODALMING, Surrey, GU7 3HU	1	flat	235,000	55.0	4273
Flat 3, Godalming, GU7 1BZ	1	flat	200,000	34.0	5882
Totals			2,294,950	374.8	
			Average		6123

Sold Properties

Achieved sale prices of two-bedroom flats sold STC

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
Flat 45, The Atrium, Woolsack Way, GODALMING, Surrey, GU7 1EN	2	apartment	332500	75.6	4398
Totals			332,500	75.6	
			Average		4398

Achieved sale prices of two-bedroom houses sold STC

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
Plot 1 Casa Court, Central Godalming - New Build Semi Detached House., GU7 1DX	2	new build semi-detached house	365000	71.9	5076
Summers Cottage, Summers Road, GODALMING, Surrey, GU7 3BB	2	terraced house	370000	77.0	4805
Totals			735,000	148.9	
			Average		4936

Achieved sale prices of one-bedroom flats sold STC

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
12, Tanner House, Flambard Way, GODALMING, Surrey, GU7 1FJ	1	apartment	250000	40.0	6250
2, Tudor Court, Old Station Way, GODALMING, Surrey, GU7 3LB	1	flat	190000	37.0	5135
Totals			440,000	77.0	
			Average		5714

Achieved sale prices of four-bedroom houses previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
2, Shackstead Lane, Godalming, Surrey GU7 1RW	4	detached house	745000	157.0	4745
37, Wolseley Road, Godalming, Surrey GU7 3EA	4	detached house	766000	137.9	5555
Totals			1,511,000	294.9	
			Average	5124	

Achieved sale prices of three-bedroom houses previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
52, Blackburn Way, Godalming, Surrey GU7 1JY	3	terraced house	500000	133.8	3737
5, Camargue Place, Godalming, Surrey GU7 1JQ	3	terraced house	580000	124.5	4659
59, Brighton Road, Godalming, Surrey GU7 1NT	3	terraced house	585000	135.8	4308
19a, Meadow, Godalming, Surrey GU7 3HJ	3	semi-detached house	430000	123.2	3490
21, Waterside Close, Godalming, Surrey GU7 1JZ	3	terraced house	460000	144.1	3192
16, Duncombe Road, Godalming, Surrey GU7 1SF	3	semi-detached house	715000	109.8	6512
52, George Road, Godalming, Surrey GU7 3LU	3	semi-detached house	466400	95.8	4868
101, George Road, Godalming, Surrey GU7 3LX	3	semi-detached house	495000	91.8	5392
107, George Road, Godalming, Surrey GU7 3LX	3	semi-detached house	455107	84.3	5399
123, George Road, Godalming, Surrey GU7 3LX	3	semi-detached house	485000	99.0	4899
2, Molyneux Road, Godalming, Surrey GU7 3NJ	3	detached house	545000	151.1	3607
22, Molyneux Road, Godalming, Surrey GU7 3NJ	3	detached house	458500	92.0	4984
12, Pound Lane, Godalming, Surrey GU7 1BX	3	terraced house	395000	73.0	5411
Sandtiles, The Drive, Godalming, Surrey GU7 1PF	3	detached house	935100	170.3	5491
6, The Oval, Godalming, Surrey GU7 3JL	3	semi-detached house	455000	100.0	4550
14, The Oval, Godalming, Surrey GU7 3JL	3	terraced house	383500	84.3	4549
47, The Oval, Godalming, Surrey GU7 3JZ	3	terraced house	365000	83.7	4361
12, Tuesley Corner, Godalming, Surrey GU7 1TB	3	semi-detached house	585000	109.4	5347
15, Tuesley Corner, Godalming, Surrey GU7 1TB	3	semi-detached house	499950	57.8	8650
3, Windsor Close, Godalming, Surrey GU7 1FG	3	terraced house	455000	103.0	4417
Totals			10,248,557	2166.7	
			Average	4730	

