

**AFFORDABLE HOUSING VIABILITY REPORT
FOR RESIDENTIAL CONVERSION OF QUAY WEST,
SALAMANDER QUAY, PARK LANE, HAREFIELD,
UB9 6NZ.**

On behalf of Waterose Ltd

**By Simon Corp BSc (Hons) MCIQB
23rd January 2025**



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1.0 Introduction and Instructions

- 1.1 Simon Corp trading as S106 Affordable Housing have been instructed by Waterose Ltd to prepare a development viability assessment to determine the viability of the proposed development and to establish the viable level of affordable housing provision that can be delivered on the proposed conversion of Quay West, Harefield to provide 34no apartments.
- 1.2 The report has been prepared by Simon Corp. I have a BSc (Hons) in Residential Development from Nottingham-Trent University and 30 years experience in affordable housing development. I have previously worked for Registered Providers developing affordable housing including Aldwyck Housing Group, Raglan now Stonewater and Eastleigh Housing Association now Vivid Housing Group and for the last 12 years I have provided development viability consultancy services.
- 1.3 The purpose of the study is to set out the policy background, development details, viability and cost issues and make a case for the level of affordable housing provision the development can viably sustain. Our methodology will be to assess the development on a residual valuation basis without any affordable housing and compare the resultant residual land value with the existing benchmark land value to determine the total development surplus that is available to fund any affordable housing provision.
- 1.4 The appraisal has been carried out using the HCA (now Homes England) Economic Appraisal Toolkit (EAT), where information is not available any assumptions made are either in line with industry norms or the default settings of the toolkit.
- 1.5 The updated NPPF and Planning Practice Guidance (Viability) state that an applicant must make a case why a viability assessment is required. We note the local authority have only recently awarded a contract to provide a whole plan viability assessment which is not yet available to view, the most recent borough wide exercise was the CIL Viability Review undertaken by BNP Paribas in January 2023. In common with all borough wide assessments the exercise is based on a range of development typologies and appraisal assumptions, a site specific viability assessment is therefore in our opinion justified to compare the broad assumptions in the plan assessment with the site level circumstances and current market conditions.
- 1.6 This report has been undertaken with objectivity, impartiality, without interference and this instruction does not result in any conflict of interest. This instruction is on a fixed fee basis, in preparing this report no performance related fees nor have any contingent fees have been agreed.

2.0 Executive Summary

- 2.1 The subject property is a two storey office building constructed in the 1980's and refurbished in 2009. The applicants have acquired most of the building apart from two office suites which will remain and are identified on the planning drawings. The proposal is to convert the building to provide 34no one and two bedroom apartments.
- 2.2 The Hillingdon Local Plan Part One was adopted in November 2021 and policy H2 states that 35% affordable housing is required from all developments providing 10 or more dwellings subject to viability assessment. The policy goes on to say the affordable housing should be delivered as 70% social rent and 30% shared ownership. The policy requirement will equate to 11.9 which we have rounded up to 12no dwellings delivered as 8no social rent and 4no shared ownership dwellings.
- 2.3 To assess the viability of the scheme and to establish if a surplus is generated to deliver affordable housing or other s106 contributions, we have appraised the proposed scheme on a residual land value basis and compared the resultant land value with the benchmark existing land value based on an existing use plus premium or alternative use valuation of the site. If the residual land value generated by the scheme is above the benchmark land value the development is considered viable and the surplus can be used to fund affordable housing delivery.
- 2.4 The results of the assessment are set out below:

Appraisal Scenario	Residual land value (£)	Benchmark land value (£)	Surplus/deficit (£)
Open market	£2,854,851	£5,185,000	-£2,330,149
Policy compliant	£1,700,656	£5,185,000	-£3,484,344

- 2.5 The assessment shows on an all open market basis excluding any affordable housing provision or other s106 costs a viability deficit and so clearly no surplus is generated to fund any affordable housing provision or other s106 costs.
- 2.6 The NPPF states that a viability assessment should refer back to the assumptions used at plan making stage. The last whole borough viability assessment was the CIL Viability Review undertaken by BNP Paribas in January 2023. We have summarised below the assumptions used in the BNP assessment with the assumptions used to construct the scheme viability assessment. Where a different assumption has been adopted these reflect the site circumstances and type of development:

Assumption	Borough Wide Assumption	Scheme Assumption
Build costs	BCIS median rate	BCIS median rate
External works	10%	nil
Contingency	5%	5%
Professional fees	10%	7%
Sales costs	2.5% of GDV	2.5% of GDV
Finance costs	6.5%	7.5%
Open market profit	17.5% of GDV	17.5% of GDV
Affordable return	6%	6%

- 2.7 In summary the viability assessment on an all open market development basis shows a deficit and so no surplus is generated to fund any affordable housing provision or other s106 costs.

3.0 Viability Assessment

3.1 The subject property is a two storey office building constructed in the 1980's and refurbished in 2009. The applicants have acquired most of the building apart from two office suites which will remain and are identified on the planning drawings. The proposal is to convert the building to provide 34no one and two bedroom apartments providing the following mix of accommodation:

No	Type	Floor Area (m ²)
21	1b2p flat	40-56
13	2b3p flat	60-76
34		1,916

3.2 The Hillingdon Local Plan Part One was adopted in November 2021 and policy H2 states that 35% affordable housing is required from all developments providing 10 or more dwellings subject to viability assessment. The policy goes on to say the affordable housing should be delivered as 70% social rent and 30% shared ownership. The policy requirement will equate to 11.9 which we have rounded up to 12no dwellings delivered as 8no social rent and 4no shared ownership dwellings.

3.3 We have been instructed to assess if the policy compliant level of affordable housing provision can be viably provided and if not to establish the maximum level of affordable housing the scheme can viably support. A site is deemed to be viable if the residual land value derived from the proposed scheme is above the existing use benchmark value of the site and therefore generates a surplus to support affordable housing provision. Our methodology will therefore be to prepare an EAT appraisal with no affordable housing and compare the resultant residual land value to the existing use or alternative use value of the site to determine if a surplus is generated to support any affordable housing provision.

3.4 The EAT for an all open market development with no affordable housing provision shows a residual land value at £2,854,851 based on a standard developers profit assumption at 17.5% of GDV which is at the mid point of the range in the Planning Practice Guidance at 15-20% of GDV.

3.5 To assess the viability of the development we need to compare the residual land value generated by the development with the benchmark existing land value. The Planning Practice Guidance (Viability) and London Viability SPD both state the benchmark land value should be based on an existing use plus premium valuation, this is essentially valuing the site taking account of its current planning use with an additional landowners' premium to provide an incentive for the landowner to bring the site forward for development. The

guidance also states the benchmark land value can be based on an alternative use valuation (AUV) if the proposed use accords with planning policy but an AUV is deemed to already include a landowner's premium.

- 3.6 The application property is a two storey office building which we understand was constructed in the 1980's and refurbished in 2009. The property is made up of 18no suites of which the client has acquired 16no, the remaining 2no are excluded from the viability assessment and existing use valuation. The combined floor area of the suites which make up the application property are 24,875ft². We note the suites were previously marketed at an asking rent of £28/ft² but we have also set out in section 5 of this report comparable evidence provided from offices currently available to let within 1 miles of the property. This shows rents in the range of £12.50-26/ft² but at the lower end of the range the comparables are in lower quality settings, taking a balanced view to reflect the quality of the building, setting and the area of space to be let we have adopted an average rent at £20/ft².
- 3.7 The rental income has been capitalised with an investment yield at 8.25% which is informed by the Knight Frank Yield Guide December 2024 and we have included allowances for a rent free period and purchasers costs which shows an existing use value at £5,185,000.
- 3.8 The Planning Practice Guidance states that a landowner's premium should be added to an existing use valuation to provide an incentive for the landowner to bring the site forward for development. For the subject site as the assessment shows the development is at the limits of viability we have not allowed for any additional landowners premium and have adopted a benchmark land value in line with the existing use value at £5,185,000.
- 3.9 In summary the results of the appraisals are set out below:

Appraisal Scenario	Residual land value (£)	Benchmark land value (£)	Surplus/deficit (£)
Open market	£2,854,851	£5,185,000	-£2,330,149
Policy compliant	£1,700,656	£5,185,000	-£3,484,344

- 3.10 The all open market appraisal with no affordable housing based on a standard developers return at 17.5% of GDV shows a deficit outcome and so clearly no surplus is generated to fund any affordable housing provision. The development can still come forward as all development costs are funded but the developer will need to take a commercial view to accept a lower level of return below the levels set out in the Planning Practice Guidance at 15-20% of GDV. If we account for the deficit the developer is returning circa 3% of GDV, a developer should not be expected to contribute to affordable housing until the threshold level of return at 15-20% of GDV has been achieved.

