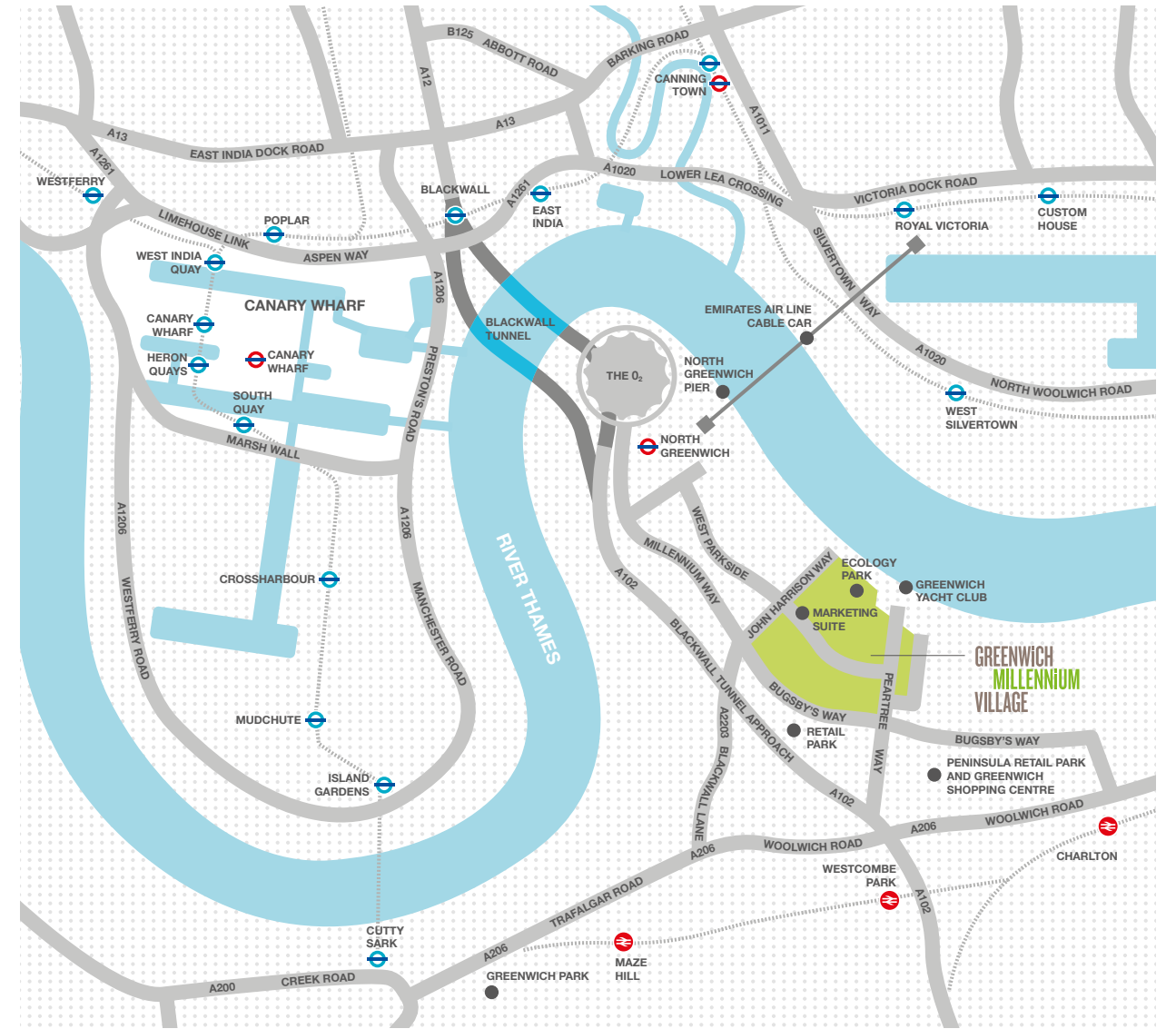


WELL CONNECTED

Situated on Greenwich Peninsula, *Greenwich Millennium Village* has fantastic amenities right on its doorstep. The O₂, Peninsula Retail Park and Greenwich Shopping Park are a short walk away and a superb local transport network means that you can be in the City or the West End within twenty minutes, or Canary Wharf in just two minutes via the Jubilee Line from North Greenwich station.



By Car: The best approach from the south is by the A102, which connects to the A2 Rochester Way Relief Road, linking to the M2, the M25 and the M20. From the north, use the Blackwall Tunnel from the East India Dock Road.

By Rail: North Greenwich station, Jubilee line/DLR, 0.9 miles.
By Ferry: Thames Clippers serves North Greenwich Pier, 0.9 miles.
By Cable Car: The new cable car line provides frequent connections to the Royal Docks, 0.9 miles.

🚇 Jubilee line

Times are approximate only, taken from TFL Journey Planner.



"The luxury Duplex überhauses™ are exceptionally well-sized and exceed the requirements from the London Design Guide." **Jestico + Whiles**



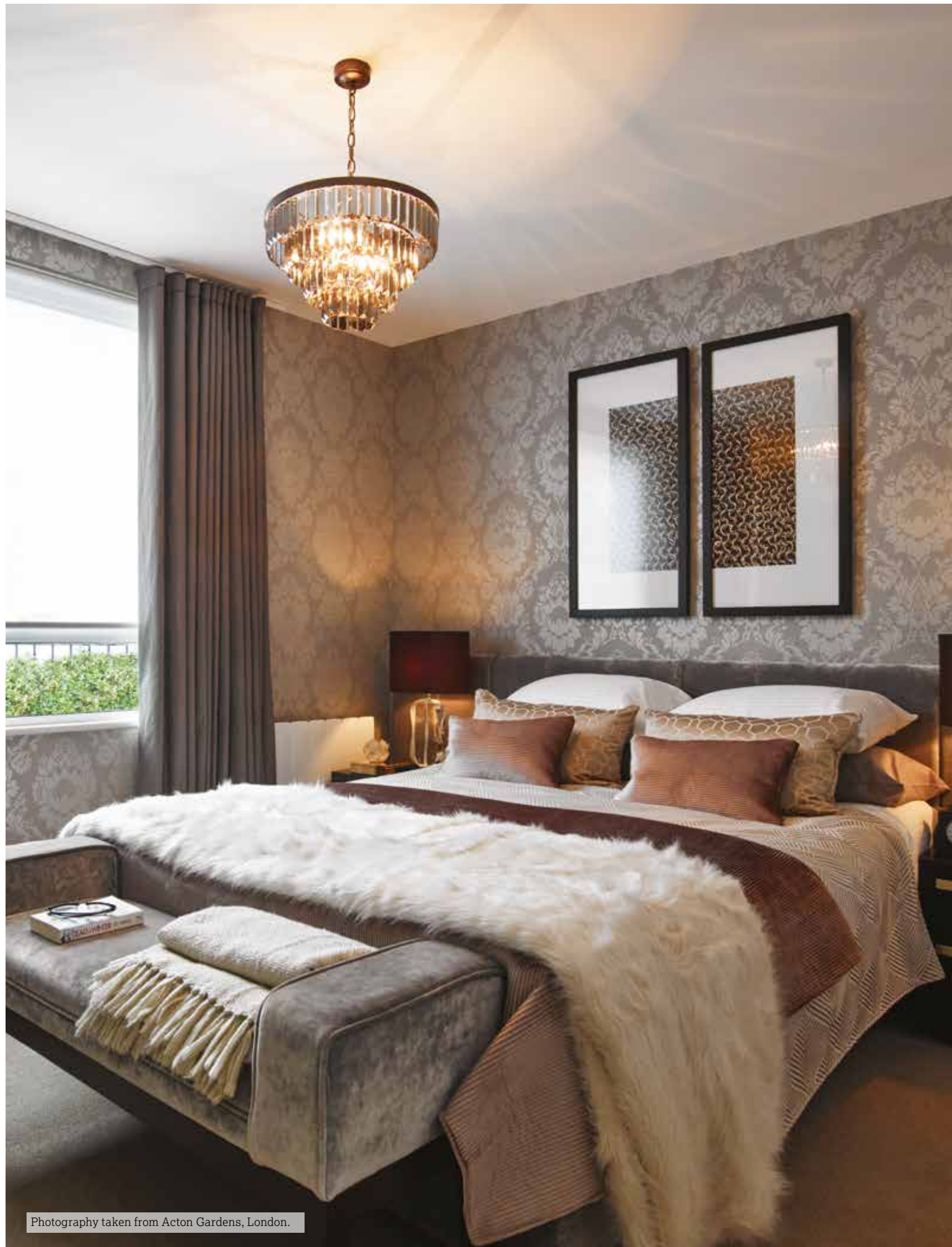
12

13

This is a computer generated image of an überhaus interior and is illustrative only. Please refer to masterplan for future development.

ALL IN THE DETAIL

From kitchens created with superb quality integrated appliances to luxury tiled and oak flooring, every aspect of our *Greenwich Millennium Village* interiors has been carefully selected to create stylish, elegant spaces inspired by modern living.



Photography taken from Acton Gardens, London.

THE SPECIFICATION

Kitchen

- Individually designed contemporary style kitchen
- Stone Grey Gloss base and wall units
- Under cupboard LED lighting below wall units
- White stone worktops and upstands with white breakfast bar (if applicable)
- Single bowl under mounted sink with mixer tap
- Single multifunctional oven with 4 ring ceramic electric hob
- Warming drawer (3 bedroom apartments only)
- Integrated microwave
- Telescopic extractor - Note where a hob is in an island unit a glass extractor is fitted
- Integrated dishwasher
- Integrated fridge and freezer
- Free standing washer/dryer fitted within hall cupboard
- Stainless steel pop-up electrical sockets (if applicable)
- Integrated recycling bins provided
- Ceramic floor tiling
- Recessed down lighters

Living Spaces

- Classic Oak flooring in hallways and living areas
- Recessed downlighters
- Lighting provided to outside space/balcony
- Carpet in bedrooms
- Pendant lighting in bedrooms
- White Oak framed fitted wardrobes to master bedroom
- White Oak framed fitted wardrobes to second bedroom to duplex überhaus only
- White Oak entrance door, with multipoint locking
- Chrome finished door furniture on all internal doors
- Walls painted in matt brilliant white
- Smooth white ceilings and satin white skirtings and architraves
- Individual video entry systems fitted to the hallway of each apartment
- Radiators with individual thermostatic controls to all rooms
- Smoke alarms and heat detectors positioned where required throughout
- All homes designed to ensure good daylighting to liveable spaces

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continual product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Greenwich Millennium Village Ltd reserves the right to amend specifications as necessary. Some photography is from previous developments. Building materials and design may differ from pictures illustrated.



THE SPECIFICATION



Bathroom & En Suite*

- White sanitaryware with chrome mixer taps
- White hand basin
- Double ended bath with Rich Walnut panel
- Floor mounted WC with soft close seat
- Concealed thermostatic shower mixer and glass screen over bath¹
- Rich Walnut mirrored lit vanity unit¹
- Heated Chrome towel rail
- A minimum of half height wall tiling in the shower/bath area
- Ceramic floor tiling
- Shaver point¹
- Recessed down lighters
- Thermostatic shower mixer with shower tray and pivot, bi-fold or sliding door²

Home Entertainment

- Communal Freeview and Sky Plus satellite dish provided

Communal Areas

- Natural stone tiled flooring and neutral décor in ground floor lobby area
- Lifts feature stainless steel mirrors and tiled floors to coordinate with the lobby
- Secure built in letter boxes
- Secure entry system
- Security
 - A vandal resistant audio visual door entry system provided within the hallway of each apartment - linked to main entrance doors
 - Fob access control to all communal doors, stairs and lift
 - The development complies with Secure By Design**

¹Only in bathroom. ²Only in En Suite.

*On selected plots only.

**Please speak to Sales Consultant for further details.

***A cupboard stored Mechanical Ventilation and Heat Recovery System (MVHR) and additional balcony screening may be required in some apartments in relation to the development acoustic requirements. Balcony screening may take the form of a vertical glass panel or a horizontal glass canopy. Please ask the sales consultant for more information.

Eco-credentials

All apartments have been rated as a Code Level 4 for Sustainable Homes.

A range of passive and active energy management measures will be incorporated. These will include a communal heating network,** composite windows, high performance glazing (including two doubled glazed units, back to back) to some elevations, high levels of thermal insulation and air tightness to improve the building's fabric efficiency.***

Energy display devices will be installed in each apartment, enabling purchasers to gain a better understanding of energy consumption and help reduce energy use. With all the apartments designed to meet the Lifetime Homes criteria, low U-value building materials have been used, exterior low energy light fittings used with daylight sensing, secure cycling spaces and electric vehicle charging points – the entire development is designed with environmental sustainability at the forefront.

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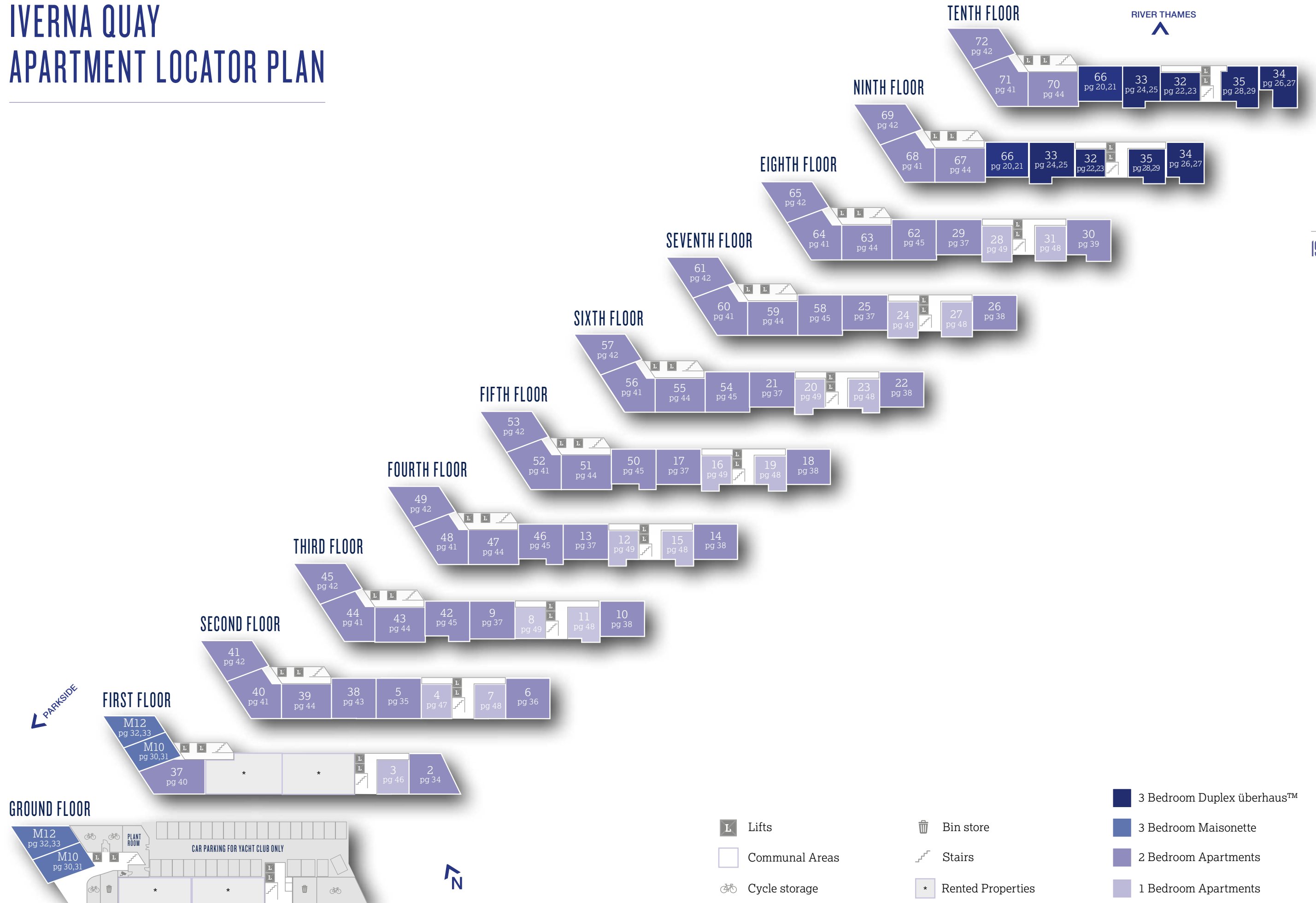
Commitment to our Customers

We have a team of people specially trained and available to deal with customer service issues. All the homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration. To obtain a copy of the standards visit www.nhbc.co.uk. Each home also carries the NHBC warranty against structural defect for a ten-year period following the date of completion.



Greenwich Millennium Village adheres to the 'Consumer Code for Housebuilders'. Copies of the code are available from the Marketing Suite and will also be provided upon reservation. www.consumercodeforhomebuilders.com

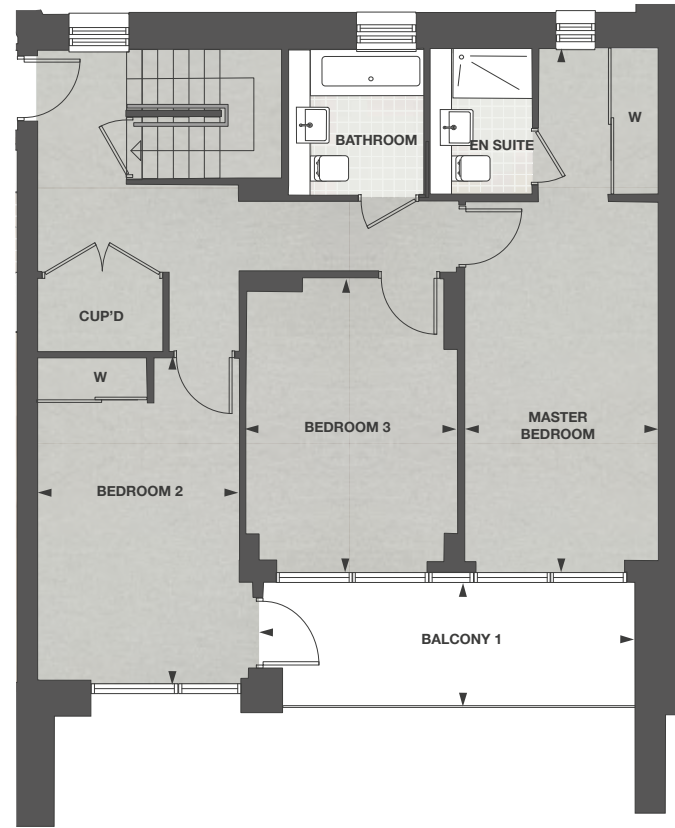
IVERNA QUAY APARTMENT LOCATOR PLAN



3 BEDROOM DUPLEX ÜBERHAUS™ LOWER FLOOR

Ninth Floor
APARTMENT 66

20



GREENWICH
MILLENNIUM
VILLAGE

3 BEDROOM DUPLEX ÜBERHAUS™ UPPER FLOOR

Tenth Floor
APARTMENT 66

21



GREENWICH
MILLENNIUM
VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom



WEST ELEVATION

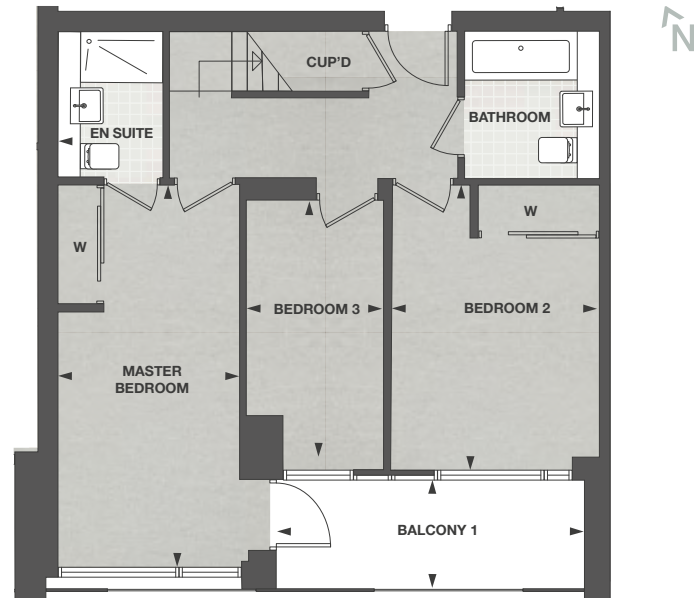
SOUTH ELEVATION

All room sizes are approximate with minimum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Greenwich Millennium Village operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.

Kitchen	3.72m x 1.72m
Dining area	3.75m x 3.72m
Living area	9.33m x 4.00m
Master Bedroom	7.70m x 2.90m
Bedroom 2	4.45m x 3.03m
Bedroom 3	4.25m x 3.20m
Total Internal Area	147.9 sq m 1592 sq ft
Balcony 1	5.62m x 1.86m
Balcony 2	5.65m x 1.62m

3 BEDROOM DUPLEX ÜBERHAUS™ LOWER FLOOR

Ninth Floor
APARTMENT 32



22

GREENWICH
MILLENNIUM
VILLAGE

3 BEDROOM DUPLEX ÜBERHAUS™ UPPER FLOOR

Tenth Floor
APARTMENT 32



23

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom



WEST ELEVATION

SOUTH ELEVATION

Kitchen	3.58m x 3.47m
Living / Dining area	8.14m x 3.76m (max)
Master Bedroom	5.74m x 2.75m
Bedroom 2	4.10m x 3.12m
Bedroom 3	3.86m x 2.07m
Total Internal Area	107.4 sq m 1156 sq ft
Balcony 1	4.83m x 1.64m
Balcony 2	8.09m x 1.64m

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3 BEDROOM DUPLEX ÜBERHAUS™ LOWER FLOOR

GREENWICH
MILLENNIUM
VILLAGE

3 BEDROOM DUPLEX ÜBERHAUS™ UPPER FLOOR

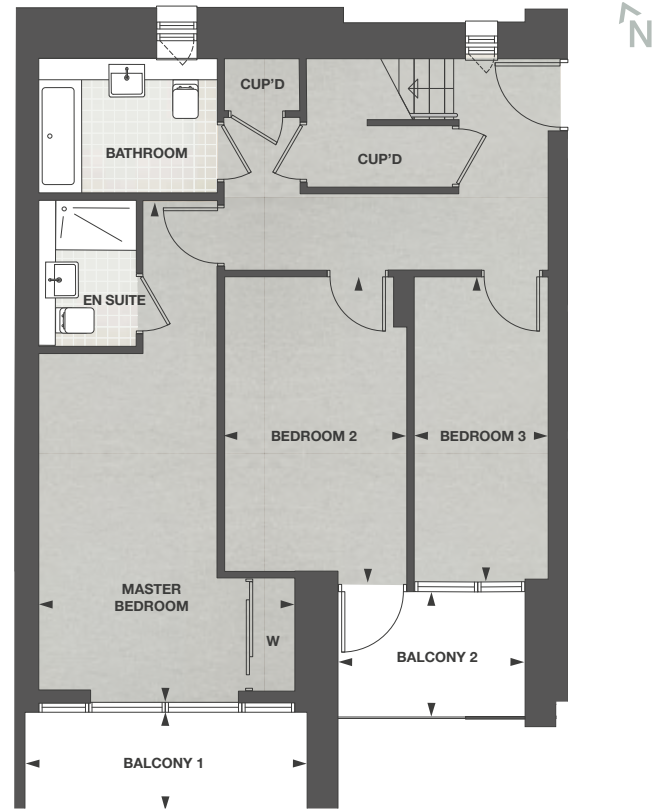
GREENWICH
MILLENNIUM
VILLAGE

Ninth Floor
APARTMENT 33

Tenth Floor
APARTMENT 33

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom

24



25



WEST ELEVATION SOUTH ELEVATION

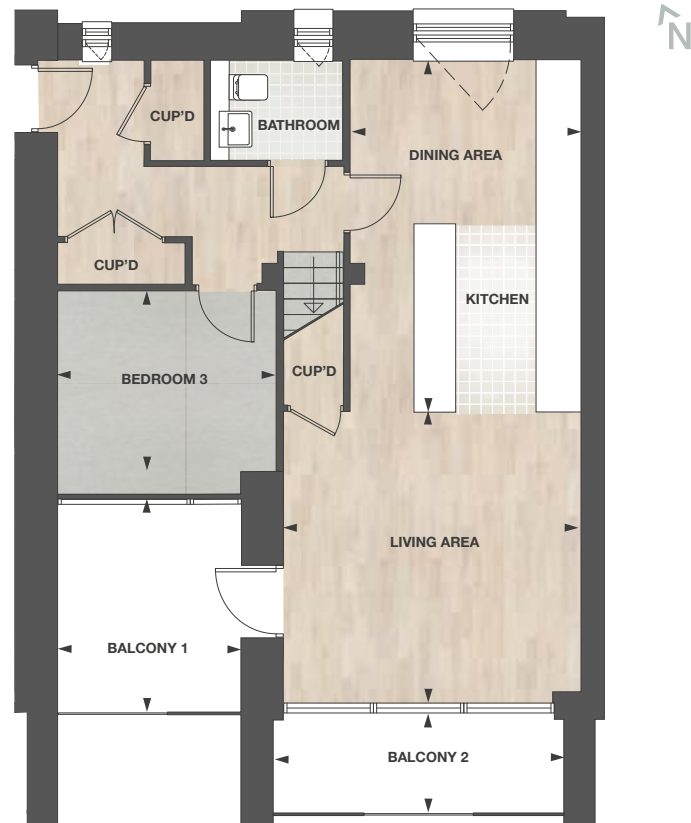
Kitchen	3.97m x 2.92m
Living / Dining area	9.71m x 3.98m
Master Bedroom	7.53m x 3.89m
Bedroom 2	4.43m x 2.75m
Bedroom 3	4.43m x 2.00m
Total Internal Area	133.9 sq m 1442 sq ft
Balcony 1	4.25m x 1.52m
Balcony 2	2.81m x 1.72m
Balcony 3	4.25m x 1.47m

All room sizes are approximate with minimum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Greenwich Millennium Village operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.

3 BEDROOM DUPLEX ÜBERHAUS™ LOWER FLOOR

Ninth Floor
APARTMENT 34

26

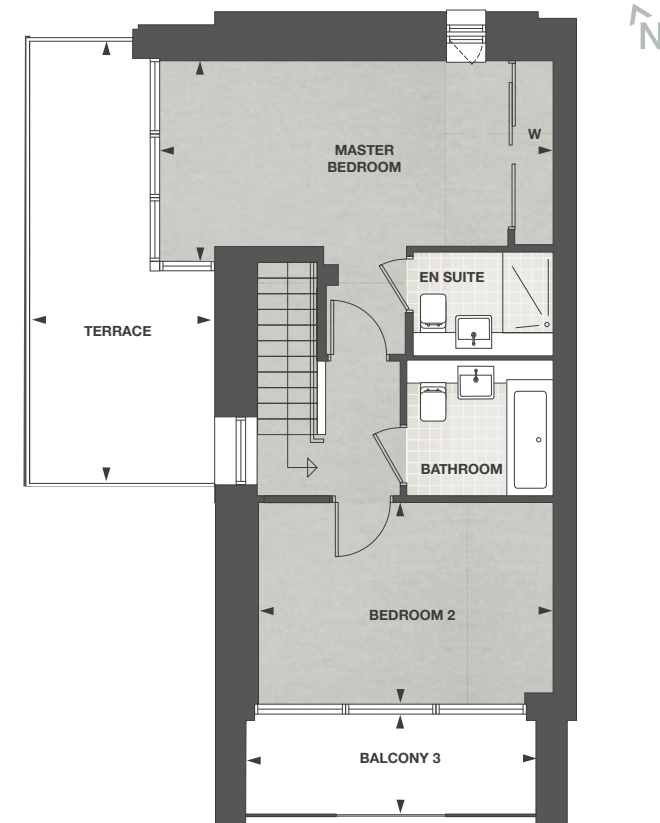


GREENWICH MILLENNIUM VILLAGE

3 BEDROOM DUPLEX ÜBERHAUS™ UPPER FLOOR

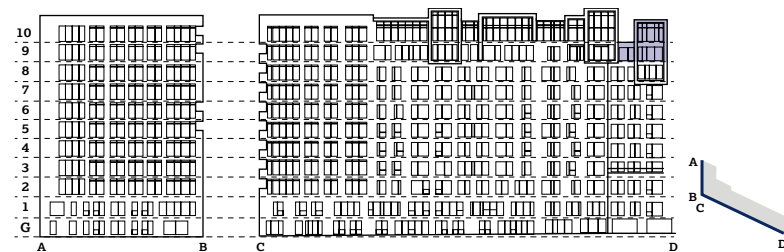
Tenth Floor
APARTMENT 34

27



GREENWICH MILLENNIUM VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom



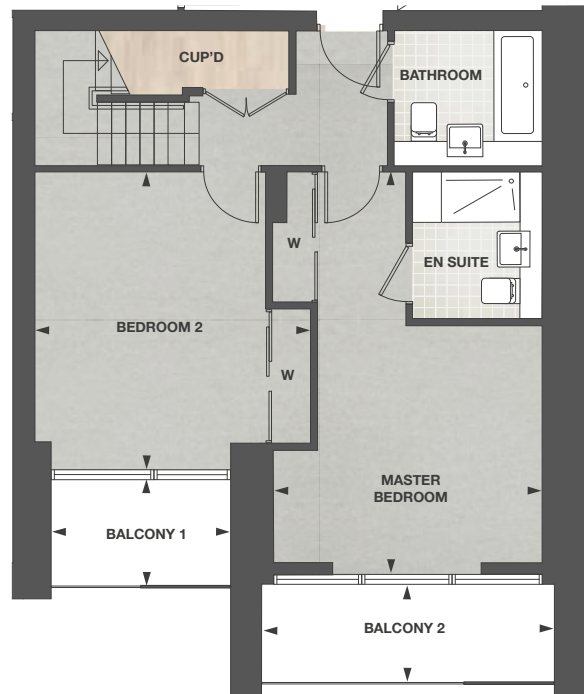
WEST ELEVATION SOUTH ELEVATION

Kitchen / Dining area	5.30m x 3.45m
Living area	4.45m x 4.20m
Master Bedroom	5.91m x 3.01m
Bedroom 2	4.45m x 2.86m
Bedroom 3	3.06m x 3.05m
Total Internal Area	111.3 sq m 1195 sq ft
Balcony 1	3.51m x 3.13m
Balcony 2	4.35m x 1.54m
Balcony 3	4.35m x 1.49m
Terrace	6.38m x 2.78m

All room sizes are approximate with minimum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Greenwich Millennium Village operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.

3 BEDROOM DUPLEX ÜBERHAUS™ LOWER FLOOR

Ninth Floor
APARTMENT 35



GREENWICH
MILLENNIUM
VILLAGE

3 BEDROOM DUPLEX ÜBERHAUS™ UPPER FLOOR

Tenth Floor
APARTMENT 35

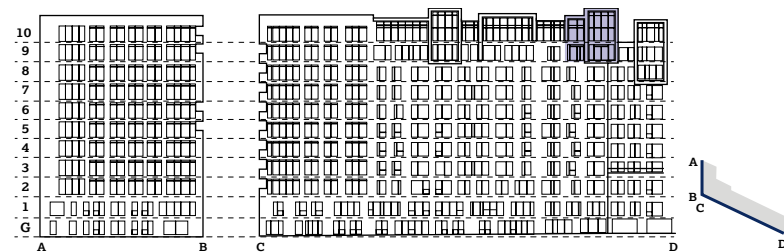


GREENWICH
MILLENNIUM
VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom

28

29



WEST ELEVATION

SOUTH ELEVATION

Kitchen / Dining area	5.30m x 4.04m
Living area	4.41m x 4.04m
Master Bedroom	6.04m x 3.74m
Bedroom 2	4.47m x 4.18m
Bedroom 3	3.50m x 2.46m
Total Internal Area	120.5 sq m 1297 sq ft
Balcony 1	2.72m x 1.48m
Balcony 2	4.40m x 1.38m
Balcony 3	2.69m x 1.59m
Balcony 4	4.40m x 1.47m

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3 BEDROOM MAISONETTE LOWER FLOOR

Ground Floor APARTMENT M10



GREENWICH
MILLENNIUM
VILLAGE

3 BEDROOM MAISONETTE UPPER FLOOR

First Floor APARTMENT M10



GREENWICH
MILLENNIUM
VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom

30

31



WEST ELEVATION SOUTH ELEVATION

Kitchen	3.85m x 2.74m
Living / Dining area	4.92m x 3.55m
Master Bedroom	4.92m x 3.55m
Bedroom 2	3.96m x 3.74m
Bedroom 3	3.80m x 2.20m
Total Internal Area	121.6 sq m 1309 sq ft
Front Garden	7.00m x 3.00m
Balcony	3.40m x 1.50m

All room sizes are approximate with minimum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Greenwich Millennium Village operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.

3 BEDROOM MAISONETTE LOWER FLOOR

GREENWICH
MILLENNIUM
VILLAGE

Ground Floor APARTMENT M12

32



WEST ELEVATION SOUTH ELEVATION

All room sizes are approximate with minimum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Greenwich Millennium Village operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.

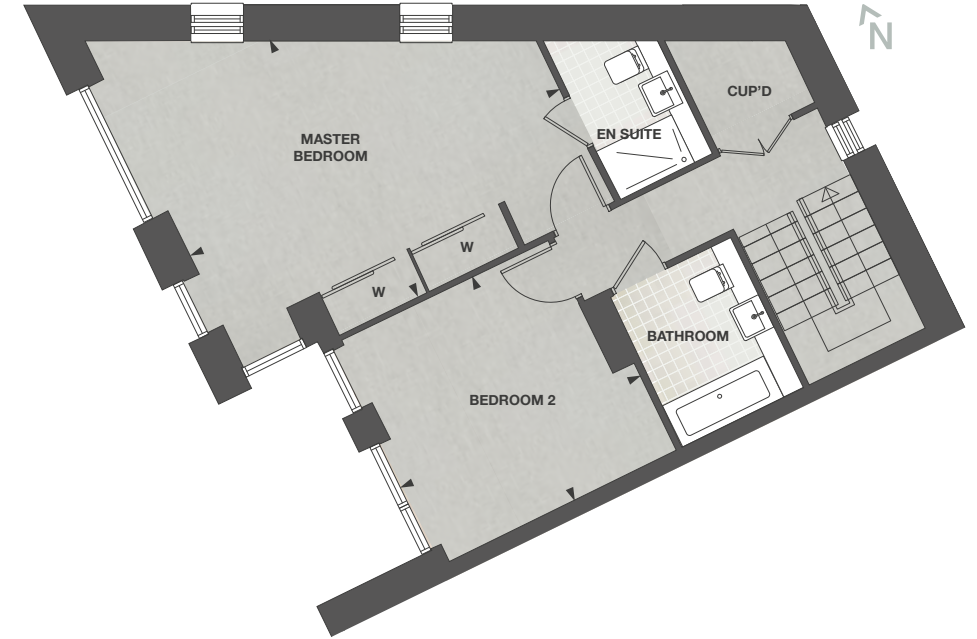
3 BEDROOM MAISONETTE UPPER FLOOR

GREENWICH
MILLENNIUM
VILLAGE

First Floor APARTMENT M12

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom

33



Kitchen	3.06m x 2.95m
Living / Dining area	6.09m x 5.27m
Master Bedroom	6.09m x 4.18m
Bedroom 2	3.96m x 3.68m
Bedroom 3	3.80m x 2.30m
Total Internal Area	122.5 sq m 1319 sq ft
Front Garden	10.00m x 3.00m

2 BEDROOM APARTMENT

First Floor APARTMENT 2

34



GREENWICH
MILLENNIUM
VILLAGE

2 BEDROOM APARTMENT

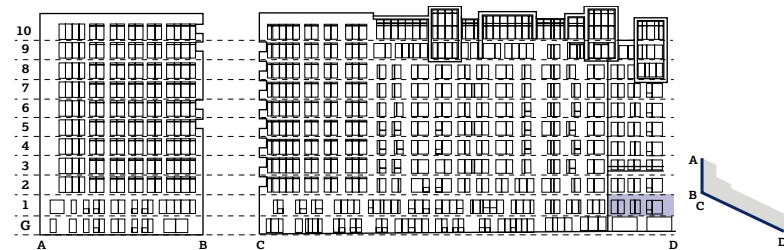
Second Floor APARTMENT 5

35



GREENWICH
MILLENNIUM
VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom



Kitchen	3.10m x 2.30m
Living / Dining area	8.03m x 4.58m
Master Bedroom	4.65m x 2.75m
Bedroom 2	4.65m x 2.75m
Total Internal Area	84.6 sq m 911 sq ft
Balcony	5.18m x 1.65m

WEST ELEVATION SOUTH ELEVATION



Kitchen / Dining area	5.30m x 3.50m
Living area	5.80m x 3.50m
Master Bedroom	6.22m x 2.80m
Bedroom 2	6.23m x 2.80m
Total Internal Area	93.9 sq m 1011 sq ft
Balcony	5.28m x 1.35m

WEST ELEVATION SOUTH ELEVATION

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2 BEDROOM APARTMENT

Second Floor APARTMENT 6

36



GREENWICH
MILLENNIUM
VILLAGE

2 BEDROOM APARTMENT

Third Floor APARTMENT 9*

Fourth Floor APARTMENT 13

Fifth Floor APARTMENT 17

Sixth Floor APARTMENT 21

Seventh Floor APARTMENT 25

Eighth Floor APARTMENT 29

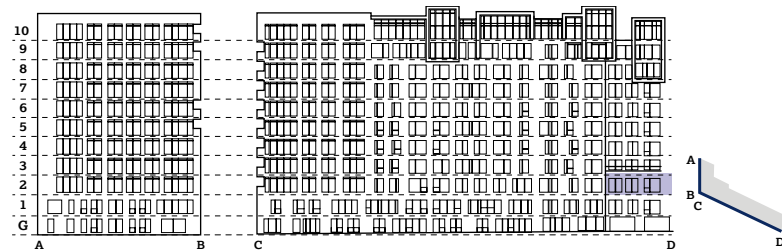
*Please note: dotted line refers to balcony on this apartments only.



GREENWICH
MILLENNIUM
VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom

37



WEST ELEVATION

SOUTH ELEVATION

Kitchen / Dining area	5.30m x 3.45m
Living area	5.80m x 3.45m
Master Bedroom	6.25m x 2.80m
Bedroom 2	6.23m x 2.80m
Total Internal Area	93.6 sq m
	1012 sq ft
Balcony	1.40m x 6.50m



WEST ELEVATION

SOUTH ELEVATION

Kitchen / Dining area	5.30m x 3.50m
Living area	4.20m x 3.50m
Master Bedroom	4.60m x 2.80m
Bedroom 2	4.60m x 2.80m
Total Internal Area	78.4 sq m
	850 sq ft
Balcony	5.10m x 1.60m
*Terrace	9.30m x 3.30m

All room sizes are approximate with minimum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Greenwich Millennium Village operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.

2 BEDROOM APARTMENT

Third Floor
APARTMENT 10*

Fourth Floor
APARTMENT 14

Fifth Floor
APARTMENT 18

Sixth Floor
APARTMENT 22

Seventh Floor
APARTMENT 26

*Please note: dotted line refers to balcony on these apartments only.

38



GREENWICH
MILLENNIUM
VILLAGE

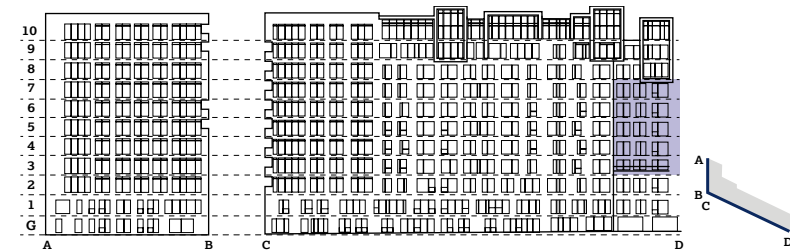
2 BEDROOM APARTMENT

Eighth Floor
APARTMENT 30

GREENWICH
MILLENNIUM
VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom

39



WEST ELEVATION SOUTH ELEVATION

Kitchen / Dining area	5.30m x 3.50m
Living area	4.20m x 3.50m
Master Bedroom	4.62m x 2.80m
Bedroom 2	4.63m x 2.80m
Total Internal Area	78.6 sq m 850 sq ft
Balcony	5.10m x 1.60m
*Terrace	9.43m x 2.95m



WEST ELEVATION SOUTH ELEVATION

Kitchen / Dining area	5.30m x 3.45m
Living area	4.20m x 3.45m
Master Bedroom	4.57m x 2.80m
Bedroom 2	4.63m x 2.80m
Total Internal Area	80.8 sq m 870 sq ft
Balcony 1	4.35m x 1.49m
Balcony 2	4.23m x 1.58m

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2 BEDROOM APARTMENT

GREENWICH
MILLENNIUM
VILLAGE

First Floor APARTMENT 37



WEST ELEVATION SOUTH ELEVATION

Kitchen	3.91m x 3.60m
Living / Dining area	7.72m x 2.80m
Master Bedroom	5.90m x 2.81m
Bedroom 2	4.70m x 2.83m
Total Internal Area	96 sq m 1033 sq ft
Balcony	7.00m x 1.55m

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2 BEDROOM APARTMENT

GREENWICH
MILLENNIUM
VILLAGE

Second Floor APARTMENT 40 ADAPTABLE

Third Floor APARTMENT 44 ADAPTABLE

Fourth Floor APARTMENT 48 ADAPTABLE

Fifth Floor APARTMENT 52 ADAPTABLE

Sixth Floor APARTMENT 56 ADAPTABLE

Seventh Floor APARTMENT 60 ADAPTABLE

Eighth Floor APARTMENT 64 ADAPTABLE

Ninth Floor APARTMENT 68

Tenth Floor APARTMENT 71

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom



WEST ELEVATION SOUTH ELEVATION

Kitchen	3.90m x 2.42m
Living / Dining area	7.06m x 6.09m
Master Bedroom	5.87m x 2.92m
Bedroom 2	4.52m x 2.85m
Total Internal Area	79.5 sq m 856 sq ft
Balcony 1	10.90m x 1.62m
Balcony 2	5.65m x 1.62m

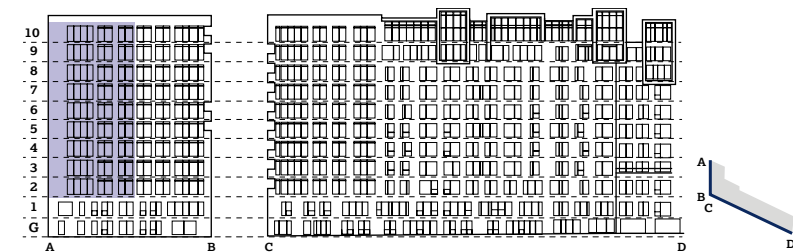
2 BEDROOM APARTMENT

GREENWICH
MILLENNIUM
VILLAGE

- Second Floor
APARTMENT 41
- Third Floor
APARTMENT 45
- Fourth Floor
APARTMENT 49
- Fifth Floor
APARTMENT 53
- Sixth Floor
APARTMENT 57
- Seventh Floor
APARTMENT 61
- Eighth Floor
APARTMENT 65
- Ninth Floor
APARTMENT 69
- Tenth Floor
APARTMENT 72



*The two windows only applies to apartments 61 and 72.