Achieved sale prices of three-bedroom flats previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
Flat 44, The Atrium, Woolsack Way, Godalming, Surrey GU7 1EN	3	flat	480000	101.0	4752
Totals			480,000	101.0	
			Average	4752	

Achieved sale prices of two-bedroom houses previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
22, Weyview Gardens, Godalming, Surrey GU7 1GG	2	semi-detached house	404000	74.6	5416
3, Lammas Close, Godalming, Surrey GU7 1YZ	2	semi-detached house	350000	54.5	6422
76, Farncombe Street, Godalming, Surrey GU7 3LN	2	semi-detached house	380250	76.7	4958
137, George Road, Godalming, Surrey GU7 3LX	2	semi-detached house	403000	75.9	5310
12, North Street, Godalming, Surrey GU7 3NE	2	terraced house	353000	68.0	5191
34, North Street, Godalming, Surrey GU7 3NE	2	terraced house	337000	65.0	5185
6, Pound Close, Godalming, Surrey GU7 1BU	2	terraced house	361000	61.7	5851
Totals			2,588,250	476.4	
			Average	5433	

Achieved sale prices of two-bedroom flats previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
6, Edison House, Flambard Way, Godalming, Surrey GU7 1FF	2	flat	370000	89.0	4157
Flat 36, The Atrium, Woolsack Way, Godalming, Surrey GU7 1EN	2	flat	360000	79.0	4557
Flat 14, Baden Powell Court, Charterhouse Road, Godalming, Surrey GU7 2AW	2	flat	297500	78.0	3814
Totals			1,027,500	246.0	
			Average	4177	

Achieved sale prices of one-bedroom flats previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
Flat 3, 1, The Mews, Godalming, Surrey GU7 1NN	1	flat	237000	40.0	5925
32b, Brighton Road, Godalming, Surrey GU7 1NT	1	flat	220000	47.0	4681
46b, Meadow, Godalming, Surrey GU7 3HT	1	flat	225000	40.4	5569
Flat 18, The Tannery, Station Approach, Godalming, Surrey GU7 1FW	1	flat	280000	52.0	5385
7, Walnut Tree Gardens, Godalming, Surrey GU7 3LG	1	flat	185000	30.0	6167
Totals			1,147,000	209.4	
			Average	5478	

Achieved sale prices of houses with an unspecified number of bedrooms previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
2, Prime Place Row, Cattershall Lane, Godalming, Surrey GU7 1FL	?	terraced house	685000	172.0	3983
5, Prime Place Row, Cattershall Lane, Godalming, Surrey GU7 1FL	?	terraced house	700000	173.0	4046
6, Cottage Walk, Godalming, Surrey GU7 1DA	?	terraced house	600000	146.0	4110
4, Flambard Way, Godalming, Surrey GU7 1FA	?	terraced house	680000	163.0	4172
6, Flambard Way, Godalming, Surrey GU7 1FA	?	terraced house	670000	153.0	4379
8, Flambard Way, Godalming, Surrey GU7 1FA	?	terraced house	625000	163.0	3834
15, Prime Place Row, Godalming, Surrey GU7 1FL	?	terraced house	565000	107.0	5280
Totals			4,525,000	1077.0	
Average				4201	

Achieved sale prices of flats with an unspecified number of bedrooms previously sold

Address	Beds	Type	Price (£)	GIFA (m ²)	Sales value (£/m ²)
3, Flambard Way, Godalming, Surrey GU7 1FA	?	flat	650000	163.0	3988
59, Edison House, Flambard Way, Godalming, Surrey GU7 1FF	?	flat	500000	111.0	4505
9, Prime Place Row, Godalming, Surrey GU7 1FL	?	flat	380000	70.0	5429
Totals			1,530,000	344.0	
Average				4448	