3.11 For comparative purposes we have also run an EAT on a policy compliant basis including 12no affordable housing dwellings. This shows a greater deficit outcome at -£3,484,344 generating a net loss making position for the developer which is clearly not viable.

3.12 In line with the guidance we have also looked at the sensitivity of the results to changes in input. The most significant impact on the results is likely to be brought about by increased sales revenues, so we have modelled below the effect on the results of the open market appraisal with a change in the sales value of 5% and a reduction in the construction cost on a cumulative basis. It can be seen as set out below that even on the most optimistic inputs the scheme does not generate a surplus to support any affordable housing.

Appraisal Scenario	Residual land value (£)	Benchmark land value (£)	Surplus/deficit (£)
Sales values +5%	£3,220,258	£5,185,000	-£1,964,742
Construction cost-5%	£3,441,853	£5,185,000	-£1,743,147

3.13 The appraisal has been constructed with sales values based on local comparable sales evidence which in our opinion has been maximised, the construction costs are based on the BCIS market benchmark rate and all the other assumptions are in line with standard viability assumptions we have agreed with other viability consultants on similar schemes.

3.14 In summary the open market appraisal shows a deficit outcome and therefore no surplus is generated to fund any affordable housing or other s106 costs.

4.0 Policy Background

Local Plan Policies

- 4.1 The London Borough of Hillingdon Local Plan Part One was adopted in November 2021 and policy H2 states that all developments providing 10 or more dwellings should provide affordable housing. The policy goes on to state that 35% affordable housing should be required and should be delivered as 70% social rent and 30% intermediate forms of tenure usually delivered as shared ownership.
- 4.2 The requirement for 35% affordable housing is stated to be subject to viability and so there is a clear recognition for the need for a viability assessment to test the viability of the requirement

National Planning Policy Framework

- 4.3 The NPPF was last updated in December 2024 and we have highlighted below the parts of the guidance that have relevance to viability assessment.
- 4.4 Section 35 states that Local Plans should set out the obligations that are expected from developments including affordable housing, however it says that such plans should not undermine the deliverability of the plan
- 4.5 As set out in the 2012 framework planning obligations should only be sought where they meet the following tests:
- Necessary to make the development acceptable in planning terms.
 - Directly related to the development
 - Fairly and reasonably related in scale and kind to the development
- 4.6 Section 59 of the framework sets out one of the key changes around viability, this states that where policies around contributions have been set out in the plan, schemes that comply with them will be deemed to be viable. It is up to the applicant to demonstrate that circumstances differ from the Local Plan assumptions which require a viability assessment. Such examples would be particular existing use that was not modelled at plan making stage, abnormal costs or movement in the market since the plan was adopted.
- 4.7 Section 65 states that affordable housing should not be sought from schemes which are not major developments, this is defined as 10 units except in designated rural areas where a lower threshold can apply.

Planning Practice Guidance

- 4.8 The viability section of the Planning Practice Guidance has also been updated and there have been some changes introduced in the recommended assumptions for constructing a viability assessment. The key change being land value should be based on an EUV plus premium valuation method. The guidance now also states that a viability assessment should refer back to the viability assumptions which backed up the Local Plan and should evidence how circumstances have changed to justify the need for a viability assessment.
- 4.9 The guidance now specifically states the EUV plus premium method should be adopted where as before a range of options were set out including the market value approach. This is a clear change of direction to provide more clarity on how to set a benchmark land value in a viability assessment.
- 4.10 The guidance also states that the use of an alternative use value is allowed if it is a reasonable alternative use and a planning consent on the site exists for that use.
- 4.11 The guidance states that developer's return in the range of 15-20% of gross development value is appropriate for plan making purposes but alternative levels can be utilised where it is justified by the scale and complexity of the development.
- 4.12 The guidance also states methodologies for assessing gross development value and build costs but these are broadly unchanged since the previous version of the guidance.
- 4.13 The guidance states that a viability assessment should be presented in a clear way so the assumptions for GDV, costs and developers profit are clear.

Statement In Response to Covid 19

- 4.14 On the 13th May 2020 the government issued additional guidance to councils in response to the Covid 19 Crisis, under the heading of s106 agreements the following statement has been made;

There are greater flexibilities within s106 planning obligations than CIL. Where the delivery of a planning obligation, such as a financial contribution, is triggered during this period, local authorities are encouraged to consider whether it would be appropriate to allow the developer to defer delivery. Deferral periods could be time-limited, or linked to the government's wider

legislative approach and the lifting of CIL easements (although in this case we would encourage the use of a back-stop date). Deeds of variation can be used to agree these changes. Local authorities should take a pragmatic and proportionate approach to the enforcement of section 106 planning obligations during this period. This should help remove barriers for developers and minimise the stalling of sites.

5 Cost and Values

Benchmark Land Value (BLV)

- 5.1 The Planning Practice Guidance (Viability) and London Viability SPD both state the benchmark land value should be based on an existing use plus premium valuation, this is essentially valuing the site taking account of its current planning use with an additional landowners' premium to provide an incentive for the landowner to bring the site forward for development. The guidance also states the benchmark land value can be based on an alternative use valuation (AUV) if the proposed use accords with planning policy but an AUV is deemed to already include a landowner's premium.
- 5.2 The application property is a two storey office building which we understand was constructed in the 1980's and refurbished in 2009. The property is made up of 18no suites of which the client has acquired 16no, the remaining 2no are excluded from the viability assessment and existing use valuation. The combined floor area of the suites which make up the application property are 24,875ft². We note the suites were previously marketed at an asking rent of £28/ft² but we have also looked at comparable office buildings within 3 miles of the site currently on the market to establish a reasonable achievable rent. We identified a floor on the Three Rivers Business Park with a floor area at 9,935ft² with an asking rent at £27/ft², a property at 2 Chiltern Hill, Gerrards Cross extending to 3,610ft² available at £26/ft² and a lower quality building at Three Rivers House, Northway with a floor area at 8,685ft² available at £12.50/ft². Considering the quality of the building, setting with good access and car parking given the floor area to be let a reasonable minimum achievable rent would be £20/ft².
- 5.3 The Knight Frank Yield Guide December 2024 shows a yield of 8.25% for offices located in south east towns on a 5 year lease, so we have adopted a capitalisation yield at 8.25%. We have included allowances for a rent free period and purchasers costs as set out below:

24,875ft ² x £20/ft ²	£497,500
Capitalise 8.25%	£6,030,303
Less	
12 months rent free	£497,500
Purchasers costs 5.75%.	<u>£346,742</u>
EUV	£5,186,061 say £5,185,000

- 5.4 The Planning Practice Guidance states that a landowner's premium should be added to an existing use valuation to provide an incentive for the landowner to bring the site forward for development. For the subject site as the assessment shows the development is at the limits of viability we have not

allowed for any additional landowners premium and have adopted a benchmark land value in line with the existing use value at £5,185,000.