WEST ELEVATION SOUTH ELEVATION

Kitchen	4.48m x 3.81m
Living / Dining area	5.31m x 4.97m
Master Bedroom	4.50m x 2.85m
Bedroom 2	4.67m x 3.20m
Total Internal Area	86.4 sq m
	930 sq ft
Balcony	6.29m x 1.62m

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2 BEDROOM APARTMENT

GREENWICH
MILLENNIUM
VILLAGE

- Second Floor
APARTMENT 38
- ADAPTABLE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom



WEST ELEVATION SOUTH ELEVATION

Kitchen / Dining area	5.30m x 3.50m
Living area	5.80m x 3.50m
Master Bedroom	6.23m x 2.89m
Bedroom 2	6.23m x 2.80m
Total Internal Area	94.2 sq m
	1014 sq ft
Balcony	5.53m x 1.40m

2 BEDROOM APARTMENT

Second Floor
APARTMENT 39

Third Floor
APARTMENT 43

Fourth Floor
APARTMENT 47

Fifth Floor
APARTMENT 51

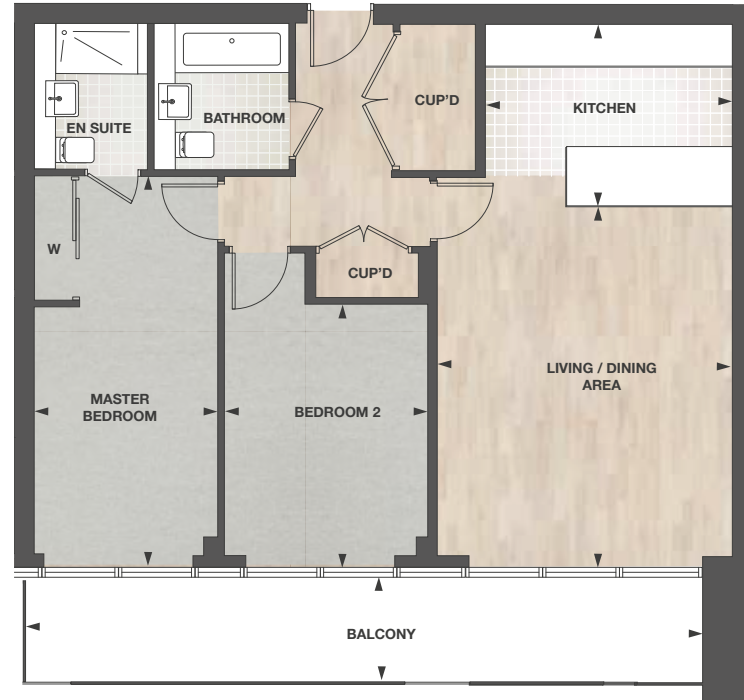
Sixth Floor
APARTMENT 55

Seventh Floor
APARTMENT 59

Eighth Floor
APARTMENT 63

Ninth Floor
APARTMENT 67

Tenth Floor
APARTMENT 70



GREENWICH
MILLENNIUM
VILLAGE

2 BEDROOM APARTMENT

Third Floor
APARTMENT 42

Fourth Floor
APARTMENT 46

Fifth Floor
APARTMENT 50

Sixth Floor
APARTMENT 54*
ADAPTABLE

Seventh Floor
APARTMENT 58*
ADAPTABLE

Eighth Floor
APARTMENT 62*
ADAPTABLE

*Please note: dotted line refers to balcony on these apartments only.



GREENWICH
MILLENNIUM
VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom

44

45



WEST ELEVATION

SOUTH ELEVATION

Kitchen	3.77m x 2.85m
Living / Dining area	5.42m x 4.46m
Master Bedroom	5.70m x 2.76m
Bedroom 2	3.10m x 3.08m
Total Internal Area	84.1 sq m 905 sq ft
Balcony	10.1m x 1.62m



WEST ELEVATION

SOUTH ELEVATION

Kitchen/Dining area	5.30m x 3.50m
Living area	4.02m x 3.50m
Master Bedroom	6.23m x 2.89m
Bedroom 2	6.23m x 2.80m
Total Internal Area	88.6 sq m 958 sq ft
Balcony	4.30m x 1.70m
Balcony*	7.65m x 1.72m

All room sizes are approximate with minimum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Greenwich Millennium Village operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.

I BEDROOM APARTMENT

First Floor APARTMENT 3

46

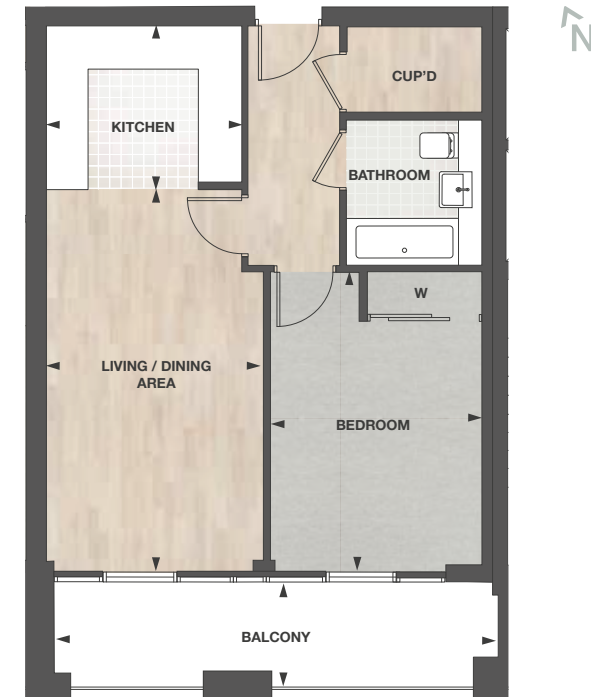


GREENWICH
MILLENNIUM
VILLAGE

I BEDROOM APARTMENT

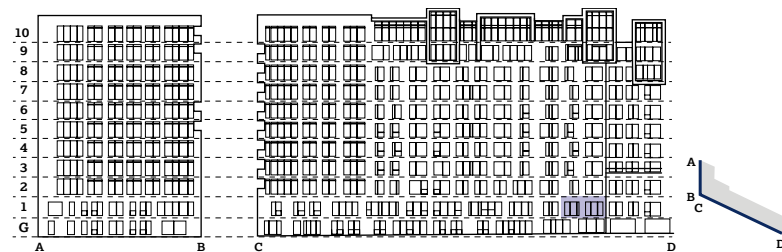
Second Floor APARTMENT 4

47



GREENWICH
MILLENNIUM
VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom



WEST ELEVATION SOUTH ELEVATION

Kitchen	2.94m x 2.51m
Living / Dining area	4.30m x 3.26m
Bedroom	4.30m x 3.18m
Total Internal Area	52.3 sq m
	563 sq ft
Balcony	6.31m x 1.53m



WEST ELEVATION SOUTH ELEVATION

Kitchen	2.94m x 2.45m
Living / Dining area	4.30m x 3.27m
Bedroom	4.30m x 3.17m
Total Internal Area	52.3 sq m
	563 sq ft
Balcony	6.64m x 1.52m

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1 BEDROOM APARTMENT

Second Floor
APARTMENT 7

Third Floor
APARTMENT 11*

Fourth Floor
APARTMENT 15*

Fifth Floor
APARTMENT 19*

Sixth Floor
APARTMENT 23

Seventh Floor
APARTMENT 27

Eighth Floor
APARTMENT 31

*Please note: dotted line refers to balcony on these apartments only.



GREENWICH
MILLENNIUM
VILLAGE

1 BEDROOM APARTMENT

Third Floor
APARTMENT 8

Fourth Floor
APARTMENT 12*

Fifth Floor
APARTMENT 16*

Sixth Floor
APARTMENT 20*

Seventh Floor
APARTMENT 24

Eighth Floor
APARTMENT 28

*Please note: dotted line refers to balcony on these apartments only.

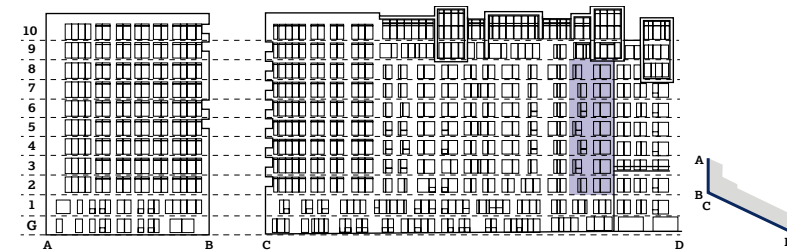


GREENWICH
MILLENNIUM
VILLAGE

Key:
W: Wardrobe
Cup'd: Cupboard
WC: Cloakroom

48

49



WEST ELEVATION

SOUTH ELEVATION

Kitchen	2.94m x 2.51m
Living / Dining area	4.30m x 3.26m
Bedroom	4.30m x 3.18m
Total Internal Area	52.3 sq m 563 sq ft
Balcony	6.57m x 1.58m
Balcony*	3.45m x 1.72m



WEST ELEVATION

SOUTH ELEVATION

Kitchen	2.94m x 2.45m
Living / Dining area	4.30m x 3.27m
Bedroom	4.30m x 3.17m
Total Internal Area	52.3 sq m 563 sq ft
Balcony	7.65m x 1.72m
Balcony*	3.57m x 1.72m

All room sizes are approximate with minimum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Greenwich Millennium Village operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen layouts shown are indicative. Please ask Sales Consultants for detailed information regarding specific properties.

GREENWICH
MILLENNIUM
VILLAGE

We operate a policy of continuous product development and individual features may vary from time to time. Interior photography is from previous developments. These particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. They are not to be taken as forming any part of a resulting contract or warranty, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their accuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars. If you are in any doubt please contact one of our Sales Consultants. (October 2016)

www.gmv.london
020 8305 2712

**Taylor
Wimpey**
Central London

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Places People Love

The development of Greenwich Millennium Village is a collaboration between Countryside Properties Plc and Taylor Wimpey Central London Developments Ltd.
The site is being developed by Greenwich Millennium Village Ltd which is the joint venture company in association with Mayor of London.

GVA

An **APLEONA** company

Appendix 3

Letter to James
Purvis

21 July 2017



An **APLEONA** company

Our Ref: JGK/FC08/02B618288

65 Gresham Street
London
EC2V 7NQ

T: +44 (0)8449 02 03 04

gva.co.uk

21 July 2017

Mr James Purvis
BNP Paribas Real Estate UK
5 Aldermanbury Square
London
EC2V 7BP

Dear Jamie

Property: Charlton Riverside, Greenwich, SE7 7TE

Following on from our previous discussions regarding the residential values for the above scheme, our client has sought advice from two additional advisors and has been provided with further details of the comparable evidence provided by JLL for Greenwich Millennium Village. The advice from the three advisors (CBRE, JLL and Savills) is broadly consistent and is attached at Appendix 1.

Greenwich Millennium Village

With regards to the evidence provided by JLL for Greenwich Millennium Village, you commented that the information required was the floor levels and the locations of the units. JLL have provided more accurate information on the scheme which is tabulated below:

Plot Number	Unit Reference	Floor	Unit Type	House Area	Sales Date	Sales Stage	Current Price	£/FT
608	206-A-02-02(2)	2	1 Bed Apartment	565	09/2016	Legal Completion	£365,000	£646
704	207-A-01-02(2)	1	1 Bed Apartment	576	11/2016	Legal Completion	£365,000	£634
604	206-A-01-02(2)	1	1 Bed Apartment	565	09/2016	Legal Completion	£349,950	£619
709	207-A-03-01(2)	3	1 Bed Apartment	630	11/2016	Legal Completion	£380,000	£603
706	207-A-02-01(2)	2	1 Bed Apartment	630	11/2016	Legal Completion	£375,000	£595
703	207-A-01-01(2)	1	1 Bed Apartment	630	11/2016	Legal Completion	£370,000	£587
708	207-A-02-03(2)	3	2 Bed Apartment	850	11/2016	Legal Completion	£475,000	£559
901	209-A-00-01(2)	G	2 Bed Apartment	850	12/2016	Legal Completion	£475,000	£559
705	207-A-01-03(2)	1	2 Bed Apartment	850	11/2016	Legal Completion	£470,000	£553
807	208-A-02-02(2)	2	2 Bed Apartment	861	12/2016	Legal Completion	£475,000	£552
804	208-A-01-02(2)	1	2 Bed Apartment	861	12/2016	Legal Completion	£470,000	£546
603	206-A-01-01(2)	1	2 Bed Apartment	861	09/2016	Legal Completion	£460,000	£534
602	206-A-00-02(2)	1	3 Bed Apartment	1,340	09/2016	Legal Completion	£618,000	£461

The scheme has achieved an average price of £599 per sq ft.

GVA is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS.

Birmingham Bristol Cardiff Dublin
Edinburgh Glasgow Leeds Liverpool
London Manchester Newcastle



Precision

In addition to this, we have broadened our evidence base and draw on an additional comparable, Precision, which is located in Greenwich. Recent sales are detailed below:

Floor	Beds	Aspect	Size (Sq Ft)	Achieved Price	£psf	Date
4	1	SW	570	£363,750	£638	24/03/2017
4	2	NW	753	£489,000	£649	23/03/2017
7	2	NW	807	£522,000	£647	30/01/2017
7	2	NE	807	£510,000	£632	01/02/2017
7	2	SE	797	£510,000	£640	06/11/2016
1	2	NE	920	£475,000	£516	10/01/2017
6	1	SW	570	£385,000	£675	05/10/2016
6**	3	SE	1163	£600,000	£515	02/04/2017
1	1	SE	635	£389,000	£612	27/05/2017
6***	2	W	753	£478,000	£635	17/02/2017
7*	2	N+E+W	818	£521,000	£637	01/02/2017
5	1	SE	560	£360,000	£643	09/03/2017
5	1	NW	570	£378,000	£663	25/01/2017
6	2	NW	753	£499,000	£663	04/11/2016
13	2	SW	872	£560,000	£642	30/03/2017
4	2	NE	753	£468,640	£622	16/12/2016
6	2	NE	753	£489,020	£649	23/01/2017

CBRE are the selling agents on the scheme and have confirmed that the average achieved sales rate is £640 per sq ft.

We consider Precision to be a better scheme than the subject scheme as it is located in Greenwich which is an established location with amenities in close proximity. In addition to this it is considered to be an established residential location, with other new build developments in close proximity.

We note a number of valuation issues:

- Greenwich Millennium Village is achieving an average sales value of £599 per sq ft and Precision has achieved £640 per sq ft. These schemes are both located in superior and well established residential locations and therefore we would expect the subject scheme to achieve a lower sales rate.
- Although this scheme is the first scheme in this location and it will have little competition in the immediate locality, we would note that the later phases of the scheme will have increased competition from other sites in the local area. This may impact the values and sales rate at the proposed scheme.
- CBRE comment in their report that the unit layouts and sizes at Precision are superior to Charlton Riverside. The unit mix is also superior as there are nearly 60% one bedroom units

and 7% three bedroom units. This compares to 23% and 26% respectively at Charlton Riverside. This has resulted in the Precision sales values being higher on a per sq ft basis.

- Three bedroom units appeal generally to owner occupiers and CBRE comment that the demand for these units is limited. As such, capital values will have to be reduced or large discount levels and incentives will be adopted in order to achieve the requisite sales momentum. In addition to this, these types of units tend not to be sold until they have completed as purchasers prefer to view the units prior to purchasing. This limits the potential for pre-sales of the three bed flats.
- The comparable schemes have benefitted from Help to Buy. The scheme is due to end in March 2021 and consequently Charlton Riverside will not benefit from this as Precision and GMV have.
- At Precision, over 45% of sales are the lower price homes within Help to Buy. Charlton Riverside will be detrimentally affected by the loss of Help to Buy resulting in slow sales rates, higher discount levels and other incentives in order to achieve sales.

Based on the above points and the additional evidence provided, we consider the sales value we adopted of £611 per sq ft to be appropriate and reasonable.

Yours sincerely



Jacob Kut MRCIS
RICS Registered Valuer
Senior Director
Jacob.Kut@gva.co.uk
020 7911 2829
Valuation Consultancy
For and on behalf of GVA Grimley Limited

Fiona Chatham MRICS
RICS Registered Valuer
Surveyor
Fiona.Chatham@gva.co.uk
020 7911 2541
Valuation Consultancy



Jones Lang LaSalle Ltd
30 Warwick Street London W1B 5NH
+44 (0)20 7493 4933

jll.co.uk

Ben Green
Rockwell
23 King Street
London
SW1Y 6QY

Your ref Charlton Riverside
Our ref

18 July 2017

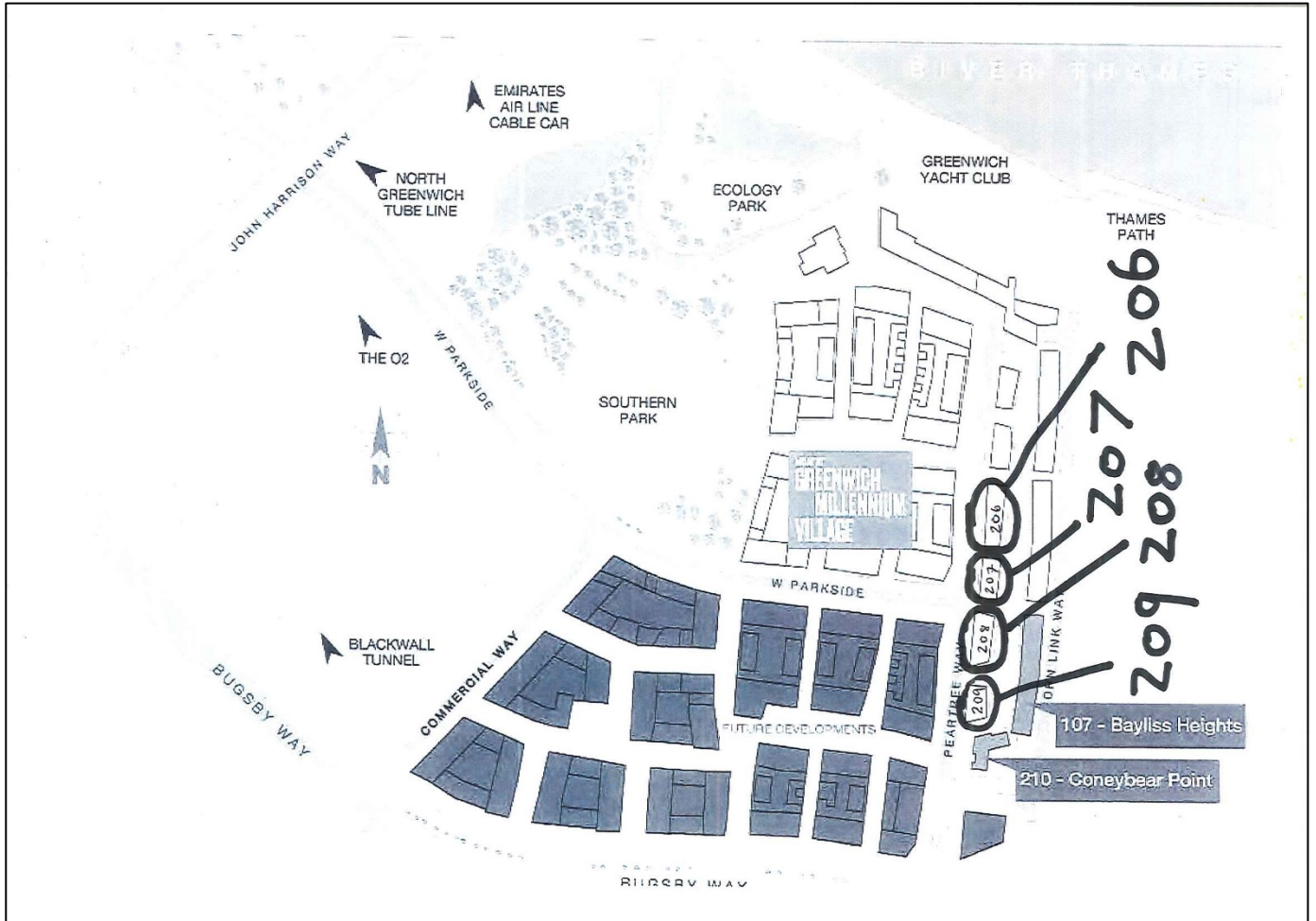
Dear Ben,

In relation to the response from BNP please find below a list of plots with floor numbers and Block references, as well as an annotated map showing their position (Block number is taken from the initial 3 digits of the unit reference).

Plot Number	Unit Reference	Floor	Unit Type	House Area	Sales Date	Sales Stage	Current Price	£/FT
608	206-A-02-02(2)	2	1 Bed Apartment	565	09/2016	Legal Completion	£365,000	£646
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602	206-A-00-02(2)	1	3 Bed Apartment	1,340	09/2016	Legal Completion	£618,000	£461

We believe this supports our views as stated in our previous supporting letter “Greenwich Millennium Village (GMV) is currently the closest comparable scheme to Charlton Riverside, located just under 1 KM away from the subject site, however it is still located on the peninsula in an area that has been subject to higher levels of residential development. In spite of this preferable location, GMV has failed to transact at the higher price point that has been achieved on more centrally located peninsula schemes, adding to this despite the lower achieved price of £599 £/Ft transaction levels and sales rates have been low at the scheme with only C. 250 units sold since the schemes launch in November 2012, equating to a sales rate of 4.6 PCM. This relatively low figure is exacerbated further due to the 2012-2015 period being one of significant growth and a favourable investment/sales environment. This period was characterised by high sales volumes with many schemes selling at rates of 10-20 units PCM

If this sales rate were to be replicated at Charlton riverside and assuming the market was as buoyant as it was in the 2012-2015 period, this would equate to a sales period of just under 12 years for all of the units to be sold, meaning that a c. 70% off plan sales strategy would be unattainable and this figure would be closer to c. 40%. “



Yours Sincerely,

Peter Gibney
JLL

20th July 2017

Charlton Riverside – Phase 1

Market Overview

Prepared for LGA Prop Co
Private and confidential



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Market Overview	4
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Pricing Methodology	20
Comparables	21
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Executive Summary

CBRE has been asked to provide an independent assessment of the proposed Charlton Riverside Phase 1 scheme. The scope of this report includes a market overview, a development overview, a local comparable study and a target pricing exercise. This report critiques the proposed development, provides benchmarking analysis on its location and compares it to a development in the Royal Borough of Greenwich called Precision, a scheme that CBRE are instructed as selling agents. CBRE confirms all prices stated on Precision are actual sold prices.

Charlton Riverside Phase 1 is located over two sites, Plot A and Plot B, which covers an area of approximately 2.52ha. The current planning application includes 975 residential units, spread over 9 buildings, which range in height from 2 to 28 storeys and the provision of retail and leisure space at ground and first floor levels.

The residential sales market over the past eight months in London has constricted. This is due to a number of factors including the increased stamp duty introduced last April, the uncertainty that still remains around Brexit's impact on the economy, the Trump presidency and the recent general election result. Alongside this there are a high proportion of developments on sale which has resulted in a noticeable lack of urgency from purchasers. The high level of competition has led to the requirement for discounts of between 5 – 10% and incentives such as payment of stamp duty being offered over the past 12 months, the average discount level for sales conducted by CBRE Residential was 6% in June 2017, which is in line with current market expectations.

A pricing summary is included in this report which generates a blended average of £610sq. ft. equating to a GDV of £403,424,000.

Market Overview

Following a volatile 2016, market activity across London remains relatively muted. The first half of 2017 has witnessed a slowing of sales rates across London. Uncertainties surrounding Brexit, the General Election recent events in London as well as increased competition in the market have led to purchasers prolonging decisions buying. We have however, seen a resurgent market in South East Asia, especially in Hong Kong and Shanghai. CBRE have witnessed developers offering increased incentives including dealing margins, rental guarantees, stamp duty payments and a change to payment terms in order to attract investors in the early stages of the sales programme. Help to Buy has also been a key driver to lower priced stock close to practical completion.

The latest quarterly data (to Feb-17) shows a 16.5% fall sales in volumes over the quarter. Sales are also 22.4% below the same quarter last year and 24.2% below the 10-year quarterly average. In the CBRE East London office, sales rates on a number of schemes we are instructed on are down by 50% compared to the same time last year. This is due to a number of factors including price expectations, market conditions and market saturation.

As a result, price growth in London has slowed over the past year. According to Land Registry, the average London house price increased by 0.7% in April 2017. On an annual basis, average prices are up 4.7%. Although this is a slight increase on last month, it remains low compared with a year ago when annual house price growth stood at 12.3%.

There are still four boroughs in London with negative annual house price growth this month: Islington (-0.5%), City of London (-0.7%), Wandsworth (-2.2%) and Camden (-2.9%). Yet again this month the outer London boroughs have posted robust house price performance with Haringey, Enfield and Newham showing the strongest annual growth rates, of 9%, 7.9% and 7.9% respectively. The Royal Borough of Greenwich posted a 2.3% increase, over 2% below the 4.7% average London wide increase.

The new build absorption rate across London has remained stable at the start of 2017. Currently, 57% of units under construction are sold; this is very much in line with the assumption that Charlton Riverside will be 50% pre sold. The sales programme for the development will take a considerably long period. If 100 are released per annum and according to market conditions and LGA Prop Co's target only circa half of this release is sold it will take over 20 years to sell the development. If prices are too high and purchasers do not see value in the product, this sales period could be prolonged.

In actual terms this translates into 33,613 pre-sales of 58,970 under construction. This is down from a peak of 66% at the end of 2014. Outer London at 59% remains slightly stronger than Inner London at 55%.

Overall, 20,763 new build units sold in 2016 which is 22% lower than 2015. Although this remains high by historic standards it represents the lowest new build sales volume since 2012. There were 5,470 new build sales in Q1 2017 which were evenly split between inner and outer London.

According to Molior, the average asking price for new-build stock across London was £911 psf in Q1 2017. The inner London (including Camden, City of London, Hackney, Hammersmith & Fulham, Islington, RBKC, Lambeth, Southwark, Tower Hamlets, Wandsworth and Westminster) figure is higher at £1,408 psf while outer London recorded an average of £658 psf.

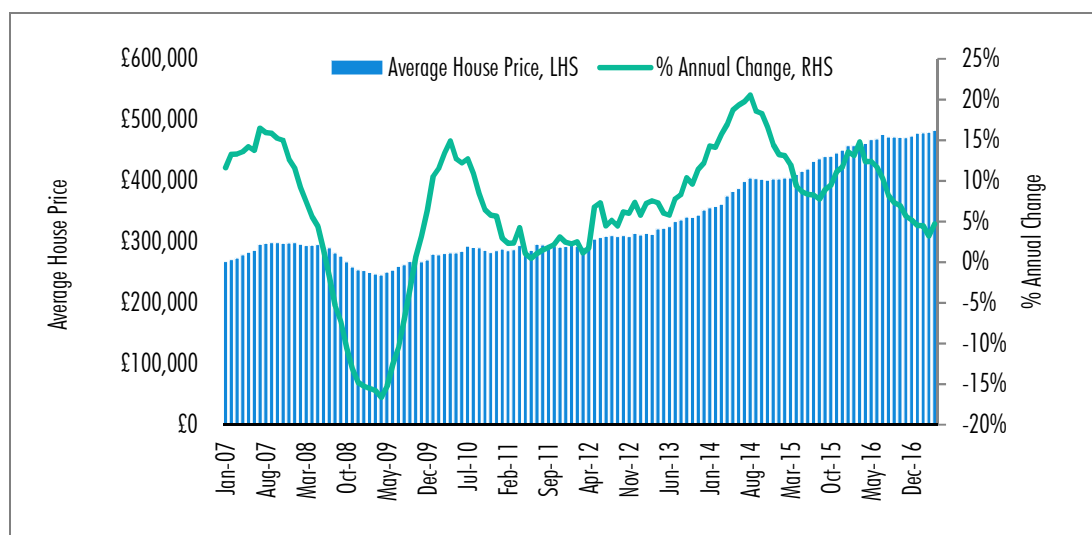
Analysing Greater London sales broken down by price band shows that the £600-£1,000 per sq ft bracket was the strongest, accounting for 50% of all sales in Q1 2017, followed by £1,000-£1,500 per sq ft, which accounted for 29% of all sales.

17% of all sales were below £600 per sq ft, while properties priced above £1,500 per sq ft make up the smallest share of all sales (3%).

CBRE’s current five year growth forecasts are listed below

	2017	2018	2019	2020	2021	2017 - 2021
London	2.0	3.0	4.5	4.0	4.0	18.7
UK	2.0	2.5	3.5	3.0	3.0	14.8

London average house prices



Source: Land Registry

Local Population and Demand Profile

Population and households

According to the latest census, the population of Greenwich was 254,557 in 2011, increasing by 17% over the ten years since previous census in 2001. Going forwards to 2021, the population is expected to grow by a further 17% to reach 298,600. Current estimates suggest that the population of Greenwich stood at 279,800 in 2016.

At a postcode district level population data is recorded only at the time of the official census. In 2011 the population of SE7 was recorded at 21,139 having increased 10% since 2001.

Between 2001 and 2011 the number of households in Greenwich increased by 9%, from 93,000 to 101,045. By 2021 the number of households in the borough is estimated to reach 124,527; an increase of 23% from 2011. In SE7 there were a total of 8,306 households in 2011 having remained unchanged since 2001.

The population of Greenwich is growing at a faster pace than Greater London, where the population increased by 12% over the ten years to 2011. London’s population is projected increase a further 15% to 2021 to reach 9.4 million.

Demographic overview

	POPULATION (2011)	HOUSEHOLDS (2011)	HOUSEHOLD SIZE (2011)	POPULATION DENSITY (PPL PER SQKM)
SE7	21,139	8,306	2.5	-
Greenwich	254,557	101,045	2.5	5,378
London	8,204,400	3,266,173	2.7	5,199

Source: ONS

Socio-economic profile

The socio-economic profile of Greenwich is diverse, with five main groups making up 80% of the population: Urban Cohesion (18.7%), Municipal Challenge (18.7%), Rental Hubs (14.3%), Family Basics (13.9%) and City Prosperity (13.6%).

The largest group, Urban Cohesion, accounts for 18.7% of the borough’s population, or 50,710 people. These are settled extended families and older people who live in multi-cultural city suburbs. Most have bought their own homes and have been settled in these neighbourhoods for many years, enjoying the sense of community.

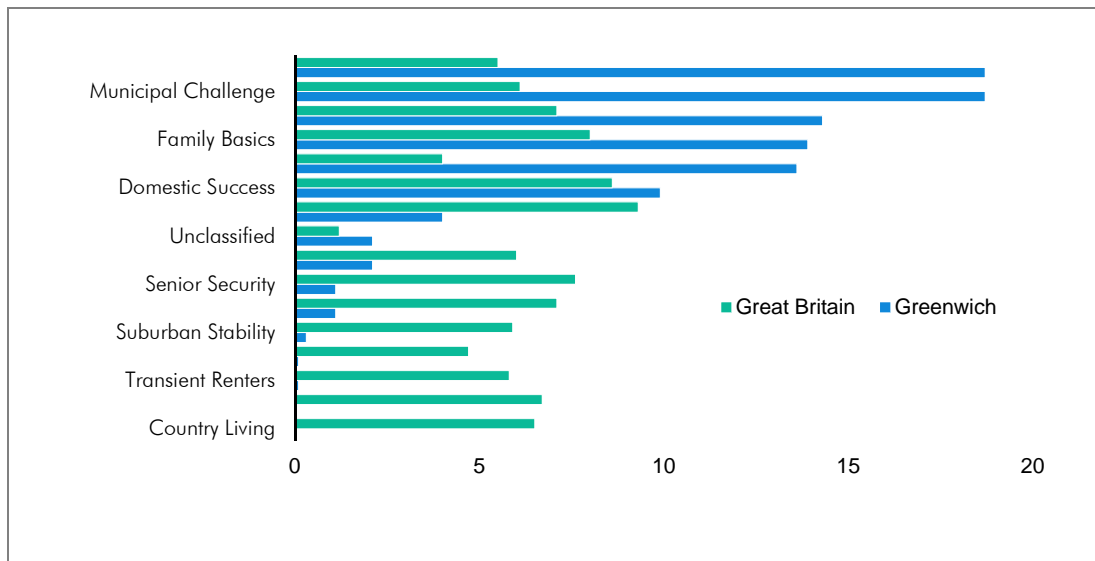
The second largest group is Municipal Challenge (18.7%). According to Experian, this group live in challenged neighbourhoods where long-term social renting is the principal tenure. These neighbourhoods suffer from high unemployment and incomes can be particularly low. Those in work tend to be in manual or low level service jobs. Many also depend on benefits.

Rental Hubs accounts for 14.3% of the borough’s population, equating to 38,799 people. This group consists of predominantly young, single people in their 20s and 30s who live in urban locations and rent their homes from private landlords while in the early stages of their careers or pursuing studies.

Family Basics accounts for 13.9% of the population. This group is consists predominantly of families with school age children who have limited budgets and can struggle to make ends meet. Their homes are relatively low cost and are often found in areas with fewer employment options.

In contrast, ‘City Prosperity’, which accounts for 13.6% of the population, are amongst the most affluent people in the country. City Prosperity are found in senior and well-paid positions in London’s key financial and professional organisations, as well as high status roles in other industries. Commanding substantial salaries, this group can afford to live in expensive homes in prestigious locations. Around half of the properties are owned, but many also rent. Focussed on their careers, many of this group are single and less likely than others to have children.

Socio-economic profile

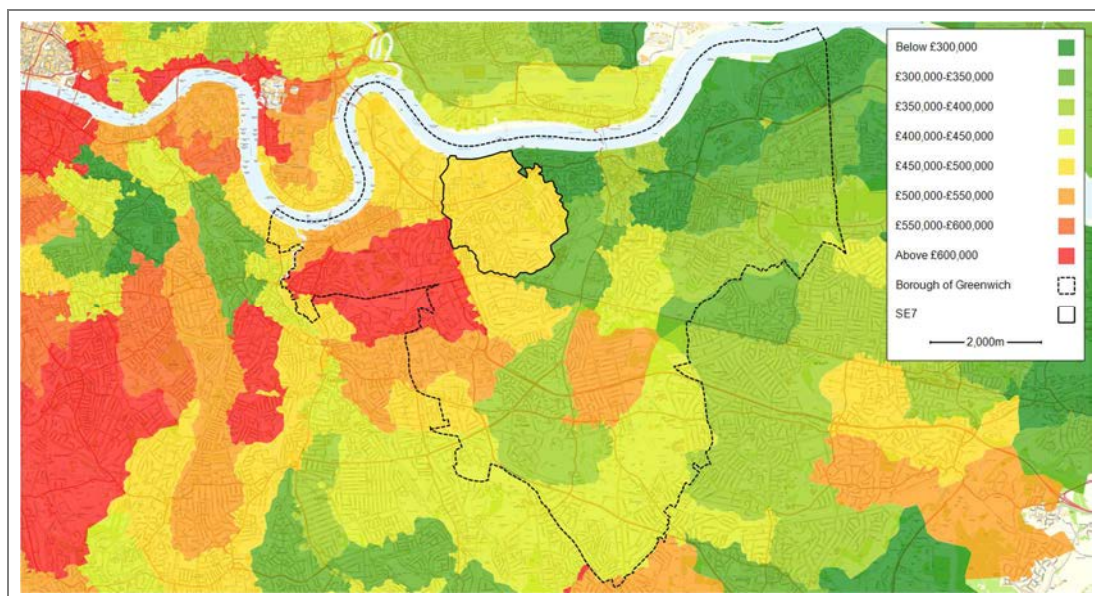


Source: Experian

Local Residential Market Overview

Sale prices

Average sale prices, Q1 2017



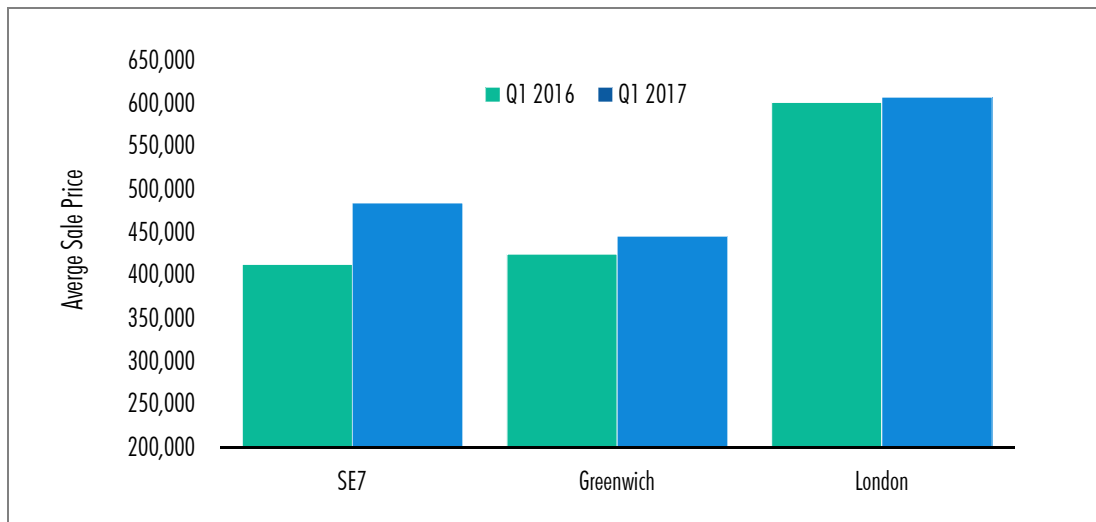
Source: Land Registry

According to the latest Land Registry data for Q1 2017, the average sale price of a home in SE7 was £484,171; 9% higher than the borough overall.

Compared with the same period of 2016, the average sale price in SE7 has increased by 17%. This has been driven by higher average prices for terraced and semi-detached homes which Charlton Riverside only has 25 of, or 2.6% of the overall unit mix.

Flat prices have remained largely unchanged. However, with just 35 sales in Q1 2017, the sample size is small and the figures should therefore be treated with some caution.

Average sale price

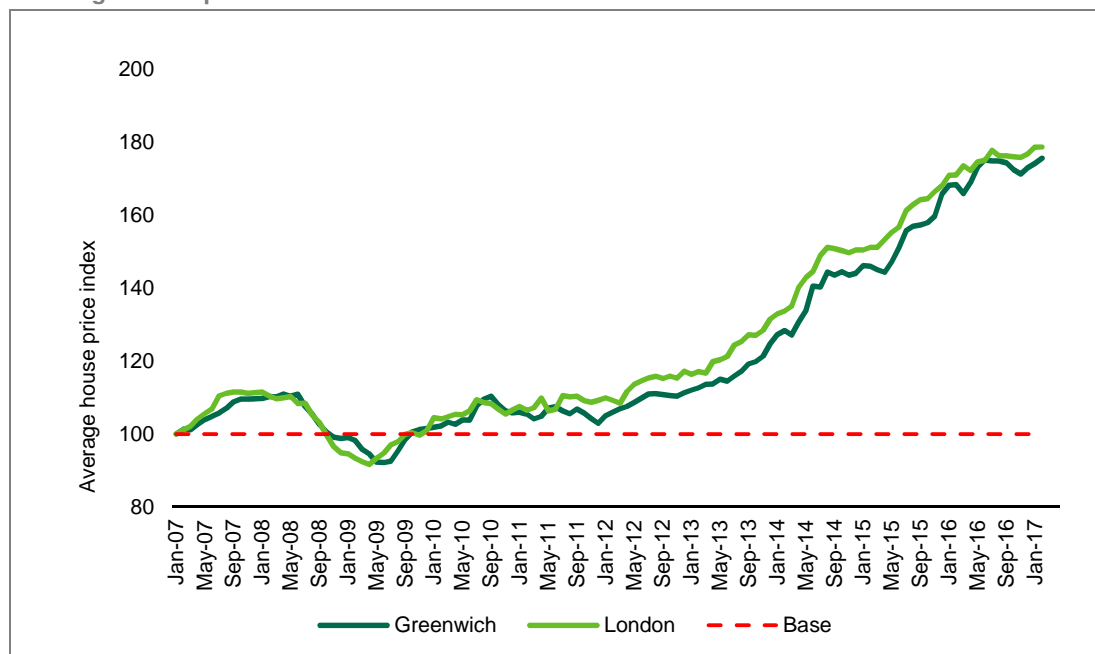


Source: Land Registry

House price trends

As the chart below illustrates, house prices in the borough of Greenwich have moved in line with Greater London over the past decade. Performance has been particularly strong since 2013, with both markets recording double digit growth for almost three years. More recently, house price growth has slowed, with Greenwich posting an annual increase of 5% in April 2017. This is line with Greater London where the average price grew by 4.7% over the same period.

Average house price index



Source: Land Registry

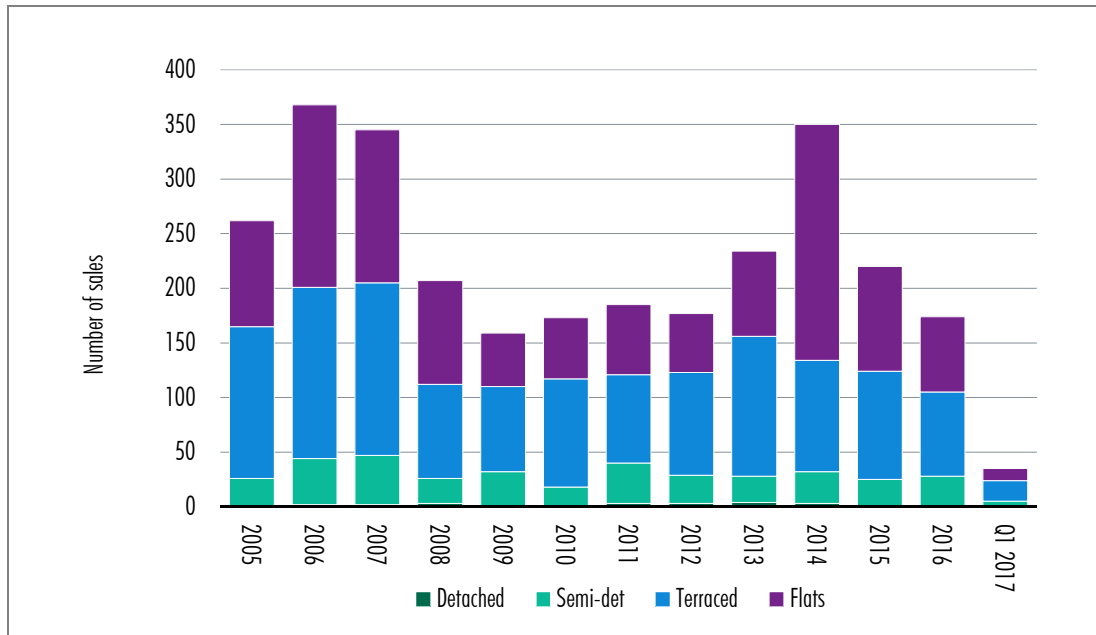
Sales volumes

The latest data for Q1 2017 recorded a total of 35 sales in the district; slightly higher than in Q4 2016 when 31 sales were recorded. However, activity was low in comparison with Q1 2016 when there were 60 sales in SE7. On an annual basis, sales declined 20% in 2016 compared with 2015, and by half compared with 2014. However, the 2014 figures partly reflect sales in the most recently completed new-build scheme in SE7 – Victoria Way.

The above figures clearly illustrate that introducing 975 units to the market will have a very slow absorption rate resulting in increased pressure to reduce prices in order to attract purchasers and achieve sales to avoid latent supply and empty new build homes. Furthermore, with the Charlton Riverside masterplan set to deliver 7,500 units over a 10-year period, this will equate to 750 per annum being delivered within the area. This will obviously flood the market and create high levels of competition, therefore driving down capital values and sales velocities.

Reflecting the stock composition of the area, the majority of sales are terraced houses and flats, which have accounted for 45% and 41% respectively of all sales since 2005.

Sales volume, SE7

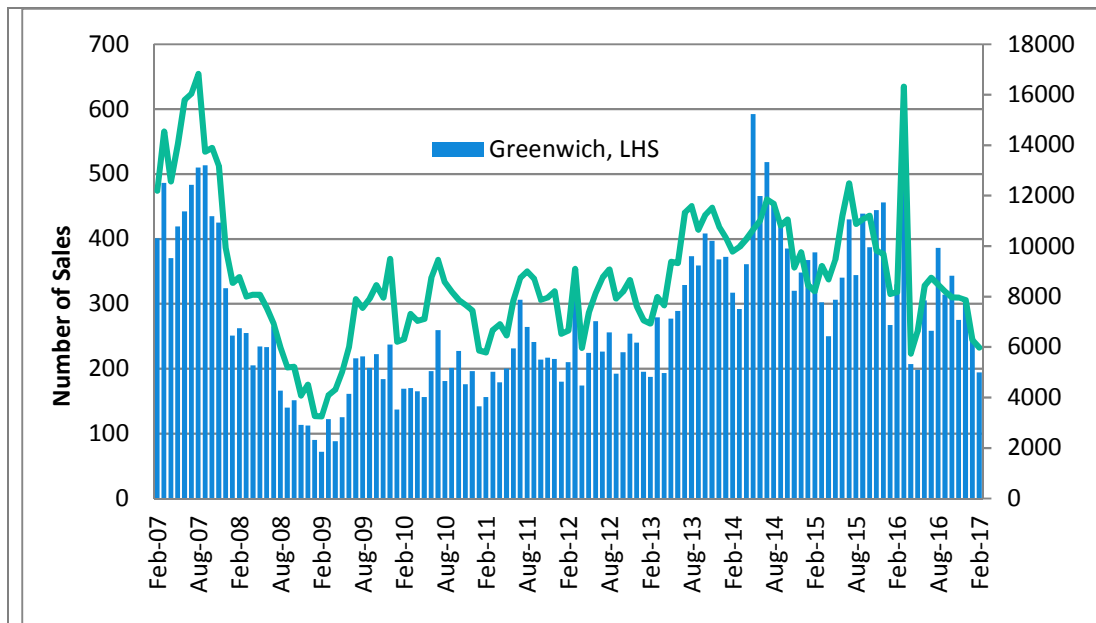


Source: Land Registry

According to the latest data from Land Registry, there have been a total of 441 sales across Greenwich in the first two months of 2017. This is 26% lower compared with the same period of 2016. Similarly, London has seen a 25% drop in sales volumes over the same period. A decline of a quarter shows that purchasers are severely lacking the urgency to buy and can afford to take their time when choosing to buy a home. As the graph below illustrates, the introduction of the additional stamp duty rates in April 2016 provided buyers with an impetus to purchase. Now that the stamp duty rate is in place, many buyers are simply shopping around to see where they can get the best deal. Ultimately this comes down to price. We believe that our pricing of £610/sq ft is at a market appropriate level to help achieve sales.