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	<u>Report on Estimated Construction Costs</u>
	<u>Woodside Park Industrial Estate, Catteshall Lane, Godalming, GU7 1LG</u>
A	<u>INTRODUCTION</u>
1	In accordance with the instructions received, we have prepared a report on our review and commentary of the proposed estimated construction cost section of the viability assessment. This is in respect of the planning application for the proposed residential development at Catteshall Lane, GU7 1LG.
B	<u>GENERAL DESCRIPTION OF THE PLOT</u>
2	The site is located on the south side of Catteshall Lane, not far from Sainsbury's Supermarket towards the town.
3	The site is long and deep with a tree belt to the east.
4	The ground slopes down to the south and contains a mixture of industrial units. There is housing along Catteshall Lane to the north, west and east sides. The project risks are clearly in the ground and away from the road.
5	There is an existing ambulance station on site facing Catteshall Lane.
C	<u>PROJECT OVERVIEW, COMMENTS AND OBSERVATIONS</u>
6	The development comprises of 100 units. There are 35 one bed flats and 39 two bed flats plus 26 houses. See Appendix A.
7	There is also an ambulance station and commerical unit.
8	We have produced quantities by taking off the areas from the drawings noted. This also established the external works area with communal play / amenity space areas and access road /parking.
9	We then moved forward to review the seven main areas of work. <ol style="list-style-type: none"> 1. Demolition and enabling works 2. Substructure 3. Superstructure 4. Mechanical and Electrcial Services 5. Fitting Out 6. External work 7. Preliminaries, Overheads and Contingency.

D **Report on Estimated Construction Costs**

- 10** When completed, we will provide an overview and list possible savings and additions.
- 11** Finally, we will bring this report to a conclusion and make our final recommendation.
- 12** 1. Demolition and enabling works. The quantities and rates seem fair and reasonable. We have taken off our own quantities and they are generally the same. There is a small variance in the overall area but this is within tolerance, due to pdf drawings and scaling. Generally, we agree with this element and items are all within limits.
- 13** 2. Substructure. Again, the quantities and rates seem fair and reasonable. We have taken off our own quantities and they are generally the same. We agree with this element and items are all within limits.
- 14** 3. Superstructure. The quantities and rates seem fair and reasonable. We have included in the cost plan internal finishes and fixtures / fittings within our superstructure element. The cost plan is valued at £6.905 M. We are 8% lower here which is spread across all trade elements.
- 15** 4. Mechanical and Electrical Services. Again, we are generally lower here on cost. We have not included the sub contractors preliminaries at £331K which is noted on your cost plan on page 32.
- 16** 5. Fitting Out. Again, we are lower on cost, some 10% lower. We have provided quantities and rates that seem fair and reasonable. We have itemised each trade element and extended this by the number of units. It is hard to compare this to your cost plan which only has lump sums per unit type.
- 17** 6. External works. We have priced this element much higher and our cost includes the external utility service supply costs. If you add the cost plan external works and cost plan utilities (3.504M), the variance is 5%, a much closer sum. Generally, the quantities and rates seem fair and reasonable.
- 18** 7. Preliminaries, Overheads and Contingency. We are much higher here as we show a higher project margin and contingency sum.
- 19** Total estimated cost plan is £25,098,794.00
- 20** 8. Notes and possible savings. We list a possible £258K.
External walls. Consider render panels, page 23
Services, M&E Preliminaries on Subcontractors, page 32
Garden Turf, consider grass seed, page 34

E Conclusion

- 21 We feel that the costs as presented are generally fair and reasonable. However, there are areas that seem expensive.
- 22 We do feel there are areas that could be fine tuned. We suggest that the 5 areas of notes and savings are explored in more detail. A detailed specification prepared and a value engineering exercise carried out.
- 23 A Specification of works was not available and we would suggest that a project quality benchmark be clearly defined.
- 24 Overall, we feel that a cost plan of £25 million is fair & reasonable for houses and flats at Catteshall Lane.