Residential values

- 5.5 To establish the achievable sales values we have looked at comparable properties either on the market or recently sold within 0.5 miles of the site.
- 5.6 We could only identify one new property on the market, we identified a two bedroom conversion apartment on Royal Quay with a floor area at 66m² on the market at £375,000 which equates to £5,618/m². This is a close comparable as this is a conversion property in a similar waterside location by the canal.
- 5.7 Looking across the general second hand market we identified a one bedroom apartment on Dovedale Close with a floor area at 45.9m² on the market at £240,000 which equates to £5,228/m² and a one bedroom property on Morse Close with a floor area at 46.4m² on the market at £225,000 which equates to £4,849/m². To benchmark the two bedroom apartments we identified two apartments in Royal Quay, a property at 80.8m² on the market at £435,000 and a property with a floor area at 60m² on the market at £380,000. We also identified a two bedroom apartment on Mount Pleasant with a floor area at 74m² on the market at £330,000.
- 5.8 We do need to be cautious relying on properties on the market as the listed values are asking prices which can be subject to offers and asking price reductions. A more reliable evidence base will be sold values taken from Land Registry records from which we have identified the following comparable transactions:

Property Address	Floor Area (m ²)	Sale Price (£)	Sale Date	£/m ²
11 Harland Court, Merle Avenue, Harefield	66	£350,000	Nov 2024	£5,303
Flat F, 42 Rickmansworth Road, Harefield	54.6	£269,950	Sept 2024	£4,944
2 Hill House, Church Hill, Harefield	64	£270,000	June 2024	£4,218
366 Rickmansworth Road, Harefield	62.3	£285,000	June 2024	£4,575
13 Newdigate Green, Harefield	70.9	£345,000	June 2024	£4,866
5 Swan Lodge, Brakespear Road North, Harefield	61	£288,000	May 2024	£4,721

- 5.9 Taking into account the range of comparable evidence, the location and the setting of the development an average value at around £5,700/m² in line with

the Royal Quay comparable would appear reasonable. This shows a 20% new homes premium on the average second hand value at £4,500-5,000/m². We have included a schedule of accommodation detailing all the sales values in the appendices to this report but in summary the proposed sales values are set out below:

No	Type	Floor Area (m ²)	Sales Values (£)
21	1b2p flat	40-56	£230,000-300,000
13	2b3p flat	60-76	£345,000-435,000
34		1,916	£10,927,000

- 5.10 The gross development value on an all open market basis is £10,927,000 which equates to an average market value at £5,703/m².
- 5.11 The actual price achieved will be dependent on market conditions at the time of marketing, competitor developments and the completed specification and finishes.

Construction Costs

- 5.12 A Quantity Surveyor developed Order of Cost Estimate is not yet available for this development and so in line with standard practice we have set the construction costs by reference to the BCIS market benchmark rates. We have used the 1-2 storey apartment refurbishment rate rebased to Hillingdon which is currently £1,939/m².
- 5.13 The BCIS rates exclude all allowances in connection with external works but we have assumed in this case the extent of external works is limited and can be absorbed within the overall BCIS rate.
- 5.14 The construction costs have been calculated using a gross floor area at 2,311m².
- 5.15 In common with most conversion projects it will not be possible to accurately define the total construction costs until the structure has been exposed, a full structural survey undertaken and the extent of repairs works if any quantified. At this stage of design development the BCIS rates represent the best available market evidence.
- 5.16 We have separately allowed for design and professional fees at 7% which is reflective of the additional design input required for a listed building and a contingency allowance at 5% of construction cost which is an allowance we have agreed on other similar developments.

Developers Profit

- 5.17 The revised Planning Practice Guidance recommends a developers profit allowance in the range of 15-20% and on similar schemes have agreed a mid point developers profit at 17.5% of GDV with the DVS and other viability consultants.
- 5.18 Over the last few years we have agreed a 17.5-18% of GDV profit level as a default position but with a backdrop of a strong economy and a rising market. Coming out of the Covid 19 pandemic and with the effects of leaving the EU and the conflict in Ukraine causing supply chain issues, increased inflation has led to several increases in the base lending rate. The growth forecasts for the economy are also being downgraded so the economic picture is now looking increasingly gloomy and lenders may require a higher level of return to offset the perceived market risk.
- 5.19 Although a case can be made for a higher level of return to offset the increased market risk, a profit assumption at the mid point of the range at 17.5% of GDV is considered a reasonable and balanced assumption. We have also allowed for a standard 6% return on the affordable housing element of the policy compliant appraisal.

Affordable Housing Assumptions

- 5.20 For the social rent units we have adopted the target rents based on 1999 values at 25% of the current market values, this results in a one bedroom apartment rent at £102.90pw and a two bedroom rent at £126.84pw.
- 5.21 The shared ownership has been based on initial sales at 40% of open market value and a rent on the unsold equity at the Homes England maximum level of 2.75%.
- 5.22 In line with Homes England and London guidance in the AHP bidding round that grant would not be supported on s106 units, we have not included any grant funding in the appraisals.
- 5.23 The net affordable housing revenue has been capitalised at 5% which is a sector average.

6 Other Model Assumptions and Inputs

- 6.1 The basis for assumptions on sales values, construction costs and profit are set out in section 5.

Programme

- 6.2 The EAT assumes a 6 month lead in to site start for detail design, building regulations approval, clearing pre-start planning conditions and site set up. We have assumed a construction period 12 months with a sales period of 6 months.

CIL and S106 Contributions

- 6.3 We have not allowed for any s106 costs, CIL or BNG payments so the surplus generated represents the total budget available to fund all planning obligation costs.

Interest Rates

- 6.4 Over the last few years prior to 2022 we have agreed a standard finance rate at 6.5-7% but during that time base lending rates have been set at 0.5-0.75% which equates to a lending margin at 5.75 points. The base rate increased significantly to 5.25% and has now dropped back slightly to 4.75%, so in line with other recent assessments we have undertaken we have adopted an increased finance rate at 7.5%.

Sales and marketing costs

- 6.5 We have made an allowance of 2.5% of gross sales value for sales and marketing. This is to allow for agent's fees at 1.5% together with additional costs for a show home, development branding, production of sales particulars and promotion.

7 Conclusion

- 7.1 The proposed development will provide 34no dwellings and the local plan policy H2 will require 12no dwellings for affordable housing.
- 7.2 To establish if the requirement can be viably delivered we have appraised the development on an all open market basis to establish if a surplus is generated over the existing land value based on an EUV/AUV valuation of the site. If a surplus is generated this can be utilised to fund affordable housing units on site or a financial contribution towards offsite affordable housing.
- 7.3 The open market appraisal with no affordable housing shows a deficit outcome at -£2,330,149 and so clearly no surplus is generated to fund any affordable housing provision or other s106 costs.

GVA GRIMLEY & BESPOKE PROPERTY GROUP
HCA ECONOMIC APPRAISAL TOOL

(Worksheet 4)

SUMMARY

Site Address	Salamander Quay Park Lane Harefield
Site Reference	
File Source	
Scheme Description	34 dwellings open market
Date	23rd January 2025
Site Area (hectares)	
Author & Organisation	Simon Corp
HCA Investment Manager	

Housing Mix (Affordable + Open Market)

Total Number of Units	34	units
Total Number of Open Market Units	34	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,916	sq m
Total Habitable Rooms	68	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	0.0%	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	-	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	#REF!	Persons
Total Number of Persons	#REF!	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values**Affordable Housing Tenure 1:****Affordable rent**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 1

£0

Affordable Housing Tenure 2:**Intermediate - Shared Ownership**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	-	-

Owner-occupied / rented % share

40%

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-

Total (full capital value if sold at OMV)	-	-	-
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Total Capital Value of Affordable Housing Tenure 2 £0

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

% of Open Market Value -

Total Capital Value of Affordable Housing Tenure 3 £0

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Own / Shared Equity

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total (full capital value if sold at OMV)	-	-	-

Total Capital Value of Affordable Housing Tenure 4 £0

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 5 £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING) £0

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Affordable rent	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Own / Shared	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0

SHG Total	-	0	£0
Social Housing Grant per Affordable Housing Person	-		
Social Housing Grant per Social Rented Person	-		
Social Housing Grant per Intermediate Person	-		
TOTAL VALUE OF SOCIAL HOUSING GRANT			£0
RSL Cross Subsidy			£0
HCA Infrastructure Grant			£0
LA re-cycled SHG			£0
Other source of funding 1			£0
Other source of funding 2			£0
Land Remediation Tax Relief			£0
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING			£0
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)			£0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
All units	1,916	£5,703	£10,927,017
	-	-	-
	-	-	-
	-	-	-
Total	1,916	-	£10,927,017

	Average value (£ per unit)
All units	£321,383

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £10,927,017

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

Ground rent

		Capitalised annual ground rent
Affordable Housing Tenure 1:	Affordable rent	£0
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	£0
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	£0
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Own / Shared Equity	£0
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	£0
Open Market Housing Type 1:	All units	£0
Open Market Housing Type 2:		£0
Open Market Housing Type 3:		£0
Open Market Housing Type 4:		£0
Open Market Housing Type 5:		£0