As the chart below illustrates, the current market has been heavily distorted by the introduction of the additional stamp duty rates in April 2016 which caused a significant spike in transactions in March 2016.

Monthly sales volumes



Source: Land Registry

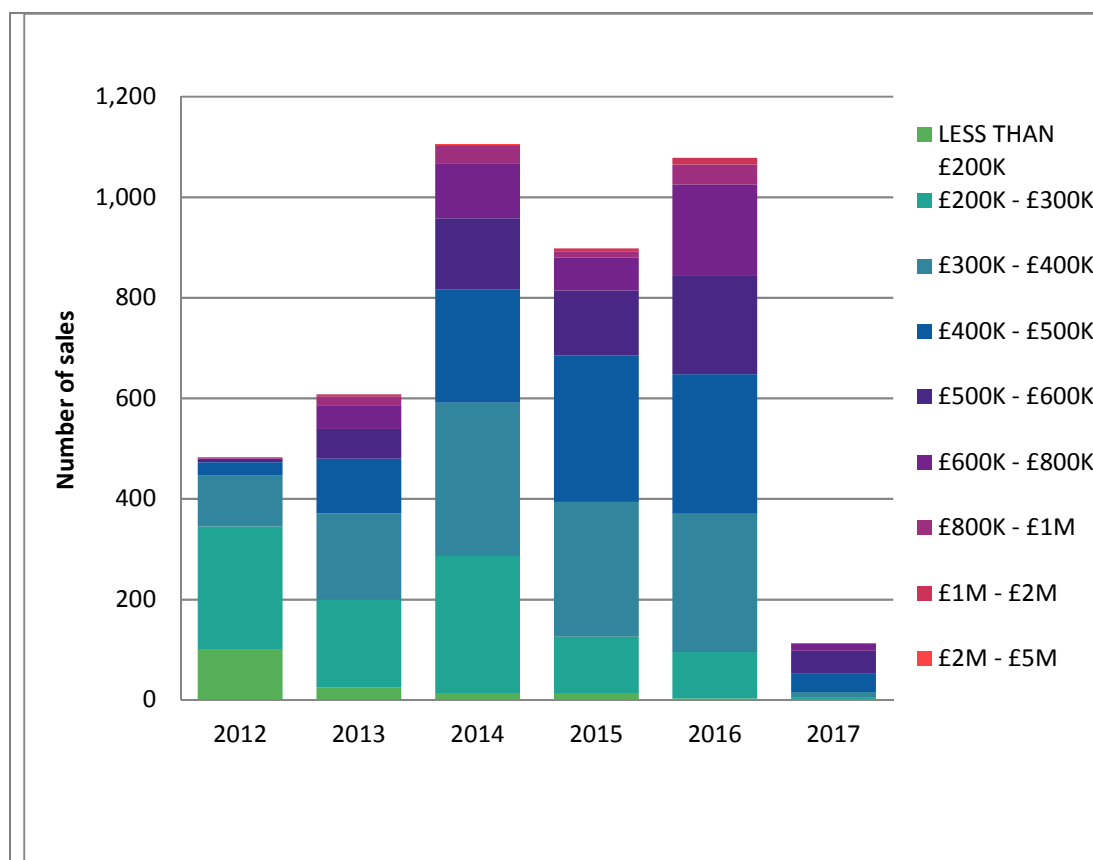
New build market

According to Moliior, Greenwich recorded 282 new-build sales in the first quarter of 2017. This is slightly lower than the quarterly average for 2016 at 295. However, it is 16% higher than the 8-year average of 244 sales per quarter for Greenwich.

Greenwich new-builds recorded an average asking price of £695 psf in Q1 2017 according to Moliior, which is marginally higher than the average of £690 for 2016, and 8% higher than the average for 2015 at £644 psf.

The new-build absorption rate remained stable in Q1 2017, with 56% of all units under construction sold to date. In actual terms this translates into 1,474 pre-sales out of 3,313 units under construction.

New-build sales by price band, Greenwich



Source: Land Registry

New-build sales by price band, Greenwich

	LESS THAN £200K	£200K - £300K	£300K - £400K	£400K - £500K	£500K - £600K	£600K - £800K	£800K - £1M	£1M - £2M	£2M - £5M
2012	100	245	101	27	6	1	2	1	0
2013	25	174	172	109	59	46	19	4	0
2014	14	272	305	225	142	108	36	3	1
2015	14	112	268	291	129	66	12	6	0
2016	3	92	275	278	195	182	40	13	0
2017	1	3	12	36	46	14	1	0	0

Source: Land Registry

Local Area



- Under Construction / Currently Marketing
- Planning Permission
- Planning Application
- Refused / Withdrawn
- Site

The above map show sites in close proximity to Charlton Riverside at various stages in the planning process. It is apparent from the map that there are few residential developments near the site, with the closest comparable schemes situated on/near Greenwich Peninsula.

The local area surrounding Charlton Riverside is, however, undergoing significant change. Charlton Riverside – Phase 1 is part of a new comprehensive masterplan which by 2027 will deliver a transformed urban quarter which will both transform the image of Charlton and integrate with the existing Charlton community. The masterplan aims to provide improved connections to the wider Charlton area, new jobs across many sectors, contemporary business space, improvements to the Thames Path, new market places, and new homes for both new and existing residents, a high quantity of family housing to both attract and retain residents to the area.

This improved retail strategy, transport infrastructure and residential offering will appeal to purchasers at Charlton Riverside, the current perception of the area as an industrial location will shift towards a more lifestyle centered location, which will further increase the desirability of the scheme.

However, the masterplan is not planned to be fully delivered until 2027 and the placemaking, as mentioned above, that comes with it is currently non-existent and will require many years to be delivered, even in part. Alongside this the 7,500 units which are due to be delivered in the masterplan over this time period will bring 750 new homes to the market per annum, therefore flooding the market, driving down both sales volumes and capital values.

Local new build developments are in established residential locations or are the latter phases of significant regeneration programmes which have already created a place similar to that which Charlton Riverside Phase 1 aspires to be. Charlton Riverside Phase 1 will be setting the precedent for any new development in the local area but a residential development only becomes a destination if residents are able to afford to live there. Considering the immediate location of Anchor and Hope Lane, isolated in comparison to Greenwich and Woolwich, amenity provision and transport links, as well being located at the heart of an active industrial estate. Charlton Riverside Phase 1 is undertaking all of the market risk in order to establish a new residential location in an existing hostile, predominantly industrial, location which severely lacks in desirability for homeowners.

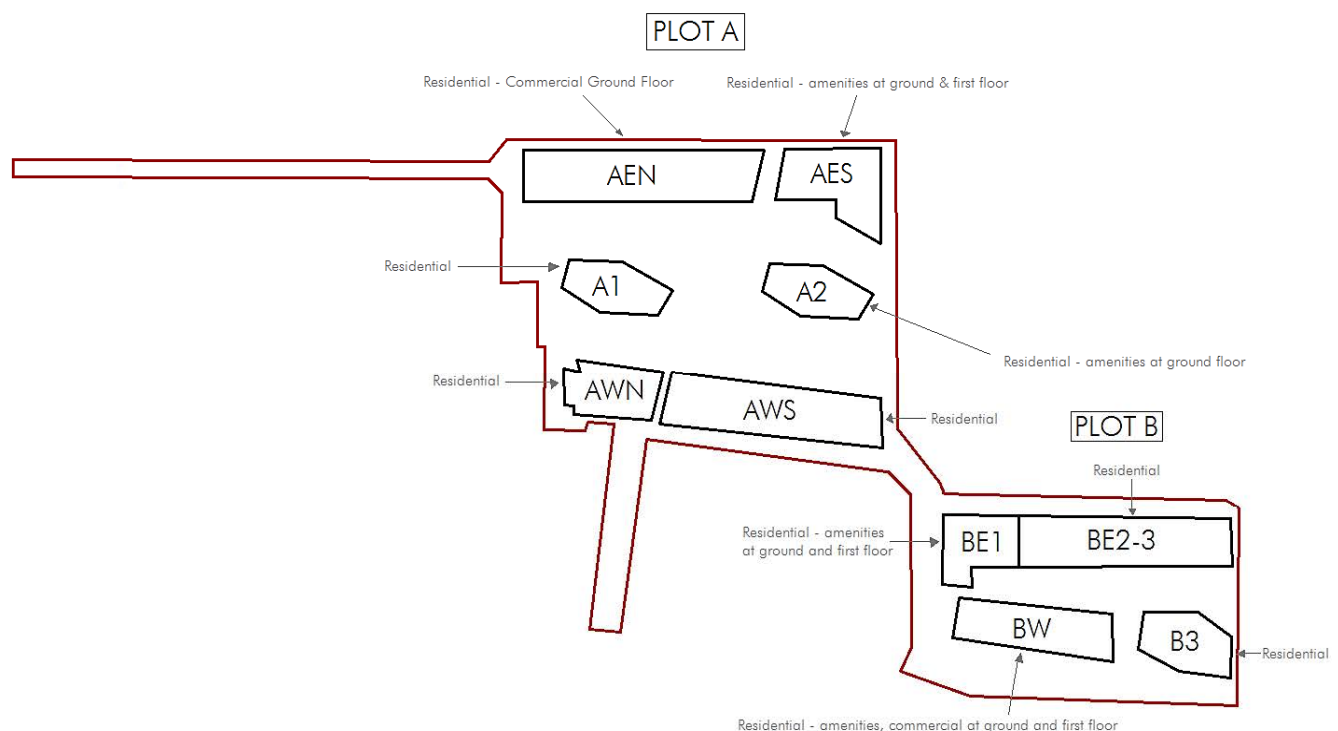
Development Overview

The proposed Charlton Riverside mixed use development is approximately 350m north of Charlton Railway Station, located within the Charlton Riverside Opportunity Area and Strategic Development Location.

The Charlton Riverside site is currently home to many large and medium sized industrial and distribution buildings. The surrounding area is also home to light industrial and commercial businesses and several river fronting wharves. The site is bound by Anchor and Hope Lane to the east. Surrounding the site are many other major roads including Bugsby Way to the east, Woolwich Road to the south, the Blackwall tunnel approach road is also in close proximity. The current site is not easily accessible to pedestrians and the routes which are in place are very hostile and noisy. Notably there are three neighbours to the site that may be seen as deterrents by purchasers at Charlton Riverside; Stone Foundries, a heavy industrial manufacturer to the east of the site could potentially cause noise, smell and dust pollution. To the south of the site is an active stone mason within the Ropary Business Park. Due to the ownership structure within the Ropary Business Park, where occupiers hold long leases as well as holding a share in the freehold, occupiers such as the stone mason will remain as active users throughout the sales period for the proposed development. While to the north of the site there are vehicle mechanics within the Anchorage Point Industrial Park; an active garage which can potentially detract from purchasers experiences due to the noise level. In this regard, the scheme is very comparable to both Weston Homes' Precision and Taylor Wimpey's Greenwich Millennium Village, both of which have industrial uses as neighbours.

The nearest transport infrastructure is Charlton Railway Station which is around a 10-minute walk from the site. This station offers direct trains to many of London's major transport hubs including: London Bridge, London Waterloo East, London Charing Cross and London Cannon Street. There are also several bus routes which operate near the site with services towards Greenwich and Woolwich.

The site is approximately 2.52ha and is comprised of two plots 'Plot A' and 'Plot B', with Plot A being the most northerly plot. Both Plot A and B offer amenities and commercial space at ground floor levels. The buildings range in height from 2 to 28 storeys and comprise a mixture of 975 apartments and houses.



Scheme Review



Location

Charlton Riverside is located in an area which is primarily used for commercial and industrial use, as depicted above. The area is currently not used for residential development and potential purchasers will need considerable education on the forthcoming long term redevelopment of the area which will be an expensive exercise. There is undoubtedly going to be a noticeable length of time before people become comfortable with the area as a residential location as the perception will be of a working industrial estate. Currently, the pedestrian walkways are uneven, hostile and uninviting, bounded by many major roads, including access to Charlton Station.

The scheme is not river fronting and does not benefit from the premium this brings. The northernmost buildings in Plot A also suffer from their location; being the furthest away from transport and the journey through the industrial surroundings being very intimidating and unwelcoming, especially when dark, which may be a safety concern for purchasers.

Upon review of the Charlton Riverside Phase 1 scheme, there are many areas which we believe impact upon and reduce the capital values and saleability in the current market conditions.

Unit mix

45% of the units within Charlton Riverside are 2 bed 3 person (21%) and 3 bed 4 person (24%).

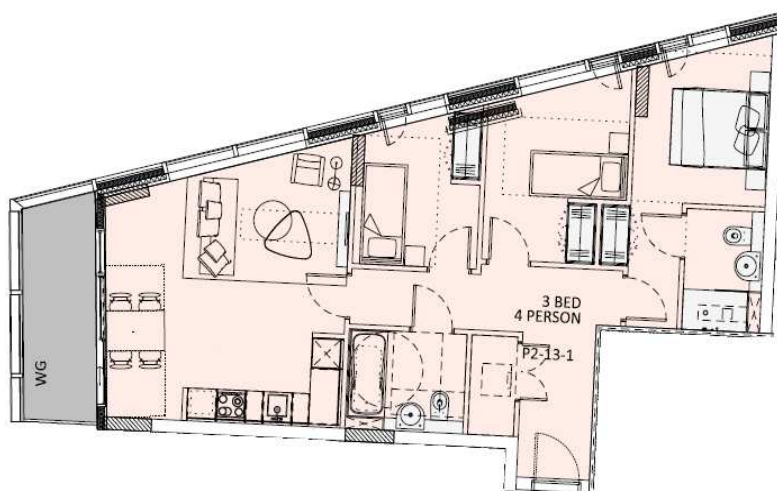
The 2nd or 3rd bedrooms in many cases, for example in the floorplan shown, are very small and furthermore have compromised the size of the master bedroom.

Due to the size of second and third bedrooms, they will not be attractive to investors as they would have low rental yields. This has therefore been reflected in our pricing.

Not only this, they are unit types which are not sought after by purchasers, often being left until post completion to be sold, often at a discount of between 5 – 10%.

3 Bedroom apartments

Furthermore, the level of three beds in the development, 26%, is high and will affect the rate of sale within the development, as typically we would expect to see three bedroom apartments sell much closer to their completion date. For many purchasers buying a three bedroom apartment is a larger commitment and they require tangible units in order to make the purchase. Three bedroom purchasers are also more likely to be owner occupiers and therefore requiring a unit which is closer to completion for mortgage purposes.



The demand for 3b4p units will be very limited. Those looking for 3 bedroom apartments generally require space for an existing or growing family. Having such a high proportion of single bedrooms will significantly alienate the market. As such, capital values will have to be reduced or large discount levels (up to 10%) and incentives will to be adopted in order to achieve the requisite sales momentum.

Winter Gardens

Winter Gardens are still a relatively new concept to off plan purchasers in the London market and as such the market has difficulty understanding them, with many purchasers preferring to have a balcony or terrace which they can use or the extra internal space. It is not uncommon that sales rates at schemes with Winter Gardens are slower than those without, leading to incentives and discounts being offered to help increase the rate.

Specification

We understand that the proposed specification at Charlton Riverside will be of a similar level to that at Greenwich Millennium Village. Both schemes are priced within the same price bracket of £600 / sq ft. and it is unlikely purchasers will pay above this level with this specification. Buyers are increasingly discerning with regards to specification levels versus price point due to the increased competition level they are shopping around, looking at a high number of different developments before deciding where to buy. As such, our pricing of £610/ sq ft is commensurate with the level of specification being proposed. If the pricing was higher, sales will be lost as purchasers will see Charlton Riverside as a poor quality product compared to others on the market.

Marketing

While not directly related to the scheme's composition, marketing will play a key role not only in the sales programme and sale rate of the development but also in the purchasers' education of the site. Many buyers will not be able to visualise the masterplan considering the hostile, unwelcoming, noisy and polluted immediate location. Ensuring that LGA Prop Co's vision for Charlton Riverside is comprehensive and clear from the outset is imperative. This will lead to an increased marketing spend in terms of models, CGI's, brochures, websites, films and a marketing suite. A marketing suite often provides a first impression of a development and if this impression is not a good one, sales are lost. This is an expensive outlay, especially at the start of such a sizeable development but in order to achieve values in excess of £600/sq ft, it is a necessity.

Other considerations

- Early investors and purchasers will be buying into the scheme with the knowledge of future development, which must be explained and clearly shown to them, and with the hope of price growth within the local area.
- The low-rise element of Charlton Riverside, noticeably A West North, A West South and B West, lacks desirability due to the location, considerable lack of views and surrounding industrial uses which will be a significant deterrent.
- The proximity of the buildings and worry of overlooking will prevent buyers purchasing a considerable number of units. Most noticeably the west facing aspects of B East 1 and 2 (which look directly into B West) and A East South (which overlooks Building 2), the east facing aspects of B West (which looks straight into B East 1 and 2).

Pricing Overview

The below table provides an overview of our pricing model for Charlton Riverside based on the floor plans and accommodation schedules provided on 26th June 2017. A detailed unit by unit pricing schedule can be found in Appendix A. Due to the small average size of the 2b3p we have been able to push the prices of these units while we believe there is a price ceiling for 1b2p in this location.

Beds	# Units	Average (Sq Ft)	GDV	Average Unit	£ psf	Min	Max
Studio	168	426	£49,606,000	£295,274	£693	£265,000	£336,500
1b2p	226	550	£77,838,500	£344,418	£626	£305,000	£430,000
2b3p	209	676	£93,716,500	£448,404	£663	£365,000	£582,500
2b3p Duplex	3	877	£1,535,000	£511,667	£583	£505,000	£525,000
2b4p	93	763	£43,215,000	£464,677	£609	£380,000	£607,500
3b4p	233	838	£111,463,000	£478,382	£571	£380,000	£630,000
3b4p Duplex	1	1,210	£615,000	£615,000	£508	£615,000	£615,000
3b4p Townhouse	10	1,373	£6,180,000	£618,000	£450	£435,000	£675,000
3b5p	10	929	£4,990,000	£499,000	£537	£482,500	£525,000
3b5p Duplex	2	1,684	£1,650,000	£825,000	£490	£825,000	£825,000
4b5p Townhouse	4	1,748	£2,740,000	£685,000	£392	£685,000	£685,000
4b6p	4	998	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	1,371	£6,940,000	£630,909	£460	£625,000	£650,000
4b7p Duplex	1	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	975	678	£403,424,000	£413,768	£610	£265,000	£825,000

Please note that all the figures contained in this schedule are suggested marketing prices only, do not constitute a formal valuation and maybe subject to variance depending upon market conditions and planning and/or design detail. As such they should not be relied upon by any third parties including but not restricted to financial institutions or the Inland Revenue.

Pricing Methodology

Below is a list of assumptions we have made while undertaking the pricing of the scheme:

- Our pricing has assumed a specification level commensurate with comparable schemes at the same price point.
- We have priced the whole scheme assuming all private tenure.
- We have assumed that all units will be open market residential units sold on leases of 250 years or longer.
- We have made an assumption that the external amenity spaces will be landscaped to a high quality, with mature planting, preventing noise and overlooking issues where possible.
- We have assumed that the noise insulation to all apartments will be at the highest available industry standard, to mitigate noise, especially considering the proximity of Hope and Anchor Way and the surrounding industrial works at the lower levels.
- Prices are based on current market conditions
- We have provided the following floor premiums:
 - Studio apartments - £2,500 per floor
 - 1 bedroom apartments - £5,000 per floor
 - 2 bedroom apartments - £7,500 per floor
 - 3 bedroom apartments - £10,000 per floor
- We have applied double floor premiums to the below units:
 - A – East South the south west, west and north west aspects on floor 14 as they clear A2
 - A1 the south west, west and north west aspects on floor 6 as they clear A – West North and A – West South
 - A1, A2 and B3 the south west, west and north west aspects on floor 9 as we have assumed an improved western view
 - A1 the north east, east and south east aspects on floor 13 as they clear A – East North
 - A1 the south east and south west aspects on floor 14 as they clear A2
 - A2 the north east, east and south east aspects on floor 16 as they clear A – West South
 - B – East the west and north west aspects on floor 9 as they clear B – West
 - B3 the north east, east and south east aspects on floor 12 as they clear B – East

Comparables

It is clear to see that there are no new build residential developments of significant scale that can be used as a comparable scheme to Charlton Riverside. It cannot be underestimated how Charlton Riverside is taking the initial development risk in establishing a new residential market within the area. Considering the developments location, set back from the River Thames, away from transport links, price point and specification level, we believe that the most comparable residential scheme to Charlton Riverside is Weston Homes' Precision. CBRE are the selling agents on this scheme and as such have provided detailed recent sales evidence to support our pricing. Greenwich Millennium Village is also a strong comparable for Charlton Riverside Phase 1 due to its location and industrial neighbours. CBRE are not the sales agents for this scheme and as such have been unable to achieve actual sales prices. Therefore, analysis of sold prices at GMV has been excluded from the scope of this report



- 1
 Precision - Weston Homes
- 2
 Greenwich Millennium Village
 Taylor Wimpey
- Charlton Riverside – Phase 1

Precision

Buchanan, Henley, Tomlinson, Alexander



Developer: Weston Homes

Postcode: SE10 0AG

Total Private Units: 272

Achieved Price Level: £640 psf

Amenities: Concierge

Launch Date: Q3 2015

Completion Date: Q2 2018

As selling agents on this project, CBRE can confirm the sales rate achieved since launch is £640 / sq ft..

The scheme launched from The Cutty Sark at the end of September 2015 before international exhibitions in Hong Kong and Singapore. Over 80% of the development has now been sold, primarily domestically. Sales continue at a steady rate regardless of the current political and economic conditions. The scheme has been predominantly sold to owner-occupiers, many of which have been first time buyers.

The success of the scheme has largely been due to the Weston Home's 'First time secure buy' scheme which allows purchasers to reserve units which will be eligible for Help to Buy, but are currently too far away from completion. Purchasers reserve on a £500 reservation fee and once the unit is within 6 months of completion Help to Buy will take effect. Over 45% of sales can be attributed to both Help to Buy and Weston Homes' 'First time secure buy'.

It is evident that the market demand is for product at this price point and without these schemes in place, sales rates would have been much slower. Considering that the Help to Buy scheme is due to end at the end of March in 2021, Charlton Riverside will not be able to benefit from this as Precision has. As noted and proven, the demand (over 45%) is for lower priced homes. Charlton Riverside will be detrimentally affected by the loss of this scheme resulting in very slow sales rates, higher discount levels and other incentives in order to achieve sales.

Precision provides the best example of a successful development in the local area with over 180 sales to date at a price point that is attractive to both investors and owner occupiers. Like Charlton Riverside, Precision is made up of multiple blocks, both low and high rise. Of the remaining units, all but 7 are priced below £546,000



Precision Site Plan

Precision

Sold Prices

CBRE are sales agents on Precision and the below table details a selection of recent exchanged sales at Precision which we believe are comparable to Charlton Riverside. At Precision the sales rate achieved since launch is £640 / sq ft, the average sale price is £440,991, with prices ranging from £290,000 - £630,000.

Floor	Beds	Aspect	Size (Sq Ft)	Achieved Price	£psf	Date
4	1	SW	570	£363,750	£638	24/03/2017
4	2	NW	753	£489,000	£649	23/03/2017
7	2	NW	807	£522,000	£647	30/01/2017
7	2	NE	807	£510,000	£632	01/02/2017
7	2	SE	797	£510,000	£640	06/11/2016
1	2	NE	920	£475,000	£516	10/01/2017
6	1	SW	570	£385,000	£675	05/10/2016
6**	3	SE	1163	£600,000	£515	02/04/2017
1	1	SE	635	£389,000	£612	27/05/2017
6***	2	W	753	£478,000	£635	17/02/2017
7*	2	N+E+W	818	£521,000	£637	01/02/2017
5	1	SE	560	£360,000	£643	09/03/2017
5	1	NW	570	£378,000	£663	25/01/2017
6	2	NW	753	£499,000	£663	04/11/2016
13	2	SW	872	£560,000	£642	30/03/2017
4	2	NE	753	£468,640	£622	16/12/2016
6	2	NE	753	£489,020	£649	23/01/2017

Please note that due to client confidentiality, CBRE are unable to provide all sold price data at Precision. CBRE can confirm that the sales rate achieved since launch is £640 / sq ft.

We believe Precision to be the best comparable for Charlton Riverside. Examples of similar units to those that have sold above include AEN 2-2-8; a 946 square foot 3b5p priced at £485,000 which is similar to the first floor 2 bed above. We have priced our unit higher due to the extra bedroom. T3-4-1 a 2 bedroom apartment measuring 667 square feet and is

priced at £392,000 which is priced slightly higher to the south east facing first floor 1 bed due to the slight difference in size and higher floor.

Below is a selection of unit layouts from the sold apartments on the previous page. As you can see the second bedrooms have space for a double bed, the living areas are more generous than those at Charlton Riverside and the apartments have outside space.



Pricing in relation to Charlton Riverside

Precision is situated in the established desirable residential location of Greenwich, a two-minute walk to the River Thames with the historic “Greenwich Town centre” and Greenwich Park also a short walk away. Precision is also better located for transport links with the National Rail and DLR running from Maze Hill and Cutty Sark respectively. Both stations are under a 15-minute walk away. The Jubilee Line from North Greenwich is also a 20-25-minute walk away. Purchasers will rather be in Greenwich Town due to the proximity of amenities and the perception of living in the one of London’s heritage locations.

As well as benefiting from the perception of being in Greenwich Town, Precision has also been able to establish its pricing from local new build schemes including Barratt’s Enderby Wharf and London and Regional’s River Gardens. Both

developments have completed more than two phases and have the added bonus of being in an established residential area of Greenwich and not an industrial heartland.

The unit layouts and sizes are superior at Precision compared to Charlton Riverside. The overall unit mix at Precision is also highly preferable – nearly 60% one bedroom units and 7% three bedroom units compared to 23% and 26% respectively at Charlton Riverside. With such a high number of one bedroom units, the average £ / sq ft rate will inevitably be higher at Precision. For example, the average £ / sq ft level for one beds at Precision is £676, while for two and three beds it is £644 (5% less than one beds) and £525 (22% less than one beds) respectively. Considering the significant difference in number of two and three bedroom units at Charlton Riverside, we feel that our pricing of £610psf as an average across all units within Charlton Riverside Phase 1 is justified.

Considering the below points, we have priced Charlton Riverside at a slightly lower level to Precision.

- Location
- Sense of place
- SE10 postcode vs SE7 postcode
- More optimised unit mix at Precision
- Established residential surroundings
- Better transport links
- Proximity to amenities
- Established residential brand in Weston Homes
- Optimised unit layouts

Appendix A – Charlton Riverside Pricing

Included as separate attachment

Address: **Charlton Riverside**
 Client: **Rockwell**
 Date: **20th July 2017**
 Option: **Floor Plans and accommodation schedule provided by Cameron Crouser, 26th June 2017**



Summary of Units - All Blocks

Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
Studio	168	17%	71,533	426	388	525	£49,606,000	£295,274	£693	£265,000	£336,500
1b2p	226	23%	124,316	550	518	608	£77,838,500	£344,418	£626	£305,000	£430,000
2b3p	209	21%	141,279	676	645	806	£93,716,500	£448,404	£663	£365,000	£582,500
2b3p Duplex	3	0%	2,631	877	806	991	£1,535,000	£511,667	£583	£505,000	£525,000
2b4p	93	10%	70,932	763	650	864	£43,215,000	£464,677	£609	£380,000	£607,500
3b4p	233	24%	195,219	838	746	1,105	£111,463,000	£478,382	£571	£380,000	£630,000
3b4p Duplex	1	0%	1,210	1,210	1,210	1,210	£615,000	£615,000	£508	£615,000	£615,000
3b4p Townhouse	10	1%	13,733	1,373	735	1,574	£6,180,000	£618,000	£450	£435,000	£675,000
3b5p	10	1%	9,290	929	818	946	£4,990,000	£499,000	£537	£482,500	£525,000
3b5p Duplex	2	0%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000
4b5p Townhouse	4	0%	6,990	1,748	1,693	1,837	£2,740,000	£685,000	£392	£685,000	£685,000
4b6p	4	0%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	1%	15,081	1,371	1,323	1,446	£6,940,000	£630,909	£460	£625,000	£650,000
4b7p Duplex	1	0%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	975	100%	661,062	678	388	1,837	£403,424,000	£413,768	£610	£265,000	£825,000

Summary of Units - A1

Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
Studio	40	35%	16,429	411	398	436	£11,835,000	£295,875	£720	£275,000	£322,500
1b2p	29	25%	15,937	550	538	551	£10,210,000	£352,069	£641	£315,000	£395,000
2b3p	41	36%	27,624	674	657	689	£18,630,000	£454,390	£674	£400,000	£515,000
3b4p	4	4%	3,460	865	829	912	£2,260,000	£565,000	£653	£550,000	£575,000
Summary:	114	100%	63,449	557	398	912	£42,935,000	£376,623	£677	£275,000	£575,000

Summary of Units - A2

Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
Studio	35	36%	14,317	409	398	430	£9,926,500	£283,614	£693	£265,000	£305,000
1b2p	25	26%	13,606	544	538	574	£8,540,000	£341,600	£628	£315,000	£375,000
2b3p	34	35%	22,619	665	657	676	£14,935,000	£439,265	£660	£390,000	£482,500
3b4p	4	4%	3,460	865	829	912	£2,180,000	£545,000	£630	£530,000	£555,000
Summary:	98	100%	54,003	551	398	912	£35,581,500	£363,077	£659	£265,000	£555,000

Summary of Units - A - East North

Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
1b2p	38	26%	20,790	547	518	572	£12,795,000	£336,711	£615	£315,000	£375,000
2b3p	35	24%	23,591	674	659	747	£14,997,000	£428,486	£636	£398,500	£487,500
2b4p	36	25%	27,754	771	684	809	£16,505,000	£458,472	£595	£412,500	£502,500
3b4p	26	18%	21,278	818	797	845	£12,078,500	£464,558	£568	£430,000	£515,000
3b5p	9	6%	8,472	941	926	946	£4,465,000	£496,111	£527	£482,500	£510,000
3b5p Duplex	2	1%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000
Summary:	146	100%	105,254	721	518	1,709	£62,490,500	£428,017	£594	£315,000	£825,000

Summary of Units - A - East South

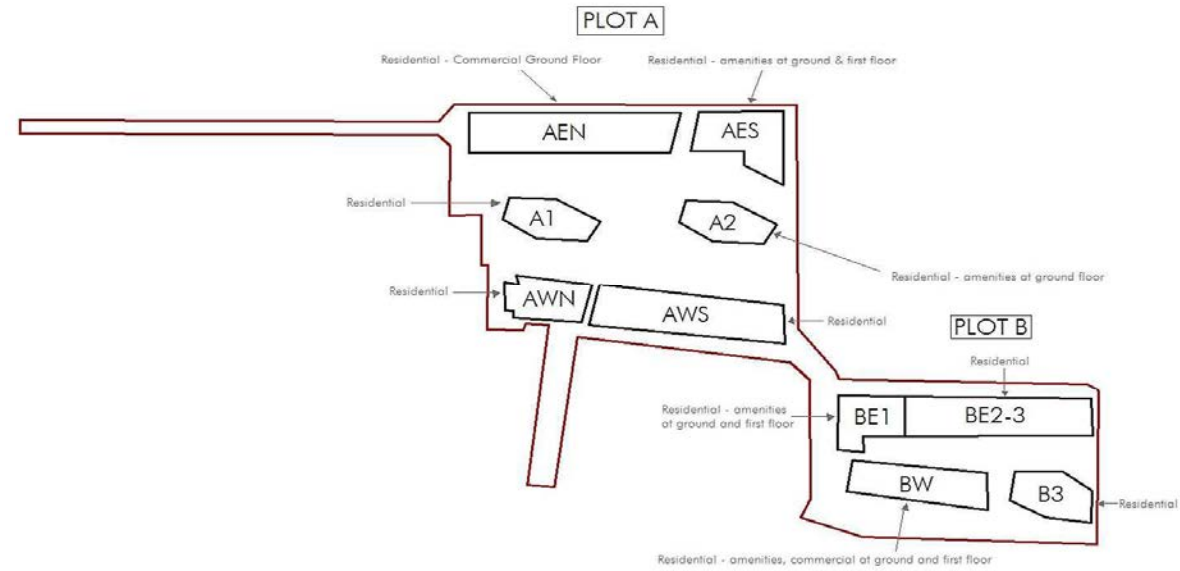
Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
Studio	2	2%	986	493	488	498	£580,000	£290,000	£588	£285,000	£295,000
1b2p	13	13%	7,185	553	518	591	£4,731,000	£363,923	£658	£347,000	£397,000
2b3p	13	13%	9,042	696	645	769	£6,054,500	£465,731	£670	£438,000	£500,000
2b4p	4	4%	3,422	856	771	802	£2,007,500	£501,875	£639	£485,000	£515,000
3b4p	69	68%	57,211	829	801	871	£32,105,000	£465,290	£561	£415,000	£535,000
Summary:	101	100%	77,565	768	488	871	£45,478,000	£450,277	£586	£285,000	£535,000

Summary of Units - A - West North

Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
Studio	5	21%	2,327	465	442	477	£1,442,500	£288,500	£620	£285,000	£292,500
1b2p	5	21%	2,697	539	532	559	£1,645,000	£329,000	£610	£319,000	£339,000
2b3p	1	4%	645	645	645	645	£406,000	£406,000	£629	£406,000	£406,000
2b3p Duplex	1	4%	806	806	806	806	£505,000	£505,000	£626	£505,000	£505,000
3b4p	8	33%	7,070	884	797	1,028	£3,715,000	£464,375	£525	£427,000	£525,000
3b4p Townhouse	2	8%	2,919	1,460	1,431	1,489	£1,270,000	£635,000	£435	£635,000	£635,000
4b5p Townhouse	1	4%	1,703	1,703	1,703	1,703	£685,000	£685,000	£402	£685,000	£685,000
4b7p Duplex	1	4%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	24	100%	19,654	819	442	1,703	£10,303,500	£429,313	£524	£285,000	£685,000

Summary of Units - A - West South

Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
Studio	1	2%	482	482	482	482	£275,000	£275,000	£570	£275,000	£275,000
1b2p	9	17%	4,936	548	538	597	£2,953,000	£328,111	£598	£319,000	£345,000
2b3p	6	11%	3,992	665	654	674	£2,488,500	£414,750	£623	£406,000	£421,000
2b3p Duplex	2	4%	1,824	912	833	991	£1,030,000	£515,000	£565	£505,000	£525,000
2b4p	8	15%	6,094	762	650	864	£3,534,000	£441,750	£580	£421,000	£477,500
3b4p	16	30%	13,822	864	821	1,105	£7,242,500	£452,656	£524	£430,000	£625,000
3b4p Duplex	1	2%	1,210	1,210	1,210	1,210	£615,000	£615,000	£508	£615,000	£615,000
3b4p Townhouse	8	15%	10,814	1,352	735	1,574	£4,910,000	£613,750	£454	£435,000	£675,000
4b5p Townhouse	3	6%	5,287	1,762	1,693	1,837	£2,055,000	£685,000	£389	£685,000	£685,000
Summary:	54	100%	48,460	897	482	1,837	£25,103,000	£464,870	£518	£275,000	£685,000



Summary of Units - B3

Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
Studio	65	34%	27,457	422	388	525	£19,907,000	£306,262	£725	£279,000	£336,500
1b2p	29	15%	15,737	543	527	586	£10,510,000	£362,414	£668	£305,000	£430,000
2b3p	49	26%	32,700	667	657	756	£23,573,000	£481,082	£721	£365,000	£582,500
2b4p	20	10%	15,322	766	753	794	£10,473,500	£523,675	£684	£390,000	£607,500
3b4p	28	15%	22,567	806	786	865	£15,362,000	£548,643	£681	£435,000	£630,000
Summary:	191	100%	113,783	596	388	865	£79,825,500	£417,935	£702	£279,000	£630,000

Summary of Units - B - East

Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
Studio	14	8%	6,575	470	423	486	£3,922,500	£280,179	£597	£270,000	£285,000
1b2p	40	24%	22,242	556	538	608	£13,779,500	£344,488	£620	£320,000	£397,500
2b3p	21	12%	14,851	707	656	782	£8,805,000	£419,286	£593	£380,000	£472,500
2b4p	16	9%	11,555	722	656	755	£6,682,500	£417,656	£578	£380,000	£447,500
3b4p	63	37%	53,761	853	797	980	£29,395,000	£466,587	£547	£380,000	£530,000
3b5p	1	1%	818	818	818	818	£525,000	£525,000	£642	£525,000	£525,000
4b6p	4	2%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	6%	15,081	1,371	1,323	1,446	£6,940,000	£630,909	£460	£625,000	£650,000
Summary:	170	100%	128,876	758	423	1,446	£72,349,500	£425,585	£561	£270,000	£650,000

Summary of Units - B - West

Beds	# Units	% Mix	NIA (Sq Ft)				Total	Average Unit	Price (£)		
			Total	Average	Min	Max			£ psf	Min	Max
Studio	6	8%	2,961	493	486	497	£1,717,500	£286,250</			



Summary of Units - All Blocks

Bed(s)	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	168	17%	71,533	426	388	525	£49,606,000	£295,274	£693	£265,000	£336,500
1b2p	226	23%	124,316	550	518	608	£77,838,500	£344,418	£626	£305,000	£430,000
2b3p	209	21%	141,279	676	645	806	£93,716,500	£448,404	£663	£365,000	£582,500
2b3p Duplex	3	0%	2,631	877	806	991	£1,535,000	£511,667	£583	£505,000	£525,000
2b4p	93	10%	70,932	763	650	864	£43,215,000	£464,677	£609	£380,000	£607,500
3b4p	233	24%	195,219	838	746	1,105	£111,463,000	£478,382	£571	£380,000	£630,000
3b4p Duplex	1	0%	1,210	1,210	1,210	1,210	£615,000	£615,000	£508	£615,000	£615,000
3b4p Townhouse	10	1%	13,733	1,373	735	1,574	£6,180,000	£618,000	£450	£435,000	£675,000
3b5p	10	1%	9,290	929	818	946	£4,990,000	£499,000	£537	£482,500	£525,000
3b5p Duplex	2	0%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000
4b5p Townhouse	4	0%	6,990	1,748	1,693	1,837	£2,740,000	£685,000	£392	£685,000	£685,000
4b6p	4	0%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	1%	15,081	1,371	1,323	1,446	£6,940,000	£630,909	£460	£625,000	£650,000
4b7p Duplex	1	0%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	975	100%	661,062	678	388	1,837	£403,424,000	£413,768	£610	£265,000	£825,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Bed(s)	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect	
Plot A	A- West South		AWS-0/1-1	0	4b5p Townhouse	Garden		0	157	1,693	£685,000	£405	East and West	
Plot A	A- West South		AWS-0/1-2	0	4b5p Townhouse	Garden		0	163	1,757	£685,000	£390	East and West	
Plot A	A- West South		AWS-0/1-3	0	2b3p Duplex	Garden		0	92	991	£525,000	£530	West	
Plot A	A- West South		AWS-0/1-4	0	2b3p Duplex	Garden		0	77	833	£505,000	£606	West	
Plot A	A- West South		AWS-0/1-5	0	3b4p Townhouse	Garden		0	68	735	£435,000	£592	East and West	
Plot A	A- West South		AWS-0/1-6	0	3b4p Townhouse	Garden		0	130	1,396	£625,000	£448	East and West	
Plot A	A- West South		AWS-0/1-7	0	3b4p Townhouse	Garden		0	135	1,452	£635,000	£437	East and West	
Plot A	A- West South		AWS-0/1-8	0	3b4p Townhouse	Garden		0	131	1,405	£635,000	£452	East and West	
Plot A	A- West South		AWS-0/1-9	0	3b4p Townhouse	Garden		0	133	1,436	£635,000	£442	East and West	
Plot A	A- West South		AWS-0/1-10	0	3b4p Townhouse	Garden		0	130	1,400	£635,000	£453	East and West	
Plot A	A- West South		AWS-0/1-11	0	3b4p Duplex	Garden		0	112	1,210	£615,000	£508	West	
Plot A	A- West South		AWS-0/1-12	0	3b4p Townhouse	Garden		0	132	1,415	£635,000	£449	East and West	
Plot A	A- West South		AWS-0/1-13	0	3b4p Townhouse	Garden		0	146	1,574	£675,000	£429	East and West	
Plot A	A- West South		AWS-0/1-14	0	4b5p Townhouse	Garden		0	171	1,837	£685,000	£373	East and West	
Plot A	A- West South	Core 1	AWS1-2-1	2	3b4p	Winter Garden		115	82	888	£440,000	£496	North East	
Plot A	A- West South	Core 1	AWS1-2-2	2	3b4p	Winter Garden		115	79	846	£430,000	£508	East	
Plot A	A- West South	Core 1	AWS1-2-3	2	2b4p	Winter Garden		75	71	767	£445,000	£580	East and West	
Plot A	A- West South	Core 1	AWS1-2-4	2	3b4p	Winter Garden		75	81	821	£430,000	£523	West	
Plot A	A- West South	Core 1	AWS1-2-5	2	3b4p	Winter Garden		75	80	833	£430,000	£516	West	
Plot A	A- West South	Core 1	AWS1-2-6	2	2b3p	Winter Garden		72	61	658	£406,000	£617	North West	
Plot A	A- West South	Core 2	AWS2-2-1	2	2b4p	Winter Garden		75	72	772	£445,000	£576	East and West	
Plot A	A- West South	Core 2	AWS2-2-2	2	3b4p	Winter Garden		129	139	840	£430,000	£512	East	
Plot A	A- West South	Core 2	AWS2-2-3	2	2b4p	Winter Garden		116	125	70	756	£423,500	£560	East
Plot A	A- West South	Core 2	AWS2-2-4	2	2b3p	Winter Garden		65	62	664	£413,500	£622	South East	
Plot A	A- West South	Core 2	AWS2-2-5	2	2b3p	Winter Garden		66	62	671	£413,500	£617	South West	
Plot A	A- West South	Core 2	AWS2-2-6	2	3b4p	Winter Garden		75	77	834	£430,000	£516	West	
Plot A	A- West South	Core 2	AWS2-2-7	2	1b2p	Winter Garden		54	50	538	£319,000	£593	West	
Plot A	A- West South	Core 2	AWS2-2-8	2	1b2p	Winter Garden		54	50	538	£319,000	£593	West	
Plot A	A- West South	Core 1	AWS1-3-1	3	3b4p	Winter Garden		115	82	888	£450,000	£507	North East	
Plot A	A- West South	Core 1	AWS1-3-2	3	3b4p	Winter Garden		116	79	846	£440,000	£520	East	
Plot A	A- West South	Core 1	AWS1-3-3	3	1b2p	Roof Garden		0	51	549	£325,000	£592	East and West	
Plot A	A- West South	Core 1	AWS1-3-4	3	3b4p	Winter Garden		75	81	77	830	£440,000	£530	West
Plot A	A- West South	Core 1	AWS1-3-5	3	2b3p	Winter Garden		72	78	61	654	£413,500	£632	North West
Plot A	A- West South	Core 2	AWS2-3-1	3	2b4p	Winter Garden		75	72	775	£452,500	£584	East and West	
Plot A	A- West South	Core 2	AWS2-3-2	3	3b4p	Winter Garden		129	139	78	841	£440,000	£523	East
Plot A	A- West South	Core 2	AWS2-3-3	3	2b4p	Winter Garden		119	128	70	756	£431,000	£570	East
Plot A	A- West South	Core 2	AWS2-3-4	3	2b3p	Winter Garden		63	62	63	671	£421,000	£628	South East
Plot A	A- West South	Core 2	AWS2-3-5	3	2b3p	Winter Garden		66	63	674	£421,000	£625	South West	
Plot A	A- West South	Core 2	AWS2-3-6	3	3b4p	Winter Garden		71	76	78	834	£437,500	£524	West
Plot A	A- West South	Core 2	AWS2-3-7	3	1b2p	Winter Garden		52	56	50	538	£324,000	£602	West
Plot A	A- West South	Core 2	AWS2-3-8	3	1b2p	Winter Garden		53	57	50	538	£324,000	£602	West
Plot A	A- West South	Core 1	AWS1-4-1	4	3b4p	Winter Garden		110	118	88	888	£460,000	£518	North East
Plot A	A- West South	Core 1	AWS1-4-2	4	3b4p	Winter Garden		72	78	77	830	£450,000	£542	West
Plot A	A- West South	Core 1	AWS1-4-3	4	2b4p	Winter Garden		75	81	60	650	£421,000	£648	North West
Plot A	A- West South	Core 2	AWS2-4-1	4	2b4p	Roof Garden		0	80	864	£477,500	£552	North East West	
Plot A	A- West South	Core 2	AWS2-4-2	4	3b4p	Winter Garden		108	116	79	848	£450,000	£531	East
Plot A	A- West South	Core 2	AWS2-4-3	4	2b4p	Winter Garden		112	121	70	755	£438,500	£581	East
Plot A	A- West South	Core 2	AWS2-4-4	4	1b2p	Roof Garden		0	56	597	£345,000	£578	South East	
Plot A	A- West South	Core 2	AWS2-4-5	4	Studio	Roof Garden		0	45	482	£275,000	£570	South West	
Plot A	A- West South	Core 2	AWS2-4-6	4	1b2p	Winter Garden		50	54	50	538	£329,000	£611	West
Plot A	A- West South	Core 2	AWS2-4-7	4	1b2p	Winter Garden		45	48	50	540	£329,000	£609	West
Plot A	A- West South	Core 1	AWS1-5-1	5	3b4p	Roof Garden		0	103	1,105	£625,000	£565	North East West	
Plot A	A- West South	Core 2	AWS2-5-1	5	1b2p	Roof Garden		0	52	558	£339,000	£608	North East West	
Plot A	A- West South	Core 2	AWS2-5-2	5	3b4p	Winter Garden		10.7	115	79	848	£460,000	£542	East and West
Plot A	A- West North	Core 1	AWN-0/1-1	0	4b5p Townhouse	Garden		0	158	1,703	£685,000	£402	East and West	
Plot A	A- West North	Core 1	AWN-0/1-2	0	3b4p Townhouse	Garden		0	133	1,431	£635,000	£444	East and West	
Plot A	A- West North	Core 1	AWN-0/1-3	0	3b4p Townhouse	Garden		0	138	1,489	£635,000	£427	East and West	
Plot A	A- West North	Core 1	AWN-0/1-4	0	2b3p Duplex	Garden		0	75	806	£505,000	£626	West	
Plot A	A- West North	Core 1	AWN-0/1-5	0	4b7p Duplex	Garden		0	138	1,487	£635,000	£427	West	
Plot A	A- West North	Core 1	AWN-2-1	2	3b4p	Winter Garden		3.8	41	81	867	£440,000	£507	North East
Plot A	A- West North	Core 1	AWN-2-2	2	3b4p	Winter Garden		11.5	124	75	811	£427,000	£527	South East
Plot A	A- West North	Core 1	AWN-2-3	2	Studio	Winter Garden		4.8	52	44	477	£287,500	£603	South West
Plot A	A- West North	Core 1	AWN-2-4	2	1b2p	Winter Garden		5.6	60	49	532	£319,000	£599	West
Plot A	A- West North	Core 1	AWN-2-5	2	Studio	Winter Garden		5.3	57	42	456	£285,000	£625	West
Plot A	A- West North	Core 1	AWN-2-6	2	2b3p	Roof Garden		0	60	645	£406,000	£629	North West	
Plot A	A- West North	Core 1	AWN-3-1	3	3b4p	Winter Garden		10.4	112	75	802	£427,000	£532	North East
Plot A	A- West North	Core 1	AWN-3-2	3	3b4p	Winter Garden		11.4	123	75	809	£437,000	£540	South East
Plot A	A- West North	Core 1	AWN-3-3	3	Studio	Winter Garden		4.8	52	44	476	£290,000	£602	South West
Plot A	A- West North	Core 1	AWN-3-4	3	1b2p	Winter Garden		5.5	59	50	533	£324,000	£608	West
Plot A	A- West North	Core 1	AWN-3-5	3	Studio	Winter Garden		5.2	56	41	442	£287,500	£650	West
Plot A	A- West North	Core 1	AWN-3-6	3	1b2p	Winter Garden		6.9	74	52	559	£329,000	£589	North West
Plot A	A- West North	Core 1	AWN-4-1	4	3b4p	Roof Garden		0	96	1,028	£515,000	£501	North East West	
Plot A	A- West North	Core 1	AWN-4-2	4	3b4p	Winter Garden		13.5	145	74	797	£447,000	£561	South East
Plot A	A- West North	Core 1	AWN-4-3	4	Studio	Winter Garden		4.8	52	44	476	£292,500	£615	South West
Plot A	A- West North	Core 1	AWN-4-4	4	1b2p	Winter Garden		5.1	55	50	539	£334,000	£619	West
Plot A	A- West North	Core 1	AWN-5-1	5	3b4p	Roof Garden		0	95	1,024	£525,000	£513	North East West	
Plot A	A- West North	Core 1	AWN-5-2	5	3b4p	Winter Garden		14.5	156	87	932	£497,000	£533	South East
Plot A	A- West North	Core 1	AWN-5-3	5	1b2p	Winter Garden		5.0	54	50	534	£339,000	£635	West
Plot A	A- East North	Core 1	AEN1-1-1	1	2b4p	Winter Garden		7.3	79	72	774	£435,000	£562	North East
Plot A	A- East North	Core 1	AEN1-1-2	1	1b2p	Winter Garden		5.1	55	50	539	£315,000	£584	East
Plot A	A- East North	Core 1	AEN1-1-3	1	1b2p	Winter Garden		4.9	53	50	537	£315,000	£586	East
Plot A	A- East North	Core 1	AEN1-1-4	1	1b2p	Winter Garden		4.9	53	50	533	£315,000	£591	East
Plot A	A- East North	Core 1	AEN1-1-5	1										