F LIMITATIONS

- 25 This report has been prepared on behalf of Waverley Borough Council and it is for their sole use. It should not be copied or used in part and cannot be relied upon by any other party without the express permission of Press and Starkey
- 26 This report is a result of a desk top study and no intrusive investigations have been carried out at this time.
- 27 The opinions expressed in this report are based upon the findings of this review. Prior to any further reviews, a more detailed inspection and assessment of proposed drawings (plans, elevations and sections) and a detailed specification must be completed.



11.04.2019

SIGNED : Date.....

Rob Baker

PRESS AND STARKEY

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<u>COST PLAN</u>			
SUMMARY - Construction Cost			
Woodside Pk, Catteshall Lane, Godalming, GU7 1LG			
1	Demolition and Enabling Works		873,000.00
2	Substructure		2,110,250.00
3	Superstructure		6,398,424.00
4	Mechanical and Electrical Services		2,788,340.00
5	Fitting Out		5,414,180.00
6	External Works		<u>3,674,600.00</u>
	Sub Total		21,258,794.00
7	Preliminaries, Overheads and Contingency		<u>3,840,000.00</u>
	Total Estimated Cost Plan		25,098,794.00
8	Notes and possible savings / addition adjustments		-258,340.00
9	Revised & Updated Total Estimated Cost Plan		<u>24,840,454.00</u>
	<u>NOTES</u>		
a	These sums are based upon 11 planning drawings, 2787-PP-01. P5 2787-PP-02. P5 2787-PP-03. P5 2787-PP-04. P5 2787 -SK-04 2787-LA-02. P5 2787-LA-03. P5 2787-LA-04. P5 2787-LA-05. P6 no number 6 2787-LA-07. P2 2787-LA-08. P2		
b	These plans/drawings have little specification		

<u>COST PLAN</u>					
1 Demolition and Enabling Works					
Woodside Pk, Catteshall Lane, Godalming, GU7 1LG					
1	Site Clearance of existing structures	9,000.00	m2	15.00	135,000.00
2	Assume asbestos removal				incl
3	Break out GF Slabs and foundations	5,000.00	m2	30.00	150,000.00
4	Break out roads paths and paved parking areas	4,000.00	m2	15.00	60,000.00
5	Clear other areas / items, Total Area 16,500M2	7,500.00	M2	3.00	22,500.00
6	Assume fly tipping removal	1.00		10,000.00	10,000.00
7	Excavation to reduced levels	6,000.00	m3	18.00	108,000.00
8	Cart away & disposal off site of inert material	6,000.00	m3	40.00	240,000.00
9	Cart away & disposal off site of contaminated material	100.00	m3	175.00	17,500.00
10	Make safe existing well and backfill with concrete	1.00		10,000.00	10,000.00
11	Removal of existing retaining walls	1.00		20,000.00	20,000.00
12	Allowance for works to existing Ambulance station	1.00		100,000.00	100,000.00
		16,500.00	m2	52.91	873,000.00

<u>COST PLAN</u>				
2 Substructure				
Woodside Pk, Catteshall Lane, Godalming, GU7 1LG				
1	Import clean inert fill to make levels			66,000.00
2	Piling Specialist contractor			15,000.00
3	Install reinforced concrete piling	4,500.00 m	85.00	382,500.00
4	Cart away & disposal of inert piling material	600.00 m3	50.00	30,000.00
5	Cart away & disposal of contaminated piling material	60.00 m3	175.00	10,500.00
6	Breaking out obstructions			10,000.00
7	Allow for ground water pumping			25,000.00
8	Drainage to ground floor slab areas	51.00 no	2,750.00	140,250.00
9	Pile caps and concrete ground beams	325.00 no	2,500.00	812,500.00
10	Construction of concrete ground floor slabs	4,788.00 m2	125.00	598,500.00
11	Drainage beyond ground floor slab areas			20,000.00
		3,500.00 m2	602.93	2,110,250.00