TOTAL CAPITALISED ANNUAL GROUND RENT £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £10,927,017

Non-Residential Values

Office	£0
Retail	£0
Industrial	£0

Leisure	£0	
Community-use	£0	£0

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

TOTAL VALUE OF SCHEME	£10,927,017
------------------------------	--------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£4,476,058	£4,476,058

Cost Multipliers

Site Specific Sustainability Initiatives (%)	0.0%	£0
Lifetime Homes (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs		£0
-------------------------------------	--	-----------

Other site costs

Building Contingencies	5.0%	£223,803
Building Cost Fees (Architects, QS etc):	7.0%	£328,990
Other Acquisition Costs (£)		£0

Site Abnormals

	£0
	£0
	£0
0	£0
	£0
	£0
	£0
	£0

Total Building Costs		£5,028,851
-----------------------------	--	-------------------

Section 106 Costs (£)

CIL	£0
	£0
	£0
	£0
	£0
	£0
0	£0
	£0

Section 106 costs	£0
--------------------------	-----------

Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£273,175
Legal Fees (per Open Market unit):	£1,000	£34,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£307,175
------------------------------	-----------------

Non-Residential Building & Marketing Costs**Building Costs**

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

Professional Fees (Building, Letting & Sales)

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

Total Non-Residential Costs	£0
------------------------------------	-----------

TOTAL DIRECT COSTS:	£5,336,026.23
----------------------------	----------------------

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

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£28,549
Legal Fees	£21,411
Stamp Duty	£114,194
Total Interest Paid	£659,758

Total Finance and Acquisition Costs	£823,912
--	-----------------

Developer's return for risk and profit**Residential**

Open Market Housing Operating 'Profit'	£1,912,228
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£1,912,228
-------------------------------	-------------------

(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Residual Site Value

SITE VALUE TODAY	£2,854,851
-------------------------	-------------------

EXISTING USE VALUE	£5,185,000
--------------------	-------------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£2,330,149
--	-------------

Checks:

Site Value as a Percentage of Total Scheme Value	26.1%
Site Value per hectare	#VALUE!

GVA GRIMLEY & BESPOKE PROPERTY GROUP
HCA ECONOMIC APPRAISAL TOOL

(Worksheet 4)

SUMMARY

Site Address	Salamander Quay Park Lane Harefield
Site Reference	
File Source	
Scheme Description	34 dwellings with AH
Date	23rd January 2025
Site Area (hectares)	
Author & Organisation	Simon Corp
HCA Investment Manager	

Housing Mix (Affordable + Open Market)

Total Number of Units	34	units
Total Number of Open Market Units	22	units
Total Number of Affordable Units	12	units
Total Net Internal Area (sq m)	1,916	sq m
Total Habitable Rooms	72	habitable rooms
% Affordable by Unit	35.3%	
% Affordable by Area	35.0%	
% Affordable by Habitable Rooms	38.9%	
% Social Rented within the Affordable Housing	66.7%	by number of units
% Social Rented within the Affordable Housing	65.8%	by area
% Social Rented within the Affordable Housing	64.3%	by habitable rooms
Total Number of A/H Persons	28	Persons
Total Number of Social Rented Persons	18	Persons
Total Number of Intermediate Persons	10	Persons
Total Number of Open Market Persons	#REF!	Persons
Total Number of Persons	#REF!	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values**Affordable Housing Tenure 1:****Social Rent**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1b2p	£25,363	5.00%	£507,256
2b3p	£10,421	5.00%	£208,423
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
Total	£35,784	-	£715,679

Total Capital Value of Affordable Housing Tenure 1

£715,679

Affordable Housing Tenure 2:**Intermediate - Shared Ownership**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1b2p	£5,681	44	£249,964
1b2p	£5,744	47	£269,968
2b3p	£5,714	70	£399,980
2b3p	£5,735	68	£389,980
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	229	£1,309,892

Owner-occupied / rented % share

40%

Capital Value of owner-occupied part

£523,957

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1b2p	£4,124	5.00%	£82,488
1b2p	£4,454	5.00%	£89,089
2b3p	£6,600	5.00%	£131,993
2b3p	£6,435	5.00%	£128,693
0	-	-	-
£0	-	-	-
£0	-	-	-

Total (full capital value if sold at OMV)	£21,613	-	£432,264
--	----------------	----------	-----------------

Total Capital Value of Affordable Housing Tenure 2 £956,221

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

% of Open Market Value -

Total Capital Value of Affordable Housing Tenure 3 £0

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Own / Shared Equity

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total (full capital value if sold at OMV)	-	-	-

Total Capital Value of Affordable Housing Tenure 4 £0

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 5 £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING) £1,671,900

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rent	£0	8	£0
Intermediate - Shared Ownership	£0	4	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Own / Shared	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0

SHG Total	-	12	£0
Social Housing Grant per Affordable Housing Person			£0
Social Housing Grant per Social Rented Person			£0
Social Housing Grant per Intermediate Person			£0
TOTAL VALUE OF SOCIAL HOUSING GRANT			£0
RSL Cross Subsidy			£0
HCA Infrastructure Grant			£0
LA re-cycled SHG			£0
Other source of funding 1			£0
Other source of funding 2			£0
Land Remediation Tax Relief			£0
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING			£0
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)			£1,671,900

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
All units	1,246	£5,708	£7,111,948
	-	-	-
	-	-	-
	-	-	-
Total	1,246	-	£7,111,948

	Average value (£ per unit)
All units	£323,270

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £7,111,948

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

Ground rent

		Capitalised annual ground rent
Affordable Housing Tenure 1:	Social Rent	£0
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	£0
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	£0
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Own / Shared Equity	£0
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	£0
Open Market Housing Type 1:	All units	£0
Open Market Housing Type 2:		£0
Open Market Housing Type 3:		£0
Open Market Housing Type 4:		£0
Open Market Housing Type 5:		£0

TOTAL CAPITALISED ANNUAL GROUND RENT £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £8,783,848

Non-Residential Values

Office	£0
Retail	£0
Industrial	£0

Leisure	£0	
Community-use	£0	£0

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

TOTAL VALUE OF SCHEME	£8,783,848
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£1,565,217	
Open Market Housing Build Costs	£2,910,817	£4,476,034

Cost Multipliers

Site Specific Sustainability Initiatives (%)	0.0%	£0
Lifetime Homes (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs		£0
-------------------------------------	--	-----------

Other site costs

Building Contingencies	5.0%	£223,802
Building Cost Fees (Architects, QS etc):	7.0%	£328,989
Other Acquisition Costs (£)		£0

Site Abnormals

		£0
		£0
		£0
0		£0
		£0
		£0
		£0
		£0

Total Building Costs		£5,028,825
-----------------------------	--	-------------------

Section 106 Costs (£)

CIL		£0
		£0
		£0
		£0
		£0
		£0
0		£0
		£0

Section 106 costs		£0
--------------------------	--	-----------

Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£177,799
Legal Fees (per Open Market unit):	£1,000	£22,000

Marketing (Affordable Housing)

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

Total Marketing Costs		£199,799
------------------------------	--	-----------------

Non-Residential Building & Marketing Costs**Building Costs**

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

Professional Fees (Building, Letting & Sales)

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

Total Non-Residential Costs		£0
------------------------------------	--	-----------

TOTAL DIRECT COSTS:		£5,228,623.26
----------------------------	--	----------------------

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

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£17,007
Legal Fees	£12,755
Stamp Duty	£68,026
Total Interest Paid	£411,876

Total Finance and Acquisition Costs	£509,664
--	-----------------

Developer's return for risk and profit**Residential**

Open Market Housing Operating 'Profit'	£1,244,591
Affordable Housing 'Profit'	£100,314

Non-residential

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

Total Operating Profit	£1,344,905
-------------------------------	-------------------

(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Residual Site Value

SITE VALUE TODAY	£1,700,656
-------------------------	-------------------

EXISTING USE VALUE	£5,185,000
--------------------	-------------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£3,484,344
--	-------------

Checks:

Site Value as a Percentage of Total Scheme Value	19.4%
Site Value per hectare	#VALUE!