Summary of Units - All Blocks

Bedrooms	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	168	17%	71,533	426	388	525	£49,606,000	£295,274	£693	£265,000	£336,500
1b2p	226	23%	124,316	550	518	608	£77,838,500	£344,418	£626	£305,000	£430,000
2b3p	209	21%	141,279	676	645	806	£93,716,500	£448,404	£663	£365,000	£582,500
2b3p Duplex	3	0%	2,631	877	806	991	£1,535,000	£511,667	£583	£505,000	£525,000
2b4p	93	10%	70,932	763	650	864	£43,215,000	£464,677	£609	£380,000	£607,500
3b4p	233	24%	195,219	838	746	1,105	£111,463,000	£478,382	£571	£380,000	£630,000
3b4p Duplex	1	0%	1,210	1,210	1,210	1,210	£615,000	£615,000	£508	£615,000	£615,000
3b4p Townhouse	10	1%	13,733	1,373	735	1,574	£6,180,000	£618,000	£450	£435,000	£675,000
3b5p	10	1%	9,290	929	818	946	£4,990,000	£499,000	£537	£482,500	£525,000
3b5p Duplex	2	0%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000
4b5p Townhouse	4	0%	6,990	1,748	1,693	1,837	£2,740,000	£685,000	£392	£685,000	£685,000
4b6p	4	0%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	1%	15,081	1,371	1,323	1,446	£6,940,000	£630,909	£460	£625,000	£650,000
4b7p Duplex	1	0%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	975	100%	661,062	678	388	1,837	£403,424,000	£413,768	£610	£265,000	£825,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Bedrooms	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot A	A - East North	Core 2	AEN2-5-4	5	2b3p	Winter Garden	6.4	69	62	667	£421,000	£631	East
Plot A	A - East North	Core 2	AEN2-5-5	5	3b4p	Winter Garden	7.4	80	76	817	£462,500	£566	South East
Plot A	A - East North	Core 2	AEN2-5-6	5	3b4p	Winter Garden	6.8	73	77	825	£462,500	£561	South West
Plot A	A - East North	Core 2	AEN2-5-7	5	3b4p	Winter Garden	7.3	79	75	812	£452,500	£558	West
Plot A	A - East North	Core 2	AEN2-5-8	5	3b5p	Winter Garden	8.0	86	88	945	£500,000	£529	West
Plot A	A - East North	Core 1	AEN1-6-1	6	2b3p	Winter Garden	5.6	60	62	665	£436,000	£655	North East
Plot A	A - East North	Core 1	AEN1-6-2	6	1b2p	Winter Garden	5.1	55	51	551	£340,000	£617	East
Plot A	A - East North	Core 1	AEN1-6-3	6	1b2p	Winter Garden	5.5	59	51	545	£340,000	£624	East
Plot A	A - East North	Core 1	AEN1-6-4	6	1b2p	Winter Garden	5.8	62	51	544	£340,000	£625	East
Plot A	A - East North	Core 1	AEN1-6-5	6	2b4p	Winter Garden	7.5	81	73	785	£487,500	£621	East and West
Plot A	A - East North	Core 1	AEN1-6-6	6	2b4p	Winter Garden	7.0	75	72	772	£455,000	£590	West
Plot A	A - East North	Core 1	AEN1-6-7	6	1b2p	Winter Garden	5.8	62	52	554	£340,000	£613	West
Plot A	A - East North	Core 1	AEN1-6-8	6	1b2p	Winter Garden	5.5	59	51	545	£345,000	£633	North West
Plot A	A - East North	Core 2	AEN2-6-1	6	2b4p	Winter Garden	7.4	80	73	783	£455,000	£581	East and West
Plot A	A - East North	Core 2	AEN2-6-2	6	2b3p	Winter Garden	6.2	67	62	667	£428,500	£642	East
Plot A	A - East North	Core 2	AEN2-6-3	6	2b3p	Winter Garden	6.3	68	62	671	£428,500	£639	East
Plot A	A - East North	Core 2	AEN2-6-4	6	2b3p	Winter Garden	6.4	69	62	667	£428,500	£642	East
Plot A	A - East North	Core 2	AEN2-6-5	6	3b4p	Winter Garden	7.4	80	76	817	£470,000	£575	South East
Plot A	A - East North	Core 2	AEN2-6-6	6	3b4p	Winter Garden	6.8	73	77	825	£470,000	£570	South West
Plot A	A - East North	Core 2	AEN2-6-7	6	3b4p	Winter Garden	7.3	79	75	812	£460,000	£567	West
Plot A	A - East North	Core 2	AEN2-6-8	6	3b5p	Winter Garden	8.0	86	88	945	£505,000	£534	West
Plot A	A - East North	Core 1	AEN1-7-1	7	1b2p	Winter Garden	5.0	54	52	562	£350,000	£623	North East
Plot A	A - East North	Core 1	AEN1-7-2	7	1b2p	Winter Garden	5.0	54	51	550	£345,000	£627	East
Plot A	A - East North	Core 1	AEN1-7-3	7	1b2p	Winter Garden	5.7	61	51	548	£345,000	£630	East
Plot A	A - East North	Core 1	AEN1-7-4	7	1b2p	Winter Garden	5.6	60	50	543	£345,000	£636	East
Plot A	A - East North	Core 1	AEN1-7-5	7	2b4p	Winter Garden	7.5	81	73	783	£495,000	£633	East and West
Plot A	A - East North	Core 1	AEN1-7-6	7	2b4p	Winter Garden	7.0	75	72	770	£462,500	£601	West
Plot A	A - East North	Core 1	AEN1-7-7	7	1b2p	Winter Garden	5.8	62	52	558	£345,000	£619	West
Plot A	A - East North	Core 1	AEN1-7-8	7	1b2p	Winter Garden	4.2	45	51	552	£350,000	£634	North West
Plot A	A - East North	Core 2	AEN2-7-1	7	2b4p	Winter Garden	7.4	80	73	785	£462,500	£589	East and West
Plot A	A - East North	Core 2	AEN2-7-2	7	2b3p	Winter Garden	6.2	67	62	670	£436,000	£651	East
Plot A	A - East North	Core 2	AEN2-7-3	7	2b3p	Winter Garden	6.3	68	62	670	£436,000	£651	East
Plot A	A - East North	Core 2	AEN2-7-4	7	2b3p	Winter Garden	6.3	68	62	668	£436,000	£652	East
Plot A	A - East North	Core 2	AEN2-7-5	7	3b4p	Winter Garden	7.6	82	76	817	£477,500	£584	South East
Plot A	A - East North	Core 2	AEN2-7-6	7	3b4p	Winter Garden	6.5	70	77	827	£477,500	£578	South West
Plot A	A - East North	Core 2	AEN2-7-7	7	3b4p	Winter Garden	7.2	78	76	815	£467,500	£574	West
Plot A	A - East North	Core 2	AEN2-7-8	7	3b5p	Winter Garden	7.8	84	88	946	£510,000	£539	West
Plot A	A - East North	Core 1	AEN1-8-1	8	2b4p	Winter Garden	7.4	80	73	785	£495,000	£633	North East
Plot A	A - East North	Core 1	AEN1-8-2	8	2b3p	Winter Garden	6.2	67	62	670	£443,500	£662	East
Plot A	A - East North	Core 1	AEN1-8-3	8	2b3p	Winter Garden	6.3	68	62	670	£443,500	£662	East
Plot A	A - East North	Core 1	AEN1-8-4	8	2b3p	Winter Garden	6.3	68	62	668	£443,500	£663	East
Plot A	A - East North	Core 1	AEN1-8-5	8	3b4p	Winter Garden	7.6	82	76	817	£505,000	£618	East and West
Plot A	A - East North	Core 1	AEN1-8-6	8	3b4p	Winter Garden	6.5	70	77	827	£472,500	£572	West
Plot A	A - East North	Core 1	AEN1-8-7	8	3b4p	Winter Garden	7.2	78	76	815	£475,500	£580	West
Plot A	A - East North	Core 1	AEN1-8-8	8	3b5p	Winter Garden	7.8	84	88	946	£510,000	£539	North West
Plot A	A - East North	Core 2	AEN2-8-1	8	2b4p	Winter Garden	7.3	79	72	774	£470,000	£607	East and West
Plot A	A - East North	Core 2	AEN2-8-2	8	2b3p	Winter Garden	6.0	65	61	659	£443,500	£673	East
Plot A	A - East North	Core 2	AEN2-8-3	8	2b3p	Winter Garden	6.0	65	61	659	£443,500	£673	East
Plot A	A - East North	Core 2	AEN2-8-4	8	2b3p	Winter Garden	6.1	66	61	659	£443,500	£673	East
Plot A	A - East North	Core 2	AEN2-8-5	8	3b4p	Winter Garden	7.0	75	75	804	£485,000	£603	South East
Plot A	A - East North	Core 2	AEN2-8-6	8	3b4p	Winter Garden	7.0	75	75	805	£485,000	£602	South West
Plot A	A - East North	Core 2	AEN2-8-7	8	3b4p	Winter Garden	7.0	75	74	797	£475,000	£596	West
Plot A	A - East North	Core 2	AEN2-8-8	8	3b5p	Winter Garden	8.0	86	86	926	£482,500	£521	West
Plot A	A - East North	Core 1	AEN1-9-1	9	2b3p	Winter Garden	6.5	70	62	665	£451,000	£678	North East
Plot A	A - East North	Core 1	AEN1-9-2	9	1b2p	Winter Garden	5.0	54	50	539	£355,000	£658	East
Plot A	A - East North	Core 1	AEN1-9-3	9	1b2p	Winter Garden	5.5	59	51	545	£355,000	£652	East
Plot A	A - East North	Core 1	AEN1-9-4	9	1b2p	Winter Garden	5.8	62	50	543	£355,000	£654	East
Plot A	A - East North	Core 1	AEN1-9-5	9	2b4p	Winter Garden	7.5	81	72	775	£477,500	£616	East and West
Plot A	A - East North	Core 1	AEN1-9-6	9	2b4p	Winter Garden	7.0	75	72	772	£477,500	£619	West
Plot A	A - East North	Core 1	AEN1-9-7	9	2b4p	Winter Garden	11.5	124	72	776	£485,000	£625	North West
Plot A	A - East North	Core 2	AEN2-9-1	9	2b4p	Winter Garden	7.3	79	72	774	£477,500	£617	East and West
Plot A	A - East North	Core 2	AEN2-9-2	9	2b3p	Winter Garden	6.0	65	61	659	£451,000	£685	East
Plot A	A - East North	Core 2	AEN2-9-3	9	2b4p	Winter Garden	7.0	75	73	780	£477,500	£612	East
Plot A	A - East North	Core 2	AEN2-9-4	9	2b3p	Roof Garden	0	0	69	747	£487,500	£653	South East West
Plot A	A - East North	Core 2	AEN2-9-5	9	3b5p	Winter Garden	8.0	86	86	926	£487,500	£527	West
Plot A	A - East North	Core 1	AEN1-10-1	10	2b3p	Winter Garden	6.0	65	66	707	£460,000	£650	North East
Plot A	A - East North	Core 1	AEN1-10-2	10	1b2p	Winter Garden	5.0	54	51	551	£360,000	£653	East
Plot A	A - East North	Core 1	AEN1-10-3	10	2b4p	Winter Garden	7.6	82	71	769	£477,500	£621	East
Plot A	A - East North	Core 1	AEN1-10-4	10	3b4p	Winter Garden	7.2	78	76	816	£471,000	£577	East
Plot A	A - East North	Core 1	AEN1-10-5	10	2b4p	Roof Garden	0	0	75	809	£450,000	£556	South East
Plot A	A - East North	Core 1	AEN1-10-6	10	3b4p	Roof Garden	0	0	79	845	£515,000	£609	South West



Summary of Units - All Blocks

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	168	17%	71,533	426	388	525	£49,606,000	£295,274	£693	£265,000	£336,500
1b2p	226	23%	124,316	550	518	608	£77,838,500	£344,418	£626	£305,000	£430,000
2b3p	209	21%	141,279	676	645	806	£93,716,500	£448,404	£663	£365,000	£582,500
2b3p Duplex	3	0%	2,631	877	806	991	£1,535,000	£511,667	£583	£505,000	£625,000
2b4p	93	10%	70,932	763	650	864	£43,215,000	£464,677	£609	£380,000	£607,500
3b4p	233	24%	195,219	838	746	1,105	£111,463,000	£478,382	£571	£380,000	£630,000
3b4p Duplex	1	0%	1,210	1,210	1,210	1,210	£615,000	£615,000	£508	£615,000	£615,000
3b4p Townhouse	10	1%	13,733	1,373	735	1,574	£6,180,000	£618,000	£450	£435,000	£675,000
3b5p	10	1%	9,290	929	818	946	£4,990,000	£499,000	£537	£482,500	£525,000
3b5p Duplex	2	0%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000
4b5p Townhouse	4	0%	6,990	1,748	1,693	1,837	£2,740,000	£685,000	£392	£685,000	£685,000
4b6p	4	0%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	1%	15,081	1,371	1,323	1,445	£6,940,000	£630,909	£460	£625,000	£650,000
4b7p Duplex	1	0%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	975	100%	661,062	678	388	1,837	£403,424,000	£413,768	£610	£265,000	£825,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot A	A - East South	Core 1	AES-10-3	10	3b4p	Winter Garden	7.5	81	77	825	£15,000	£625	South East
Plot A	A - East South	Core 1	AES-10-4	10	3b4p	Winter Garden	7.2	78	76	821	£15,000	£615	South
Plot A	A - East South	Core 1	AES-10-5	10	2b3p	Winter Garden	6.0	65	61	659	£445,500	£676	South West
Plot A	A - East South	Core 1	AES-10-6	10	2b3p	Winter Garden	6.0	65	61	657	£438,000	£667	North West
Plot A	A - East South	Core 1	AES-10-7	10	1b2p	Winter Garden	5.1	55	51	547	£352,000	£644	West
Plot A	A - East South	Core 1	AES-10-8	10	2b4p	Winter Garden	7.1	76	72	771	£485,000	£629	North West
Plot A	A - East South	Core 1	AES-11-1	11	2b4p	Roof Garden	0	0	75	802	£15,000	£642	North East
Plot A	A - East South	Core 1	AES-11-2	11	1b2p	Winter Garden	5.4	58	51	548	£357,000	£652	East
Plot A	A - East South	Core 1	AES-11-3	11	2b3p	Winter Garden	6.8	73	65	702	£480,000	£684	South East
Plot A	A - East South	Core 1	AES-11-4	11	1b2p	Winter Garden	5.0	54	51	547	£357,000	£653	South
Plot A	A - East South	Core 1	AES-11-5	11	2b3p	Roof Garden	0	0	62	665	£453,000	£681	South West
Plot A	A - East South	Core 1	AES-11-6	11	1b2p	Roof Garden	0	0	52	556	£357,000	£642	West
Plot A	A - East South	Core 1	AES-11-7	11	3b4p	Roof Garden	0	0	79	851	£535,000	£628	North West
Plot A	A - East South	Core 1	AES-12-1	12	2b3p	Winter Garden	6.0	65	68	730	£485,000	£665	North East
Plot A	A - East South	Core 1	AES-12-2	12	1b2p	Winter Garden	5.4	58	51	548	£362,000	£661	East
Plot A	A - East South	Core 1	AES-12-3	12	2b3p	Winter Garden	6.6	71	65	702	£487,500	£695	South East
Plot A	A - East South	Core 1	AES-12-4	12	1b2p	Winter Garden	5.0	54	51	547	£362,000	£662	South
Plot A	A - East South	Core 1	AES-12-5	12	1b2p	Winter Garden	6.0	65	55	591	£367,000	£621	South West
Plot A	A - East South	Core 1	AES-12-6	12	Studio	Winter Garden	4.1	44	46	498	£285,000	£572	West
Plot A	A - East South	Core 1	AES-12-7	12	2b4p	Winter Garden	6.1	66	72	775	£492,500	£635	North West
Plot A	A - East South	Core 1	AES-13-1	13	3b4p	Roof Garden	0	0	89	858	£500,000	£563	North East
Plot A	A - East South	Core 1	AES-13-2	13	3b4p	Winter Garden	7.2	78	78	835	£500,000	£599	South East
Plot A	A - East South	Core 1	AES-13-3	13	3b4p	Roof Garden	0	0	81	871	£510,000	£586	South West
Plot A	A - East South	Core 1	AES-13-4	13	2b3p	Roof Garden	0	0	61	651	£460,000	£706	West
Plot A	A - East South	Core 1	AES-13-5	13	1b2p	Roof Garden	0	0	52	560	£382,000	£682	North West
Plot A	A - East South	Core 1	AES-14-1	14	2b3p	Winter Garden	6.5	70	71	769	£500,000	£651	North East
Plot A	A - East South	Core 1	AES-14-2	14	3b4p	Winter Garden	7.2	78	78	834	£507,500	£608	South East
Plot A	A - East South	Core 1	AES-14-3	14	2b4p	Winter Garden	6.1	66	74	794	£515,000	£648	South West
Plot A	A - East South	Core 1	AES-14-4	14	1b2p	Winter Garden	5.1	55	54	579	£392,000	£677	West
Plot A	A - East South	Core 1	AES-14-5	14	Studio	Winter Garden	5.1	55	45	488	£295,000	£605	North West
Plot A	A - East South	Core 1	AES-15-1	15	3b4p	Roof Garden	0	0	77	832	£520,000	£625	North East
Plot A	A - East South	Core 1	AES-15-2	15	3b4p	Winter Garden	7.0	75	74	801	£515,000	£643	South East
Plot A	A - East South	Core 1	AES-15-3	15	3b4p	Roof Garden	0	0	77	832	£522,500	£628	South West
Plot A	A - East South	Core 1	AES-15-4	15	2b3p	Roof Garden	0	0	60	645	£475,000	£737	West
Plot A	A - East South	Core 1	AES-15-5	15	1b2p	Roof Garden	0	0	48	518	£397,000	£767	North West
Plot A	A1	Core 1	P1-1-1	1	2b3p	Winter Garden	7.7	83	64	689	£400,000	£581	North East
Plot A	A1	Core 1	P1-1-2	1	1b2p	Winter Garden	5.4	58	51	551	£315,000	£572	East
Plot A	A1	Core 1	P1-1-3	1	1b2p	Winter Garden	5.5	59	51	546	£315,000	£577	West
Plot A	A1	Core 1	P1-1-4	1	2b3p	Winter Garden	7.8	84	63	678	£400,000	£590	North West
Plot A	A1	Core 1	P1-2-1	2	2b3p	Winter Garden	7.7	83	64	689	£407,500	£592	North East
Plot A	A1	Core 1	P1-2-2	2	1b2p	Winter Garden	5.1	55	51	551	£320,000	£581	East
Plot A	A1	Core 1	P1-2-3	2	Studio	Winter Garden	5.2	56	37	398	£275,000	£690	East
Plot A	A1	Core 1	P1-2-4	2	2b3p	Winter Garden	8.7	93	61	657	£410,000	£624	South East
Plot A	A1	Core 1	P1-2-5	2	Studio	Winter Garden	8.6	92	41	436	£285,000	£663	South West
Plot A	A1	Core 1	P1-2-6	2	Studio	Winter Garden	5.1	55	37	398	£275,000	£690	West
Plot A	A1	Core 1	P1-2-7	2	1b2p	Winter Garden	5.2	56	51	549	£320,000	£583	West
Plot A	A1	Core 1	P1-2-8	2	2b3p	Winter Garden	7.8	84	63	674	£407,500	£604	North West
Plot A	A1	Core 1	P1-3-1	3	2b3p	Winter Garden	7.7	83	64	689	£415,000	£602	North East
Plot A	A1	Core 1	P1-3-2	3	1b2p	Winter Garden	5.1	55	51	551	£325,000	£590	East
Plot A	A1	Core 1	P1-3-3	3	Studio	Winter Garden	5.2	56	37	398	£277,500	£697	East
Plot A	A1	Core 1	P1-3-4	3	2b3p	Winter Garden	8.7	93	61	657	£417,500	£636	South East
Plot A	A1	Core 1	P1-3-5	3	Studio	Winter Garden	8.6	92	41	436	£287,500	£659	South West
Plot A	A1	Core 1	P1-3-6	3	Studio	Winter Garden	5.1	55	37	398	£277,500	£697	West
Plot A	A1	Core 1	P1-3-7	3	1b2p	Winter Garden	5.2	56	51	549	£325,000	£592	West
Plot A	A1	Core 1	P1-3-8	3	2b3p	Winter Garden	7.8	84	63	674	£415,000	£615	North West
Plot A	A1	Core 1	P1-4-1	4	2b3p	Winter Garden	7.7	83	64	689	£422,500	£613	North East
Plot A	A1	Core 1	P1-4-2	4	1b2p	Winter Garden	5.1	55	51	551	£330,000	£599	East
Plot A	A1	Core 1	P1-4-3	4	Studio	Winter Garden	5.2	56	37	398	£280,000	£703	East
Plot A	A1	Core 1	P1-4-4	4	2b3p	Winter Garden	8.7	93	61	657	£425,000	£647	South East
Plot A	A1	Core 1	P1-4-5	4	Studio	Winter Garden	8.6	92	41	436	£290,000	£665	South West
Plot A	A1	Core 1	P1-4-6	4	Studio	Winter Garden	5.1	55	37	398	£280,000	£703	West
Plot A	A1	Core 1	P1-4-7	4	1b2p	Winter Garden	5.2	56	51	549	£330,000	£601	West
Plot A	A1	Core 1	P1-4-8	4	2b3p	Winter Garden	7.8	84	63	674	£422,500	£627	North West
Plot A	A1	Core 1	P1-5-1	5	2b3p	Winter Garden	7.7	83	64	689	£430,000	£624	North East
Plot A	A1	Core 1	P1-5-2	5	1b2p	Winter Garden	5.1	55	51	551	£335,000	£608	East
Plot A	A1	Core 1	P1-5-3	5	Studio	Winter Garden	5.2	56	37	398	£282,500	£709	East
Plot A	A1	Core 1	P1-5-4	5	2b3p	Winter Garden	8.7	93	61	657	£432,500	£659	South East
Plot A	A1	Core 1	P1-5-5	5	Studio	Winter Garden	8.6	92	41	436	£292,500	£671	South West
Plot A	A1	Core 1	P1-5-6	5	Studio	Winter Garden	5.1	55	37	398	£282,500	£709	West
Plot A	A1	Core 1	P1-5-7	5	1b2p	Winter Garden	5.2	56	51	549	£335,000	£610	West
Plot A	A1	Core 1	P1-5-8	5	2b3p	Winter Garden	7.8	84	63	674	£430,000	£638	North West
Plot A	A1	Core 1	P1-6-1	6	2b3p	Winter Garden	7.7	83	64	689	£437,500		



Summary of Units - All Blocks

Bed(s)	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	168	17%	71,533	426	388	525	£49,606,000	£295,274	£693	£265,000	£336,500
1b2p	226	23%	124,316	550	518	608	£77,838,500	£344,418	£626	£305,000	£430,000
2b3p	209	21%	141,279	676	645	806	£93,716,500	£448,404	£663	£365,000	£582,500
2b3p Duplex	3	0%	2,631	877	806	991	£1,535,000	£511,667	£583	£505,000	£625,000
2b4p	93	10%	70,932	763	650	864	£43,215,000	£464,677	£609	£380,000	£607,500
3b4p	233	24%	196,219	838	746	1,105	£111,463,000	£478,382	£571	£380,000	£630,000
3b4p Duplex	1	0%	1,210	1,210	1,210	1,210	£615,000	£615,000	£508	£615,000	£615,000
3b4p Townhouse	10	1%	13,733	1,373	1,373	1,574	£6,180,000	£618,000	£450	£435,000	£675,000
3b5p	10	1%	9,290	929	818	946	£4,990,000	£499,000	£537	£482,500	£525,000
3b5p Duplex	2	0%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000
4b5p Townhouse	4	0%	6,990	1,748	1,693	1,837	£2,740,000	£685,000	£392	£685,000	£685,000
4b6p	4	0%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	1%	15,081	1,371	1,323	1,446	£6,940,000	£630,909	£460	£625,000	£650,000
4b7p Duplex	1	0%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	975	100%	661,062	678	388	1,837	£403,424,000	£413,768	£610	£265,000	£825,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Bed(s)	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot A	A1	Core 1	P1-15-3	15	3b4p	Winter Garden	8.7	93	85	912	£575,000	£631	South East
Plot A	A1	Core 1	P1-15-4	15	3b4p	Winter Garden	8.3	89	82	879	£575,000	£654	South West
Plot A	A1	Core 1	P1-15-5	15	Studio	Winter Garden	3.8	41	38	404	£312,500	£774	West
Plot A	A1	Core 1	P1-15-6	15	3b4p	Winter Garden	8.8	95	77	829	£560,000	£676	North West
Plot A	A2	Core 1	P2-1-1	1	1b2p	Winter Garden	10.4	112	53	570	£315,000	£592	East
Plot A	A2	Core 1	P2-1-2	1	2b3p	Winter Garden	8.7	93	61	657	£390,000	£594	South East
Plot A	A2	Core 1	P2-1-3	1	Studio	Winter Garden	8.6	92	39	424	£275,000	£649	South West
Plot A	A2	Core 1	P2-1-4	1	1b2p	Winter Garden	10.4	112	53	574	£315,000	£549	West
Plot A	A2	Core 1	P2-2-1	2	2b3p	Winter Garden	7.8	84	63	676	£400,000	£592	North East
Plot A	A2	Core 1	P2-2-2	2	1b2p	Winter Garden	5.1	55	51	546	£315,000	£577	East
Plot A	A2	Core 1	P2-2-3	2	Studio	Winter Garden	5.2	56	37	398	£265,000	£665	West
Plot A	A2	Core 1	P2-2-4	2	2b3p	Winter Garden	8.7	93	61	657	£397,500	£605	South East
Plot A	A2	Core 1	P2-2-5	2	Studio	Winter Garden	8.6	92	40	430	£277,500	£646	South West
Plot A	A2	Core 1	P2-2-6	2	Studio	Winter Garden	5.1	55	37	398	£267,000	£670	West
Plot A	A2	Core 1	P2-2-7	2	1b2p	Winter Garden	5.2	56	50	538	£315,000	£585	West
Plot A	A2	Core 1	P2-2-8	2	2b3p	Winter Garden	7.8	84	62	664	£400,000	£602	North West
Plot A	A2	Core 1	P2-3-1	3	2b3p	Winter Garden	7.8	84	63	676	£407,500	£603	North East
Plot A	A2	Core 1	P2-3-2	3	1b2p	Winter Garden	5.1	55	51	546	£320,000	£586	East
Plot A	A2	Core 1	P2-3-3	3	Studio	Winter Garden	5.2	56	37	398	£267,500	£672	East
Plot A	A2	Core 1	P2-3-4	3	2b3p	Winter Garden	8.7	93	61	657	£405,000	£617	South East
Plot A	A2	Core 1	P2-3-5	3	Studio	Winter Garden	8.6	92	40	430	£280,000	£651	South West
Plot A	A2	Core 1	P2-3-6	3	Studio	Winter Garden	5.1	55	37	398	£269,500	£677	West
Plot A	A2	Core 1	P2-3-7	3	1b2p	Winter Garden	5.2	56	50	538	£320,000	£595	West
Plot A	A2	Core 1	P2-3-8	3	2b3p	Winter Garden	7.8	84	62	664	£407,500	£614	North West
Plot A	A2	Core 1	P2-4-1	4	2b3p	Winter Garden	7.8	84	63	676	£415,000	£614	North East
Plot A	A2	Core 1	P2-4-2	4	1b2p	Winter Garden	5.1	55	51	546	£325,000	£596	East
Plot A	A2	Core 1	P2-4-3	4	Studio	Winter Garden	5.2	56	37	398	£270,000	£678	East
Plot A	A2	Core 1	P2-4-4	4	2b3p	Winter Garden	8.7	93	61	657	£412,500	£628	South East
Plot A	A2	Core 1	P2-4-5	4	Studio	Winter Garden	8.6	92	40	430	£282,500	£657	South West
Plot A	A2	Core 1	P2-4-6	4	Studio	Winter Garden	5.1	55	37	398	£272,000	£683	West
Plot A	A2	Core 1	P2-4-7	4	1b2p	Winter Garden	5.2	56	50	538	£325,000	£604	West
Plot A	A2	Core 1	P2-4-8	4	2b3p	Winter Garden	7.8	84	62	664	£415,000	£625	North West
Plot A	A2	Core 1	P2-5-1	5	2b3p	Winter Garden	7.8	84	63	676	£422,500	£625	North East
Plot A	A2	Core 1	P2-5-2	5	1b2p	Winter Garden	5.1	55	51	546	£330,000	£605	East
Plot A	A2	Core 1	P2-5-3	5	Studio	Winter Garden	5.2	56	37	398	£272,500	£684	East
Plot A	A2	Core 1	P2-5-4	5	2b3p	Winter Garden	8.7	93	61	657	£420,000	£640	South East
Plot A	A2	Core 1	P2-5-5	5	Studio	Winter Garden	8.6	92	40	430	£285,000	£663	South West
Plot A	A2	Core 1	P2-5-6	5	Studio	Winter Garden	5.1	55	37	398	£274,500	£689	West
Plot A	A2	Core 1	P2-5-7	5	1b2p	Winter Garden	5.2	56	50	538	£330,000	£613	West
Plot A	A2	Core 1	P2-5-8	5	2b3p	Winter Garden	7.8	84	62	664	£422,500	£636	North West
Plot A	A2	Core 1	P2-6-1	6	2b3p	Winter Garden	7.8	84	63	676	£437,500	£647	North East
Plot A	A2	Core 1	P2-6-2	6	1b2p	Winter Garden	5.1	55	51	546	£340,000	£623	East
Plot A	A2	Core 1	P2-6-3	6	Studio	Winter Garden	5.2	56	37	398	£277,500	£697	East
Plot A	A2	Core 1	P2-6-4	6	2b3p	Winter Garden	8.7	93	61	657	£435,000	£662	South East
Plot A	A2	Core 1	P2-6-5	6	Studio	Winter Garden	8.6	92	40	430	£287,500	£669	South West
Plot A	A2	Core 1	P2-6-6	6	Studio	Winter Garden	5.1	55	37	398	£277,000	£696	West
Plot A	A2	Core 1	P2-6-7	6	1b2p	Winter Garden	5.2	56	50	538	£335,000	£622	West
Plot A	A2	Core 1	P2-6-8	6	2b3p	Winter Garden	7.8	84	62	664	£430,000	£648	North West
Plot A	A2	Core 1	P2-7-1	7	2b3p	Winter Garden	7.8	84	63	676	£445,000	£658	North East
Plot A	A2	Core 1	P2-7-2	7	1b2p	Winter Garden	5.1	55	51	546	£345,000	£632	East
Plot A	A2	Core 1	P2-7-3	7	Studio	Winter Garden	5.2	56	37	398	£290,000	£703	East
Plot A	A2	Core 1	P2-7-4	7	2b3p	Winter Garden	8.7	93	61	657	£442,500	£674	South East
Plot A	A2	Core 1	P2-7-5	7	Studio	Winter Garden	8.6	92	40	430	£290,000	£675	South West
Plot A	A2	Core 1	P2-7-6	7	Studio	Winter Garden	5.1	55	37	398	£279,500	£702	West
Plot A	A2	Core 1	P2-7-7	7	1b2p	Winter Garden	5.2	56	50	538	£340,000	£632	West
Plot A	A2	Core 1	P2-7-8	7	2b3p	Winter Garden	7.8	84	62	664	£437,500	£659	North West
Plot A	A2	Core 1	P2-8-1	8	2b3p	Winter Garden	7.8	84	63	676	£452,500	£669	North East
Plot A	A2	Core 1	P2-8-2	8	1b2p	Winter Garden	5.1	55	51	546	£350,000	£641	East
Plot A	A2	Core 1	P2-8-3	8	Studio	Winter Garden	5.2	56	37	398	£282,500	£709	East
Plot A	A2	Core 1	P2-8-4	8	2b3p	Winter Garden	8.7	93	61	657	£450,000	£685	South East
Plot A	A2	Core 1	P2-8-5	8	Studio	Winter Garden	8.6	92	40	430	£292,500	£681	South West
Plot A	A2	Core 1	P2-8-6	8	Studio	Winter Garden	5.1	55	37	398	£282,000	£708	West
Plot A	A2	Core 1	P2-8-7	8	1b2p	Winter Garden	5.2	56	50	538	£345,000	£641	West
Plot A	A2	Core 1	P2-8-8	8	2b3p	Winter Garden	7.8	84	62	664	£445,000	£670	North West
Plot A	A2	Core 1	P2-9-1	9	2b3p	Winter Garden	7.8	84	63	676	£460,000	£680	North East
Plot A	A2	Core 1	P2-9-2	9	1b2p	Winter Garden	5.1	55	51	546	£355,000	£650	East
Plot A	A2	Core 1	P2-9-3	9	Studio	Winter Garden	5.2	56	37	398	£285,000	£716	East
Plot A	A2	Core 1	P2-9-4	9	2b3p	Winter Garden	8.7	93	61	657	£457,500	£697	South East
Plot A	A2	Core 1	P2-9-5	9	Studio	Winter Garden	8.6	92	40	430	£297,500	£692	South West
Plot A	A2	Core 1	P2-9-6	9	Studio	Winter Garden	5.1	55	37	398	£287,000	£721	West
Plot A	A2	Core 1	P2-9-7	9	1b2p	Winter Garden	5.2	56	50	538	£355,000	£660	West
Plot A	A2	Core 1	P2-9-8	9	2b3p	Winter Garden	7.8	84	62	664	£460,000	£693	North West
Plot A	A2	Core 1	P2-10-1	10	2b3p	Winter Garden	7.8	84	63	676	£467,500	£692	North East
Plot A	A2	Core 1	P2-10-2	10	1b2p	Winter Garden	5.1	55	51	546	£360,000	£660	East
Plot A	A2	Core 1	P2-10-3	10	Studio	Winter Garden	5.2	56	37	398	£287,500	£722	East
Plot A	A2	Core 1	P2-10-4	10	2b3p	Winter Garden	8.7	93	61	657	£465,000	£708	South East
Plot A	A2	Core 1	P2-10-5	10	Studio	Winter Garden	8.6	92	40	430	£300,000	£698	South West
Plot A	A2	Core 1	P2-10-6	10	Studio	Winter Garden	5.1	55	37	398	£289,500	£727	West
Plot A	A2	Core 1	P2-10-7	10	1b2p	Winter Garden	5.2	56	50	538	£360,000	£669	West
Plot A	A2	Core 1	P2-10-8	10	2b3p	Winter Garden	7.8	84	62	664	£467,500	£704	North West
Plot A	A2	Core 1	P2-11-1	11	2b3p	Winter Garden	7.8	84	63	676	£475,000	£703	North East
Plot A	A2	Core 1	P2-11-2	11	1b2p	Winter Garden	5.1	55	51	546	£365,000	£669	East
Plot A	A2	Core 1	P2-11-3	11	Studio	Winter Garden	5.2	56	37	398	£290,0		