<u>COST PLAN</u>					
3 Superstructure					
Woodside Pk, Catteshall Lane, Godalming, GU7 1LG					
1	Concrete, RC or PC upper floors to flats	3,828.00	m2	175.00	669,900.00
2	Insulated GF Slabs	4,788.00	m2	45.00	215,460.00
3	Screed to concrete floors	8,616.00	m2	68.00	585,888.00
4	Timber upper floors to houses	1,556.00	m2	96.00	149,376.00
5	Pitched roof framing and covering to flats				266,000.00
6	Pitched roof framing and covering to houses				204,000.00
7	Roof Coverings	4,500.00	m2	85.00	382,500.00
8	Rainwater				25,000.00
9	Staircases and handrails/balustrades to flats	56.00	no	2,500.00	140,000.00
10	Staircases and balustrades to houses, see fit out				
11	External walls to flats	5,500.00	m2	180.00	990,000.00
12	External walls to houses	4,000.00	m2	180.00	720,000.00
13	Lintels	640.00	no	135.00	86,400.00
14	Windows to flats	500.00	m2	400.00	200,000.00
15	Windows to houses	300.00	m2	400.00	120,000.00
16	Curtain walling windows to commercial unit	150.00	m2	400.00	60,000.00
17	Dwelling entrance & external doors	167.00	no	1,200.00	200,400.00
18	Balcony rails				275,000.00
19	Internal walls	7,500.00	m2	75.00	562,500.00
20	Internal doors	540.00	no	600.00	324,000.00
21	Wall finishes				90,000.00
22	Floor finishes				50,000.00
23	Ceiling finishes				82,000.00
		9,794.00	m2	653.30	6,398,424.00

<u>COST PLAN</u>					
4 Mechanical & Electrical Services					
Woodside Pk, Catteshall Lane, Godalming, GU7 1LG					
1	Temporary diversion of all existing services	6.00	no	15,000.00	90,000.00
2	Mechanical to flats, common parts				72,000.00
3	Water Installation	100.00	no	2,200.00	220,000.00
4	Gas Installation	100.00	no	650.00	65,000.00
5	Space heating & control systems	100.00	no	4,200.00	420,000.00
6	Ventilation	100.00	no	3,750.00	375,000.00
7	Water waste disposal	100.00	no	1,900.00	190,000.00
8	Electrical to flats, common parts				122,000.00
9	Fire & Lightning protection, alarms, Dr Entry				82,000.00
10	Electrical, power and light	9,794.00	m2	85.00	832,490.00
11	Broadband, IT, phone, TV installation	9,794.00	m2	25.00	244,850.00
12	BWIC with M&E	100.00	no	750.00	75,000.00
		9,794.00	m2	284.70	2,788,340.00

<u>COST PLAN</u>					
5 Fit Out of 74 flats & 26 Houses					
Woodside Pk, Catteshall Lane, Godalming, GU7 1LG					
<u>Flats - Fit Out</u>					
1	Internal doors and frames	5.00	no	600.00	3,000.00
2	Wall board / plaster	160.00	m2	65.00	10,400.00
3	Ceiling board / plaster	54.00	m2	65.00	3,510.00
4	Floor Screed	54.00	m2	50.00	2,700.00
5	Skirtings etc	66.00	m	10.00	660.00
6	Kitchens	1.00	no	14,500.00	14,500.00
7	Sanitary ware & plumbing	1.00	no	6,600.00	6,600.00
8	Ceramic Tiling to kitchens / Bathrooms	1.00	no	780.00	780.00
9	Wall finish decoration	160.00	m2	10.00	1,600.00
10	Floor finish, vinyl	10.00	m2	30.00	300.00
11	Ceiling finish decoration	54.00	m2	10.00	540.00
12	Other decoration	1.00	no	600.00	600.00
					45,190.00
				x 74	
<u>Houses - Fit Out</u>					
101	Internal doors and frames	9.00	no	600.00	5,400.00
102	Wall board / plaster	320.00	m2	65.00	20,800.00
103	Ceiling board / plaster	120.00	m2	65.00	7,800.00
104	Floor Screed	120.00	m2	50.00	6,000.00
105	Skirtings etc	94.00	m	10.00	940.00
106	Kitchens	1.00	no	21,000.00	21,000.00
107	Sanitary ware & plumbing	1.00	no	7,900.00	7,900.00
108	Ceramic Tiling to kitchens / Bathrooms	1.00	no	780.00	780.00
109	Wall finish decoration	320.00	m2	10.00	3,200.00
110	Floor finish, vinyl	20.00	m2	30.00	600.00
111	Ceiling finish decoration	120.00	m2	10.00	1,200.00
112	Other decoration	1.00	no	1,500.00	1,500.00
113	Staircase and balustrade	1.00	no	2,500.00	2,500.00
					79,620.00
				x26	
		74.00	no	45,190.00	3,344,060.00
		26.00	no	79,620.00	2,070,120.00
		9,794.00	M2	552.81	5,414,180.00