SALAMANDER QUAY, UXBRIDGE
SCHEDULE OF ACCOMMODATION

<u>Plot</u>	<u>Type</u>	<u>Area</u>	<u>Value</u>
1	1b2p	51	290000
2	2b3p	65	375000
3	1b2p	56	300000
4	1b2p	39	230000
5	1b2p	52	295000
6	1b2p	51	290000
7	1b2p	51	290000
8	2b4p	76	435000
9	2b3p	70	400000
10	1b2p	47	270000
11	1b2p	44	250000
12	2b3p	68	390000
13	2b3p	68	390000
14	2b4p	70	400000
15	1b2p	50	288000
16	1b2p	54	300000
17	2b3p	64	370000
18	1b2p	53	300000
19	2b3p	63	365000
20	1b2p	53	300000
21	1b2p	53	300000
22	1b2p	50	288000
23	1b2p	44	250000
24	2b3p	60	345000
25	1b2p	52	295000
26	1b2p	50	288000
27	2b4p	70	400000
28	1b2p	40	230000
29	1b2p	53	300000
30	2b4p	74	425000
31	2b3p	60	345000
32	1b2p	50	288000
33	2b3p	60	345000
34	1b2p	55	300000
		1916	10,927,000.00
			5,703.03

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 11-Jan-2025 07:56

Rebased to Hillingdon (113; sample 54)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Rehabilitation/Conversion								
816. Flats (apartments)								
Generally (15)	2,157	463	1,230	1,685	2,179	7,441	74	
1-2 storey (15)	3,046	914	1,488	1,939	3,803	7,441	14	
3-5 storey (15)	1,800	463	1,218	1,562	2,030	6,888	45	
6 storey or above (15)	2,489	718	1,162	1,696	3,764	6,237	14	

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2 Chiltern Hill, Gerrards Cross, Buckinghamshire, Buckinghamshire, SL9 9FG

£7,822 pcm £93,864 pa

£26.00 per sq ft

Business rates & charges may apply

View brochure

SIZE AVAILABLE

3,610 sq ft 335 sq m

SECTOR

Office to lease

Lease details

Lease available date: Ask agent



Key features

- 37 Parking Spaces + 2 Disabled Bays
VRF Comfort Cooling
8 Person Passenger Lift
Suspended Ceilings with Integral Light Fittings
Carpets
EPC Rating B
Double Glazed Windows
150 mm raised floors
PIR Energy efficient Lighting
Tea Points, Toilets & Showers

Description



Read full description

Brochures

View Brochure

2 Chiltern Hill, Gerrards Cross, Buckinghamshire, Buckinghamshire, SL9 9FG

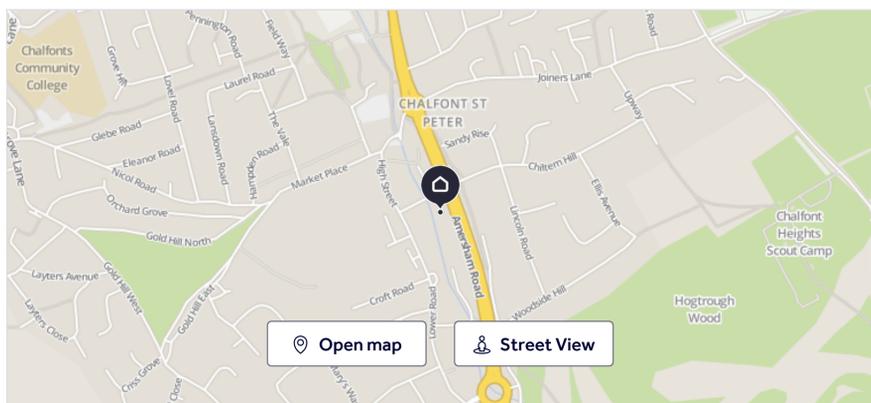


Table with 2 columns: Station Name, Distance. Includes Gerrards Cross Station (1.2 miles), Seer Green Station (2.3 miles), Denham Golf Club Station (2.3 miles).

About DCPC Commercial, Pinner. 29 High Street, Pinner, HA5 5PJ. Includes DCPC logo and a placeholder for more information.

Notes section with a lock icon, a note count of 0, and a text input field for adding private notes.

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Google Workspace advertisement: Draft a blog post in seconds with Gemini in Docs. Includes Sign up button.

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- Resources: Stamp Duty Calculator, House Price Index, Property guides, Property news, Buyer guides, Seller guides, Renter guides, Landlord guides, Student guides, Removals, Energy efficiency, Mortgage in Principle, Mortgage Calculator, Mortgage guides

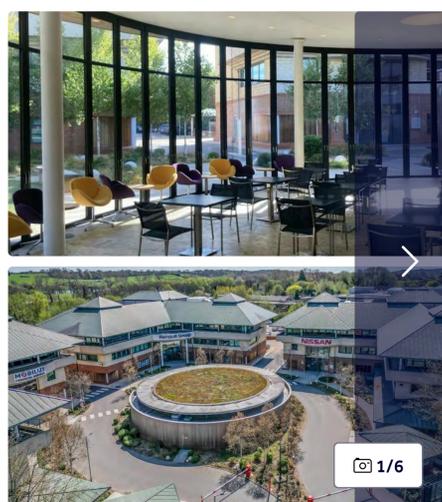
- Search: Search homes for sale, Search homes for rent, Commercial for sale, Commercial to rent, Overseas homes for sale, Search sold house prices, Find an agent, Student accommodation, Retirement homes, New homes

- Locations: Major towns and cities in the UK, London, Cornwall, Glasgow, Cardiff, Edinburgh, Spain, France, Portugal

- Rightmove: Tech blog, About, Press centre, Investor relations, Contact us, Careers, Sign in or create account, HomeViews

- Professional: Rightmove Plus, Data Services, Advertise on Rightmove, Overseas agents and developers, Home and property related services, Advertise commercial property, HomeViews Business Hub

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Second Floor Building Three, The Rivers Office Park, Denham Way, Rickmansworth, WD3 9YS

£22,354 pcm £268,248 pa

£27.00 per sq ft

Business rates & charges may apply

View brochure

SIZE AVAILABLE

9,935 sq ft 923 sq m

SECTOR

Office to lease

Lease details

Lease available date: Ask agent



Key features

- Four pipe fan coil air conditioning
LED recessed lighting
Impressive double height reception areas and double height glazing
Fully accessible raised floor
Car parking ratio 1:187
Large on-site cafe

Description

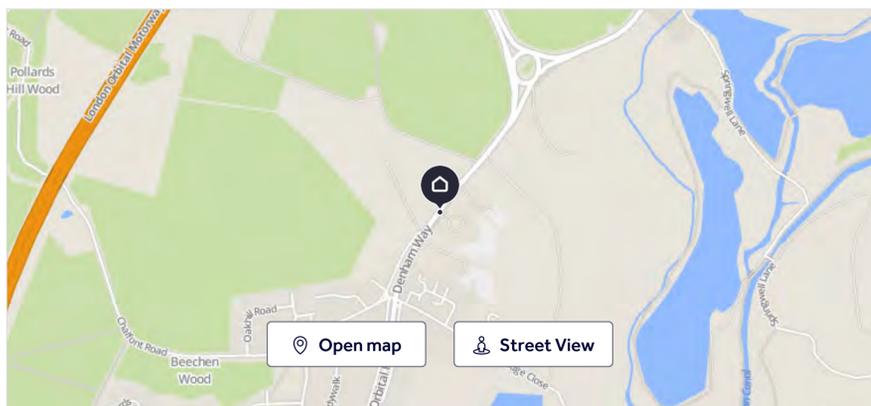


Read full description

Brochures

View Brochure

Second Floor Building Three, The Rivers Office Park, Denham Way, Rickmansworth, WD3 9YS



NEAREST STATIONS

- Rickmansworth Station 1.7 miles
Chorleywood Station 2.0 miles
Croxley Green Station 3.2 miles