Summary of Units - All Blocks

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	168	17%	71,533	426	388	525	£49,606,000	£295,274	£693	£265,000	£336,500
1b2p	226	23%	124,316	550	518	608	£77,838,500	£344,418	£626	£305,000	£430,000
2b3p	209	21%	141,279	676	645	806	£93,716,500	£448,404	£663	£365,000	£582,500
2b3p Duplex	3	0%	2,631	877	806	991	£1,535,000	£511,667	£583	£505,000	£525,000
2b4p	93	10%	70,932	763	650	864	£43,215,000	£464,677	£609	£380,000	£607,500
3b4p	233	24%	195,219	838	746	1,105	£111,463,000	£478,382	£571	£380,000	£630,000
3b4p Duplex	1	0%	1,210	1,210	1,210	1,210	£615,000	£615,000	£508	£615,000	£615,000
3b4p Townhouse	10	1%	13,733	1,373	735	1,574	£6,180,000	£618,000	£450	£435,000	£675,000
3b5p	10	1%	9,290	929	818	946	£4,990,000	£499,000	£537	£482,500	£525,000
3b5p Duplex	2	0%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000
4b5p Townhouse	4	0%	6,990	1,748	1,693	1,837	£2,740,000	£685,000	£392	£685,000	£685,000
4b6p	4	0%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	1%	15,081	1,371	1,323	1,445	£6,940,000	£630,909	£460	£625,000	£650,000
4b7p Duplex	1	0%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	975	100%	661,062	678	388	1,837	£403,424,000	£413,768	£610	£265,000	£825,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot B	B - West	Core 2	BW2-5-2	5	1b2p	Winter Garden	5.8	62	51	549	£335,000	£610	East
Plot B	B - West	Core 2	BW2-5-3	5	3b4p	Winter Garden	7.1	76	77	825	£470,000	£570	South East West
Plot B	B - West	Core 2	BW2-5-4	5	3b4p	Winter Garden	7.0	75	74	796	£475,000	£597	West
Plot B	B - West	Core 2	BW2-5-5	5	2b3p	Winter Garden	6.1	65	62	667	£412,500	£619	West
Plot B	B - West	Core 1	BW1-6-1	6	2b4p	Winter Garden	7.6	82	71	767	£455,000	£593	North East West
Plot B	B - West	Core 1	BW1-6-2	6	1b2p	Winter Garden	5.8	62	52	559	£340,000	£609	East
Plot B	B - West	Core 1	BW1-6-3	6	1b2p	Winter Garden	4.5	48	52	565	£340,000	£602	East
Plot B	B - West	Core 1	BW1-6-4	6	1b2p	Winter Garden	7.6	82	52	557	£340,000	£610	West
Plot B	B - West	Core 1	BW1-6-5	6	Studio	Winter Garden	5.1	55	46	497	£290,000	£583	West
Plot B	B - West	Core 1	BW1-6-6	6	1b2p	Winter Garden	7.8	84	51	549	£340,000	£619	West
Plot B	B - West	Core 2	BW2-6-1	6	1b2p	Winter Garden	4.8	52	52	560	£340,000	£608	East
Plot B	B - West	Core 2	BW2-6-2	6	1b2p	Winter Garden	5.8	62	52	565	£340,000	£602	East
Plot B	B - West	Core 2	BW2-6-3	6	3b4p	Winter Garden	8.2	88	85	920	£525,000	£571	South East West
Plot B	B - West	Core 2	BW2-6-4	6	3b4p	Winter Garden	7.1	76	76	818	£485,000	£593	West
Plot B	B - West	Core 2	BW2-6-5	6	2b3p	Winter Garden	6.8	73	62	665	£420,000	£631	West
Plot B	B - West	Core 1	BW1-7-1	7	2b4p	Winter Garden	7.6	82	71	767	£462,500	£603	North East West
Plot B	B - West	Core 1	BW1-7-2	7	1b2p	Winter Garden	5.8	62	52	559	£345,000	£618	East
Plot B	B - West	Core 1	BW1-7-3	7	1b2p	Winter Garden	4.5	48	52	565	£345,000	£611	East
Plot B	B - West	Core 1	BW1-7-4	7	1b2p	Winter Garden	7.6	82	52	557	£345,000	£619	West
Plot B	B - West	Core 1	BW1-7-5	7	Studio	Winter Garden	5.1	55	46	497	£292,500	£588	West
Plot B	B - West	Core 1	BW1-7-6	7	1b2p	Winter Garden	7.8	84	51	549	£345,000	£628	West
Plot B	B - West	Core 2	BW2-7-1	7	1b2p	Winter Garden	4.8	52	52	560	£345,000	£617	East
Plot B	B - West	Core 2	BW2-7-2	7	1b2p	Winter Garden	5.8	62	52	565	£345,000	£611	East
Plot B	B - West	Core 2	BW2-7-3	7	3b4p	Winter Garden	8.2	88	85	920	£490,000	£533	South East West
Plot B	B - West	Core 2	BW2-7-4	7	3b4p	Winter Garden	7.1	76	76	818	£495,000	£605	West
Plot B	B - West	Core 2	BW2-7-5	7	2b3p	Winter Garden	6.8	73	62	665	£427,500	£642	West
Plot B	B - West	Core 1	BW1-8-1	8	2b3p	Winter Garden	32.1	345	68	731	£440,000	£602	North East
Plot B	B - West	Core 1	BW1-8-2	8	1b2p	Winter Garden	11.8	127	51	553	£350,000	£633	East
Plot B	B - West	Core 1	BW1-8-3	8	3b4p	Winter Garden	24.5	264	77	826	£470,000	£569	West
Plot B	B - West	Core 1	BW1-8-4	8	2b3p	Winter Garden	32.0	344	63	683	£440,000	£645	North West
Plot B	B - West	Core 2	BW2-8-1	8	1b2p	Winter Garden	11.8	127	53	574	£355,000	£618	East
Plot B	B - West	Core 2	BW2-8-2	8	2b3p	Winter Garden	34.2	368	75	806	£495,000	£614	South East
Plot B	B - West	Core 2	BW2-8-3	8	3b4p	Winter Garden	31.3	337	69	746	£440,000	£590	South West
Plot B	B - West	Core 2	BW2-8-4	8	3b4p	Winter Garden	27.1	291	77	824	£470,000	£570	West
Plot B	B - East		BE-0/1-1	0	4b6p Townhouse	Garden		0	123	1,323	£625,000	£472	East and West
Plot B	B - East		BE-0/1-2	0	4b6p Townhouse	Garden		0	124	1,332	£625,000	£469	East and West
Plot B	B - East		BE-0/1-3	0	4b6p Townhouse	Garden		0	131	1,405	£635,000	£452	East and West
Plot B	B - East		BE-0/1-4	0	4b6p Townhouse	Garden		0	131	1,408	£635,000	£451	East and West
Plot B	B - East		BE-0/1-5	0	4b6p Townhouse	Garden		0	130	1,397	£635,000	£454	East and West
Plot B	B - East		BE-0/1-6	0	4b6p Townhouse	Garden		0	131	1,408	£635,000	£451	East and West
Plot B	B - East		BE-0/1-7	0	4b6p Townhouse	Garden		0	134	1,446	£650,000	£450	East and West
Plot B	B - East		BE-0/1-8	0	4b6p Townhouse	Garden		0	126	1,359	£625,000	£460	East and West
Plot B	B - East		BE-0/1-9	0	4b6p Townhouse	Garden		0	124	1,339	£625,000	£467	East and West
Plot B	B - East		BE-0/1-10	0	4b6p Townhouse	Garden		0	123	1,327	£625,000	£471	East and West
Plot B	B - East		BE-0/1-11	0	4b6p Townhouse	Garden		0	124	1,338	£625,000	£467	East and West
Plot B	B - East	Core 1	BE1-2-1	2	3b4p	Winter Garden	7.1	76	74	797	£420,000	£527	North East
Plot B	B - East	Core 1	BE1-2-2	2	Studio	Winter Garden	4.0	43	39	423	£270,000	£638	East
Plot B	B - East	Core 1	BE1-2-3	2	2b3p	Winter Garden	6.1	66	61	661	£380,000	£575	East
Plot B	B - East	Core 1	BE1-2-4	2	3b4p	Winter Garden	7.2	78	84	904	£435,000	£481	West
Plot B	B - East	Core 1	BE1-2-5	2	3b4p	Winter Garden	7.1	76	82	877	£445,000	£507	North West South
Plot B	B - East	Core 1	BE1-2-6	2	2b3p	Winter Garden	7.2	78	78	782	£425,000	£544	North
Plot B	B - East	Core 2	BE2-2-1	2	1b2p	Winter Garden	5.0	54	54	582	£325,000	£559	East
Plot B	B - East	Core 2	BE2-2-2	2	1b2p	Winter Garden	5.1	55	50	538	£320,000	£594	East
Plot B	B - East	Core 2	BE2-2-3	2	2b4p	Winter Garden	7.1	76	70	755	£410,000	£543	East
Plot B	B - East	Core 2	BE2-2-4	2	3b4p	Winter Garden	7.1	76	76	818	£425,000	£520	West
Plot B	B - East	Core 2	BE2-2-5	2	1b2p	Winter Garden	5.1	55	51	545	£320,000	£587	West
Plot B	B - East	Core 2	BE2-2-6	2	2b4p	Winter Garden	6.1	66	61	656	£380,000	£580	West
Plot B	B - East	Core 3	BE3-2-1	2	2b4p	Winter Garden	7.1	76	70	755	£420,000	£556	East
Plot B	B - East	Core 3	BE3-2-2	2	1b2p	Winter Garden	5.1	55	50	538	£320,000	£594	East
Plot B	B - East	Core 3	BE3-2-3	2	1b2p	Winter Garden	5.1	55	50	538	£320,000	£594	East
Plot B	B - East	Core 3	BE3-2-4	2	2b3p	Winter Garden	6.1	66	68	732	£380,000	£519	South East
Plot B	B - East	Core 3	BE3-2-5	2	3b4p	Winter Garden	7.1	76	74	797	£380,000	£477	South West
Plot B	B - East	Core 3	BE3-2-6	2	3b4p	Winter Garden	7.1	76	76	818	£425,000	£520	West
Plot B	B - East	Core 3	BE3-2-7	2	1b2p	Winter Garden	5.1	55	50	543	£320,000	£590	West
Plot B	B - East	Core 3	BE3-2-8	2	3b4p	Winter Garden	7.1	76	76	818	£425,000	£520	West
Plot B	B - East	Core 1	BE1-3-1	3	3b4p	Winter Garden	7.1	76	74	797	£430,000	£540	North East
Plot B	B - East	Core 1	BE1-3-2	3	Studio	Winter Garden	4.0	43	39	423	£272,500	£644	East
Plot B	B - East	Core 1	BE1-3-3	3	2b3p	Winter Garden	6.1	66	61	661	£387,500	£587	East
Plot B	B - East	Core 1	BE1-3-4	3	3b4p	Winter Garden	7.2	78	84	904	£445,000	£492	West
Plot B	B - East	Core 1	BE1-3-5	3	3b4p	Winter Garden	7.1	76	82	877	£455,000	£519	North West South
Plot B	B - East	Core 1	BE1-3-6	3	2b3p	Winter Garden	7.2	78	73	782	£432,500	£553	North
Plot B	B - East	Core 2	BE2-3-1	3	1b2p	Winter Garden	5.0						



Summary of Units - All Blocks

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	168	17%	71,533	426	388	525	£49,606,000	£295,274	£693	£265,000	£336,500
1b2p	226	23%	124,316	550	518	608	£77,838,500	£344,418	£626	£305,000	£430,000
2b3p	209	21%	141,279	676	645	806	£93,716,500	£448,404	£663	£365,000	£582,500
2b3p Duplex	3	0%	2,631	877	806	991	£1,535,000	£511,667	£583	£505,000	£625,000
2b4p	93	10%	70,932	763	650	864	£43,215,000	£464,677	£609	£380,000	£607,500
3b4p	233	24%	195,219	838	746	1,105	£111,463,000	£478,382	£571	£380,000	£630,000
3b4p Duplex	1	0%	1,210	1,210	1,210	1,210	£615,000	£615,000	£508	£615,000	£615,000
3b4p Townhouse	10	1%	13,733	1,373	735	1,574	£6,180,000	£618,000	£450	£435,000	£675,000
3b5p	10	1%	9,290	929	818	946	£4,990,000	£499,000	£537	£482,500	£525,000
3b5p Duplex	2	0%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000
4b5p Townhouse	4	0%	6,990	1,748	1,693	1,837	£2,740,000	£685,000	£392	£685,000	£685,000
4b6p	4	0%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	1%	15,081	1,371	1,323	1,445	£6,940,000	£630,909	£460	£625,000	£650,000
4b7p Duplex	1	0%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	975	100%	661,062	678	388	1,837	£403,424,000	£413,768	£610	£265,000	£825,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot B	B - East	Core 2	BE2-7-6	7	1b2p	Winter Garden	5.1	55	56	606	£397,500	£656	West
Plot B	B - East	Core 2	BE2-7-7	7	2b3p	Winter Garden	6.1	66	68	731	£460,000	£629	West
Plot B	B - East	Core 2	BE2-7-8	7	3b4p	Winter Garden	8.0	86	84	904	£500,000	£553	North West
Plot B	B - East	Core 3	BE3-7-1	7	2b3p	Winter Garden	7.1	76	63	678	£417,500	£616	East
Plot B	B - East	Core 3	BE3-7-2	7	Studio	Winter Garden	4.1	44	45	486	£285,000	£587	East
Plot B	B - East	Core 3	BE3-7-3	7	Studio	Winter Garden	4.1	44	45	486	£285,000	£587	East
Plot B	B - East	Core 3	BE3-7-4	7	3b4p	Winter Garden	7.0	75	75	807	£475,000	£588	South East
Plot B	B - East	Core 3	BE3-7-5	7	3b4p	Winter Garden	9.1	98	91	980	£520,000	£531	South West
Plot B	B - East	Core 3	BE3-7-6	7	3b4p	Winter Garden	8.1	87	84	904	£490,000	£542	West
Plot B	B - East	Core 3	BE3-7-7	7	1b2p	Winter Garden	5.1	55	56	606	£397,500	£656	West
Plot B	B - East	Core 3	BE3-7-8	7	3b4p	Winter Garden	8.1	87	84	904	£490,000	£542	West
Plot B	B - East	Core 2	BE2-8-1	8	3b4p	Winter Garden	7.1	76	77	829	£465,000	£561	North East
Plot B	B - East	Core 2	BE2-8-2	8	1b2p	Winter Garden	5.1	55	50	543	£344,000	£634	East
Plot B	B - East	Core 2	BE2-8-3	8	1b2p	Winter Garden	5.1	55	50	543	£344,000	£634	East
Plot B	B - East	Core 2	BE2-8-4	8	2b4p	Winter Garden	7.1	76	70	755	£440,000	£582	East
Plot B	B - East	Core 2	BE2-8-5	8	3b4p	Winter Garden	7.1	76	76	818	£455,000	£556	West
Plot B	B - East	Core 2	BE2-8-6	8	1b2p	Winter Garden	5.1	55	50	543	£349,000	£643	West
Plot B	B - East	Core 2	BE2-8-7	8	2b3p	Winter Garden	6.1	66	61	656	£412,500	£629	West
Plot B	B - East	Core 2	BE2-8-8	8	3b4p	Winter Garden	8.0	86	86	926	£510,000	£551	North West
Plot B	B - East	Core 3	BE3-8-1	8	2b4p	Winter Garden	7.1	76	70	755	£440,000	£582	East
Plot B	B - East	Core 3	BE3-8-2	8	1b2p	Winter Garden	5.1	55	50	538	£344,000	£634	East
Plot B	B - East	Core 3	BE3-8-3	8	1b2p	Winter Garden	5.1	55	50	538	£344,000	£634	East
Plot B	B - East	Core 3	BE3-8-4	8	2b3p	Winter Garden	6.1	66	68	732	£465,000	£635	South East
Plot B	B - East	Core 3	BE3-8-5	8	3b4p	Winter Garden	7.1	76	74	797	£495,000	£621	South West
Plot B	B - East	Core 3	BE3-8-6	8	3b4p	Winter Garden	7.1	76	76	818	£455,000	£556	West
Plot B	B - East	Core 3	BE3-8-7	8	1b2p	Winter Garden	5.1	55	50	543	£349,000	£643	West
Plot B	B - East	Core 3	BE3-8-8	8	3b4p	Winter Garden	7.1	76	76	818	£455,000	£556	West
Plot B	B - East	Core 2	BE2-9-1	9	3b4p	Winter Garden	7.1	76	77	829	£472,500	£570	North East
Plot B	B - East	Core 2	BE2-9-2	9	1b2p	Winter Garden	5.1	55	50	543	£349,000	£643	East
Plot B	B - East	Core 2	BE2-9-3	9	1b2p	Winter Garden	5.1	55	50	538	£349,000	£648	East
Plot B	B - East	Core 2	BE2-9-4	9	2b4p	Winter Garden	7.1	76	75	755	£447,500	£592	East
Plot B	B - East	Core 2	BE2-9-5	9	3b4p	Winter Garden	7.1	76	76	818	£475,000	£581	West
Plot B	B - East	Core 2	BE2-9-6	9	1b2p	Winter Garden	5.1	55	50	543	£359,000	£661	West
Plot B	B - East	Core 2	BE2-9-7	9	2b3p	Winter Garden	6.1	66	61	656	£427,500	£652	West
Plot B	B - East	Core 2	BE2-9-8	9	3b4p	Winter Garden	8.0	86	86	926	£530,000	£573	North West
Plot B	B - East	Core 3	BE3-9-1	9	2b4p	Winter Garden	7.1	76	70	755	£447,500	£592	East
Plot B	B - East	Core 3	BE3-9-2	9	1b2p	Winter Garden	5.1	55	50	538	£349,000	£648	East
Plot B	B - East	Core 3	BE3-9-3	9	1b2p	Winter Garden	5.1	55	50	538	£349,000	£648	East
Plot B	B - East	Core 3	BE3-9-4	9	2b3p	Winter Garden	6.1	66	68	732	£472,500	£645	South East
Plot B	B - East	Core 3	BE3-9-5	9	3b4p	Winter Garden	7.1	76	74	797	£505,000	£634	South West
Plot B	B - East	Core 3	BE3-9-6	9	3b4p	Winter Garden	7.1	76	76	818	£465,000	£568	West
Plot B	B - East	Core 3	BE3-9-7	9	1b2p	Winter Garden	5.1	55	50	543	£354,000	£652	West
Plot B	B - East	Core 3	BE3-9-8	9	3b4p	Winter Garden	7.1	76	76	818	£465,000	£568	West
Plot B	B - East	Core 2	BE2-10-1	10	4b6p	Terrace	0	0	10,065	£625,000	£592	North East	
Plot B	B - East	Core 2	BE2-10-2	10	1b2p	Terrace	0	0	55	588	£351,500	£598	East
Plot B	B - East	Core 2	BE2-10-3	10	3b4p	Terrace	0	0	76	818	£485,000	£593	East
Plot B	B - East	Core 2	BE2-10-4	10	3b4p	Terrace	0	0	76	818	£485,000	£593	West
Plot B	B - East	Core 2	BE2-10-5	10	3b4p	Terrace	0	0	76	818	£485,000	£593	West
Plot B	B - East	Core 2	BE2-10-6	10	3b4p	Terrace	0	0	76	818	£495,000	£605	North West
Plot B	B - East	Core 3	BE3-10-1	10	3b4p	Terrace	0	0	76	818	£485,000	£593	East
Plot B	B - East	Core 3	BE3-10-2	10	4b6p	Terrace	0	0	90	969	£520,000	£577	South East
Plot B	B - East	Core 3	BE3-10-3	10	3b4p	Terrace	0	0	76	818	£515,000	£630	South West
Plot B	B - East	Core 3	BE3-10-4	10	3b4p	Terrace	0	0	76	818	£475,000	£581	West
Plot B	B - East	Core 3	BE3-10-5	10	3b4p	Terrace	0	0	84	904	£520,000	£575	West
Plot B	B - East	Core 3	BE3-11-1	11	4b6p	Terrace	0	0	93	1,001	£625,000	£624	North East
Plot B	B - East	Core 3	BE3-11-2	11	4b6p	Terrace	0	0	90	969	£530,000	£547	South East
Plot B	B - East	Core 3	BE3-11-3	11	3b5p	Terrace	0	0	76	818	£525,000	£642	South West
Plot B	B - East	Core 3	BE3-11-4	11	3b4p	Terrace	0	0	76	818	£485,000	£593	West
Plot B	B - East	Core 3	BE3-11-5	11	3b4p	Terrace	0	0	77	829	£495,000	£597	North West
Plot B	B3	Core 1	T3-2-1	2	2b3p	Winter Garden	16.7	180	70	753	£380,000	£504	North East
Plot B	B3	Core 1	T3-2-2	2	2b3p	Winter Garden	18.1	194	70	756	£365,000	£483	South East
Plot B	B3	Core 1	T3-2-3	2	3b4p	Winter Garden	18.0	194	76	820	£435,000	£531	South West
Plot B	B3	Core 1	T3-2-4	2	2b3p	Winter Garden	16.8	180	70	753	£380,000	£504	North West
Plot B	B3	Core 1	T3-3-1	3	2b4p	Winter Garden	16.8	181	74	794	£390,000	£491	North East
Plot B	B3	Core 1	T3-3-2	3	3b4p	Winter Garden	18.1	194	76	813	£445,000	£547	South East
Plot B	B3	Core 1	T3-3-3	3	1b2p	Winter Garden	13.0	140	54	586	£315,000	£538	South West
Plot B	B3	Core 1	T3-3-4	3	1b2p	Winter Garden	9.9	107	51	560	£310,000	£553	West
Plot B	B3	Core 1	T3-3-5	3	1b2p	Winter Garden	12.0	129	52	549	£305,000	£556	North West
Plot B	B3	Core 1	T3-4-1	4	2b3p	Winter Garden	13.0	140	62	667	£392,000	£587	North East
Plot B	B3	Core 1	T3-4-2	4	Studio	Winter Garden	10.0	108	39	419	£279,000	£665	East
Plot B	B3	Core 1	T3-4-3	4	2b3p	Winter Garden	13.0	140	62	667	£392,000	£587	South East
Plot B	B3	Core 1	T3-4-4	4	2b3p	Winter Garden	12.0	129					



Summary of Units - All Blocks

Bedrooms	# Units	% Mix	NIA (Sq Ft)				Price (£)					
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max	
Studio	168	17%	71,533	426	388	525	£49,606,000	£295,274	£693	£265,000	£336,500	
1b2p	226	23%	124,316	550	518	608	£77,838,500	£344,418	£626	£305,000	£430,000	
2b3p	209	21%	141,279	676	645	806	£93,716,500	£448,404	£663	£365,000	£582,500	
2b3p Duplex	3	0%	2,631	877	806	991	£1,535,000	£511,667	£583	£505,000	£625,000	
2b4p	93	10%	70,932	763	650	864	£43,215,000	£464,677	£609	£380,000	£607,500	
3b4p	233	24%	195,219	838	746	1,105	£111,463,000	£478,382	£571	£380,000	£630,000	
3b4p Duplex	1	0%	1,210	1,210	1,210	1,210	£615,000	£615,000	£508	£615,000	£615,000	
3b4p Townhouse	10	1%	13,733	1,373	735	1,574	£6,180,000	£618,000	£450	£435,000	£675,000	
3b5p	10	1%	9,290	929	818	946	£4,990,000	£499,000	£537	£482,500	£525,000	
3b5p Duplex	2	0%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000	
4b5p Townhouse	4	0%	6,990	1,748	1,693	1,837	£2,740,000	£685,000	£392	£685,000	£685,000	
4b6p	4	0%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000	
4b6p Townhouse	11	1%	15,081	1,371	1,323	1,446	£6,940,000	£630,909	£460	£625,000	£650,000	
4b7p Duplex	1	0%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000	
Summary:	975	100%	661,062	678	388	1,837	£403,424,000	£413,768	£610	£265,000	£825,000	

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Bedrooms	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot B	B3	Core 1	T3-14-4	14	2b3p	Winter Garden	12.0	129	61	657	£474,500	£723	South East
Plot B	B3	Core 1	T3-14-5	14	3b4p	Winter Garden	11.0	118	73	786	£520,000	£662	South West
Plot B	B3	Core 1	T3-14-6	14	Studio	Winter Garden	5.1	54	40	427	£309,000	£723	West
Plot B	B3	Core 1	T3-14-7	14	1b2p	Winter Garden	5.0	54	50	538	£375,000	£697	West
Plot B	B3	Core 1	T3-14-8	14	2b3p	Winter Garden	10.0	108	61	657	£482,000	£734	North West
Plot B	B3	Core 1	T3-15-1	15	2b4p	Winter Garden	10.0	108	71	764	£532,500	£697	North East
Plot B	B3	Core 1	T3-15-2	15	Studio	Winter Garden	4.9	53	36	388	£301,500	£778	East
Plot B	B3	Core 1	T3-15-3	15	Studio	Winter Garden	5.1	55	41	441	£304,000	£689	East
Plot B	B3	Core 1	T3-15-4	15	2b3p	Winter Garden	12.0	129	61	657	£482,000	£734	South East
Plot B	B3	Core 1	T3-15-5	15	3b4p	Winter Garden	11.0	118	73	786	£530,000	£674	South West
Plot B	B3	Core 1	T3-15-6	15	Studio	Winter Garden	5.1	54	40	427	£311,500	£729	West
Plot B	B3	Core 1	T3-15-7	15	1b2p	Winter Garden	5.0	54	50	538	£380,000	£706	West
Plot B	B3	Core 1	T3-15-8	15	2b3p	Winter Garden	10.0	108	61	657	£489,500	£746	North West
Plot B	B3	Core 1	T3-16-1	16	2b4p	Winter Garden	10.0	108	71	764	£540,000	£707	North East
Plot B	B3	Core 1	T3-16-2	16	Studio	Winter Garden	4.9	53	36	388	£304,000	£785	East
Plot B	B3	Core 1	T3-16-3	16	Studio	Winter Garden	5.1	55	41	441	£306,500	£695	East
Plot B	B3	Core 1	T3-16-4	16	2b3p	Winter Garden	12.0	129	61	657	£489,500	£746	South East
Plot B	B3	Core 1	T3-16-5	16	3b4p	Winter Garden	11.0	118	73	786	£540,000	£687	South West
Plot B	B3	Core 1	T3-16-6	16	Studio	Winter Garden	5.1	54	40	427	£314,000	£735	West
Plot B	B3	Core 1	T3-16-7	16	1b2p	Winter Garden	5.0	54	50	538	£385,000	£715	West
Plot B	B3	Core 1	T3-16-8	16	2b3p	Winter Garden	10.0	108	61	657	£497,000	£757	North West
Plot B	B3	Core 1	T3-17-1	17	2b4p	Winter Garden	10.0	108	71	764	£547,500	£716	North East
Plot B	B3	Core 1	T3-17-2	17	Studio	Winter Garden	4.9	53	36	388	£306,500	£791	East
Plot B	B3	Core 1	T3-17-3	17	Studio	Winter Garden	5.1	55	41	441	£309,000	£700	East
Plot B	B3	Core 1	T3-17-4	17	2b3p	Winter Garden	12.0	129	61	657	£497,000	£757	South East
Plot B	B3	Core 1	T3-17-5	17	3b4p	Winter Garden	11.0	118	73	786	£550,000	£700	South West
Plot B	B3	Core 1	T3-17-6	17	Studio	Winter Garden	5.1	54	40	427	£316,500	£741	West
Plot B	B3	Core 1	T3-17-7	17	1b2p	Winter Garden	5.0	54	50	538	£390,000	£725	West
Plot B	B3	Core 1	T3-17-8	17	2b3p	Winter Garden	10.0	108	61	657	£504,500	£768	North West
Plot B	B3	Core 1	T3-18-1	18	2b4p	Winter Garden	10.0	108	71	764	£555,000	£726	North East
Plot B	B3	Core 1	T3-18-2	18	Studio	Winter Garden	4.9	53	36	388	£309,000	£797	East
Plot B	B3	Core 1	T3-18-3	18	Studio	Winter Garden	5.1	55	41	441	£311,500	£706	East
Plot B	B3	Core 1	T3-18-4	18	2b3p	Winter Garden	12.0	129	61	657	£504,500	£768	South East
Plot B	B3	Core 1	T3-18-5	18	3b4p	Winter Garden	11.0	118	73	786	£560,000	£713	South West
Plot B	B3	Core 1	T3-18-6	18	Studio	Winter Garden	5.1	54	40	427	£319,000	£747	West
Plot B	B3	Core 1	T3-18-7	18	1b2p	Winter Garden	5.0	54	50	538	£395,000	£734	West
Plot B	B3	Core 1	T3-18-8	18	2b3p	Winter Garden	10.0	108	61	657	£512,000	£780	North West
Plot B	B3	Core 1	T3-19-1	19	2b4p	Winter Garden	10.0	108	71	764	£562,500	£736	North East
Plot B	B3	Core 1	T3-19-2	19	Studio	Winter Garden	4.9	53	36	388	£311,500	£804	East
Plot B	B3	Core 1	T3-19-3	19	Studio	Winter Garden	5.1	55	41	441	£314,000	£711	East
Plot B	B3	Core 1	T3-19-4	19	2b3p	Winter Garden	12.0	129	61	657	£512,000	£780	South East
Plot B	B3	Core 1	T3-19-5	19	3b4p	Winter Garden	11.0	118	73	786	£570,000	£725	South West
Plot B	B3	Core 1	T3-19-6	19	Studio	Winter Garden	5.1	54	40	427	£321,500	£753	West
Plot B	B3	Core 1	T3-19-7	19	1b2p	Winter Garden	5.0	54	50	538	£400,000	£743	West
Plot B	B3	Core 1	T3-19-8	19	2b3p	Winter Garden	10.0	108	61	657	£519,500	£791	North West
Plot B	B3	Core 1	T3-20-1	20	2b4p	Winter Garden	10.0	108	71	764	£570,000	£746	North East
Plot B	B3	Core 1	T3-20-2	20	Studio	Winter Garden	4.9	53	36	388	£314,000	£810	East
Plot B	B3	Core 1	T3-20-3	20	Studio	Winter Garden	5.1	55	41	441	£316,500	£717	East
Plot B	B3	Core 1	T3-20-4	20	2b3p	Winter Garden	12.0	129	61	657	£519,500	£791	South East
Plot B	B3	Core 1	T3-20-5	20	3b4p	Winter Garden	11.0	118	73	786	£580,000	£738	South West
Plot B	B3	Core 1	T3-20-6	20	Studio	Winter Garden	5.1	54	40	427	£324,000	£759	West
Plot B	B3	Core 1	T3-20-7	20	1b2p	Winter Garden	5.0	54	50	538	£405,000	£753	West
Plot B	B3	Core 1	T3-20-8	20	2b3p	Winter Garden	10.0	108	61	657	£527,000	£803	North West
Plot B	B3	Core 1	T3-21-1	21	2b4p	Winter Garden	10.0	108	71	764	£577,500	£756	North East
Plot B	B3	Core 1	T3-21-2	21	Studio	Winter Garden	4.9	53	36	388	£316,500	£817	East
Plot B	B3	Core 1	T3-21-3	21	Studio	Winter Garden	5.1	55	41	441	£319,000	£723	East
Plot B	B3	Core 1	T3-21-4	21	2b3p	Winter Garden	12.0	129	61	657	£527,000	£803	South East
Plot B	B3	Core 1	T3-21-5	21	3b4p	Winter Garden	11.0	118	73	786	£590,000	£751	South West
Plot B	B3	Core 1	T3-21-6	21	Studio	Winter Garden	5.1	54	40	427	£326,500	£764	West
Plot B	B3	Core 1	T3-21-7	21	1b2p	Winter Garden	5.0	54	50	538	£410,000	£762	West
Plot B	B3	Core 1	T3-21-8	21	2b3p	Winter Garden	10.0	108	61	657	£534,500	£814	North West
Plot B	B3	Core 1	T3-22-1	22	2b4p	Winter Garden	10.0	108	71	764	£585,000	£765	North East
Plot B	B3	Core 1	T3-22-2	22	Studio	Winter Garden	4.9	53	36	388	£319,000	£823	East
Plot B	B3	Core 1	T3-22-3	22	Studio	Winter Garden	5.1	55	41	441	£321,500	£728	East
Plot B	B3	Core 1	T3-22-4	22	2b3p	Winter Garden	12.0	129	61	657	£534,500	£814	South East
Plot B	B3	Core 1	T3-22-5	22	3b4p	Winter Garden	11.0	118	73	786	£600,000	£764	South West
Plot B	B3	Core 1	T3-22-6	22	Studio	Winter Garden	5.1	54	40	427	£329,000	£770	West
Plot B	B3	Core 1	T3-22-7	22	1b2p	Winter Garden	5.0	54	50	538	£415,000	£771	West
Plot B	B3	Core 1	T3-22-8	22	2b3p	Winter Garden	10.0	108	61	657	£542,000	£825	North West
Plot B	B3	Core 1	T3-23-1	23	2b4p	Winter Garden	10.0	108	71	764	£592,500	£775	North East
Plot B	B3	Core 1	T3-23-2	23	Studio	Winter Garden	4.9	53	36	388	£321,500	£830	East
Plot B	B3	Core 1	T3-23-3	23	Studio	Winter Garden	5.1	55	41	441	£324,000	£734	East
Plot B	B3	Core 1	T3-23-4	23	2b3p	Winter Garden	12.0	129	61	657	£542,000	£825	South East
Plot B	B3	Core 1	T3-23-5	23	3b4p	Winter Garden	11.0	118	73	786	£610,000	£776	South West
Plot B	B3	Core 1	T3-23-6	23	Studio	Winter Garden	5.1	54	40	427	£331,500	£776	West
Plot B	B3	Core 1	T3-23-7	23	1b2p	Winter Garden	5.0	54	50	538	£420,000	£780	West
Plot B	B3	Core 1	T3-23-8	23	2b3p	Winter Garden	10.0	108	61	657	£549,500	£837	North West
Plot B	B3	Core 1	T3-24-1	24	2b4p	Winter Garden	10.0	108	71	764	£600,000	£785	North East
Plot B	B3	Core 1	T3-24-2	24	Studio	Winter Garden	4.9	53	36	388	£324,000	£836	East
Plot B	B3	Core 1	T3-24-3	24	Studio	Winter Garden	5.1	55	41	441	£326,500	£740	East
Plot B	B3	Core 1	T3-24-4	24	2b3p	Winter Garden	12.0	129	61	657	£549,500	£837	South East



Summary of Units - A1

Beds	# Units	% Mix	Total	NIA (Sq Ft)			Price (£)				
				Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	40	35%	16,429	411	398	436	£11,835,000	£295,875	£720	£275,000	£322,500
1b2p	29	25%	15,937	550	538	551	£10,210,000	£352,069	£641	£315,000	£395,000
2b3p	41	36%	27,624	674	657	689	£18,630,000	£454,390	£674	£400,000	£515,000
3b4p	4	4%	3,460	865	829	912	£2,260,000	£565,000	£653	£450,000	£575,000
Summary:	114	100%	63,449	557	398	912	£42,935,000	£376,623	£677	£275,000	£575,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot A	A1	Core 1	P1-1-1	1	2b3p	Winter Garden	7.7	83	64	689	£400,000	£581	North East
Plot A	A1	Core 1	P1-1-2	1	1b2p	Winter Garden	5.4	58	51	551	£315,000	£572	East
Plot A	A1	Core 1	P1-1-3	1	1b2p	Winter Garden	5.5	59	51	546	£315,000	£577	West
Plot A	A1	Core 1	P1-1-4	1	2b3p	Winter Garden	7.8	84	63	678	£400,000	£590	North West
Plot A	A1	Core 1	P1-2-1	2	2b3p	Winter Garden	7.7	83	64	689	£407,500	£592	North East
Plot A	A1	Core 1	P1-2-2	2	1b2p	Winter Garden	5.1	55	51	551	£320,000	£618	East
Plot A	A1	Core 1	P1-2-3	2	Studio	Winter Garden	5.2	56	37	398	£275,000	£690	East
Plot A	A1	Core 1	P1-2-4	2	2b3p	Winter Garden	8.7	93	61	657	£410,000	£624	South East
Plot A	A1	Core 1	P1-2-5	2	Studio	Winter Garden	8.6	92	41	436	£285,000	£693	South West
Plot A	A1	Core 1	P1-2-6	2	Studio	Winter Garden	5.1	55	37	398	£275,000	£690	West
Plot A	A1	Core 1	P1-2-7	2	1b2p	Winter Garden	5.2	56	51	549	£320,000	£583	West
Plot A	A1	Core 1	P1-2-8	2	2b3p	Winter Garden	7.8	84	63	674	£407,500	£604	North West
Plot A	A1	Core 1	P1-3-1	3	2b3p	Winter Garden	7.7	83	64	689	£415,000	£602	North East
Plot A	A1	Core 1	P1-3-2	3	1b2p	Winter Garden	5.1	55	51	551	£325,000	£590	East
Plot A	A1	Core 1	P1-3-3	3	Studio	Winter Garden	5.2	56	37	398	£277,500	£697	East
Plot A	A1	Core 1	P1-3-4	3	2b3p	Winter Garden	8.7	93	61	657	£417,500	£636	South East
Plot A	A1	Core 1	P1-3-5	3	Studio	Winter Garden	8.6	92	41	436	£287,500	£699	South West
Plot A	A1	Core 1	P1-3-6	3	Studio	Winter Garden	5.1	55	37	398	£277,500	£697	West
Plot A	A1	Core 1	P1-3-7	3	1b2p	Winter Garden	5.2	56	51	549	£325,000	£592	West
Plot A	A1	Core 1	P1-3-8	3	2b3p	Winter Garden	7.8	84	63	674	£415,000	£615	North West
Plot A	A1	Core 1	P1-4-1	4	2b3p	Winter Garden	7.7	83	64	689	£422,500	£613	North East
Plot A	A1	Core 1	P1-4-2	4	1b2p	Winter Garden	5.1	55	51	551	£330,000	£599	East
Plot A	A1	Core 1	P1-4-3	4	Studio	Winter Garden	5.2	56	37	398	£280,000	£703	East
Plot A	A1	Core 1	P1-4-4	4	2b3p	Winter Garden	8.7	93	61	657	£425,000	£647	South East
Plot A	A1	Core 1	P1-4-5	4	Studio	Winter Garden	8.6	92	41	436	£290,000	£665	South West
Plot A	A1	Core 1	P1-4-6	4	Studio	Winter Garden	5.1	55	37	398	£280,000	£703	West
Plot A	A1	Core 1	P1-4-7	4	1b2p	Winter Garden	5.2	56	51	549	£330,000	£601	West
Plot A	A1	Core 1	P1-4-8	4	2b3p	Winter Garden	7.8	84	63	674	£422,500	£627	North West
Plot A	A1	Core 1	P1-5-1	5	2b3p	Winter Garden	7.7	83	64	689	£430,000	£624	North East
Plot A	A1	Core 1	P1-5-2	5	1b2p	Winter Garden	5.1	55	51	551	£335,000	£608	East
Plot A	A1	Core 1	P1-5-3	5	Studio	Winter Garden	5.2	56	37	398	£282,500	£709	East
Plot A	A1	Core 1	P1-5-4	5	2b3p	Winter Garden	8.7	93	61	657	£432,500	£659	South East
Plot A	A1	Core 1	P1-5-5	5	Studio	Winter Garden	8.6	92	41	436	£292,500	£671	South West
Plot A	A1	Core 1	P1-5-6	5	Studio	Winter Garden	5.1	55	37	398	£282,500	£709	West
Plot A	A1	Core 1	P1-5-7	5	1b2p	Winter Garden	5.2	56	51	549	£335,000	£610	West
Plot A	A1	Core 1	P1-5-8	5	2b3p	Winter Garden	7.8	84	63	674	£430,000	£638	North West
Plot A	A1	Core 1	P1-6-1	6	2b3p	Winter Garden	7.7	83	64	689	£437,500	£635	North East
Plot A	A1	Core 1	P1-6-2	6	1b2p	Winter Garden	5.1	55	51	551	£340,000	£617	East
Plot A	A1	Core 1	P1-6-3	6	Studio	Winter Garden	5.2	56	37	398	£285,000	£716	East
Plot A	A1	Core 1	P1-6-4	6	2b3p	Winter Garden	8.7	93	61	657	£440,000	£670	South East
Plot A	A1	Core 1	P1-6-5	6	Studio	Winter Garden	8.6	92	41	436	£297,500	£682	South West
Plot A	A1	Core 1	P1-6-6	6	Studio	Winter Garden	5.1	55	37	398	£287,500	£722	West
Plot A	A1	Core 1	P1-6-7	6	1b2p	Winter Garden	5.2	56	51	549	£345,000	£628	West
Plot A	A1	Core 1	P1-6-8	6	2b3p	Winter Garden	7.8	84	63	674	£445,000	£660	North West
Plot A	A1	Core 1	P1-7-1	7	2b3p	Winter Garden	7.7	83	64	689	£445,000	£646	North East
Plot A	A1	Core 1	P1-7-2	7	1b2p	Winter Garden	5.1	55	51	551	£345,000	£626	East
Plot A	A1	Core 1	P1-7-3	7	Studio	Winter Garden	5.2	56	37	398	£287,500	£722	East
Plot A	A1	Core 1	P1-7-4	7	2b3p	Winter Garden	8.7	93	61	657	£447,500	£682	South East
Plot A	A1	Core 1	P1-7-5	7	Studio	Winter Garden	8.6	92	41	436	£300,000	£688	South West
Plot A	A1	Core 1	P1-7-6	7	Studio	Winter Garden	5.1	55	37	398	£290,000	£728	West
Plot A	A1	Core 1	P1-7-7	7	1b2p	Winter Garden	5.2	56	51	549	£350,000	£638	West
Plot A	A1	Core 1	P1-7-8	7	2b3p	Winter Garden	7.8	84	63	674	£452,500	£671	North West
Plot A	A1	Core 1	P1-8-1	8	2b3p	Winter Garden	7.7	83	64	689	£452,500	£657	North East
Plot A	A1	Core 1	P1-8-2	8	1b2p	Winter Garden	5.1	55	51	551	£350,000	£635	East
Plot A	A1	Core 1	P1-8-3	8	Studio	Winter Garden	5.2	56	37	398	£290,000	£728	East
Plot A	A1	Core 1	P1-8-4	8	2b3p	Winter Garden	8.7	93	61	657	£455,000	£693	South East
Plot A	A1	Core 1	P1-8-5	8	Studio	Winter Garden	8.6	92	41	436	£302,500	£694	South West
Plot A	A1	Core 1	P1-8-6	8	Studio	Winter Garden	5.1	55	37	398	£292,500	£734	West
Plot A	A1	Core 1	P1-8-7	8	1b2p	Winter Garden	5.2	56	51	549	£355,000	£647	West
Plot A	A1	Core 1	P1-8-8	8	2b3p	Winter Garden	7.8	84	63	674	£460,000	£682	North West
Plot A	A1	Core 1	P1-9-1	9	2b3p	Winter Garden	7.7	83	64	689	£460,000	£668	North East
Plot A	A1	Core 1	P1-9-2	9	1b2p	Winter Garden	5.1	55	51	551	£355,000	£644	East
Plot A	A1	Core 1	P1-9-3	9	Studio	Winter Garden	5.2	56	37	398	£292,500	£734	East
Plot A	A1	Core 1	P1-9-4	9	2b3p	Winter Garden	8.7	93	61	657	£462,500	£704	South East
Plot A	A1	Core 1	P1-9-5	9	Studio	Winter Garden	8.6	92	41	436	£307,500	£705	South West
Plot A	A1	Core 1	P1-9-6	9	Studio	Winter Garden	5.1	55	37	398	£297,500	£747	West
Plot A	A1	Core 1	P1-9-7	9	1b2p	Winter Garden	5.2	56	51	549	£365,000	£665	West
Plot A	A1	Core 1	P1-9-8	9	2b3p	Winter Garden	7.8	84	63	674	£475,000	£704	North West
Plot A	A1	Core 1	P1-10-1	10	2b3p	Winter Garden	7.7	83	64	689	£467,500	£679	North East
Plot A	A1	Core 1	P1-10-2	10	1b2p	Winter Garden	5.1	55	51	551	£360,000	£653	East
Plot A	A1	Core 1	P1-10-3	10	Studio	Winter Garden	5.2	56	37	398	£295,000	£741	East
Plot A	A1	Core 1	P1-10-4	10	2b3p	Winter Garden	8.7	93	61	657	£470,000	£716	South East
Plot A	A1	Core 1	P1-10-5	10	Studio	Winter Garden	8.6	92	41	436	£310,000	£711	South West
Plot A	A1	Core 1	P1-10-6	10	Studio	Winter Garden	5.1	55	37	398	£300,000	£753	West
Plot A	A1	Core 1	P1-10-7	10	1b2p	Winter Garden	5.2	56	51	549	£370,000	£674	West
Plot A	A1	Core 1	P1-10-8	10	2b3p	Winter Garden	7.8	84	63	674	£482,500	£716	North West
Plot A	A1	Core 1	P1-11-1	11	2b3p	Winter Garden	7.7	83	64	689	£475,000	£690	North East
Plot A	A1	Core 1	P1-11-2	11	1b2p	Winter Garden	5.1	55	51	551	£365,000	£662	East
Plot A	A1	Core 1	P1-11-3	11	Studio	Winter Garden	5.2	56	37	398	£297,500	£747	East
Plot A	A1	Core 1	P1-11-4	11	2b3p	Winter Garden	8.7	93	61	657	£477,500	£727	South East
Plot A	A1	Core 1	P1-11-5	11	Studio	Winter Garden	8.6	92	41	436	£312,500	£716	South West
Plot A	A1	Core 1	P1-11-6	11	Studio	Winter Garden	5.1	55	37	398	£302,500	£760	West
Plot A	A1	Core 1	P1-11-7	11	1b2p	Winter Garden	5.2	56	51	549	£375,000	£683	West
Plot A	A1	Core 1	P1-11-8	11	2b3p	Winter Garden	7.8	84	63	674	£490,000	£727	North West
Plot A	A1	Core 1	P1-12-1	12	2b3p	Winter Garden	7.7	83	64	689	£482,500	£700	North East
Plot A	A1	Core 1	P1-12-2	12	1b2p	Winter Garden	5.1	55	51	551	£370,000	£671	East
Plot A	A1	Core 1	P1-12-3	12	Studio	Winter Garden	5.2	56	37	398	£300,000	£753	East
Plot A	A1	Core 1	P1-12-4	12	2b3p	Winter Garden	8.7	93	61	657	£485,000	£739	South East
Plot A	A1	Core 1	P1-12-5	12	Studio	Winter Garden	8.6	92	41	436	£315,000	£722	South West
Plot A	A1	Core 1	P1-12-6	12	Studio	Winter Garden	5.1	55	37	398	£305,000	£766	West
Plot A	A1	Core 1	P1-12-7	12	1b2p	Winter Garden	5.2	56	51	549	£380,000	£692	West
Plot A	A1	Core 1	P1-12-8	12	2b3p	Winter Garden	7.8	84	63	674	£497,500	£738	North West
Plot A	A1	Core 1	P1-13-1	13	2b3p	Winter Garden	7.7	83	64	689	£497,500	£722	North East
Plot A	A1	Core 1	P1-13-2	13	1b2p	Winter Garden	5.1	55	51	551	£380,000	£690	East
Plot A	A1	Core 1	P1-13-3	13	Studio	Winter Garden	5.2	56	37	398	£305,000	£766	East
Plot A	A1												