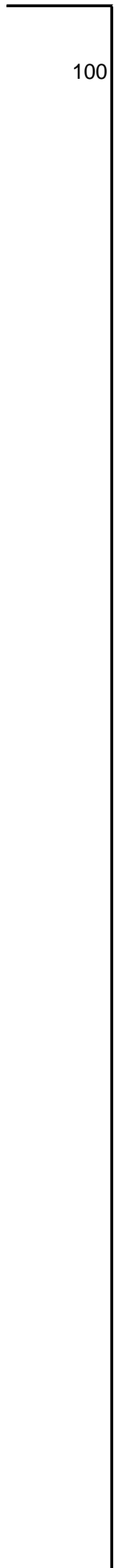
<u>COST PLAN</u>					
6 External Works & Preliminaries / other					
Woodside Pk, Catteshall Lane, Godalming, GU7 1LG					
1	Protect existing trees and green areas	1.00		10,000.00	10,000.00
2	New electric main supply and sub station	1.00		225,000.00	225,000.00
3	New water main development supply	1.00		75,000.00	75,000.00
4	New gas main development supply	1.00		55,000.00	55,000.00
5	Property electric meter connection	100.00		300.00	30,000.00
6	Property water meter connection	100.00		300.00	30,000.00
7	Property gas meter connection	100.00		300.00	30,000.00
8	Property foul water connection	100.00		300.00	30,000.00
9	Property surface water disposal connection	100.00		300.00	30,000.00
10	New road crossover access				25,000.00
11	Adjoining paths & boundary adjustments				25,000.00
12	Road kerbs	1,200.00	m	90.00	108,000.00
13	Surface Water drainage				210,000.00
14	Attenuation tanks - surface water				250,000.00
15	New access road & footpaths	6,500.00	m2	150.00	975,000.00
16	Car parking areas, block paving	2,500.00	m2	150.00	375,000.00
17	Street lighting	27.00		2,800.00	75,600.00
18	Property broadband / cable / TV / phone ducts	100.00		300.00	30,000.00
19	Car Charging points	10.00		2,500.00	25,000.00
20	Boundary and retaining walls	300.00	m	650.00	195,000.00
21	Fencing	1,100.00	m	150.00	165,000.00
22	Fence gates	26.00	no	300.00	7,800.00
23	Trees	32.00	no	2,100.00	67,200.00
24	Planting	1,400.00	m2	150.00	210,000.00
25	Import topsoil & turf to property areas	1,100.00	m2	85.00	93,500.00
26	Import topsoil general areas	3,500.00	m2	85.00	297,500.00
27	Signs, bins, play equipment etc.	1.00		25,000.00	25,000.00
		11,500.00	m2	319.53	3,674,600.00