About Brasier Freeth, Kings Langley

Concept House, Home Park Mill Link, Kings Langley, WD4 8UD



Read more

Notes

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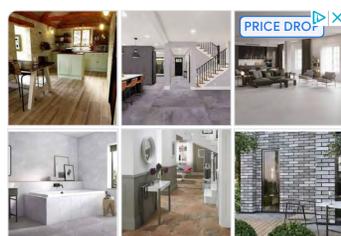
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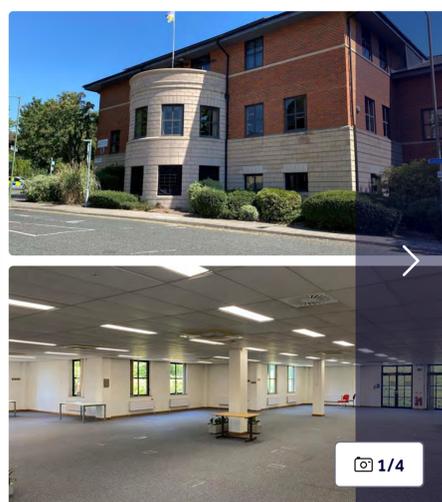
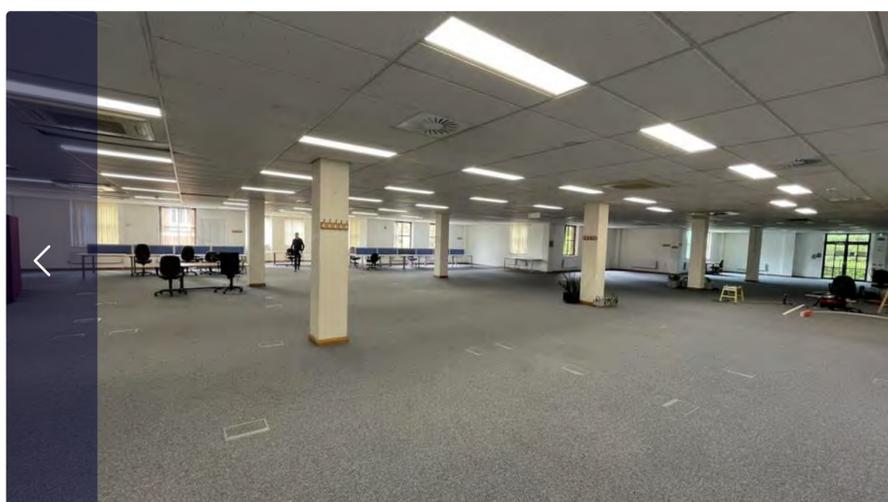
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HomeViews Business Hub

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Three Rivers House, Northway, Rickmansworth, WD3 1RL



£9,047 pcm £108,564 pa

£12.50 per sq ft

Business rates & charges may apply

[View brochure](#)

SIZE AVAILABLE

8,685 sq ft
807 sq m

SECTOR

Office to lease

Lease details

Lease available date: Ask agent



1

Key features

- Close proximity to Rickmansworth Station
- Parking available subject to negotiation
- WC facilities
- May be suitable for alternative uses, subject to Landlords consent

Description

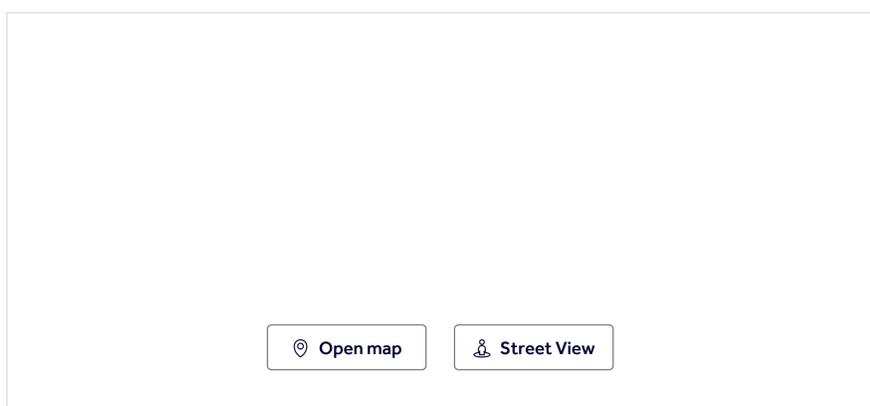


[Read full description](#)

Brochures

[View Brochure](#)

Three Rivers House, Northway, Rickmansworth, WD3 1RL



NEAREST STATIONS

	Rickmansworth Station	0.2 miles
	Croxley Green Station	1.3 miles
	Croxley Station	1.3 miles

About Perry Holt Commercial, Hertfordshire

First Floor Offices, 165-167 High Street, Rickmansworth, WD3 1AY



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Notes

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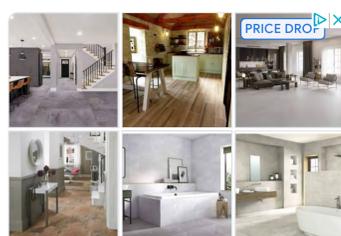
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First Floor Offices, 165-167 High Street, Rickmansworth...

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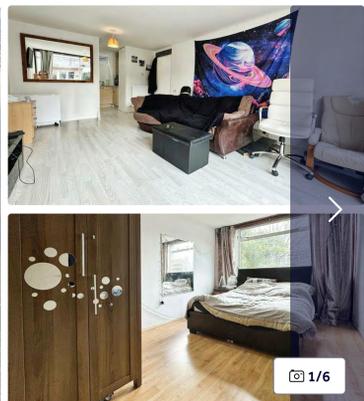
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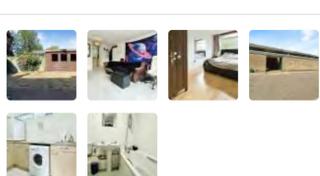
Dovedale Close, Harefield, Uxbridge

Offers Over **£220,000**

Monthly mortgage payments

Reduced on 06/09/2024

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Apartment	1	1	Ask agent	Leasehold



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- One double bedroom
 - Short walk to village centre
 - Private rear garden
 - No onward chain
 - Ground floor
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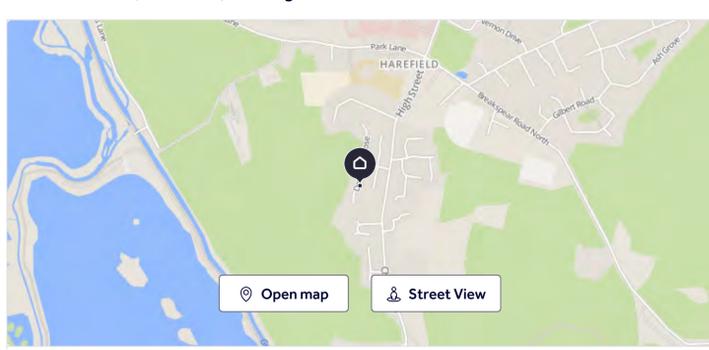
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Read full description

COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Band: B	Ask agent	Yes	Ask agent

- Leasehold
- Energy Performance Certificate
- Utilities, rights & restrictions

Dovedale Close, Harefield, Uxbridge



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- Property sale history
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About Romans, Uxbridge

10 High Street, Uxbridge, UB8 1JN

Industry affiliations:

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Your mortgage

Property price: £ 220,000 | Household income: £ Per year

Deposit: £ 22,000 | 10 % | Repayment period: 30 Years

Lender usually expects a 10% deposit | Choose between 1 and 40 years

Interest rate: 4.7 %

Monthly repayments: **£1,027**

We think you can borrow up to **£** | Add your household income above

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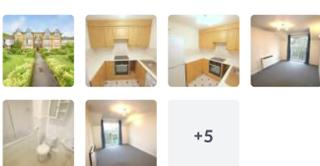
Morse Close, Harefield, UB9

Offers in Excess of £225,000

Monthly mortgage payments

Added on 11/01/2025

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Apartment	1	1	Ask agent	Leasehold



MARKETED BY

Rodgers Estate Agents, Chalfont St. Peter

30 Market Place Chalfont St. Peter SL9 9DU

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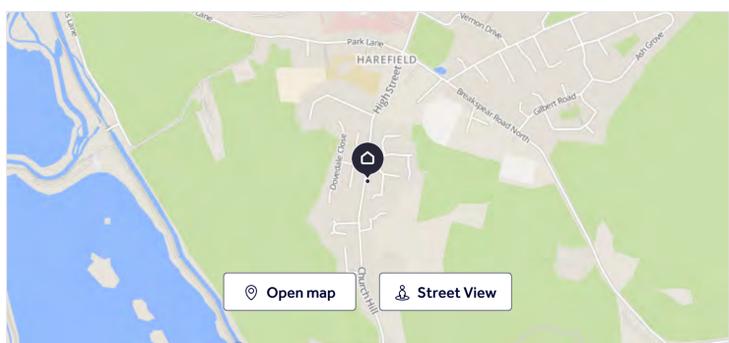