Summary of Units - A2

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	35	36%	14,317	409	398	430	£9,926,500	£283,614	£693	£265,000	£305,000
1b2p	25	26%	13,606	544	538	574	£8,540,000	£341,600	£628	£315,000	£375,000
2b3p	34	35%	22,619	665	657	676	£14,935,000	£439,265	£660	£390,000	£482,500
3b4p	4	4%	3,460	865	829	912	£2,180,000	£545,000	£630	£530,000	£555,000
Summary:	98	100%	54,003	551	398	912	£35,581,500	£363,077	£659	£265,000	£555,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot A	A2	Core 1	P2-1-1	1	1b2p	Winter Garden	10.4	112	53	570	£315,000	£552	East
Plot A	A2	Core 1	P2-1-2	1	2b3p	Winter Garden	8.7	93	61	657	£390,000	£594	South East
Plot A	A2	Core 1	P2-1-3	1	Studio	Winter Garden	8.6	92	39	424	£275,000	£649	South West
Plot A	A2	Core 1	P2-1-4	1	1b2p	Winter Garden	10.4	112	53	574	£315,000	£549	West
Plot A	A2	Core 1	P2-2-1	2	2b3p	Winter Garden	7.8	84	63	676	£400,000	£592	North East
Plot A	A2	Core 1	P2-2-2	2	1b2p	Winter Garden	5.1	55	51	546	£315,000	£577	East
Plot A	A2	Core 1	P2-2-3	2	Studio	Winter Garden	5.2	56	37	398	£265,000	£665	East
Plot A	A2	Core 1	P2-2-4	2	2b3p	Winter Garden	8.7	93	61	657	£397,500	£605	South East
Plot A	A2	Core 1	P2-2-5	2	Studio	Winter Garden	8.6	92	40	430	£277,500	£646	South West
Plot A	A2	Core 1	P2-2-6	2	Studio	Winter Garden	5.1	55	37	398	£267,000	£670	West
Plot A	A2	Core 1	P2-2-7	2	1b2p	Winter Garden	5.2	56	50	538	£315,000	£585	West
Plot A	A2	Core 1	P2-2-8	2	2b3p	Winter Garden	7.8	84	62	664	£400,000	£602	North West
Plot A	A2	Core 1	P2-3-1	3	2b3p	Winter Garden	7.8	84	63	676	£407,500	£603	North East
Plot A	A2	Core 1	P2-3-2	3	1b2p	Winter Garden	5.1	55	51	546	£320,000	£586	East
Plot A	A2	Core 1	P2-3-3	3	Studio	Winter Garden	5.2	56	37	398	£267,500	£672	East
Plot A	A2	Core 1	P2-3-4	3	2b3p	Winter Garden	8.7	93	61	657	£405,000	£617	South East
Plot A	A2	Core 1	P2-3-5	3	Studio	Winter Garden	8.6	92	40	430	£280,000	£651	South West
Plot A	A2	Core 1	P2-3-6	3	Studio	Winter Garden	5.1	55	37	398	£269,500	£677	West
Plot A	A2	Core 1	P2-3-7	3	1b2p	Winter Garden	5.2	56	50	538	£320,000	£595	West
Plot A	A2	Core 1	P2-3-8	3	2b3p	Winter Garden	7.8	84	62	664	£407,500	£614	North West
Plot A	A2	Core 1	P2-4-1	4	2b3p	Winter Garden	7.8	84	63	676	£415,000	£614	North East
Plot A	A2	Core 1	P2-4-2	4	1b2p	Winter Garden	5.1	55	51	546	£325,000	£596	East
Plot A	A2	Core 1	P2-4-3	4	Studio	Winter Garden	5.2	56	37	398	£270,000	£678	East
Plot A	A2	Core 1	P2-4-4	4	2b3p	Winter Garden	8.7	93	61	657	£412,500	£628	South East
Plot A	A2	Core 1	P2-4-5	4	Studio	Winter Garden	8.6	92	40	430	£282,500	£657	South West
Plot A	A2	Core 1	P2-4-6	4	Studio	Winter Garden	5.1	55	37	398	£272,000	£683	West
Plot A	A2	Core 1	P2-4-7	4	1b2p	Winter Garden	5.2	56	50	538	£325,000	£604	West
Plot A	A2	Core 1	P2-4-8	4	2b3p	Winter Garden	7.8	84	62	664	£415,000	£625	North West
Plot A	A2	Core 1	P2-5-1	5	2b3p	Winter Garden	7.8	84	63	676	£422,500	£625	North East
Plot A	A2	Core 1	P2-5-2	5	1b2p	Winter Garden	5.1	55	51	546	£330,000	£605	East
Plot A	A2	Core 1	P2-5-3	5	Studio	Winter Garden	5.2	56	37	398	£272,500	£684	East
Plot A	A2	Core 1	P2-5-4	5	2b3p	Winter Garden	8.7	93	61	657	£420,000	£640	South East
Plot A	A2	Core 1	P2-5-5	5	Studio	Winter Garden	8.6	92	40	430	£285,000	£663	South West
Plot A	A2	Core 1	P2-5-6	5	Studio	Winter Garden	5.1	55	37	398	£274,500	£689	West
Plot A	A2	Core 1	P2-5-7	5	1b2p	Winter Garden	5.2	56	50	538	£330,000	£613	West
Plot A	A2	Core 1	P2-5-8	5	2b3p	Winter Garden	7.8	84	62	664	£422,500	£636	North West
Plot A	A2	Core 1	P2-6-1	6	2b3p	Winter Garden	7.8	84	63	676	£437,500	£647	North East
Plot A	A2	Core 1	P2-6-2	6	1b2p	Winter Garden	5.1	55	51	546	£340,000	£623	East
Plot A	A2	Core 1	P2-6-3	6	Studio	Winter Garden	5.2	56	37	398	£277,500	£697	East
Plot A	A2	Core 1	P2-6-4	6	2b3p	Winter Garden	8.7	93	61	657	£435,000	£662	South East
Plot A	A2	Core 1	P2-6-5	6	Studio	Winter Garden	8.6	92	40	430	£287,500	£669	South West
Plot A	A2	Core 1	P2-6-6	6	Studio	Winter Garden	5.1	55	37	398	£277,000	£696	West
Plot A	A2	Core 1	P2-6-7	6	1b2p	Winter Garden	5.2	56	50	538	£335,000	£622	West
Plot A	A2	Core 1	P2-6-8	6	2b3p	Winter Garden	7.8	84	62	664	£430,000	£648	North West
Plot A	A2	Core 1	P2-7-1	7	2b3p	Winter Garden	7.8	84	63	676	£445,000	£658	North East
Plot A	A2	Core 1	P2-7-2	7	1b2p	Winter Garden	5.1	55	51	546	£345,000	£632	East
Plot A	A2	Core 1	P2-7-3	7	Studio	Winter Garden	5.2	56	37	398	£280,000	£703	East
Plot A	A2	Core 1	P2-7-4	7	2b3p	Winter Garden	8.7	93	61	657	£442,500	£674	South East
Plot A	A2	Core 1	P2-7-5	7	Studio	Winter Garden	8.6	92	40	430	£290,000	£675	South West
Plot A	A2	Core 1	P2-7-6	7	Studio	Winter Garden	5.1	55	37	398	£279,500	£702	West
Plot A	A2	Core 1	P2-7-7	7	1b2p	Winter Garden	5.2	56	50	538	£340,000	£632	West
Plot A	A2	Core 1	P2-7-8	7	2b3p	Winter Garden	7.8	84	62	664	£437,500	£659	North West
Plot A	A2	Core 1	P2-8-1	8	2b3p	Winter Garden	7.8	84	63	676	£452,500	£669	North East
Plot A	A2	Core 1	P2-8-2	8	1b2p	Winter Garden	5.1	55	51	546	£350,000	£641	East
Plot A	A2	Core 1	P2-8-3	8	Studio	Winter Garden	5.2	56	37	398	£282,500	£709	East
Plot A	A2	Core 1	P2-8-4	8	2b3p	Winter Garden	8.7	93	61	657	£450,000	£685	South East
Plot A	A2	Core 1	P2-8-5	8	Studio	Winter Garden	8.6	92	40	430	£292,500	£681	South West
Plot A	A2	Core 1	P2-8-6	8	Studio	Winter Garden	5.1	55	37	398	£282,000	£708	West
Plot A	A2	Core 1	P2-8-7	8	1b2p	Winter Garden	5.2	56	50	538	£345,000	£641	West
Plot A	A2	Core 1	P2-8-8	8	2b3p	Winter Garden	7.8	84	62	664	£445,000	£670	North West
Plot A	A2	Core 1	P2-9-1	9	2b3p	Winter Garden	7.8	84	63	676	£460,000	£680	North East
Plot A	A2	Core 1	P2-9-2	9	1b2p	Winter Garden	5.1	55	51	546	£355,000	£650	East
Plot A	A2	Core 1	P2-9-3	9	Studio	Winter Garden	5.2	56	37	398	£285,000	£716	East
Plot A	A2	Core 1	P2-9-4	9	2b3p	Winter Garden	8.7	93	61	657	£457,500	£697	South East
Plot A	A2	Core 1	P2-9-5	9	Studio	Winter Garden	8.6	92	40	430	£297,500	£692	South West
Plot A	A2	Core 1	P2-9-6	9	Studio	Winter Garden	5.1	55	37	398	£287,000	£721	West
Plot A	A2	Core 1	P2-9-7	9	1b2p	Winter Garden	5.2	56	50	538	£355,000	£660	West
Plot A	A2	Core 1	P2-9-8	9	2b3p	Winter Garden	7.8	84	62	664	£460,000	£693	North West
Plot A	A2	Core 1	P2-10-1	10	2b3p	Winter Garden	7.8	84	63	676	£467,500	£692	North East
Plot A	A2	Core 1	P2-10-2	10	1b2p	Winter Garden	5.1	55	51	546	£360,000	£660	East
Plot A	A2	Core 1	P2-10-3	10	Studio	Winter Garden	5.2	56	37	398	£287,500	£722	East
Plot A	A2	Core 1	P2-10-4	10	2b3p	Winter Garden	8.7	93	61	657	£465,000	£708	South East
Plot A	A2	Core 1	P2-10-5	10	Studio	Winter Garden	8.6	92	40	430	£300,000	£698	South West
Plot A	A2	Core 1	P2-10-6	10	Studio	Winter Garden	5.1	55	37	398	£289,500	£727	West
Plot A	A2	Core 1	P2-10-7	10	1b2p	Winter Garden	5.2	56	50	538	£360,000	£669	West
Plot A	A2	Core 1	P2-10-8	10	2b3p	Winter Garden	7.8	84	62	664	£467,500	£704	North West
Plot A	A2	Core 1	P2-11-1	11	2b3p	Winter Garden	7.8	84	63	676	£475,000	£703	North East
Plot A	A2	Core 1	P2-11-2	11	1b2p	Winter Garden	5.1	55	51	546	£365,000	£669	East
Plot A	A2	Core 1	P2-11-3	11	Studio	Winter Garden	5.2	56	37	398	£290,000	£728	East
Plot A	A2	Core 1	P2-11-4	11	2b3p	Winter Garden	8.7	93	61	657	£472,500	£720	South East
Plot A	A2	Core 1	P2-11-5	11	Studio	Winter Garden	8.6	92	40	430	£302,500	£704	South West
Plot A	A2	Core 1	P2-11-6	11	Studio	Winter Garden	5.1	55	37	398	£292,000	£733	West
Plot A	A2	Core 1	P2-11-7	11	1b2p	Winter Garden	5.2	56	50	538	£365,000	£678	West
Plot A	A2	Core 1	P2-11-8	11	2b3p	Winter Garden	7.8	84	62	664	£475,000	£715	North West
Plot A	A2	Core 1	P2-12-1	12	2b3p	Winter Garden	7.8	84	63	676	£482,500	£714	North East
Plot A	A2	Core 1	P2-12-2	12	1b2p	Winter Garden	5.1	55	51	546	£370,000	£678	East
Plot A	A2	Core 1	P2-12-3	12	Studio	Winter Garden	5.2	56	37	398	£292,500	£734	East
Plot A	A2	Core 1	P2-12-4	12	2b3p	Winter Garden	8.7	93	61	657	£480,000	£731	South East
Plot A	A2	Core 1	P2-12-5	12	Studio	Winter Garden	8.6	92	40	430	£305,000	£710	South West
Plot A	A2	Core 1	P2-12-6	12	Studio	Winter Garden	5.1	55	37	398	£294,500	£739	West
Plot A	A2	Core 1	P2-12-7	12	1b2p	Winter Garden	5.2	56	50	538	£370,000	£687	West
Plot A	A2	Core 1	P2-12-8	12	2b3p	Winter Garden	7.8	84	62	664	£482,500	£727	North West
Plot A	A2	Core 1	P2-13-1	13	3b4p	Winter Garden	6.6	71	78	840	£530,000	£631	North East
Plot A	A2	Core 1	P2-13-2	13	1b2p	Winter Garden	10.4	112	50	538	£375,000	£697	East
Plot A	A2	Core 1	P2-13-3	13	3b4p	Winter Garden	8.7	93	85	912	£555,000	£609	South East
Plot A	A2												

Summary of Units - A - East North

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
1b2p	38	26%	20,790	547	518	572	£12,795,000	£336,711	£615	£315,000	£375,000
2b3p	35	24%	23,591	674	659	747	£14,997,000	£428,486	£636	£398,500	£487,500
2b4p	36	25%	27,754	771	684	809	£16,505,000	£458,472	£595	£412,500	£502,500
3b4p	26	18%	21,278	818	797	845	£12,078,500	£464,558	£568	£430,000	£515,000
3b5p	9	6%	8,472	941	926	946	£4,465,000	£496,111	£527	£482,500	£510,000
3b5p Duplex	2	1%	3,368	1,684	1,659	1,709	£1,650,000	£825,000	£490	£825,000	£825,000
Summary:	146	100%	105,254	721	618	1,709	£62,490,500	£428,017	£584	£315,000	£825,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot A	A - East North	Core 1	AEN1-1-1	1	2b4p	Winter Garden	7.3	79	72	774	£435,000	£562	North East
Plot A	A - East North	Core 1	AEN1-1-2	1	1b2p	Winter Garden	5.1	55	50	539	£315,000	£584	East
Plot A	A - East North	Core 1	AEN1-1-3	1	1b2p	Winter Garden	4.9	53	50	537	£315,000	£586	East
Plot A	A - East North	Core 1	AEN1-1-4	1	1b2p	Winter Garden	4.9	53	50	533	£315,000	£591	East
Plot A	A - East North	Core 1	AEN1-1-5	1	2b4p	Winter Garden	7.2	78	73	783	£450,000	£575	South East West
Plot A	A - East North	Core 1	AEN1-1-6	1	2b4p	Winter Garden	4.7	51	49	531	£315,000	£594	West
Plot A	A - East North	Core 1	AEN1-1-7	1	2b4p	Winter Garden	6.3	68	70	753	£417,500	£554	West
Plot A	A - East North	Core 1	AEN1-1-8	1	2b3p	Winter Garden	5.6	60	65	704	£405,000	£575	North West
Plot A	A - East North	Core 1	AEN1-2-1	2	2b3p	Winter Garden	7.4	80	65	695	£406,000	£584	North East
Plot A	A - East North	Core 1	AEN1-2-2	2	1b2p	Winter Garden	4.9	53	51	550	£320,000	£582	East
Plot A	A - East North	Core 1	AEN1-2-3	2	1b2p	Winter Garden	5.7	61	51	548	£320,000	£584	East
Plot A	A - East North	Core 1	AEN1-2-4	2	1b2p	Winter Garden	5.6	60	50	543	£320,000	£590	East
Plot A	A - East North	Core 1	AEN1-2-5	2	2b4p	Winter Garden	7.5	81	73	783	£457,500	£585	East and West
Plot A	A - East North	Core 1	AEN1-2-6	2	2b4p	Winter Garden	7.0	75	72	770	£425,000	£552	West
Plot A	A - East North	Core 1	AEN1-2-7	2	1b2p	Winter Garden	5.8	62	52	558	£320,000	£574	West
Plot A	A - East North	Core 1	AEN1-2-8	2	2b4p	Winter Garden	7.5	81	64	684	£412,500	£603	North West
Plot A	A - East North	Core 2	AEN2-2-1	2	2b4p	Winter Garden	7.4	80	73	785	£425,000	£542	East and West
Plot A	A - East North	Core 2	AEN2-2-2	2	2b3p	Winter Garden	6.2	67	62	670	£398,500	£595	East
Plot A	A - East North	Core 2	AEN2-2-3	2	2b3p	Winter Garden	6.3	68	62	670	£398,500	£595	East
Plot A	A - East North	Core 2	AEN2-2-4	2	2b3p	Winter Garden	6.3	68	61	660	£398,500	£604	East
Plot A	A - East North	Core 2	AEN2-2-5	2	3b4p	Winter Garden	7.6	82	76	821	£440,000	£536	South East
Plot A	A - East North	Core 2	AEN2-2-6	2	3b4p	Winter Garden	6.5	70	77	827	£440,000	£532	South West
Plot A	A - East North	Core 2	AEN2-2-7	2	3b4p	Winter Garden	7.2	78	76	815	£430,000	£528	West
Plot A	A - East North	Core 2	AEN2-2-8	2	3b5p	Winter Garden	7.8	84	88	946	£485,000	£513	West
Plot A	A - East North	Core 1	AEN1-3-1	3	2b3p	Winter Garden	7.4	80	65	695	£413,500	£595	North East
Plot A	A - East North	Core 1	AEN1-3-2	3	1b2p	Winter Garden	4.9	53	51	550	£325,000	£591	East
Plot A	A - East North	Core 1	AEN1-3-3	3	1b2p	Winter Garden	5.7	61	51	548	£325,000	£593	East
Plot A	A - East North	Core 1	AEN1-3-4	3	1b2p	Winter Garden	5.6	60	50	543	£325,000	£599	East
Plot A	A - East North	Core 1	AEN1-3-5	3	2b4p	Winter Garden	7.5	81	73	783	£465,000	£594	East
Plot A	A - East North	Core 1	AEN1-3-6	3	2b4p	Winter Garden	7.0	75	72	770	£432,500	£562	East and West
Plot A	A - East North	Core 1	AEN1-3-7	3	1b2p	Winter Garden	5.8	62	52	558	£325,000	£583	West
Plot A	A - East North	Core 1	AEN1-3-8	3	2b4p	Winter Garden	7.5	81	64	684	£420,000	£614	North West
Plot A	A - East North	Core 2	AEN2-3-1	3	2b4p	Winter Garden	7.4	80	73	785	£432,500	£551	East and West
Plot A	A - East North	Core 2	AEN2-3-2	3	2b3p	Winter Garden	6.2	67	62	670	£406,000	£606	East
Plot A	A - East North	Core 2	AEN2-3-3	3	2b3p	Winter Garden	6.3	68	62	670	£406,000	£606	East
Plot A	A - East North	Core 2	AEN2-3-4	3	2b3p	Winter Garden	6.3	68	61	660	£406,000	£615	East
Plot A	A - East North	Core 2	AEN2-3-5	3	3b4p	Winter Garden	7.6	82	76	821	£447,500	£545	South East
Plot A	A - East North	Core 2	AEN2-3-6	3	3b4p	Winter Garden	6.5	70	77	827	£447,500	£541	South West
Plot A	A - East North	Core 2	AEN2-3-7	3	3b4p	Winter Garden	7.2	78	76	815	£437,500	£537	West
Plot A	A - East North	Core 2	AEN2-3-8	3	3b5p	Winter Garden	7.8	84	88	946	£490,000	£518	West
Plot A	A - East North	Core 1	AEN1-4-1	4	2b3p	Winter Garden	7.4	80	65	695	£421,000	£605	North East
Plot A	A - East North	Core 1	AEN1-4-2	4	1b2p	Winter Garden	4.9	53	51	550	£330,000	£600	East
Plot A	A - East North	Core 1	AEN1-4-3	4	1b2p	Winter Garden	5.7	61	51	548	£330,000	£602	East
Plot A	A - East North	Core 1	AEN1-4-4	4	1b2p	Winter Garden	5.6	60	50	543	£330,000	£608	East
Plot A	A - East North	Core 1	AEN1-4-5	4	2b4p	Winter Garden	7.5	81	73	783	£472,500	£604	East and West
Plot A	A - East North	Core 1	AEN1-4-6	4	2b4p	Winter Garden	7.0	75	72	770	£440,000	£572	West
Plot A	A - East North	Core 1	AEN1-4-7	4	1b2p	Winter Garden	5.8	62	52	558	£330,000	£592	West
Plot A	A - East North	Core 1	AEN1-4-8	4	2b4p	Winter Garden	7.5	81	64	684	£427,500	£625	North West
Plot A	A - East North	Core 2	AEN2-4-1	4	2b4p	Winter Garden	7.4	80	73	785	£440,000	£561	East and West
Plot A	A - East North	Core 2	AEN2-4-2	4	2b3p	Winter Garden	6.2	67	62	670	£413,500	£618	East
Plot A	A - East North	Core 2	AEN2-4-3	4	2b3p	Winter Garden	6.3	68	62	670	£413,500	£618	East
Plot A	A - East North	Core 2	AEN2-4-4	4	2b3p	Winter Garden	6.3	68	61	660	£413,500	£627	East
Plot A	A - East North	Core 2	AEN2-4-5	4	3b4p	Winter Garden	7.6	82	76	821	£455,000	£554	South East
Plot A	A - East North	Core 2	AEN2-4-6	4	3b4p	Winter Garden	6.5	70	77	827	£455,000	£550	South West
Plot A	A - East North	Core 2	AEN2-4-7	4	3b4p	Winter Garden	7.2	78	76	815	£445,000	£546	West
Plot A	A - East North	Core 2	AEN2-4-8	4	3b5p	Winter Garden	7.8	84	88	946	£495,000	£523	West
Plot A	A - East North	Core 1	AEN1-5-1	5	2b3p	Winter Garden	5.6	60	62	665	£428,500	£644	North East
Plot A	A - East North	Core 1	AEN1-5-2	5	1b2p	Winter Garden	5.1	55	51	551	£335,000	£608	East
Plot A	A - East North	Core 1	AEN1-5-3	5	1b2p	Winter Garden	5.5	59	51	545	£335,000	£615	East
Plot A	A - East North	Core 1	AEN1-5-4	5	1b2p	Winter Garden	5.8	62	51	544	£335,000	£616	East
Plot A	A - East North	Core 1	AEN1-5-5	5	2b4p	Winter Garden	7.5	81	73	785	£480,000	£612	East and West
Plot A	A - East North	Core 1	AEN1-5-6	5	2b4p	Winter Garden	7.0	75	72	772	£447,500	£580	West
Plot A	A - East North	Core 1	AEN1-5-7	5	1b2p	Winter Garden	5.8	62	52	554	£335,000	£604	West
Plot A	A - East North	Core 1	AEN1-5-8	5	1b2p	Winter Garden	5.5	59	51	545	£340,000	£624	North West
Plot A	A - East North	Core 2	AEN2-5-1	5	2b4p	Winter Garden	7.4	80	73	783	£447,500	£572	East and West
Plot A	A - East North	Core 2	AEN2-5-2	5	2b3p	Winter Garden	6.2	67	62	667	£421,000	£631	East
Plot A	A - East North	Core 2	AEN2-5-3	5	2b3p	Winter Garden	6.3	68	62	671	£421,000	£628	East
Plot A	A - East North	Core 2	AEN2-5-4	5	2b3p	Winter Garden	6.4	69	62	667	£421,000	£631	East
Plot A	A - East North	Core 2	AEN2-5-5	5	3b4p	Winter Garden	7.4	80	76	817	£462,500	£566	South East
Plot A	A - East North	Core 2	AEN2-5-6	5	3b4p	Winter Garden	6.8	73	77	825	£462,500	£561	South West
Plot A	A - East North	Core 2	AEN2-5-7	5	3b4p	Winter Garden	7.3	79	75	812	£452,500	£558	West
Plot A	A - East North	Core 2	AEN2-5-8	5	3b5p	Winter Garden	8.0	86	88	945	£500,000	£529	West
Plot A	A - East North	Core 1	AEN1-6-1	6	2b3p	Winter Garden	5.6	60	62	665	£436,000	£655	North East
Plot A	A - East North	Core 1	AEN1-6-2	6	1b2p	Winter Garden	5.1	55	51	551	£340,000	£617	East
Plot A	A - East North	Core 1	AEN1-6-3	6	1b2p	Winter Garden	5.5	59	51	545	£340,000	£624	East
Plot A	A - East North	Core 1	AEN1-6-4	6	1b2p	Winter Garden	5.8	62	51	544	£340,000	£625	East
Plot A	A - East North	Core 1	AEN1-6-5	6	2b4p	Winter Garden	7.5	81	73	785	£487,500	£621	East and West
Plot A	A - East North	Core 1	AEN1-6-6	6	2b4p	Winter Garden	7.0	75	72	772	£455,000	£590	West
Plot A	A - East North	Core 1	AEN1-6-7	6	1b2p	Winter Garden	5.8	62	52	554	£340,000	£613	West
Plot A	A - East North	Core 1	AEN1-6-8	6	1b2p	Winter Garden	5.5	59	51	545	£345,000	£633	North West
Plot A	A - East North	Core 2	AEN2-6-1	6	2b4p	Winter Garden	7.4	80	73	783	£455,000	£581	East and West
Plot A	A - East North	Core 2	AEN2-6-2	6	2b3p	Winter Garden	6.2	67	62	667	£428,500	£642	East
Plot A	A - East North	Core 2	AEN2-6-3	6	2b3p	Winter Garden	6.3	68	62	671	£428,500	£639	East
Plot A	A - East North	Core 2	AEN2-6-4	6	2b3p	Winter Garden	6.4	69	62	667	£428,500	£642	East
Plot A	A - East North	Core 2	AEN2-6-5	6	3b4p	Winter Garden	7.4	80	76	817	£470,000	£575	South East
Plot A	A - East North	Core 2	AEN2-6-6	6	3b4p	Winter Garden	6.8	73	77	825	£470,000	£570	South West
Plot A	A - East North	Core 2	AEN2-6-7	6	3b4p	Winter Garden	7.3	79	75	812	£460,000	£567	West
Plot A	A - East North	Core 2	AEN2-6-8	6	3b5p	Winter Garden	8.0	86	88	945	£505,000	£534	West
Plot A	A - East North	Core 1	AEN1-7-1	7	1b2p	Winter Garden	5.0	54	52	562	£350,000	£623	North East
Plot A	A - East North	Core 1	AEN1-7-2	7	1b2p	Winter Garden	5.0	54	51	550	£345,000	£627	East
Plot A	A - East North												

Summary of Units - A - East South

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	2	2%	986	493	488	498	£580,000	£290,000	£588	£285,000	£295,000
1b2p	13	13%	7,185	553	518	591	£4,731,000	£363,923	£658	£347,000	£397,000
2b3p	13	13%	9,042	696	645	769	£6,054,500	£465,731	£670	£438,000	£500,000
2b4p	4	4%	3,142	786	771	802	£2,007,500	£501,875	£639	£485,000	£515,000
3b4p	69	68%	57,211	829	801	871	£32,105,000	£465,290	£561	£415,000	£535,000
Summary:	101	100%	77,565	768	488	871	£45,478,000	£450,277	£586	£285,000	£535,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot A	A - East South	Core 1	AES-2-1	2	3b4p	Winter Garden	7.1	76	77	829	£425,000	£513	North East
Plot A	A - East South	Core 1	AES-2-2	2	3b4p	Winter Garden	7.6	82	76	818	£415,000	£507	East
Plot A	A - East South	Core 1	AES-2-3	2	3b4p	Winter Garden	7.7	83	77	828	£435,000	£526	South East
Plot A	A - East South	Core 1	AES-2-4	2	3b4p	Winter Garden	7.1	76	76	822	£425,000	£517	South
Plot A	A - East South	Core 1	AES-2-5	2	3b4p	Winter Garden	7.4	80	79	848	£435,000	£513	South West
Plot A	A - East South	Core 1	AES-2-6	2	3b4p	Winter Garden	8.0	86	77	829	£425,000	£513	North West
Plot A	A - East South	Core 1	AES-2-7	2	3b4p	Winter Garden	7.0	75	77	825	£415,000	£503	West
Plot A	A - East South	Core 1	AES-2-8	2	3b4p	Winter Garden	7.9	85	77	827	£425,000	£514	North West
Plot A	A - East South	Core 1	AES-3-1	3	3b4p	Winter Garden	7.1	76	77	829	£435,000	£525	North East
Plot A	A - East South	Core 1	AES-3-2	3	3b4p	Winter Garden	7.6	82	76	818	£425,000	£520	East
Plot A	A - East South	Core 1	AES-3-3	3	3b4p	Winter Garden	7.7	83	77	828	£445,000	£538	South East
Plot A	A - East South	Core 1	AES-3-4	3	3b4p	Winter Garden	7.1	76	76	822	£435,000	£529	South
Plot A	A - East South	Core 1	AES-3-5	3	3b4p	Winter Garden	7.4	80	79	848	£445,000	£525	South West
Plot A	A - East South	Core 1	AES-3-6	3	3b4p	Winter Garden	8.0	86	77	829	£435,000	£525	North West
Plot A	A - East South	Core 1	AES-3-7	3	3b4p	Winter Garden	7.0	75	77	825	£425,000	£515	West
Plot A	A - East South	Core 1	AES-3-8	3	3b4p	Winter Garden	7.9	85	77	827	£435,000	£526	North West
Plot A	A - East South	Core 1	AES-4-1	4	3b4p	Winter Garden	7.1	76	77	829	£445,000	£537	North East
Plot A	A - East South	Core 1	AES-4-2	4	3b4p	Winter Garden	7.6	82	76	818	£435,000	£532	East
Plot A	A - East South	Core 1	AES-4-3	4	3b4p	Winter Garden	7.7	83	77	828	£455,000	£550	South East
Plot A	A - East South	Core 1	AES-4-4	4	3b4p	Winter Garden	7.1	76	76	822	£445,000	£541	South
Plot A	A - East South	Core 1	AES-4-5	4	3b4p	Winter Garden	7.4	80	79	848	£455,000	£536	South West
Plot A	A - East South	Core 1	AES-4-6	4	3b4p	Winter Garden	8.0	86	77	829	£445,000	£537	North West
Plot A	A - East South	Core 1	AES-4-7	4	3b4p	Winter Garden	7.0	75	77	825	£435,000	£528	West
Plot A	A - East South	Core 1	AES-4-8	4	3b4p	Winter Garden	7.9	85	77	827	£445,000	£538	North West
Plot A	A - East South	Core 1	AES-5-1	5	3b4p	Winter Garden	7.0	75	77	827	£455,000	£550	North East
Plot A	A - East South	Core 1	AES-5-2	5	3b4p	Winter Garden	7.2	78	77	823	£445,000	£540	East
Plot A	A - East South	Core 1	AES-5-3	5	3b4p	Winter Garden	7.9	85	77	831	£465,000	£560	South East
Plot A	A - East South	Core 1	AES-5-4	5	3b4p	Winter Garden	7.1	76	76	818	£455,000	£556	South
Plot A	A - East South	Core 1	AES-5-5	5	3b4p	Winter Garden	7.2	78	78	842	£465,000	£552	South West
Plot A	A - East South	Core 1	AES-5-6	5	3b4p	Winter Garden	8.0	86	76	818	£455,000	£556	North West
Plot A	A - East South	Core 1	AES-5-7	5	3b4p	Winter Garden	7.1	76	76	820	£445,000	£543	West
Plot A	A - East South	Core 1	AES-5-8	5	3b4p	Winter Garden	8.0	86	77	828	£455,000	£550	North West
Plot A	A - East South	Core 1	AES-6-1	6	3b4p	Winter Garden	7.0	75	77	827	£465,000	£562	North East
Plot A	A - East South	Core 1	AES-6-2	6	3b4p	Winter Garden	7.2	78	77	823	£455,000	£553	East
Plot A	A - East South	Core 1	AES-6-3	6	3b4p	Winter Garden	7.9	85	77	831	£475,000	£572	South East
Plot A	A - East South	Core 1	AES-6-4	6	3b4p	Winter Garden	7.1	76	76	818	£465,000	£568	South
Plot A	A - East South	Core 1	AES-6-5	6	3b4p	Winter Garden	7.2	78	78	842	£475,000	£564	South West
Plot A	A - East South	Core 1	AES-6-6	6	3b4p	Winter Garden	8.0	86	76	818	£465,000	£568	North West
Plot A	A - East South	Core 1	AES-6-7	6	3b4p	Winter Garden	7.1	76	76	820	£455,000	£555	West
Plot A	A - East South	Core 1	AES-6-8	6	3b4p	Winter Garden	8.0	86	77	828	£465,000	£562	North West
Plot A	A - East South	Core 1	AES-7-1	7	3b4p	Winter Garden	7.1	76	77	829	£475,000	£573	North East
Plot A	A - East South	Core 1	AES-7-2	7	3b4p	Winter Garden	7.6	82	76	820	£465,000	£567	East
Plot A	A - East South	Core 1	AES-7-3	7	3b4p	Winter Garden	7.7	83	77	828	£485,000	£586	South East
Plot A	A - East South	Core 1	AES-7-4	7	3b4p	Winter Garden	7.1	76	76	822	£475,000	£578	South
Plot A	A - East South	Core 1	AES-7-5	7	3b4p	Winter Garden	7.4	80	79	848	£485,000	£572	South West
Plot A	A - East South	Core 1	AES-7-6	7	3b4p	Winter Garden	8.0	86	77	829	£475,000	£573	North West
Plot A	A - East South	Core 1	AES-7-7	7	3b4p	Winter Garden	7.0	75	77	825	£465,000	£564	West
Plot A	A - East South	Core 1	AES-7-8	7	3b4p	Winter Garden	7.9	85	77	827	£475,000	£575	North West
Plot A	A - East South	Core 1	AES-8-1	8	3b4p	Winter Garden	7.1	76	77	829	£485,000	£585	North East
Plot A	A - East South	Core 1	AES-8-2	8	3b4p	Winter Garden	7.6	82	76	820	£475,000	£579	East
Plot A	A - East South	Core 1	AES-8-3	8	3b4p	Winter Garden	7.7	83	77	828	£495,000	£598	South East
Plot A	A - East South	Core 1	AES-8-4	8	3b4p	Winter Garden	7.1	76	76	822	£485,000	£590	South
Plot A	A - East South	Core 1	AES-8-5	8	3b4p	Winter Garden	7.4	80	79	848	£495,000	£584	South West
Plot A	A - East South	Core 1	AES-8-6	8	3b4p	Winter Garden	8.0	86	77	829	£485,000	£585	North West
Plot A	A - East South	Core 1	AES-8-7	8	3b4p	Winter Garden	7.0	75	77	825	£475,000	£576	West
Plot A	A - East South	Core 1	AES-8-8	8	3b4p	Winter Garden	7.9	85	77	827	£485,000	£587	North West
Plot A	A - East South	Core 1	AES-9-1	9	2b3p	Roof Garden	0.0	0	69	746	£455,000	£610	North East
Plot A	A - East South	Core 1	AES-9-2	9	1b2p	Winter Garden	5.0	54	51	547	£347,000	£635	East
Plot A	A - East South	Core 1	AES-9-3	9	3b4p	Winter Garden	7.5	81	77	825	£505,000	£612	South East
Plot A	A - East South	Core 1	AES-9-4	9	3b4p	Winter Garden	7.2	78	76	821	£495,000	£603	South
Plot A	A - East South	Core 1	AES-9-5	9	2b3p	Roof Garden	0.0	0	67	724	£465,000	£642	South West
Plot A	A - East South	Core 1	AES-9-6	9	2b3p	Roof Garden	0.0	0	67	723	£472,500	£653	North West
Plot A	A - East South	Core 1	AES-9-7	9	1b2p	Winter Garden	5.0	54	51	548	£347,000	£633	West
Plot A	A - East South	Core 1	AES-9-8	9	3b4p	Roof Garden	0.0	0	80	860	£495,000	£576	North West
Plot A	A - East South	Core 1	AES-10-1	10	2b3p	Winter Garden	6.4	69	62	670	£438,000	£654	North East
Plot A	A - East South	Core 1	AES-10-2	10	1b2p	Winter Garden	4.6	50	51	550	£352,000	£640	East
Plot A	A - East South	Core 1	AES-10-3	10	3b4p	Winter Garden	7.5	81	77	825	£515,000	£625	South East
Plot A	A - East South	Core 1	AES-10-4	10	3b4p	Winter Garden	7.2	78	76	821	£505,000	£615	South
Plot A	A - East South	Core 1	AES-10-5	10	2b3p	Winter Garden	6.0	65	61	659	£445,500	£676	South West
Plot A	A - East South	Core 1	AES-10-6	10	2b3p	Winter Garden	6.0	65	61	657	£438,000	£667	North West
Plot A	A - East South	Core 1	AES-10-7	10	1b2p	Winter Garden	5.1	55	51	547	£352,000	£644	West
Plot A	A - East South	Core 1	AES-10-8	10	2b4p	Winter Garden	7.1	76	72	771	£485,000	£629	North West
Plot A	A - East South	Core 1	AES-11-1	11	2b4p	Roof Garden	0.0	0	75	802	£515,000	£642	North East
Plot A	A - East South	Core 1	AES-11-2	11	1b2p	Winter Garden	5.4	58	51	548	£357,000	£652	East
Plot A	A - East South	Core 1	AES-11-3	11	2b3p	Winter Garden	6.8	73	65	702	£480,000	£664	South East
Plot A	A - East South	Core 1	AES-11-4	11	1b2p	Winter Garden	5.0	54	51	547	£357,000	£653	South
Plot A	A - East South	Core 1	AES-11-5	11	2b3p	Roof Garden	0.0	0	62	665	£453,000	£681	South West
Plot A	A - East South	Core 1	AES-11-6	11	1b2p	Roof Garden	0.0	0	52	556	£357,000	£642	West
Plot A	A - East South	Core 1	AES-11-7	11	3b4p	Roof Garden	0.0	0	79	851	£535,000	£628	North West
Plot A	A - East South	Core 1	AES-12-1	12	2b3p	Winter Garden	6.0	65	68	730	£485,000	£665	North East
Plot A	A - East South	Core 1	AES-12-2	12	1b2p	Winter Garden	5.4	58	51	548	£362,000	£661	East
Plot A	A - East South	Core 1	AES-12-3	12	2b3p	Winter Garden	6.6	71	65	702	£487,500	£695	South East
Plot A	A - East South	Core 1	AES-12-4	12	1b2p	Winter Garden	5.0	54	51	547	£362,000	£662	South
Plot A	A - East South	Core 1	AES-12-5	12	1b2p	Winter Garden	6.0	65	55	591	£367,000	£621	South West
Plot A	A - East South	Core 1	AES-12-6	12	Studio	Winter Garden	4.1	44	46	498	£285,000	£572	North West
Plot A	A - East South	Core 1	AES-12-7	12	2b4p	Winter Garden	6.1	66	72	775	£492,500	£635	West
Plot A	A - East South	Core 1	AES-13-1	13	3b4p	Roof Garden	0.0	0	80	858	£500,000	£583	North East
Plot A	A - East South	Core 1	AES-13-2	13	3b4p	Winter Garden	7.2	78	78	835	£500,000	£599	South East
Plot A	A - East South	Core 1	AES-13-3	13	3b4p	Roof Garden	0.0	0	81	871	£510,000	£586	South West
Plot A	A - East South	Core 1	AES-13-4	13	2b3p	Roof Garden	0.0	0	61	651	£460,000	£706	West
Plot A	A - East South	Core 1	AES-13-5	13	1b2p	Roof Garden	0.0	0	52	560	£382,000	£682	North West
Plot A	A - East South	Core 1	AES-14-1	14	2b3p	Winter Garden							

Summary of Units - A - West North

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	5	21%	2,327	465	442	477	£1,442,500	£288,500	£620	£285,000	£292,500
1b2p	5	21%	2,697	539	532	559	£1,645,000	£329,000	£610	£319,000	£339,000
2b3p	1	4%	645	645	645	645	£406,000	£406,000	£629	£406,000	£406,000
2b3p Duplex	1	4%	806	806	806	806	£505,000	£505,000	£626	£505,000	£505,000
3b4p	8	33%	7,070	884	797	1,028	£3,715,000	£464,375	£525	£427,000	£525,000
3b4p Townhouse	2	8%	2,919	1,460	1,431	1,489	£1,270,000	£635,000	£435	£635,000	£635,000
4b5p Townhouse	1	4%	1,703	1,703	1,703	1,703	£685,000	£685,000	£402	£685,000	£685,000
4b7p Duplex	1	4%	1,487	1,487	1,487	1,487	£635,000	£635,000	£427	£635,000	£635,000
Summary:	24	100%	19,854	819	442	1,703	£10,303,500	£429,313	£524	£285,000	£685,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot A	A- West North	Core 1	AWN-0/1-1	0	4b5p Townhouse	Garden	0.0	0	158	1,703	£685,000	£402	East and West
Plot A	A- West North	Core 1	AWN-0/1-2	0	3b4p Townhouse	Garden	0.0	0	133	1,431	£635,000	£444	East and West
Plot A	A- West North	Core 1	AWN-0/1-3	0	3b4p Townhouse	Garden	0.0	0	138	1,489	£427,000	£427	East and West
Plot A	A- West North	Core 1	AWN-0/1-4	0	2b3p Duplex	Garden	0.0	0	75	806	£505,000	£626	West
Plot A	A- West North	Core 1	AWN-0/1-5	0	4b7p Duplex	Garden	0.0	0	138	1,487	£635,000	£427	West
Plot A	A- West North	Core 1	AWN-2-1	2	3b4p	Winter Garden	3.8	41	81	867	£440,000	£507	North East
Plot A	A- West North	Core 1	AWN-2-2	2	3b4p	Winter Garden	11.5	124	75	811	£427,000	£527	South East
Plot A	A- West North	Core 1	AWN-2-3	2	Studio	Winter Garden	4.8	52	44	477	£287,500	£603	South West
Plot A	A- West North	Core 1	AWN-2-4	2	1b2p	Winter Garden	5.6	60	49	532	£319,000	£599	West
Plot A	A- West North	Core 1	AWN-2-5	2	Studio	Winter Garden	5.3	57	42	456	£285,000	£625	West
Plot A	A- West North	Core 1	AWN-2-6	2	2b3p	Roof Garden	0.0	0	60	645	£406,000	£629	North West
Plot A	A- West North	Core 1	AWN-3-1	3	3b4p	Winter Garden	10.4	112	75	802	£427,000	£532	North East
Plot A	A- West North	Core 1	AWN-3-2	3	3b4p	Winter Garden	11.4	123	75	809	£437,000	£540	South East
Plot A	A- West North	Core 1	AWN-3-3	3	Studio	Winter Garden	4.8	52	44	476	£290,000	£610	South West
Plot A	A- West North	Core 1	AWN-3-4	3	1b2p	Winter Garden	5.5	59	50	533	£324,000	£608	West
Plot A	A- West North	Core 1	AWN-3-5	3	Studio	Winter Garden	5.2	56	41	442	£287,500	£650	West
Plot A	A- West North	Core 1	AWN-3-6	3	1b2p	Winter Garden	6.9	74	52	559	£329,000	£589	North West
Plot A	A- West North	Core 1	AWN-4-1	4	3b4p	Roof Garden	0.0	0	96	1,028	£515,000	£501	North East West
Plot A	A- West North	Core 1	AWN-4-2	4	3b4p	Winter Garden	13.5	145	74	797	£447,000	£561	South East
Plot A	A- West North	Core 1	AWN-4-3	4	Studio	Winter Garden	4.8	52	44	476	£292,500	£615	South West
Plot A	A- West North	Core 1	AWN-4-4	4	1b2p	Winter Garden	5.1	55	50	539	£334,000	£619	West
Plot A	A- West North	Core 1	AWN-5-1	5	3b4p	Roof Garden	0.0	0	95	1,024	£525,000	£513	North East West
Plot A	A- West North	Core 1	AWN-5-2	5	3b4p	Winter Garden	14.5	156	87	932	£497,000	£533	South East
Plot A	A- West North	Core 1	AWN-5-3	5	1b2p	Winter Garden	5.0	54	50	534	£339,000	£635	West
							118	1,271	1,826	19,854	£10,303,500	£524	

Please note that all the figures contained in this schedule are suggested marketing prices only, do not constitute a formal valuation and maybe subject to variance depending upon market conditions and planning and/or design detail. As such they should not be relied upon by any third parties including but not restricted to financial institutions or the Inland Revenue.