<u>COST PLAN</u>				
7 Preliminaries / Overheads / Contingency / Other				
Woodside Pk, Catteshall Lane, Godalming, GU7 1LG				
1	Preliminaries	0.08 %	22,000,000.00	1,760,000.00
2	Margin	0.04 %	22,000,000.00	880,000.00
3	Contingency / Risk	0.05 %	24,000,000.00	1,200,000.00
4	Increased costs 2019 and Brexit factor excluded	0.00 %	24,000,000.00	excl
		9,794.00	m2	392.08
				3,840,000.00

<u>COST PLAN</u>					
8 NOTES AND POSSIBLE SAVINGS					
Woodside Pk, Catteshall Lane, Godalming, GU7 1LG					
<u>OMIT</u>					
1	Areas. Scaled at 9,794m2, noted at 9,448m2	3.50	%	AREA	0.00
2	External walls. Consider, omit brick panels	2,000.00	m2	-180.00	-360,000.00
3	Check number of internal doors, page 27				0.00
4	Services, Preliminaries, page 32	9,448.00	m2	-35.00	-330,680.00
5	Consider breakdown of Fit out sums, page 33	1.00		-6,025,000.00	-6,025,000.00
6	Garden Turf, consider omit turf	1,100.00	m2	-85.00	-93,500.00
<u>ADD</u>					
101	Areas. Scaled at 9,794m2, noted at 9,448m2	3.50	%	AREA	0.00
102	External walls. Consider, Add render panels	2,000.00	m2	150.00	300,000.00
103	Check number of internal doors, page 27				0.00
104	Services, Preliminaries, page 32	9,448.00	m2	17.50	165,340.00
105	Consider breakdown of Fit out sums, page 33	1.00		6,025,000.00	6,025,000.00
106	Garden Turf, consider grass seed	1,100.00	m2	55.00	60,500.00
					0.00
TOTAL ADJUSTMENT					-258,340.00

PRESS AND STARKEY		Appendix A								
Catteshall Lane, GU7 1LG		35	39	2	9	2	2	4	7	0
	1b2p	2n3p	That	Sussex	Brax	Banb	Rose	Mort	Other	
Plot 1	51.00									
2	42.00									
3		61.00								
4		61.00								
5	42.00									
6	42.00									
7		61.00								
8		61.00								
9	42.00									
10	42.00									
11		61.00								
12		61.00								
13	53.00									
14	42.00									
15		61.00								
16		61.00								
17	42.00									
18	43.00									
19		61.00								
20		61.00								
21	42.00									
22	43.00									
23					89.00					
24				87.20						
25								159.00		
26				87.20						
27					89.00					
28	53.00									
29	42.00									
30		61.00								
31	42.00									
32		62.00								
33	42.00									
34	43.00									
35		62.00								
36	42.00									
37		62.00								
38	42.00									
39	43.00									
40	46.00									
41		62.00								
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83						117.00																							
84	52.00																												
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98		62.00																											
99		62.00																											
100		<u>62.00</u>																											
Cm Areas	1575.00	2401.00																											
Amb Stn	472.50	720.30							906.00																				
Comm Unit									600.00																				
<table border="0" style="width:100%; text-align:center;"> <tr> <td>2,047.50</td><td>3,121.30</td><td>144.00</td><td>790.40</td><td>178.00</td><td>234.00</td><td>660.00</td><td>1,113.00</td><td>1,506.00</td><td></td> </tr> <tr> <td>m2</td><td>m2</td><td>m2</td><td>m2</td><td>m2</td><td>m2</td><td>m2</td><td>m2</td><td>m2</td><td>m2</td> </tr> </table>										2,047.50	3,121.30	144.00	790.40	178.00	234.00	660.00	1,113.00	1,506.00		m2	m2	m2	m2	m2	m2	m2	m2	m2	m2
2,047.50	3,121.30	144.00	790.40	178.00	234.00	660.00	1,113.00	1,506.00																					
m2	m2	m2	m2	m2	m2	m2	m2	m2	m2																				





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