Read full description

COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Band: C	Yes	Ask agent	Ask agent

- Leasehold
- Energy Performance Certificate
- Utilities, rights & restrictions

Morse Close, Harefield, UB9



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About Rodgers Estate Agents, Chalfont St. Peter

30 Market Place Chalfont St. Peter SL9 9DU

Industry affiliations:

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Your mortgage

Property price: £ 225,000 Household income: £ Per year

Deposit: £ 22,500 10 % Repayment period: 30 Years

Lender usually expects a 10% deposit Choose between 1 and 40 years

Interest rate: 4.7 %

Monthly repayments: £1,051

We think you can borrow up to: Add your household income above

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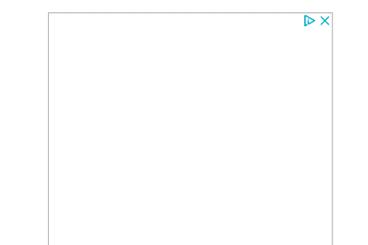
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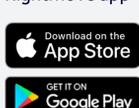


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Dovedale Close, Harefield, UB9

£240,000

Monthly mortgage payments

Added on 29/11/2024

PROPERTY TYPE: Ground Flat, BEDROOMS: 1, BATHROOMS: 1, SIZE: Ask agent, TENURE: Leasehold



MARKETED BY

Rodgers Estate Agents, Chalfont St. Peter

30 Market Place Chalfont St. Peter SL9 9DU

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Description



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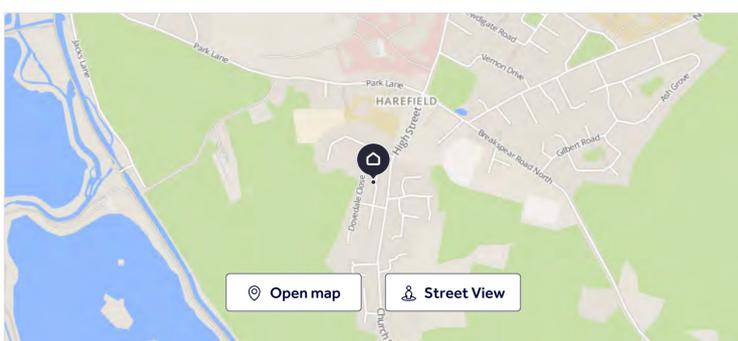
COUNCIL TAX: Band: B, PARKING: Ask agent, GARDEN: Yes, ACCESSIBILITY: Ask agent

Leasehold

Energy Performance Certificate

Utilities, rights & restrictions

Dovedale Close, Harefield, UB9



Open map

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Broadband speed

Property sale history

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About Rodgers Estate Agents, Chalfont St. Peter

30 Market Place Chalfont St. Peter SL9 9DU



Industry affiliations: The National Association of Estate Agents



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Your mortgage

Property price: £ 240,000 Household income: £ Per year

Deposit: £ 24,000 10 % Repayment period: 30 Years

Lender usually expects a 10% deposit

Choose between 1 and 40 years

Interest rate: 4.7 %

Monthly repayments: £1,121

We think you can borrow up to Add your household income above

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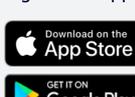
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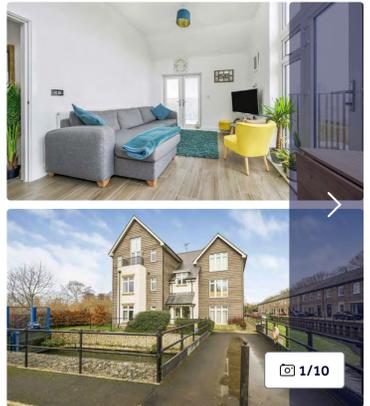
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SOLD STC
Royal Quay, Harefield
£380,000
Monthly mortgage payments
Reduced on 23/02/2024

PROPERTY TYPE: Apartment
BEDROOMS: 2
BATHROOMS: 2
SIZE: 649 sq ft (60 sq m)
TENURE: Leasehold



1



MARKETED BY
Allday & Miller, Uxbridge
192 High Street, Uxbridge, UB8 1LB
Call agent
Request details

Key features

- Top Floor Apartment
Two Bathroom
Two Allocated Parking Spaces
High Specification Throughout
Peaceful Location
Two Double Bedroom
Stunning Views Over Grand Union Canal
High Ceilings
Open Plan Living
Balcony

Description

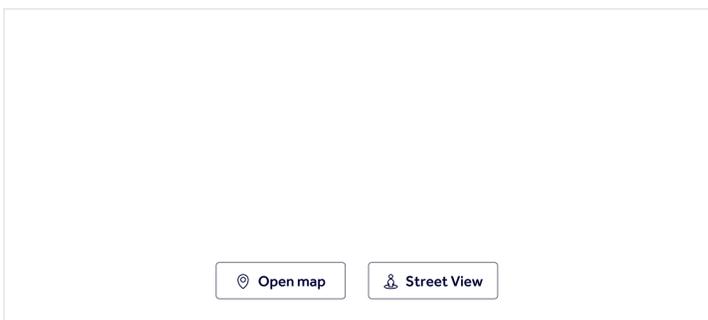


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COUNCIL TAX: Ask agent
PARKING: Yes
GARDEN: Yes
ACCESSIBILITY: Ask agent

- Leasehold
Energy Performance Certificate
Utilities, rights & restrictions

Royal Quay, Harefield



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About Allday & Miller, Uxbridge
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Your mortgage

Property price: £ 380,000
Household income: £ Per year
Deposit: £ 38,000 10 %
Repayment period: 30 Years
Interest rate: 4.7 %
Monthly repayments: £1,774
We think you can borrow up to: Add your household income above
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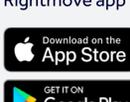
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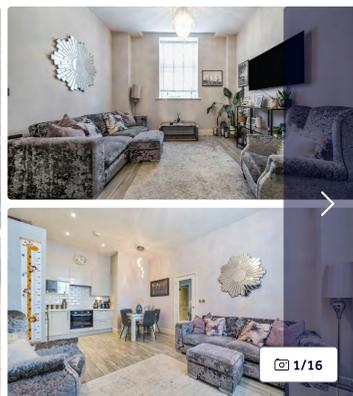
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NEW HOME

Royal Quay, Harefield, Uxbridge

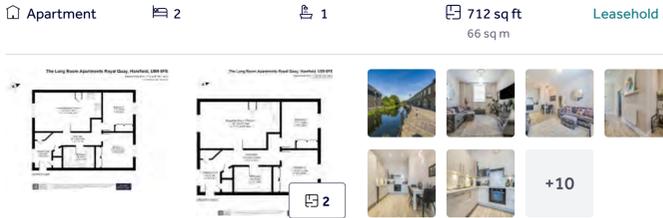
Offers in Excess of

£375,000

Monthly mortgage payments

Reduced on 24/10/2024

PROPERTY TYPE: Apartment | BEDROOMS: 2 | BATHROOMS: 1 | SIZE: 712 sq ft (66 sq m) | TENURE: Leasehold



Key features

- Ground Floor Apartment in a Grade II Listed Building
- Open Plan Fitted Kitchen/Reception Room
- Hallway with built in storage cupboards
- Communal Grounds
- EPC Rating E - Council Tax Band D
- Two Double Bedrooms
- Four Piece Family Bathroom
- Two Allocated Parking Spaces
- Leasehold 115 Years
- Service Charge £1300 pa - Ground Rent £350 pa

Description

Showcasing sleek modern interiors throughout, this beautifully presented two double bedroom, ground floor apartment is situated in a Grade II Listed building in a quiet residential location that boasts picturesque views over the Grand Union canal.

The property is filled with natural light and comprises a welcoming entrance hallway with ample built in storage, an open-plan fitted kitchen/reception room offering stylish fitted units and integrated appliances, and an elegant modern four-piece family bathroom. Completing the property are two double bedrooms both with fitted wardrobes.