Summary of Units - A - West South

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	1	2%	482	482	482	482	£275,000	£275,000	£570	£275,000	£275,000
1b2p	9	17%	4,936	548	538	597	£2,953,000	£328,111	£598	£319,000	£345,000
2b3p	6	11%	3,992	665	654	674	£2,488,500	£414,750	£623	£406,000	£421,000
2b3p Duplex	2	4%	1,824	912	833	991	£1,030,000	£515,000	£565	£505,000	£525,000
2b4p	8	15%	6,094	762	650	864	£3,534,000	£441,750	£580	£421,000	£477,500
3b4p	16	30%	13,822	864	821	1,105	£7,242,500	£452,656	£524	£430,000	£625,000
3b4p Duplex	1	2%	1,210	1,210	1,210	1,210	£615,000	£615,000	£608	£615,000	£615,000
3b4p Townhouse	8	15%	10,814	1,352	735	1,574	£4,910,000	£613,750	£454	£435,000	£675,000
4b5p Townhouse	3	6%	5,287	1,762	1,693	1,837	£2,055,000	£685,000	£389	£685,000	£685,000
Summary:	54	100%	48,460	897	482	1,837	£25,103,000	£464,870	£518	£275,000	£685,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot A	A- West South	0	AWS-0/1-1	0	4b5p Townhouse	Garden	0.0	0	157	1,693	£685,000	£405	East and West
Plot A	A- West South	0	AWS-0/1-2	0	4b5p Townhouse	Garden	0.0	0	163	1,757	£685,000	£390	East and West
Plot A	A- West South	0	AWS-0/1-3	0	2b3p Duplex	Garden	0.0	0	92	991	£525,000	£530	West
Plot A	A- West South	0	AWS-0/1-4	0	2b3p Duplex	Garden	0.0	0	77	833	£505,000	£606	West
Plot A	A- West South	0	AWS-0/1-5	0	3b4p Townhouse	Garden	0.0	0	68	735	£435,000	£592	East and West
Plot A	A- West South	0	AWS-0/1-6	0	3b4p Townhouse	Garden	0.0	0	130	1,396	£625,000	£448	East and West
Plot A	A- West South	0	AWS-0/1-7	0	3b4p Townhouse	Garden	0.0	0	135	1,452	£635,000	£437	East and West
Plot A	A- West South	0	AWS-0/1-8	0	3b4p Townhouse	Garden	0.0	0	131	1,405	£635,000	£452	East and West
Plot A	A- West South	0	AWS-0/1-9	0	3b4p Townhouse	Garden	0.0	0	133	1,436	£635,000	£442	East and West
Plot A	A- West South	0	AWS-0/1-10	0	3b4p Townhouse	Garden	0.0	0	130	1,400	£635,000	£453	East and West
Plot A	A- West South	0	AWS-0/1-11	0	3b4p Duplex	Garden	0.0	0	112	1,210	£615,000	£508	West
Plot A	A- West South	0	AWS-0/1-12	0	3b4p Townhouse	Garden	0.0	0	132	1,415	£635,000	£449	East and West
Plot A	A- West South	0	AWS-0/1-13	0	3b4p Townhouse	Garden	0.0	0	146	1,574	£675,000	£429	East and West
Plot A	A- West South	0	AWS-0/1-14	0	4b5p Townhouse	Garden	0.0	0	171	1,837	£685,000	£373	East and West
Plot A	A- West South	Core 1	AWS1-2-1	2	3b4p	Winter Garden	10.7	115	82	888	£440,000	£496	North East
Plot A	A- West South	Core 1	AWS1-2-2	2	3b4p	Winter Garden	11.5	124	79	846	£430,000	£508	East
Plot A	A- West South	Core 1	AWS1-2-3	2	2b4p	Winter Garden	7.0	75	71	767	£445,000	£580	East and West
Plot A	A- West South	Core 1	AWS1-2-4	2	3b4p	Winter Garden	7.5	81	76	821	£430,000	£523	West
Plot A	A- West South	Core 1	AWS1-2-5	2	3b4p	Winter Garden	7.4	80	77	833	£430,000	£516	West
Plot A	A- West South	Core 1	AWS1-2-6	2	2b3p	Winter Garden	7.2	78	61	658	£406,000	£617	North West
Plot A	A- West South	Core 2	AWS2-2-1	2	2b4p	Winter Garden	7.0	75	72	772	£445,000	£576	East and West
Plot A	A- West South	Core 2	AWS2-2-2	2	3b4p	Winter Garden	12.9	139	78	840	£430,000	£512	East
Plot A	A- West South	Core 2	AWS2-2-3	2	2b4p	Winter Garden	11.6	125	70	756	£423,500	£560	East
Plot A	A- West South	Core 2	AWS2-2-4	2	2b3p	Winter Garden	6.0	65	62	664	£413,500	£622	South East
Plot A	A- West South	Core 2	AWS2-2-5	2	2b3p	Winter Garden	6.1	66	62	671	£413,500	£617	South West
Plot A	A- West South	Core 2	AWS2-2-6	2	3b4p	Winter Garden	7.0	75	77	834	£430,000	£516	West
Plot A	A- West South	Core 2	AWS2-2-7	2	1b2p	Winter Garden	5.0	54	50	538	£319,000	£593	West
Plot A	A- West South	Core 2	AWS2-2-8	2	1b2p	Winter Garden	5.0	54	50	538	£319,000	£593	West
Plot A	A- West South	Core 1	AWS1-3-1	3	3b4p	Winter Garden	10.7	115	82	888	£450,000	£507	North East
Plot A	A- West South	Core 1	AWS1-3-2	3	3b4p	Winter Garden	11.6	125	79	846	£440,000	£520	East
Plot A	A- West South	Core 1	AWS1-3-3	3	1b2p	Roof Garden	0.0	0	51	549	£325,000	£592	East and West
Plot A	A- West South	Core 1	AWS1-3-4	3	3b4p	Winter Garden	7.5	81	77	830	£440,000	£530	West
Plot A	A- West South	Core 1	AWS1-3-5	3	2b3p	Winter Garden	7.2	78	61	654	£413,500	£632	North West
Plot A	A- West South	Core 2	AWS2-3-1	3	2b4p	Winter Garden	7.0	75	72	775	£452,500	£584	East and West
Plot A	A- West South	Core 2	AWS2-3-2	3	3b4p	Winter Garden	12.9	139	78	841	£440,000	£523	East
Plot A	A- West South	Core 2	AWS2-3-3	3	2b4p	Winter Garden	11.9	128	70	756	£431,000	£570	East
Plot A	A- West South	Core 2	AWS2-3-4	3	2b3p	Winter Garden	6.3	68	62	671	£421,000	£628	South East
Plot A	A- West South	Core 2	AWS2-3-5	3	2b3p	Winter Garden	6.1	66	63	674	£421,000	£625	South West
Plot A	A- West South	Core 2	AWS2-3-6	3	3b4p	Winter Garden	7.1	76	78	834	£437,500	£524	West
Plot A	A- West South	Core 2	AWS2-3-7	3	1b2p	Winter Garden	5.2	56	50	538	£324,000	£602	West
Plot A	A- West South	Core 2	AWS2-3-8	3	1b2p	Winter Garden	5.3	57	50	538	£324,000	£602	West
Plot A	A- West South	Core 1	AWS1-4-1	4	3b4p	Winter Garden	11.0	118	83	888	£460,000	£518	North East
Plot A	A- West South	Core 1	AWS1-4-2	4	3b4p	Winter Garden	7.2	78	77	830	£450,000	£542	West
Plot A	A- West South	Core 1	AWS1-4-3	4	2b4p	Winter Garden	7.5	81	60	650	£421,000	£648	North West
Plot A	A- West South	Core 2	AWS2-4-1	4	2b4p	Roof Garden	0.0	0	80	864	£477,500	£552	North East West
Plot A	A- West South	Core 2	AWS2-4-2	4	3b4p	Winter Garden	10.8	116	79	848	£450,000	£531	East
Plot A	A- West South	Core 2	AWS2-4-3	4	2b4p	Winter Garden	11.2	121	70	755	£438,500	£581	East
Plot A	A- West South	Core 2	AWS2-4-4	4	1b2p	Roof Garden	0.0	0	56	597	£345,000	£578	South East
Plot A	A- West South	Core 2	AWS2-4-5	4	Studio	Roof Garden	0.0	0	45	482	£275,000	£570	South West
Plot A	A- West South	Core 2	AWS2-4-6	4	1b2p	Winter Garden	5.0	54	50	538	£329,000	£611	West
Plot A	A- West South	Core 2	AWS2-4-7	4	1b2p	Winter Garden	4.5	48	50	540	£329,000	£609	West
Plot A	A- West South	Core 1	AWS1-5-1	5	3b4p	Roof Garden	0.0	0	103	1,105	£625,000	£565	North East West
Plot A	A- West South	Core 2	AWS2-5-1	5	1b2p	Roof Garden	0.0	0	52	558	£339,000	£608	North East West
Plot A	A- West South	Core 2	AWS2-5-2	5	3b4p	Winter Garden	10.7	115	79	848	£460,000	£542	East and West
			54				278.63	2999.17332	4,502	48,460	£25,103,000	£518	

Please note that all the figures contained in this schedule are suggested marketing prices only, do not constitute a formal valuation and maybe subject to variance depending upon market conditions and planning and/or design detail. As such they should not be relied upon by any third parties including but not restricted to financial institutions or the Inland Revenue.

Summary of Units - B3

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	65	34%	27,457	422	388	525	£19,907,000	£306,262	£725	£279,000	£336,500
1b2p	29	15%	15,737	543	527	586	£10,510,000	£362,414	£668	£305,000	£430,000
2b3p	49	26%	32,700	667	657	756	£23,573,000	£481,082	£721	£365,000	£582,500
2b4p	20	10%	15,322	766	753	794	£10,473,500	£523,675	£684	£390,000	£607,500
3b4p	28	15%	22,567	806	786	865	£15,362,000	£548,643	£681	£435,000	£630,000
Summary:	191	100%	113,783	596	388	865	£79,825,500	£417,935	£702	£279,000	£630,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot B	B3	Core 1	T3-2-1	2	2b3p	Winter Garden	16.7	180	70	753	£380,000	£504	North East
Plot B	B3	Core 1	T3-2-2	2	2b3p	Winter Garden	18.1	194	70	756	£365,000	£483	South East
Plot B	B3	Core 1	T3-2-3	2	3b4p	Winter Garden	18.0	194	76	820	£435,000	£531	South West
Plot B	B3	Core 1	T3-2-4	2	2b3p	Winter Garden	16.8	180	70	753	£380,000	£504	North West
Plot B	B3	Core 1	T3-3-1	3	2b4p	Winter Garden	16.8	181	74	794	£390,000	£491	North East
Plot B	B3	Core 1	T3-3-2	3	3b4p	Winter Garden	18.1	194	76	813	£445,000	£547	South East
Plot B	B3	Core 1	T3-3-3	3	1b2p	Winter Garden	13.0	140	54	586	£315,000	£538	South West
Plot B	B3	Core 1	T3-3-4	3	1b2p	Winter Garden	9.9	107	52	560	£310,000	£553	West
Plot B	B3	Core 1	T3-3-5	3	1b2p	Winter Garden	12.0	129	51	549	£305,000	£556	North West
Plot B	B3	Core 1	T3-4-1	4	2b3p	Winter Garden	13.0	140	62	667	£392,000	£587	North East
Plot B	B3	Core 1	T3-4-2	4	Studio	Winter Garden	10.0	108	39	419	£279,000	£665	East
Plot B	B3	Core 1	T3-4-3	4	2b3p	Winter Garden	13.0	140	62	662	£392,000	£592	South East
Plot B	B3	Core 1	T3-4-4	4	2b3p	Winter Garden	12.0	129	62	667	£392,000	£587	South West
Plot B	B3	Core 1	T3-4-5	4	1b2p	Winter Garden	10.0	107	49	527	£305,000	£578	West
Plot B	B3	Core 1	T3-4-6	4	1b2p	Winter Garden	10.0	108	52	561	£310,000	£552	North West
Plot B	B3	Core 1	T3-5-1	5	2b3p	Winter Garden	11.0	118	62	667	£399,500	£599	North East
Plot B	B3	Core 1	T3-5-2	5	Studio	Winter Garden	10.0	107	39	416	£281,500	£676	East
Plot B	B3	Core 1	T3-5-3	5	2b3p	Winter Garden	13.0	140	63	673	£399,500	£594	South East
Plot B	B3	Core 1	T3-5-4	5	2b4p	Winter Garden	12.0	129	72	773	£434,000	£561	South West
Plot B	B3	Core 1	T3-5-5	5	1b2p	Winter Garden	10.2	110	50	539	£310,000	£575	West
Plot B	B3	Core 1	T3-5-6	5	2b3p	Winter Garden	12.0	129	61	657	£407,000	£620	North West
Plot B	B3	Core 1	T3-6-1	6	2b3p	Winter Garden	9.0	97	62	672	£407,000	£606	North East
Plot B	B3	Core 1	T3-6-2	6	Studio	Winter Garden	10.0	108	39	417	£284,000	£681	East
Plot B	B3	Core 1	T3-6-3	6	2b4p	Winter Garden	13.0	140	73	785	£441,500	£563	South East
Plot B	B3	Core 1	T3-6-4	6	3b4p	Winter Garden	12.0	129	80	865	£472,000	£546	South West
Plot B	B3	Core 1	T3-6-5	6	Studio	Winter Garden	10.2	110	41	446	£286,500	£643	West
Plot B	B3	Core 1	T3-6-6	6	2b4p	Winter Garden	13.0	140	70	753	£434,000	£576	North West
Plot B	B3	Core 1	T3-7-1	7	1b2p	Winter Garden	11.0	118	51	549	£320,000	£583	North East
Plot B	B3	Core 1	T3-7-2	7	Studio	Winter Garden	4.9	52	36	388	£279,000	£720	East
Plot B	B3	Core 1	T3-7-3	7	Studio	Winter Garden	5.1	55	42	451	£289,000	£641	East
Plot B	B3	Core 1	T3-7-4	7	1b2p	Winter Garden	12.0	129	50	538	£320,000	£595	South East
Plot B	B3	Core 1	T3-7-5	7	2b3p	Winter Garden	12.0	129	62	668	£414,500	£620	South West
Plot B	B3	Core 1	T3-7-6	7	Studio	Winter Garden	5.1	54	42	457	£289,000	£633	West
Plot B	B3	Core 1	T3-7-7	7	Studio	Winter Garden	4.9	52	49	525	£325,000	£619	West
Plot B	B3	Core 1	T3-7-8	7	Studio	Winter Garden	11.0	118	41	438	£289,000	£659	North West
Plot B	B3	Core 1	T3-8-1	8	1b2p	Winter Garden	11.0	118	50	538	£325,000	£604	North East
Plot B	B3	Core 1	T3-8-2	8	Studio	Winter Garden	4.9	52	37	398	£281,500	£707	East
Plot B	B3	Core 1	T3-8-3	8	Studio	Winter Garden	5.1	55	37	398	£281,500	£707	East
Plot B	B3	Core 1	T3-8-4	8	2b3p	Winter Garden	12.0	129	61	657	£422,000	£643	South East
Plot B	B3	Core 1	T3-8-5	8	2b4p	Winter Garden	11.0	118	70	753	£456,500	£606	South West
Plot B	B3	Core 1	T3-8-6	8	Studio	Winter Garden	5.1	54	38	408	£284,000	£696	West
Plot B	B3	Core 1	T3-8-7	8	Studio	Winter Garden	4.9	53	47	509	£325,000	£638	West
Plot B	B3	Core 1	T3-8-8	8	1b2p	Winter Garden	11.0	118	50	538	£330,000	£613	North West
Plot B	B3	Core 1	T3-9-1	9	2b3p	Winter Garden	12.0	129	61	657	£437,000	£666	North East
Plot B	B3	Core 1	T3-9-2	9	Studio	Winter Garden	4.9	52	37	398	£284,000	£713	East
Plot B	B3	Core 1	T3-9-3	9	Studio	Winter Garden	5.0	54	41	441	£286,500	£650	East
Plot B	B3	Core 1	T3-9-4	9	2b3p	Winter Garden	12.0	129	61	657	£429,500	£654	South East
Plot B	B3	Core 1	T3-9-5	9	3b4p	Winter Garden	11.0	118	74	799	£470,000	£588	South West
Plot B	B3	Core 1	T3-9-6	9	Studio	Winter Garden	5.1	54	38	408	£296,500	£727	West
Plot B	B3	Core 1	T3-9-7	9	Studio	Winter Garden	4.9	53	44	472	£304,000	£644	West
Plot B	B3	Core 1	T3-9-8	9	1b2p	Winter Garden	9.0	97	51	544	£355,000	£652	North West
Plot B	B3	Core 1	T3-10-1	10	2b3p	Winter Garden	10.0	108	63	681	£444,500	£653	North East
Plot B	B3	Core 1	T3-10-2	10	Studio	Winter Garden	4.9	52	36	388	£286,500	£739	East
Plot B	B3	Core 1	T3-10-3	10	Studio	Winter Garden	5.0	54	41	439	£289,000	£659	East
Plot B	B3	Core 1	T3-10-4	10	2b3p	Winter Garden	12.0	129	61	657	£437,000	£666	South East
Plot B	B3	Core 1	T3-10-5	10	3b4p	Winter Garden	11.0	118	74	802	£480,000	£599	South West
Plot B	B3	Core 1	T3-10-6	10	Studio	Winter Garden	5.1	54	38	408	£299,000	£733	West
Plot B	B3	Core 1	T3-10-7	10	1b2p	Winter Garden	5.0	54	50	539	£355,000	£659	West
Plot B	B3	Core 1	T3-10-8	10	1b2p	Winter Garden	10.0	108	51	545	£360,000	£661	North West
Plot B	B3	Core 1	T3-11-1	11	2b4p	Winter Garden	10.0	108	71	764	£495,000	£648	North East
Plot B	B3	Core 1	T3-11-2	11	Studio	Winter Garden	4.9	53	37	398	£289,000	£726	East
Plot B	B3	Core 1	T3-11-3	11	Studio	Winter Garden	5.1	55	41	441	£291,500	£661	East
Plot B	B3	Core 1	T3-11-4	11	2b3p	Winter Garden	12.0	129	61	657	£444,500	£677	South East
Plot B	B3	Core 1	T3-11-5	11	3b4p	Winter Garden	11.0	118	75	804	£490,000	£609	South West
Plot B	B3	Core 1	T3-11-6	11	Studio	Winter Garden	5.1	54	38	411	£301,500	£733	West
Plot B	B3	Core 1	T3-11-7	11	1b2p	Winter Garden	5.0	54	50	538	£360,000	£669	West
Plot B	B3	Core 1	T3-11-8	11	1b2p	Winter Garden	10.0	108	51	550	£365,000	£663	North West
Plot B	B3	Core 1	T3-12-1	12	2b4p	Winter Garden	10.0	108	71	764	£510,000	£667	North East
Plot B	B3	Core 1	T3-12-2	12	Studio	Winter Garden	4.9	53	36	388	£294,000	£759	East
Plot B	B3	Core 1	T3-12-3	12	Studio	Winter Garden	5.1	55	41	441	£296,500	£672	East
Plot B	B3	Core 1	T3-12-4	12	2b3p	Winter Garden	12.0	129	61	657	£459,500	£700	South East
Plot B	B3	Core 1	T3-12-5	12	3b4p	Winter Garden	11.0	118	73	786	£500,000	£636	South West
Plot B	B3	Core 1	T3-12-6	12	Studio	Winter Garden	5.1	54	40	427	£304,000	£712	West
Plot B	B3	Core 1	T3-12-7	12	1b2p	Winter Garden	5.0	54	50	538	£365,000	£678	West
Plot B	B3	Core 1	T3-12-8	12	2b3p	Winter Garden	10.0	108	61	657	£467,000	£711	North West
Plot B	B3	Core 1	T3-13-1	13	2b4p	Winter Garden	10.0	108	71	764	£517,500	£677	North East
Plot B	B3	Core 1	T3-13-2	13	Studio	Winter Garden	4.9	53	36	388	£296,500	£765	East
Plot B	B3	Core 1	T3-13-3	13	Studio	Winter Garden	5.1	55	41	441	£299,000	£678	East
Plot B	B3	Core 1	T3-13-4	13	2b3p	Winter Garden	12.0	129	61	657	£467,000	£711	South East
Plot B	B3	Core 1	T3-13-5	13	3b4p	Winter Garden	11.0	118	73	786	£510,000	£649	South West
Plot B	B3	Core 1	T3-13-6	13	Studio	Winter Garden	5.1	54	40	427	£306,500	£718	West
Plot B	B3	Core 1	T3-13-7	13	1b2p	Winter Garden	5.0	54	50	538	£370,000	£687	West
Plot B	B3	Core 1	T3-13-8	13	2b3p	Winter Garden	10.0	108	61	657	£474,500	£723	North West
Plot B	B3	Core 1	T3-14-1	14	2b4p	Winter Garden	10.0	108	71	764	£525,000	£687	North East
Plot B	B3	Core 1	T3-14-2	14	Studio	Winter Garden	4.9	53	36	388	£299,000	£772	East
Plot B	B3	Core 1	T3-14-3	14	Studio	Winter Garden	5.1	55	41	441	£301,500	£683	East
Plot B	B3	Core 1	T3-14-4	14	2b3p	Winter Garden	12.0	129	61	657	£474,500	£723	South East
Plot B	B3	Core 1	T3-14-5	14	3b4p	Winter Garden	11.0	118	73	786	£520,000	£662	South West
Plot B	B3	Core 1	T3-14-6	14	Studio	Winter Garden	5.1	54	40	427	£309,000	£723	West
Plot B	B3	Core 1	T3-14-7	14	1b2p	Winter Garden	5.0	54	50	538	£375,000	£697	West
Plot B	B3	Core 1	T3-14-8	14	2b3p	Winter Garden	10.0	108	61	657	£482,000	£734	North West
Plot B	B3	Core 1	T3-15-1	15	2b4p	Winter Garden	10.0	108	71	764	£532,500	£697	North East
Plot B	B3	Core 1	T3-15-2	15	Studio</								

Summary of Units - B3

Beds	# Units	% Mix	Total	NIA (Sq Ft)			Price (£)				
				Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	65	34%	27,457	422	388	525	£19,907,000	£306,262	£725	£279,000	£336,500
1b2p	29	15%	15,737	543	527	586	£10,510,000	£362,414	£668	£305,000	£430,000
2b3p	49	26%	32,700	667	657	756	£23,573,000	£481,082	£721	£365,000	£582,500
2b4p	20	10%	15,322	766	753	794	£10,473,500	£523,675	£684	£390,000	£607,500
3b4p	28	15%	22,567	806	786	865	£15,362,000	£548,643	£681	£435,000	£630,000
Summary:	191	100%	113,783	596	388	865	£79,825,500	£417,935	£702	£279,000	£630,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect	
Plot B	B3	Core 1	T3-22-8	22	2b3p	Winter Garden	10.0	108	61	657	£542,000	£825	North West	
Plot B	B3	Core 1	T3-23-1	23	2b4p	Winter Garden	10.0	108	71	764	£592,500	£775	North East	
Plot B	B3	Core 1	T3-23-2	23	Studio	Winter Garden	4.9	53	36	388	£321,500	£830	East	
Plot B	B3	Core 1	T3-23-3	23	Studio	Winter Garden	5.1	55	41	441	£324,000	£734	East	
Plot B	B3	Core 1	T3-23-4	23	2b3p	Winter Garden	12.0	129	61	657	£542,000	£825	South East	
Plot B	B3	Core 1	T3-23-5	23	3b4p	Winter Garden	11.0	118	73	786	£610,000	£776	South West	
Plot B	B3	Core 1	T3-23-6	23	Studio	Winter Garden	5.1	54	40	427	£331,500	£776	West	
Plot B	B3	Core 1	T3-23-7	23	1b2p	Winter Garden	5.0	54	50	538	£420,000	£780	West	
Plot B	B3	Core 1	T3-23-8	23	2b3p	Winter Garden	10.0	108	61	657	£549,500	£837	North West	
Plot B	B3	Core 1	T3-24-1	24	2b4p	Winter Garden	10.0	108	71	764	£600,000	£785	North East	
Plot B	B3	Core 1	T3-24-2	24	Studio	Winter Garden	4.9	53	36	388	£324,000	£836	East	
Plot B	B3	Core 1	T3-24-3	24	Studio	Winter Garden	5.1	55	41	441	£326,500	£740	East	
Plot B	B3	Core 1	T3-24-4	24	2b3p	Winter Garden	12.0	129	61	657	£549,500	£837	South East	
Plot B	B3	Core 1	T3-24-5	24	3b4p	Winter Garden	11.0	118	73	786	£620,000	£789	South West	
Plot B	B3	Core 1	T3-24-6	24	Studio	Winter Garden	5.1	54	40	427	£334,000	£782	West	
Plot B	B3	Core 1	T3-24-7	24	1b2p	Winter Garden	5.0	54	50	538	£425,000	£790	West	
Plot B	B3	Core 1	T3-24-8	24	2b3p	Winter Garden	10.0	108	61	657	£557,000	£848	North West	
Plot B	B3	Core 1	T3-25-1	25	2b4p	Winter Garden	10.0	108	71	764	£607,500	£795	North East	
Plot B	B3	Core 1	T3-25-2	25	Studio	Winter Garden	4.9	53	36	388	£326,500	£843	East	
Plot B	B3	Core 1	T3-25-3	25	Studio	Winter Garden	5.1	55	41	441	£329,000	£745	East	
Plot B	B3	Core 1	T3-25-4	25	2b3p	Winter Garden	12.0	129	61	657	£557,000	£848	South East	
Plot B	B3	Core 1	T3-25-5	25	3b4p	Winter Garden	11.0	118	73	786	£630,000	£802	South West	
Plot B	B3	Core 1	T3-25-6	25	Studio	Winter Garden	5.1	54	40	427	£336,500	£788	West	
Plot B	B3	Core 1	T3-25-7	25	1b2p	Winter Garden	5.0	54	50	538	£430,000	£799	West	
Plot B	B3	Core 1	T3-25-8	25	2b3p	Winter Garden	10.0	108	61	657	£564,500	£860	North West	
Plot B	B3	Core 1	T3-26-1	26	3b4p	Winter Garden	10.0	108	75	812	£575,000	£708	North East	
Plot B	B3	Core 1	T3-26-2	26	3b4p	Winter Garden	10.0	108	76	822	£565,000	£687	East	
Plot B	B3	Core 1	T3-26-3	26	2b3p	Winter Garden	12.0	129	62	664	£564,500	£851	South East	
Plot B	B3	Core 1	T3-26-4	26	3b4p	Winter Garden	11.0	118	79	854	£590,000	£691	South West	
Plot B	B3	Core 1	T3-26-5	26	3b4p	Winter Garden	10.1	109	78	845	£590,000	£687	West	
Plot B	B3	Core 1	T3-26-6	26	2b3p	Winter Garden	10.0	108	66	714	£575,000	£806	North West	
Plot B	B3	Core 1	T3-27-1	27	3b4p	Winter Garden	10.0	108	75	812	£585,000	£721	North East	
Plot B	B3	Core 1	T3-27-2	27	3b4p	Winter Garden	10.0	108	76	822	£575,000	£700	East	
Plot B	B3	Core 1	T3-27-3	27	2b3p	Winter Garden	12.0	129	62	664	£572,000	£862	South East	
Plot B	B3	Core 1	T3-27-4	27	3b4p	Winter Garden	11.0	118	79	854	£600,000	£703	South West	
Plot B	B3	Core 1	T3-27-5	27	3b4p	Winter Garden	10.1	109	78	845	£590,000	£699	West	
Plot B	B3	Core 1	T3-27-6	27	2b3p	Winter Garden	10.0	108	66	714	£582,500	£816	North West	
				191				1672.61	18003.97404	10,571	113,783	£79,825,500	£702	

Please note that all the figures contained in this schedule are suggested marketing prices only, do not constitute a formal valuation and maybe subject to variance depending upon market conditions and planning and/or design detail. As such they should not be relied upon by any third parties including but not restricted to financial institutions or the Inland Revenue.

Summary of Units - B - East

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	14	8%	6,575	470	423	486	£3,922,500	£280,179	£597	£270,000	£285,000
1b2p	40	24%	22,242	556	538	608	£13,779,500	£344,488	£620	£320,000	£397,500
2b3p	21	12%	14,851	707	656	782	£8,805,000	£419,286	£593	£380,000	£472,500
2b4p	16	9%	11,555	722	656	755	£6,682,500	£417,656	£578	£380,000	£447,500
3b4p	63	37%	53,761	853	797	980	£29,395,000	£466,587	£547	£380,000	£530,000
3b5p	1	1%	818	818	818	818	£525,000	£525,000	£642	£525,000	£525,000
4b6p	4	2%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	6%	15,081	1,371	1,323	1,446	£6,940,000	£630,909	£460	£625,000	£650,000
Summary:	170	100%	128,876	758	423	1,446	£72,349,500	£425,585	£561	£270,000	£650,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect
Plot B	B - East	0	BE-0/1-1	0	4b6p Townhouse	Garden	0.0	0	123	1,323	£625,000	£472	East and West
Plot B	B - East	0	BE-0/1-2	0	4b6p Townhouse	Garden	0.0	0	124	1,332	£625,000	£469	East and West
Plot B	B - East	0	BE-0/1-3	0	4b6p Townhouse	Garden	0.0	0	131	1,405	£635,000	£452	East and West
Plot B	B - East	0	BE-0/1-4	0	4b6p Townhouse	Garden	0.0	0	131	1,408	£635,000	£451	East and West
Plot B	B - East	0	BE-0/1-5	0	4b6p Townhouse	Garden	0.0	0	130	1,397	£635,000	£454	East and West
Plot B	B - East	0	BE-0/1-6	0	4b6p Townhouse	Garden	0.0	0	131	1,408	£635,000	£451	East and West
Plot B	B - East	0	BE-0/1-7	0	4b6p Townhouse	Garden	0.0	0	134	1,446	£650,000	£450	East and West
Plot B	B - East	0	BE-0/1-8	0	4b6p Townhouse	Garden	0.0	0	126	1,359	£625,000	£460	East and West
Plot B	B - East	0	BE-0/1-9	0	4b6p Townhouse	Garden	0.0	0	124	1,339	£625,000	£467	East and West
Plot B	B - East	0	BE-0/1-10	0	4b6p Townhouse	Garden	0.0	0	123	1,327	£625,000	£471	East and West
Plot B	B - East	0	BE-0/1-11	0	4b6p Townhouse	Garden	0.0	0	124	1,338	£625,000	£467	East and West
Plot B	B - East	Core 1	BE1-2-1	2	3b4p	Winter Garden	7.1	76	74	797	£420,000	£527	North East
Plot B	B - East	Core 1	BE1-2-2	2	Studio	Winter Garden	4.0	43	39	423	£270,000	£638	East
Plot B	B - East	Core 1	BE1-2-3	2	2b3p	Winter Garden	6.1	66	61	661	£380,000	£575	East
Plot B	B - East	Core 1	BE1-2-4	2	3b4p	Winter Garden	7.2	78	84	904	£435,000	£481	West
Plot B	B - East	Core 1	BE1-2-5	2	3b4p	Winter Garden	7.1	76	82	877	£445,000	£507	North West South
Plot B	B - East	Core 1	BE1-2-6	2	2b3p	Winter Garden	7.2	78	73	782	£425,000	£544	North
Plot B	B - East	Core 2	BE2-2-1	2	1b2p	Winter Garden	5.0	54	54	582	£325,000	£559	East
Plot B	B - East	Core 2	BE2-2-2	2	1b2p	Winter Garden	5.1	55	50	538	£320,000	£594	East
Plot B	B - East	Core 2	BE2-2-3	2	2b4p	Winter Garden	7.1	76	70	755	£410,000	£543	East
Plot B	B - East	Core 2	BE2-2-4	2	3b4p	Winter Garden	7.1	76	76	818	£425,000	£520	West
Plot B	B - East	Core 2	BE2-2-5	2	1b2p	Winter Garden	5.1	55	51	545	£320,000	£587	West
Plot B	B - East	Core 2	BE2-2-6	2	2b4p	Winter Garden	6.1	66	61	656	£380,000	£580	West
Plot B	B - East	Core 2	BE2-2-7	2	2b4p	Winter Garden	7.1	76	70	755	£420,000	£556	East
Plot B	B - East	Core 2	BE2-2-8	2	1b2p	Winter Garden	5.1	55	50	538	£320,000	£594	East
Plot B	B - East	Core 2	BE2-2-9	2	1b2p	Winter Garden	5.1	55	50	538	£320,000	£594	East
Plot B	B - East	Core 3	BE3-2-1	2	3b4p	Winter Garden	7.1	76	73	792	£430,000	£519	South East
Plot B	B - East	Core 3	BE3-2-2	2	2b3p	Winter Garden	6.1	66	68	732	£380,000	£519	South East
Plot B	B - East	Core 3	BE3-2-3	2	3b4p	Winter Garden	7.1	76	74	797	£430,000	£519	South West
Plot B	B - East	Core 3	BE3-2-4	2	3b4p	Winter Garden	7.1	76	76	818	£425,000	£520	West
Plot B	B - East	Core 3	BE3-2-5	2	1b2p	Winter Garden	5.1	55	50	543	£320,000	£590	West
Plot B	B - East	Core 3	BE3-2-6	2	3b4p	Winter Garden	7.1	76	76	818	£425,000	£520	West
Plot B	B - East	Core 3	BE3-2-7	2	1b2p	Winter Garden	5.1	55	50	543	£320,000	£590	West
Plot B	B - East	Core 3	BE3-2-8	2	3b4p	Winter Garden	7.1	76	76	818	£425,000	£520	West
Plot B	B - East	Core 1	BE1-3-1	3	3b4p	Winter Garden	7.1	76	74	797	£430,000	£540	North East
Plot B	B - East	Core 1	BE1-3-2	3	Studio	Winter Garden	4.0	43	39	423	£272,500	£644	East
Plot B	B - East	Core 1	BE1-3-3	3	2b3p	Winter Garden	6.1	66	61	661	£387,500	£587	East
Plot B	B - East	Core 1	BE1-3-4	3	3b4p	Winter Garden	7.2	78	84	904	£445,000	£492	West
Plot B	B - East	Core 1	BE1-3-5	3	3b4p	Winter Garden	7.1	76	82	877	£455,000	£519	North West South
Plot B	B - East	Core 1	BE1-3-6	3	2b3p	Winter Garden	7.2	78	73	782	£432,500	£553	North
Plot B	B - East	Core 2	BE2-3-1	3	1b2p	Winter Garden	5.0	54	54	582	£330,000	£567	East
Plot B	B - East	Core 2	BE2-3-2	3	1b2p	Winter Garden	5.1	55	50	538	£325,000	£604	East
Plot B	B - East	Core 2	BE2-3-3	3	2b4p	Winter Garden	7.1	76	70	755	£417,500	£553	East
Plot B	B - East	Core 2	BE2-3-4	3	3b4p	Winter Garden	7.1	76	76	818	£432,500	£529	West
Plot B	B - East	Core 2	BE2-3-5	3	1b2p	Winter Garden	5.1	55	51	545	£325,000	£596	West
Plot B	B - East	Core 2	BE2-3-6	3	2b4p	Winter Garden	6.1	66	61	656	£387,500	£591	West
Plot B	B - East	Core 3	BE3-3-1	3	2b4p	Winter Garden	7.1	76	70	755	£427,500	£566	East
Plot B	B - East	Core 3	BE3-3-2	3	1b2p	Winter Garden	5.1	55	50	538	£325,000	£604	East
Plot B	B - East	Core 3	BE3-3-3	3	1b2p	Winter Garden	5.1	55	50	538	£325,000	£604	East
Plot B	B - East	Core 3	BE3-3-4	3	2b3p	Winter Garden	6.1	66	68	732	£387,500	£529	South East
Plot B	B - East	Core 3	BE3-3-5	3	3b4p	Winter Garden	7.1	76	74	797	£390,000	£490	South West
Plot B	B - East	Core 3	BE3-3-6	3	3b4p	Winter Garden	7.1	76	76	818	£435,000	£532	West
Plot B	B - East	Core 3	BE3-3-7	3	1b2p	Winter Garden	5.1	55	50	543	£325,000	£599	West
Plot B	B - East	Core 3	BE3-3-8	3	3b4p	Winter Garden	7.1	76	76	818	£435,000	£532	West
Plot B	B - East	Core 1	BE1-4-1	4	3b4p	Winter Garden	7.1	76	74	797	£440,000	£552	North East
Plot B	B - East	Core 1	BE1-4-2	4	Studio	Winter Garden	4.0	43	39	423	£275,000	£650	East
Plot B	B - East	Core 1	BE1-4-3	4	2b3p	Winter Garden	6.1	66	61	661	£395,000	£598	East
Plot B	B - East	Core 1	BE1-4-4	4	3b4p	Winter Garden	7.2	78	84	904	£455,000	£503	West
Plot B	B - East	Core 1	BE1-4-5	4	3b4p	Winter Garden	7.1	76	82	877	£465,000	£530	North West South
Plot B	B - East	Core 1	BE1-4-6	4	2b3p	Winter Garden	7.2	78	73	782	£440,000	£563	North
Plot B	B - East	Core 2	BE2-4-1	4	1b2p	Winter Garden	5.0	54	54	582	£335,000	£576	East
Plot B	B - East	Core 2	BE2-4-2	4	1b2p	Winter Garden	5.1	55	50	538	£330,000	£613	East
Plot B	B - East	Core 2	BE2-4-3	4	2b4p	Winter Garden	7.1	76	70	755	£425,000	£563	East
Plot B	B - East	Core 2	BE2-4-4	4	3b4p	Winter Garden	7.1	76	76	818	£440,000	£538	West
Plot B	B - East	Core 2	BE2-4-5	4	1b2p	Winter Garden	5.1	55	51	545	£330,000	£605	West
Plot B	B - East	Core 2	BE2-4-6	4	2b4p	Winter Garden	6.1	66	61	656	£395,000	£603	West
Plot B	B - East	Core 3	BE3-4-1	4	2b4p	Winter Garden	7.1	76	70	755	£435,000	£576	East
Plot B	B - East	Core 3	BE3-4-2	4	1b2p	Winter Garden	5.1	55	50	538	£330,000	£613	East
Plot B	B - East	Core 3	BE3-4-3	4	1b2p	Winter Garden	5.1	55	50	538	£330,000	£613	East
Plot B	B - East	Core 3	BE3-4-4	4	2b3p	Winter Garden	6.1	66	68	732	£395,000	£539	South East
Plot B	B - East	Core 3	BE3-4-5	4	3b4p	Winter Garden	7.1	76	74	797	£400,000	£502	South West
Plot B	B - East	Core 3	BE3-4-6	4	3b4p	Winter Garden	7.1	76	76	818	£445,000	£544	West
Plot B	B - East	Core 3	BE3-4-7	4	1b2p	Winter Garden	5.1	55	50	543	£330,000	£608	West
Plot B	B - East	Core 3	BE3-4-8	4	3b4p	Winter Garden	7.1	76	76	818	£445,000	£544	West
Plot B	B - East	Core 1	BE1-5-1	5	3b4p	Terrace	0.0	0	79	846	£455,000	£538	North East
Plot B	B - East	Core 1	BE1-5-2	5	1b2p	Winter Garden	5.1	55	54	544	£345,000	£605	East
Plot B	B - East	Core 1	BE1-5-3	5	1b2p	Winter Garden	5.1	55	54	577	£340,000	£599	East
Plot B	B - East	Core 1	BE1-5-4	5	3b4p	Winter Garden	9.1	98	91	980	£490,000	£500	West
Plot B	B - East	Core 1	BE1-5-5	5	3b4p	Terrace	0.0	0	79	851	£475,000	£558	North West South
Plot B	B - East	Core 2	BE2-5-1	5	1b2p	Winter Garden	4.1	44	44	486	£340,000	£612	East
Plot B	B - East	Core 2	BE2-5-2	5	Studio	Winter Garden	4.1	44	45	486	£280,000	£576	East
Plot B	B - East	Core 2	BE2-5-3	5	2b4p	Winter Garden	7.1	76	63	678	£402,500	£594	East
Plot B	B - East	Core 2	BE2-5-4	5	3b4p	Winter Garden	8.1	87	84	904	£470,000	£520	West
Plot B	B - East	Core 2	BE2-5-5	5	1b2p	Winter Garden	5.1	55	57	608	£387,500	£637	West
Plot B	B - East	Core 2	BE2-5-6	5	2b3p	Winter Garden	6.1	66	68	731	£445,000	£608	East
Plot B	B - East	Core 3	BE3-5-1	5	2b3p	Winter Garden	7.1	76	63	678	£402,500	£594	East
Plot B	B - East	Core 3	BE3-5-2	5	Studio	Winter Garden	4.1	44	45	486	£280,000	£576	East
Plot B	B - East	Core 3	BE3-5-3	5	Studio	Winter Garden	4.1	44	45	486	£280,000	£576	East
Plot B	B - East	Core 3	BE3-5-4	5	3b4p	Winter Garden	7.0	75	7				

Summary of Units - B - East

Beds	# Units	% Mix	NIA (Sq Ft)				Price (£)				
			Total	Average	Min	Max	Total	Average Unit	£ psf	Min	Max
Studio	14	8%	6,575	470	423	486	£3,922,500	£280,179	£597	£270,000	£285,000
1b2p	40	24%	22,242	556	538	608	£13,779,500	£344,488	£620	£320,000	£397,500
2b3p	21	12%	14,851	707	656	782	£8,805,000	£419,286	£593	£380,000	£472,500
2b4p	16	9%	11,555	722	656	755	£6,682,500	£417,656	£578	£380,000	£447,500
3b4p	63	37%	53,761	853	797	980	£29,395,000	£466,587	£547	£380,000	£530,000
3b5p	1	1%	818	818	818	818	£525,000	£525,000	£642	£525,000	£525,000
4b6p	4	2%	3,993	998	969	1,055	£2,300,000	£575,000	£576	£520,000	£625,000
4b6p Townhouse	11	6%	15,081	1,371	1,323	1,446	£6,940,000	£630,909	£460	£625,000	£650,000
Summary:	170	100%	128,876	758	423	1,446	£72,349,500	£425,585	£561	£270,000	£650,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect				
Plot B	B - East	Core 3	BE3-9-6	9	3b4p	Winter Garden	7.1	76	76	818	£465,000	£568	West				
Plot B	B - East	Core 3	BE3-9-7	9	1b2p	Winter Garden	5.1	55	50	543	£354,000	£652	West				
Plot B	B - East	Core 3	BE3-9-8	9	3b4p	Winter Garden	7.1	76	76	818	£465,000	£568	West				
Plot B	B - East	Core 2	BE2-10-1	10	4b6p	Terrace	0.0	0	98	1,055	£625,000	£592	North East				
Plot B	B - East	Core 2	BE2-10-2	10	1b2p	Terrace	0.0	0	55	588	£351,500	£598	East				
Plot B	B - East	Core 2	BE2-10-3	10	3b4p	Terrace	0.0	0	76	818	£485,000	£593	East				
Plot B	B - East	Core 2	BE2-10-4	10	3b4p	Terrace	0.0	0	76	818	£485,000	£593	West				
Plot B	B - East	Core 2	BE2-10-5	10	3b4p	Terrace	0.0	0	76	818	£485,000	£593	West				
Plot B	B - East	Core 2	BE2-10-6	10	3b4p	Terrace	0.0	0	76	818	£495,000	£605	North West				
Plot B	B - East	Core 3	BE3-10-1	10	3b4p	Terrace	0.0	0	76	818	£485,000	£593	East				
Plot B	B - East	Core 3	BE3-10-2	10	4b6p	Terrace	0.0	0	90	969	£520,000	£537	South East				
Plot B	B - East	Core 3	BE3-10-3	10	3b4p	Terrace	0.0	0	76	818	£515,000	£630	South West				
Plot B	B - East	Core 3	BE3-10-4	10	3b4p	Terrace	0.0	0	76	818	£475,000	£581	West				
Plot B	B - East	Core 3	BE3-10-5	10	3b4p	Terrace	0.0	0	84	904	£520,000	£575	West				
Plot B	B - East	Core 3	BE3-11-1	11	4b6p	Terrace	0.0	0	93	1,001	£625,000	£624	North East				
Plot B	B - East	Core 3	BE3-11-2	11	4b6p	Terrace	0.0	0	90	969	£530,000	£547	South East				
Plot B	B - East	Core 3	BE3-11-3	11	3b5p	Terrace	0.0	0	76	818	£525,000	£642	South West				
Plot B	B - East	Core 3	BE3-11-4	11	3b4p	Terrace	0.0	0	76	818	£485,000	£593	West				
Plot B	B - East	Core 3	BE3-11-5	11	3b4p	Terrace	0.0	0	77	829	£495,000	£597	North West				
170											877.1	9441.1044	11,973	128,876	£72,349,500	£561	

Please note that all the figures contained in this schedule are suggested marketing prices only, do not constitute a formal valuation and maybe subject to variance depending upon market conditions and planning and/or design detail. As such they should not be relied upon by any third parties including but not restricted to financial institutions or the Inland Revenue.