Outside the property benefits from two allocated parking spaces, access to well-maintained communal grounds, and communal bike/storage room. The Long Room Apartments are situated just a short distance from picturesque Harefield Village and its array of shops and local amenities. For the commuter, there is access into London via British Rail at Denham station and the tube stations at Rickmansworth, Ruislip, and Northwood. For the motorist the A40, M40 and M25 just a few minutes' drive away providing links to the City and home Counties. There are also many local bus routes nearby that offer services to Uxbridge.

Brochures



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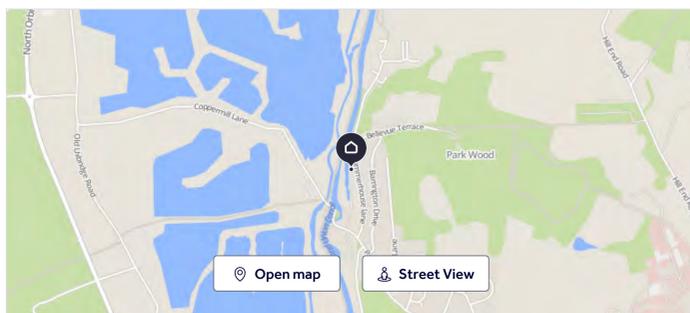
COUNCIL TAX: Band: D | PARKING: Yes | GARDEN: Ask agent | ACCESSIBILITY: Ask agent

Leasehold

Energy Performance Certificate

Utilities, rights & restrictions

Royal Quay, Harefield, Uxbridge



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Broadband speed

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172-174 High Street, Ruislip, HA4 8LJ

Industry affiliations:

An estate agent with strong values

Over the last 30 years Gibbs Gillespie has grown from a single office in Ruislip to be one of the most...

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Your mortgage

Property price: £ 375,000 | Household income: £ | Per year

Deposit: £ 37,500 | 10 % | Repayment period: 30 | Years

Lender usually expects a 10% deposit | Choose between 1 and 40 years

Interest rate: 4.7 %

Monthly repayments: £1,751

We think you can borrow up to: Add your household income above

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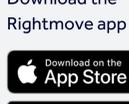
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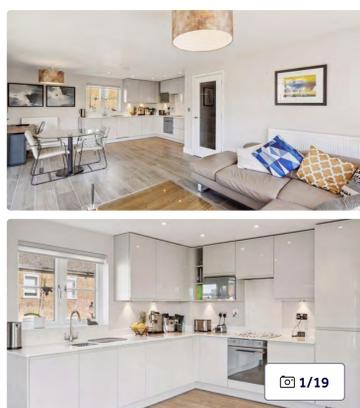
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Royal Quay, Harefield, UB9

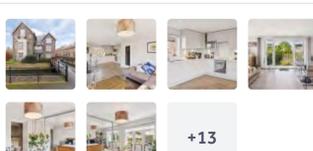
£435,000

Monthly mortgage payments



Added yesterday

PROPERTY TYPE: Flat | BEDROOMS: 2 | BATHROOMS: 2 | SIZE: Ask agent | TENURE: Leasehold



MARKETED BY
Trend & Thomas, Rickmansworth
6 Station Road,
Rickmansworth, WD3 1QZ
[More properties from this agent](#)

TREND & THOMAS

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Key features

- OPEN PLAN LIVING/DINING ROOM/KITCHEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE BALCONY
- PICTURESQUE COMMUNAL GROUNDS
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- TWO ALLOCATED PARKING BAYS
- VIEWS OVER THE GRAND UNION CANAL

Description

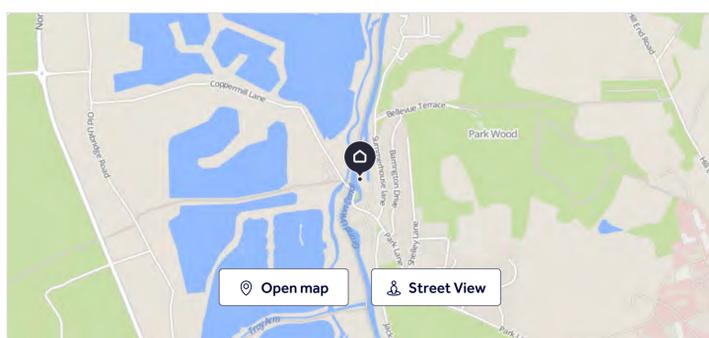


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COUNCIL TAX: Band: G | PARKING: Yes | GARDEN: Ask agent | ACCESSIBILITY: Ask agent

- Leasehold
- Energy Performance Certificate
- Utilities, rights & restrictions

Royal Quay, Harefield, UB9



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__mins driving to your place

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Broadband speed

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About Trend & Thomas, Rickmansworth

6 Station Road, Rickmansworth, WD3 1QZ



Industry affiliations:

A Friendly Hello From Trend & Thomas!

Trend & Thomas has been providing estate agency and surveying services since 1984. At the helm is N...

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Your mortgage

Property price: £ 435,000 | Household income: £ Per year

Deposit: £ 43,500 | 10 % | Repayment period: 30 Years

Lender usually expects a 10% deposit | Choose between 1 and 40 years

Interest rate: 4.7 %

Monthly repayments: £2,031

We think you can borrow up to: [Add your household income above](#)

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These results are estimates and are only intended as a guide. Make sure you obtain accurate figures from your lender before committing to any mortgage. Your home may be repossessed if you do not keep up repayments on a mortgage.

Notes

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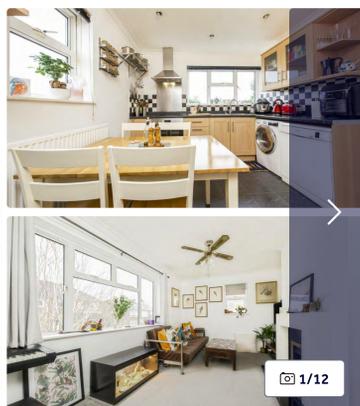
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192 High Street, Uxbridge, UB8 1LB
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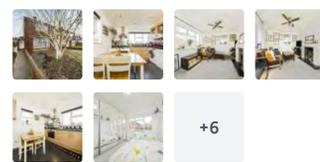
SOLD STC

Mount Pleasant, Harefield, Uxbridge

£330,000

Monthly mortgage payments Added on 25/06/2024

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Maisonette	2	1	794 sq ft 74 sq m	Leasehold



Key features

- Two Double Bedrooms
- Lease 100+ Years
- Under Floor Heating
- Immaculate Condition
- First Floor Maisonette
- Private Rear Garden
- New Boiler
- Desirable Peaceful Location

Description

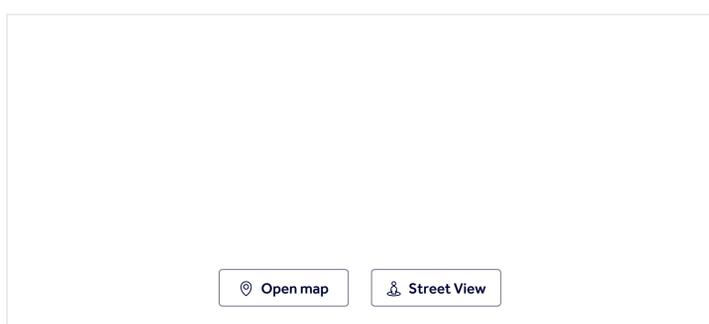


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COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Ask agent	Ask agent	Yes	Ask agent

- Leasehold
- Energy Performance Certificate
- Utilities, rights & restrictions

Mount Pleasant, Harefield, Uxbridge



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Broadband speed

Property sale history

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About Allday & Miller, Uxbridge
192 High Street, Uxbridge, UB8 1LB

Industry affiliations:

Luke and Charlie want to offer something different when it comes to estate agency, due to a burning desire for both service and results, they decided it was long overdue that Allday and Miller estate agent...

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Your mortgage

Property price: £ 330,000

Household income: £ Per year

Deposit: £ 33,000 10 %

Repayment period: 30 Years

Lender usually expects a 10% deposit

Choose between 1 and 40 years

Interest rate: 4.7 %

Monthly repayments: **£1,541**

We think you can borrow up to [Add your household income above](#)

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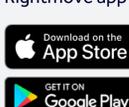
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