Summary of Units - B - West

Beds	# Units	% Mix	NIA (Sq Ft)			Price (£)					
			Total	Average	Min	Max	Total	Average Unit	Min	Max	
Studio	6	8%	2,961	493	486	497	£1,717,500	£286,250	£580	£280,000	£292,500
1b2p	38	49%	21,187	558	549	574	£12,675,000	£333,553	£598	£320,000	£355,000
2b3p	9	12%	6,213	690	665	806	£3,827,500	£425,278	£616	£390,000	£495,000
2b4p	9	12%	7,064	785	757	840	£4,012,500	£445,833	£568	£425,000	£462,500
3b4p	15	19%	12,592	839	746	920	£7,125,000	£475,000	£566	£440,000	£525,000
Summary:	77	100%	50,017	650	486	920	£29,357,500	£381,266	£587	£280,000	£525,000

Individual Unit Schedule

Plot	Block	Core	Unit Number	Floor	Beds	Outside Space	Outside Space (Sq M)	Outside Space (Sq Ft)	NIA (Sq M)	NIA (Sq Ft)	Asking Price	£ psf	Aspect			
Plot B	B - West	Core 1	BW-1-1	1	2b4p			0	77	830	£450,000	£542	East and West			
Plot B	B - West	Core 1	BW-1-2	1	2b4p			0	78	840	£450,000	£535	East and West			
Plot B	B - West	Core 1	BW-1-3	1	2b4p			0	75	812	£450,000	£554	East and West			
Plot B	B - West	Core 1	BW1-2-1	2	2b4p	Winter Garden	7.6	82	71	767	£425,000	£584	North East West			
Plot B	B - West	Core 1	BW1-2-2	2	1b2p	Winter Garden	5.8	62	52	559	£320,000	£573	East			
Plot B	B - West	Core 1	BW1-2-3	2	1b2p	Winter Garden	4.5	48	52	565	£320,000	£567	East			
Plot B	B - West	Core 1	BW1-2-4	2	1b2p	Winter Garden	7.6	82	52	557	£320,000	£574	West			
Plot B	B - West	Core 1	BW1-2-5	2	Studio	Winter Garden	5.1	55	46	497	£280,000	£563	West			
Plot B	B - West	Core 1	BW1-2-6	2	1b2p	Winter Garden	7.8	84	51	549	£320,000	£582	West			
Plot B	B - West	Core 2	BW2-2-1	2	1b2p	Winter Garden	4.8	52	52	560	£320,000	£572	East			
Plot B	B - West	Core 2	BW2-2-2	2	1b2p	Winter Garden	5.8	62	52	565	£320,000	£566	East			
Plot B	B - West	Core 2	BW2-2-3	2	3b4p	Winter Garden	8.2	88	85	920	£485,000	£527	South East West			
Plot B	B - West	Core 2	BW2-2-4	2	3b4p	Winter Garden	7.1	76	76	818	£445,000	£544	West			
Plot B	B - West	Core 2	BW2-2-5	2	2b3p	Winter Garden	6.8	73	62	665	£390,000	£586	West			
Plot B	B - West	Core 1	BW1-3-1	3	2b4p	Winter Garden	7.6	82	71	767	£432,500	£564	North East West			
Plot B	B - West	Core 1	BW1-3-2	3	1b2p	Winter Garden	5.8	62	52	559	£325,000	£582	East			
Plot B	B - West	Core 1	BW1-3-3	3	1b2p	Winter Garden	4.5	48	52	565	£325,000	£575	East			
Plot B	B - West	Core 1	BW1-3-4	3	1b2p	Winter Garden	7.6	82	52	557	£325,000	£583	West			
Plot B	B - West	Core 1	BW1-3-5	3	Studio	Winter Garden	5.1	55	46	497	£282,500	£568	West			
Plot B	B - West	Core 1	BW1-3-6	3	1b2p	Winter Garden	7.8	84	51	549	£325,000	£592	West			
Plot B	B - West	Core 2	BW2-3-1	3	1b2p	Winter Garden	4.8	52	52	560	£325,000	£581	East			
Plot B	B - West	Core 2	BW2-3-2	3	1b2p	Winter Garden	5.8	62	52	565	£325,000	£575	East			
Plot B	B - West	Core 2	BW2-3-3	3	3b4p	Winter Garden	8.2	88	85	920	£495,000	£538	South East West			
Plot B	B - West	Core 2	BW2-3-4	3	3b4p	Winter Garden	7.1	76	76	818	£455,000	£556	West			
Plot B	B - West	Core 2	BW2-3-5	3	2b3p	Winter Garden	6.8	73	62	665	£397,500	£597	West			
Plot B	B - West	Core 1	BW1-4-1	4	2b4p	Winter Garden	7.3	79	70	757	£440,000	£581	North East West			
Plot B	B - West	Core 1	BW1-4-2	4	1b2p	Winter Garden	5.9	64	52	557	£330,000	£593	East			
Plot B	B - West	Core 1	BW1-4-3	4	1b2p	Winter Garden	5.0	54	52	558	£330,000	£591	East			
Plot B	B - West	Core 1	BW1-4-4	4	1b2p	Winter Garden	7.5	81	52	555	£330,000	£595	West			
Plot B	B - West	Core 1	BW1-4-5	4	Studio	Winter Garden	5.6	61	45	486	£285,000	£587	West			
Plot B	B - West	Core 1	BW1-4-6	4	1b2p	Winter Garden	7.5	81	51	553	£330,000	£597	West			
Plot B	B - West	Core 2	BW2-4-1	4	1b2p	Winter Garden	5.1	55	51	549	£330,000	£601	East			
Plot B	B - West	Core 2	BW2-4-2	4	1b2p	Winter Garden	5.8	62	51	549	£330,000	£601	East			
Plot B	B - West	Core 2	BW2-4-3	4	3b4p	Winter Garden	7.1	76	77	825	£460,000	£558	South East West			
Plot B	B - West	Core 2	BW2-4-4	4	3b4p	Winter Garden	7.0	75	74	796	£465,000	£584	West			
Plot B	B - West	Core 2	BW2-4-5	4	2b3p	Winter Garden	6.1	65	62	667	£405,000	£608	West			
Plot B	B - West	Core 1	BW1-5-1	5	2b4p	Winter Garden	7.3	79	70	757	£447,500	£591	North East West			
Plot B	B - West	Core 1	BW1-5-2	5	1b2p	Winter Garden	5.9	64	52	557	£335,000	£602	East			
Plot B	B - West	Core 1	BW1-5-3	5	1b2p	Winter Garden	5.0	54	52	558	£335,000	£600	East			
Plot B	B - West	Core 1	BW1-5-4	5	1b2p	Winter Garden	7.5	81	52	555	£335,000	£604	West			
Plot B	B - West	Core 1	BW1-5-5	5	Studio	Winter Garden	5.6	61	45	486	£287,500	£592	West			
Plot B	B - West	Core 1	BW1-5-6	5	1b2p	Winter Garden	7.5	81	51	553	£335,000	£606	West			
Plot B	B - West	Core 2	BW2-5-1	5	1b2p	Winter Garden	5.1	55	51	549	£335,000	£610	East			
Plot B	B - West	Core 2	BW2-5-2	5	1b2p	Winter Garden	5.8	62	51	549	£335,000	£610	East			
Plot B	B - West	Core 2	BW2-5-3	5	3b4p	Winter Garden	7.1	76	77	825	£470,000	£570	South East West			
Plot B	B - West	Core 2	BW2-5-4	5	3b4p	Winter Garden	7.0	75	74	796	£475,000	£597	West			
Plot B	B - West	Core 2	BW2-5-5	5	2b3p	Winter Garden	6.1	65	62	667	£412,500	£619	West			
Plot B	B - West	Core 1	BW1-6-1	6	2b4p	Winter Garden	7.6	82	71	767	£455,000	£593	North East West			
Plot B	B - West	Core 1	BW1-6-2	6	1b2p	Winter Garden	5.8	62	52	559	£340,000	£609	East			
Plot B	B - West	Core 1	BW1-6-3	6	1b2p	Winter Garden	4.5	48	52	565	£340,000	£602	East			
Plot B	B - West	Core 1	BW1-6-4	6	1b2p	Winter Garden	7.6	82	52	557	£340,000	£610	West			
Plot B	B - West	Core 1	BW1-6-5	6	Studio	Winter Garden	5.1	55	46	497	£290,000	£583	West			
Plot B	B - West	Core 1	BW1-6-6	6	1b2p	Winter Garden	7.8	84	51	549	£340,000	£619	East			
Plot B	B - West	Core 2	BW2-6-1	6	1b2p	Winter Garden	4.8	52	52	560	£340,000	£608	East			
Plot B	B - West	Core 2	BW2-6-2	6	1b2p	Winter Garden	5.8	62	52	565	£340,000	£602	East			
Plot B	B - West	Core 2	BW2-6-3	6	3b4p	Winter Garden	8.2	88	85	920	£525,000	£571	South East West			
Plot B	B - West	Core 2	BW2-6-4	6	3b4p	Winter Garden	7.1	76	76	818	£485,000	£593	West			
Plot B	B - West	Core 2	BW2-6-5	6	2b3p	Winter Garden	6.8	73	62	665	£420,000	£631	West			
Plot B	B - West	Core 1	BW1-7-1	7	2b4p	Winter Garden	7.6	82	71	767	£462,500	£603	North East West			
Plot B	B - West	Core 1	BW1-7-2	7	1b2p	Winter Garden	5.8	62	52	559	£345,000	£618	East			
Plot B	B - West	Core 1	BW1-7-3	7	1b2p	Winter Garden	4.5	48	52	565	£345,000	£611	East			
Plot B	B - West	Core 1	BW1-7-4	7	1b2p	Winter Garden	7.6	82	52	557	£345,000	£619	West			
Plot B	B - West	Core 1	BW1-7-5	7	Studio	Winter Garden	5.1	55	46	497	£292,500	£588	West			
Plot B	B - West	Core 1	BW1-7-6	7	1b2p	Winter Garden	7.8	84	51	549	£345,000	£628	West			
Plot B	B - West	Core 2	BW2-7-1	7	1b2p	Winter Garden	4.8	52	52	560	£345,000	£617	East			
Plot B	B - West	Core 2	BW2-7-2	7	1b2p	Winter Garden	5.8	62	52	565	£345,000	£611	East			
Plot B	B - West	Core 2	BW2-7-3	7	3b4p	Winter Garden	8.2	88	85	920	£490,000	£533	South East West			
Plot B	B - West	Core 2	BW2-7-4	7	3b4p	Winter Garden	7.1	76	76	818	£495,000	£605	West			
Plot B	B - West	Core 2	BW2-7-5	7	2b3p	Winter Garden	6.8	73	62	665	£427,500	£642	West			
Plot B	B - West	Core 1	BW1-8-1	8	2b3p	Winter Garden	32.1	345	68	731	£440,000	£602	North East			
Plot B	B - West	Core 1	BW1-8-2	8	1b2p	Winter Garden	11.8	127	51	553	£350,000	£633	East			
Plot B	B - West	Core 1	BW1-8-3	8	3b4p	Winter Garden	24.5	264	77	826	£470,000	£569	West			
Plot B	B - West	Core 1	BW1-8-4	8	2b3p	Winter Garden	32.0	344	63	683	£440,000	£645	North West			
Plot B	B - West	Core 2	BW2-8-1	8	1b2p	Winter Garden	11.8	127	53	574	£355,000	£618	East			
Plot B	B - West	Core 2	BW2-8-2	8	2b3p	Winter Garden	34.2	368	75	806	£495,000	£614	South East			
Plot B	B - West	Core 2	BW2-8-3	8	3b4p	Winter Garden	31.3	337	69	746	£440,000	£590	South West			
Plot B	B - West	Core 2	BW2-8-4	8	3b4p	Winter Garden	27.1	291	77	824	£470,000	£570	West			
77					628.67		6767.00388		4,647		50,017		£29,357,500		£587	

Please note that all the figures contained in this schedule are suggested marketing prices only, do not constitute a formal valuation and maybe subject to variance depending upon market conditions and planning and/or design detail. As such they should not be relied upon by any third parties including but not restricted to financial institutions or the Inland Revenue.

Charlton Riverside

Residential Market Report for 'Leopard Guernsey
Anchor Propco Limited'



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1.0 Executive Summary

Savills East London Residential Development Consultancy team are providing “Leopard Guernsey Anchor Propco Limited” with this independent review of the proposed scheme for the site ‘Charlton Riverside’, within the Royal Borough of Greenwich. This report provides an overview of the current new build comparables and provides our opinion of achievable values for the proposed scheme. We have had reference to market sentiment, comparable evidence and scheme specific circumstances.

We have provided detail on the following:

- Overview of the subject scheme;
- Local market commentary;
- Comparables and analysis;
- Review of the current mix;
- Opinion of achievable values;
- Conclusion.

2.0 Overview of the Subject Scheme

The Site is located in Charlton, south east London, in the Royal Borough of Greenwich. It is situated adjacent to the junction of Bugsby Way and Anchor and Hope Lane approximately 350m north of Charlton Railway Station and 500 metres south west of the Thames Barrier. The immediate locality is characterised by heavy industrial uses to the immediate north and east of the site which could potentially impact on values due to the noise, dust and odours that could have a negative effect on the subject site.

The site extends to c.2.52ha and comprises two parcels of land referred to as Plot A (northern plot) and Plot B (southern plot) which currently accommodate a number of industrial units forming the VIP Industrial Estate. The site is bound to the west by Anchor and Hope Lane and residential cul-de-sac developments of Atlas Gardens and Derrick Gardens, and to the south, east and north by commercial / light industrial buildings.

Located by the Thames Barrier, Charlton Riverside has been designated an 'Opportunity Area' by London Mayor Sadiq Khan. The area covers 275 acres that are currently devoted to retail parks and transport depots. However, it is now earmarked for more than 7,500 homes, green space, primary and secondary schools, a river bus pier, improved rail services from Charlton station and improved pedestrian links to Charlton Village.

We understand that the subject development is the first of the surrounding sites to submit a planning application and will comprise 9 blocks ranging from 4 – 28 storeys providing 975 residential units. In addition to the residential accommodation, the site will also provide some commercial accommodation as well as, 3.7 acres of public open space, residents facilities including a gym, pool and crèche, underground car parking and landscaping. These proposed 975 units will provide a mix of 168 x studios, 227 x one bedroom flats, 306 x two bedroom flats, 253 x three bedroom flats and 21 x townhouses/duplexes.

2.1 Site Analysis

When considering our opinion of value at the Subject Site, we have had reference to market sentiment, comparable evidence and scheme specific circumstances. We would particularly note the following:

Strengths:

- Opportunity to regenerate a key location in Charlton – situated within the Charlton Riverside Master plan area.
- Proximity to Charlton station gives a competitive advantage (0.4 miles).
- Scope for a diverse retail offering and buyer demographic.
- The scheme includes 3.7 acres of public open space.
- Appeal to both owner occupiers and investors as an upcoming residential location.

Weaknesses:

- Located in a traditionally industrial location.
- The industrial uses situated close by could have a detrimental impact on values due to the potential noise, dust and odour they create. Industrial uses surround the site to the north, east and south.
- Surrounding uninspiring commercial units.
- 28% of the units are family units, which could impact on the sales rate.
- Charlton does not currently command the premiums associated with Greenwich.
- No direct access to the London Underground.
- Competition from surrounding sites which may be entering the market at a similar time.
- Need to persuade prospective residents to move to an unknown and unproven area.
- It is the first scheme to be brought forward in Charlton as such purchasers will be looking for a discount.

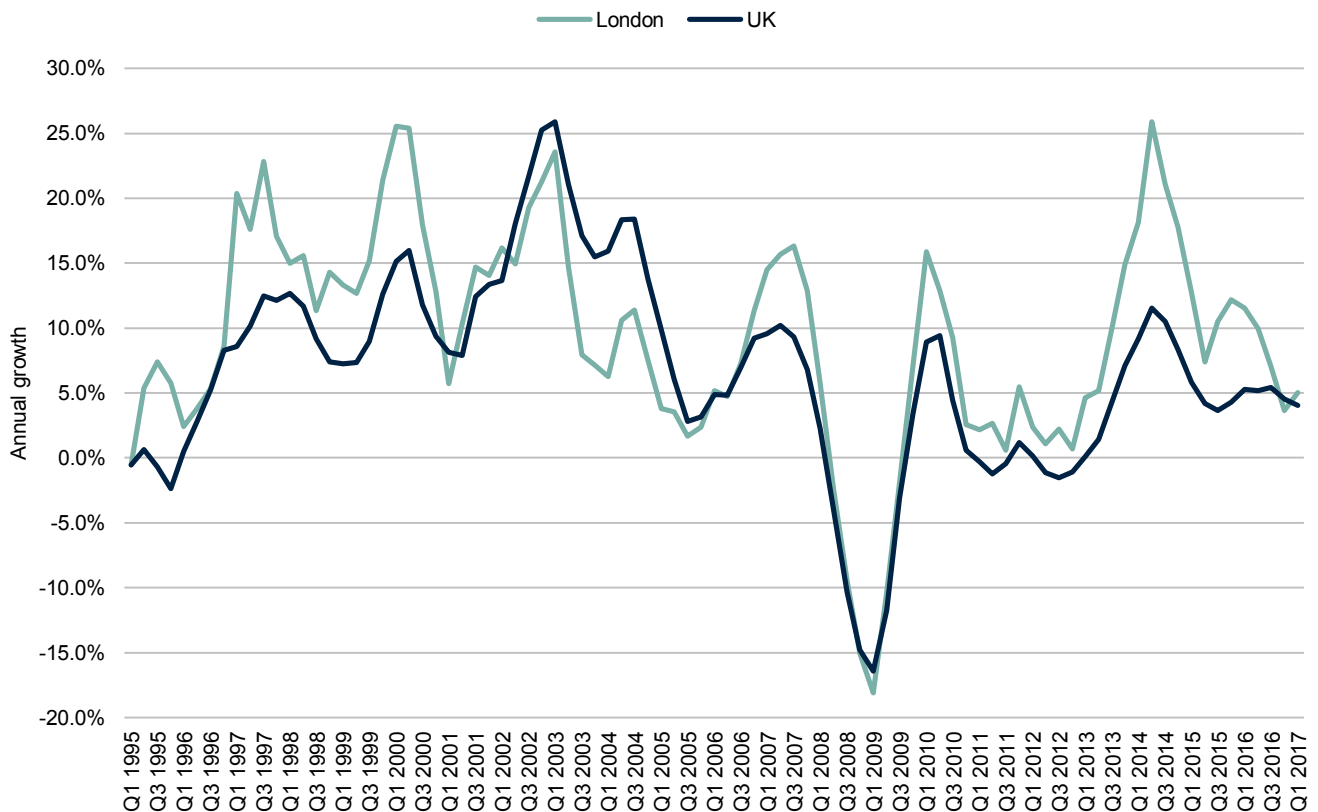
3.0 London Market Commentary

Annually, house prices in the capital have grown by 5.0% which is significantly slower than the level of annual growth seen at the same point last year (11.5%) according to the Nationwide house price index.

This more recent slowdown in price growth can largely be attributed to a slowdown in transaction levels as buyers and vendors continue to adopt a ‘wait and see’ approach after the EU Referendum vote in June 2016. Market activity continues to be dominated by needs-based buyers.

The house price recovery since the 2007/08 Global Financial Crisis has been driven in part by demand from cash and equity rich purchasers. Accordingly, London has outperformed the rest of the UK. House price growth has been underpinned by a sustained improvement in the economy, a low interest rate environment and pent up demand. Average house price growth peaked in Q2 2014 with the capital seeing growth of 25.9% on an annual basis. The imbalance between London and the rest of the UK remains pronounced, although during 2016 the gap has started to narrow. Nevertheless, the average price of a house in London stands at £482,779 compared to £220,094 in the UK as a whole according to Land Registry figures (as at April, 2017).

Figure 1 – Annual house price growth, Q1 2017

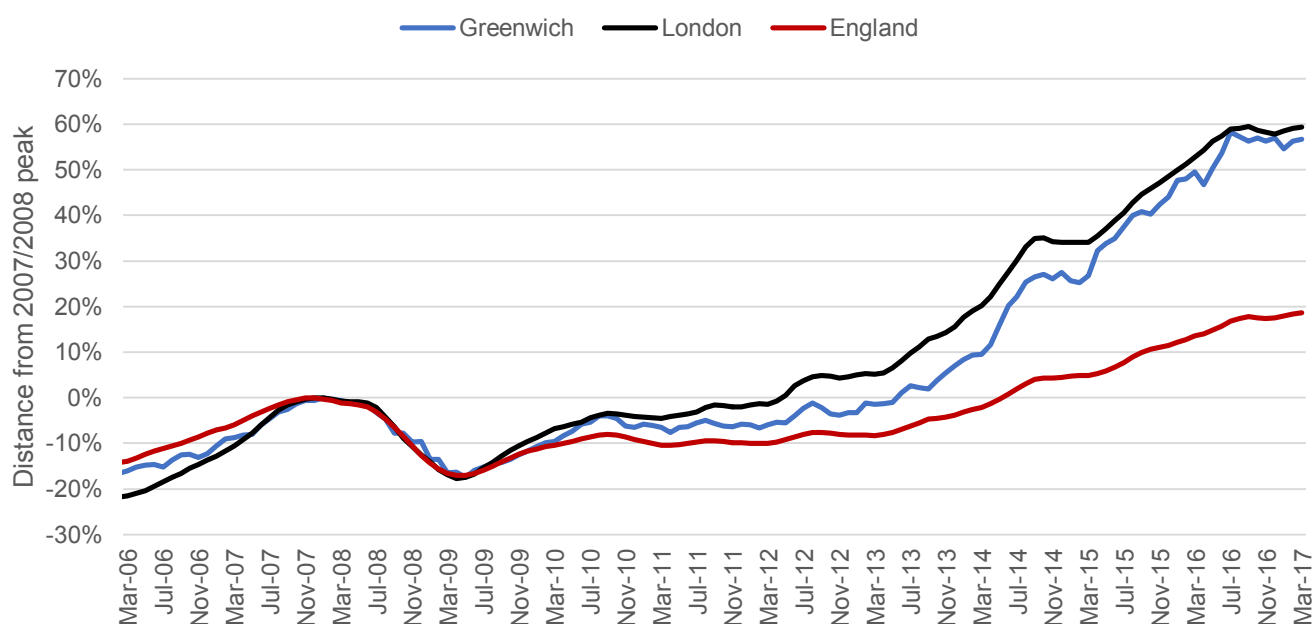


Source: Nationwide (seasonally adjusted)

4.0 Price Performance

Average house prices in the borough of Greenwich are 57% above the pre-Financial Crisis peak, compared to 59% in London as a whole, and 19% at the national level (as at March, 2017). According to HM Land Registry, house prices in Greenwich increased by 5.0% between April 2016 and April 2017, constituting a significant slowdown when compared to the previous year (17.0% growth between April 2015 and April 2016).

Figure 2 – Performance since 2007/2008 peak



Source: Savills Research using HM Land Registry data (index 3 months smoothed)

According to HM Land Registry, the average flat price in the postcode sector SE7 7 was £321,300 in the 12 months to March 2017. The average flat price in the wider postcode district SE7 was £313,241 over the same time-period. The table below shows average transaction values by property type since 2012.

Table 1 – Average transaction values for Flats in SE7

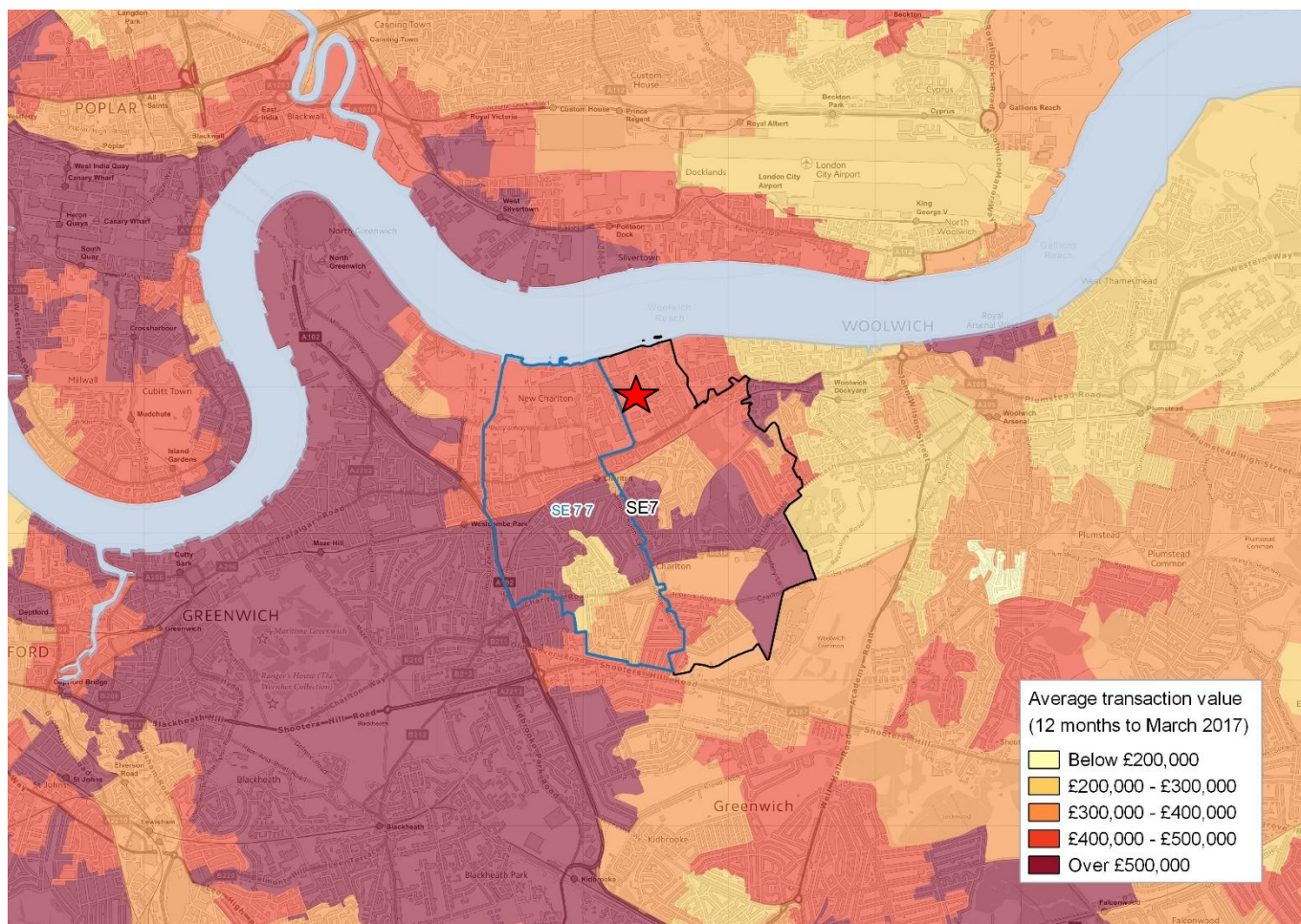
		2012	2013	2014	2015	2016	12 months to Mar-17
SE7 7	Flat	£198,817	£201,544	£255,279	£278,742	£320,548	£321,300
SE7	Flat	£184,726	£192,830	£248,939	£263,209	£308,812	£313,241

Source: HM Land Registry

Figure 3 – Heatmap

The site sits in an area with average transaction values ranging between £400,000 and £500,000. Higher value areas – with transaction values exceeding £500,000 – are predominantly located to the West and South of the site. We would highlight that this data covers the whole area of SE7 and therefore areas such as Blackheath which achieve a premium are included. This has therefore inflated the values.

Source: HM Land Registry, Savills Research



5.0 The impact of Help to Buy on new homes

Many people have been priced out of being able to purchase their own home as earnings have not kept pace with capital values in many parts of the UK. In an effort to combat that the government created the Help to Buy scheme.

There are a number of Help to Buy products designed to make buying a home more affordable. One can buy a home using one of the home ownership options, or rent a home at less than the market rent, allowing people to save for a future deposit.

The Help to Buy Mortgage Scheme ended in 2016 where people could obtain a loan worth up to 40% of the property within Greater London from 20% before and 20% outside it. The Help to Buy ISA scheme is still in action which people can be given up to £6000 from the government. This is also set to end on 30 November 2019.

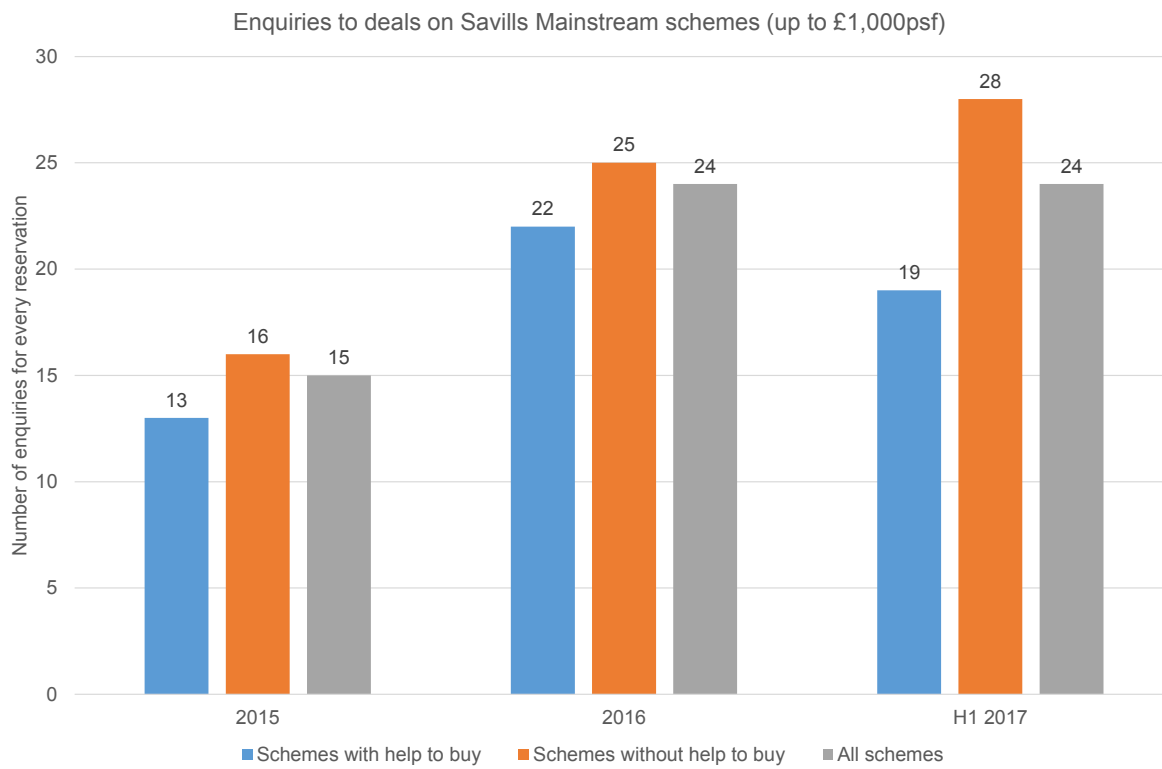
Potential Providers are asked to provide confirmation that the proposed sites they are putting forward are within their legal ownership (or that they have sufficient control of the land to procure a compliant sale using the Help to Buy product) and that they are in a position to comply with the terms of the HCA's standard form contract for the provision of the Help to Buy funding to purchasers. The HCA will then review applications and can take from 10-12 weeks to review. The HCA will not approve any forecasts for sales which are to complete after 31 March 2021. For the avoidance of doubt, all purchaser legal completions must be achieved by 31 March 2021. Charlton Riverside may be able to therefore meet some of these completion dates for help to buy assuming construction is completed by early 2021, however for Charlton Riverside Phase 1 there will be no help to buy and this inevitably will have a negative impact on the sales rate

Quantifying the impact of help to buy on residential schemes is difficult due to the extent of variables that can influence sales rates and performance of new build developments. In an attempt to compare the performance of mainstream schemes (less than £1,000per sq ft) we have looked at the number of enquiries for every deal on schemes with help to buy against those without it.

Schemes that have the help to buy initiative appear to consistently outperform in terms of conversion rates when compared to those without. For example, during H1 2017, there were on average 19 enquiries for every reservation on mainstream schemes with help to buy compared with 28 enquiries for every reservation on schemes without. It is important to note that this analysis does not account for the variety of sales and marketing strategies that individual schemes adopt but it appears from Savills deal book at least that the schemes being sold with help to buy have experienced a greater rate of sale.

As can be seen on **figure 4** below, and **figure 3** above that affordability is important to the mainstream market. Although impossible to speculate, the data suggests that those schemes with help to buy appear to have a greater reservation to viewing ratio than those without which would assist in the rate of sale of stock.

Figure 4 – Enquiries to deals on Mainstream schemes with and without help to buy

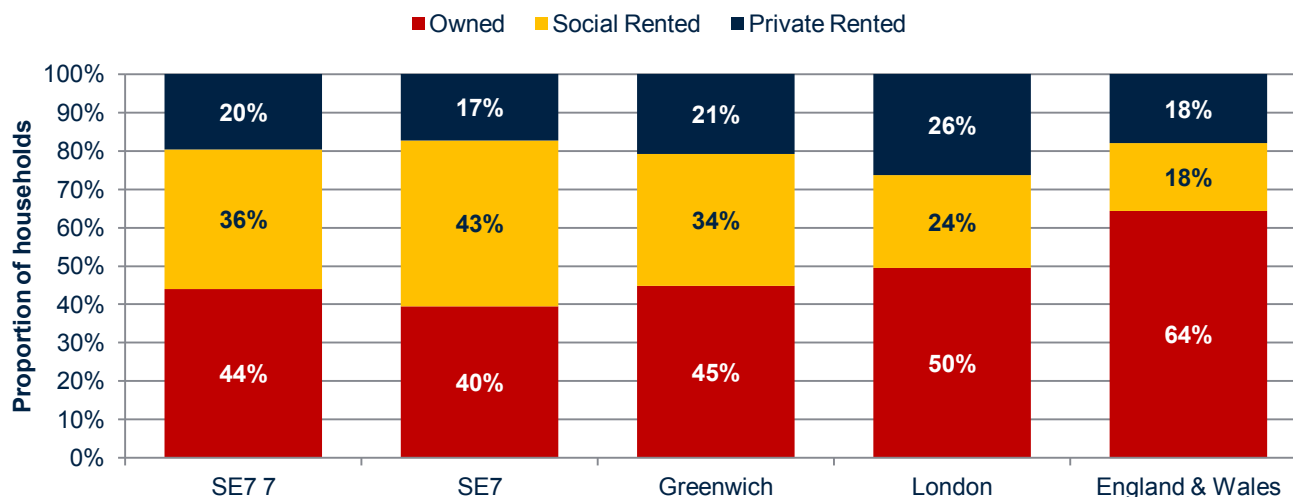


Source: Savills

6.0 Local area demographics

The highest proportion of residential tenure (by household) are owner occupiers (44%) in the postcode sector SE7 7, compared to 40% in the wider postcode district SE7. Approximately 36% of all households in SE7 7 live in the social rented sector, and only 20% live in the private rented sector.

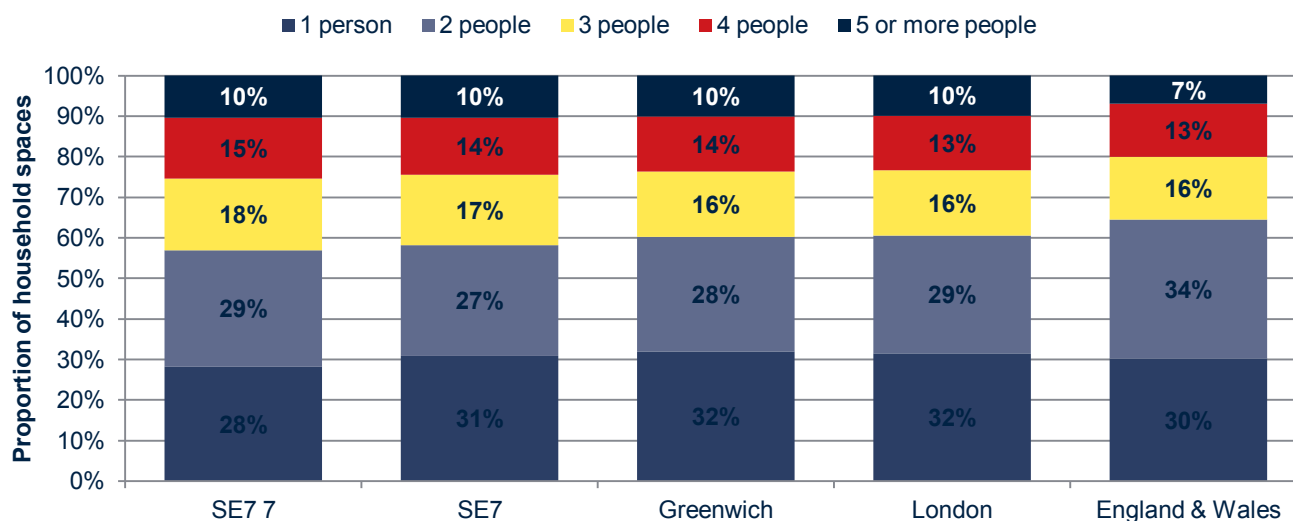
Figure 5 – Tenure



Source: 2011 Census

Over half of all households in both SE7 7 and SE7 are one to two person households. We believe there will be continued demand for smaller properties with up to two bedrooms in the area.

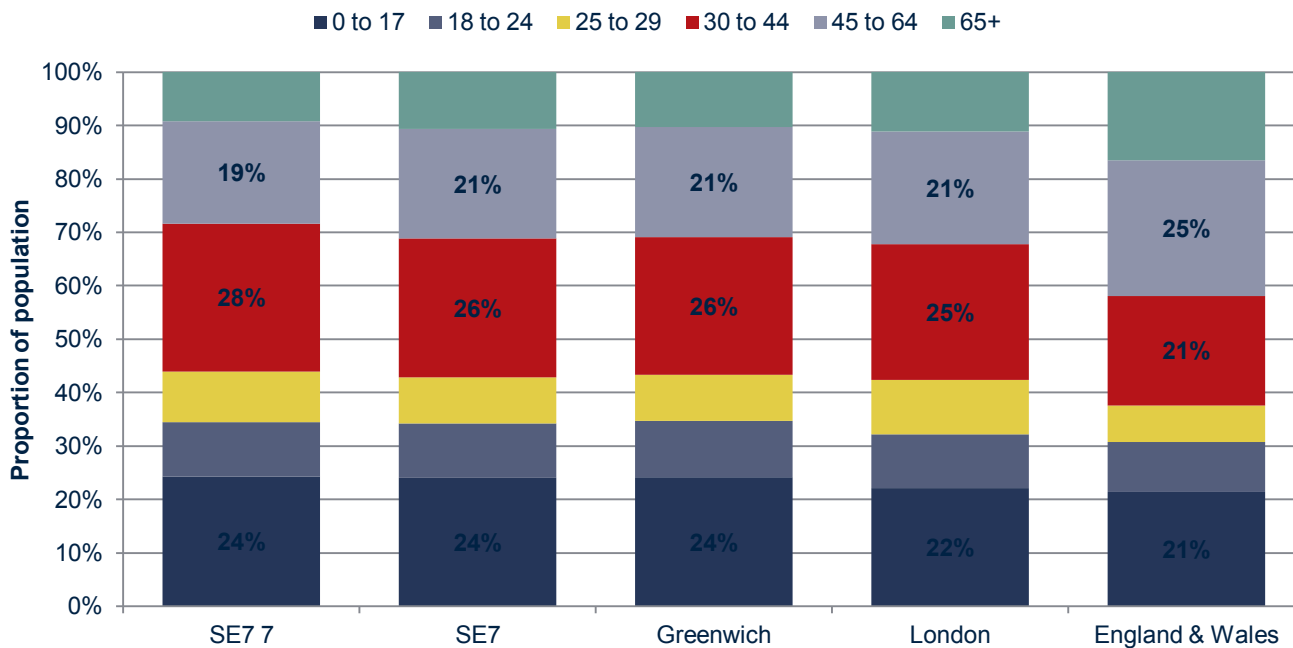
Figure 6 – Household size



Source: 2011 Census

Approximately a third of the population in SE7 7 are aged between 30 and 44. 47% of all individuals in SE7 7 are aged between 18 and 44, compared to 45% in SE7 and Greenwich.

Figure 7 – Age structure

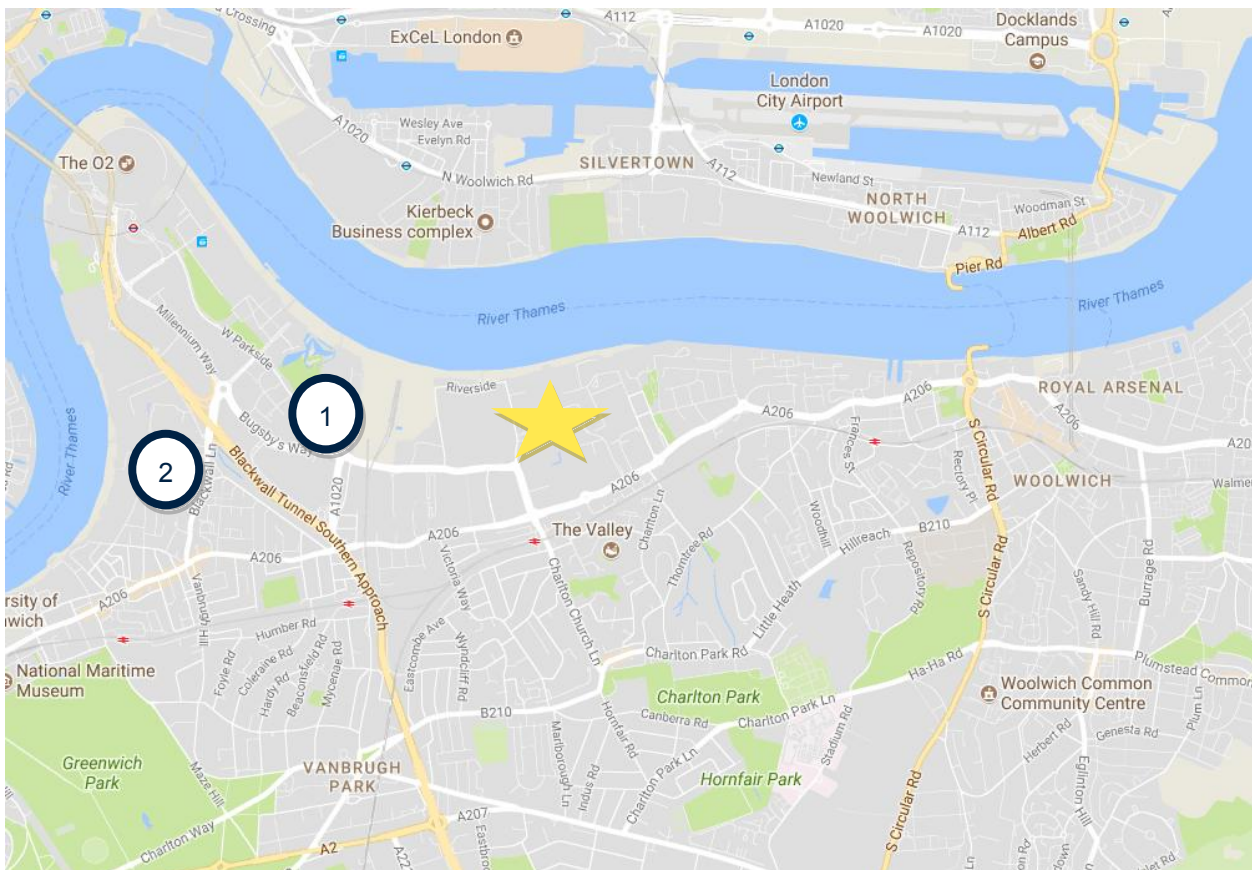


Source: Savills Research

7.0 Comparable Schemes

7.1 Existing & Currently Marketing New Build Schemes

In order to establish our opinion of value for the proposed scheme, reference has been made to comparable sales of new build developments in the area. For the purposes of this report we have focused on the following two schemes that we consider as key comparables for the Subject Site.



Source Google Maps

1. Greenwich Millennium Village, SE10

2. Precision, SE10

Scheme 1: Greenwich Millennium Village, SE10



Scheme Overview

Greenwich Millennium Village is a development on the Greenwich Peninsula. It's a joint venture development by Countryside and Taylor Wimpey. Greenwich Millennium Village comprises a large scale mixed-use development totalling 1,397 private residential units.

We would note the below launches, sales rate and completion dates:

- Phase 1, 117 units: Launched in Q4 2012, sold out in Jan 2015 and completed in Sept 2015. The asking prices for this phase was blending at £592 per sq ft.
- Phase 2, 153 units: Launched in Aug 2015, 25 units remain to be sold and completed in Q1 2017.
- Phase 3, 81 units: Not been launched yet, started construction in Q1 2017.

In total the scheme has achieved 230 unit sales between the initial launch in Q4 2012 and Q2 2017. During this timeframe asking prices increased from £444 per sq ft to £615 per sq ft.

Asking Prices

The following asking prices comprise all private units and were released in March 2017, it is likely that many of the units will have sold for less than the asking prices below, given the current market conditions. The majority of these units are located in Iverna Quay which is situated directly behind Greenwich Yacht Club and is 10 storeys high. (Source Mollor):

Unit Ref	Floor Level	No. Beds	Sq m	Sq Ft	Asking Price (£)	Price psf (£)	Date
103: 002	1	2	85	911	£530,000	£582	Mar-17
103: 012	G	3	123	1319	£660,000	£500	Mar-17
103: 013	4	2	79	850	£545,000	£641	Mar-17
103: 014	4	2	79	850	£545,000	£641	Mar-17
103: 017	5	2	79	850	£545,000	£641	Mar-17
103: 018	5	2	79	851	£545,000	£640	Mar-17
103: 026	7	2	79	850	£560,000	£659	Mar-17
103: 037	1	2	96	1033	£600,000	£581	Mar-17
103: 038	2	2	94	1014	£625,000	£616	Mar-17
103: 040	2	2	80	856	£600,000	£701	Mar-17
103: 043	3	2	84	905	£545,000	£602	Mar-17
103: 044	3	2	80	856	£605,000	£707	Mar-17
103: 048	4	2	80	856	£610,000	£713	Mar-17
103: 052	5	2	80	856	£615,000	£718	Mar-17

107: 021	5	2	81	867	£545,000	£629	Mar-17
107: 034	9	3	142	1524	£889,995	£584	Mar-17
107: 035	9	3	110	1181	£799,995	£677	Mar-17

These figures provide the following average value per typology:

Unit Type	Unit Count	Av Size (Sq Ft)	Av Value	Av £psf
2 Bed	14	886	£572,500	£647
3 Bed	3	1341	£783,330	£582
Total Av:			£609,705	£631

Comparison

GMV is a large mixed-use development and is located a 15 minute walk (Google maps) to the south east of North Greenwich underground station. It is located in the SE10 postcode which at present has a better reputation than the SE7 postcode. GMV is located slightly further from Greenwich underground Station compared to the subject site's proximity to Charlton Station. However the subject scheme's closest transport is to the south-eastern overground line and resulting in a longer journey time to central London. North Greenwich to London Bridge directly takes 10 minutes, while Charlton to London Bridge directly takes 17 minutes and services run approximately every 20 minutes.

GMV has the advantage of being of a larger scale site (1,750 units approximately) phased over multiple buildings, which has allowed for extensive landscaping and a village square. A number of the buildings front park land and benefit from river views. Furthermore, a supermarket, ecology park, lake, primary school and health centre are located on, and around the site which help add value and create a community. GMV benefits from 15minute walk to the 02 Arena and all the retail amenity offer within, that Charlton cannot currently offer.

Since the initial launch in 2012 the scheme has been able to build value through place-making, with a wealth of amenities and residential buildings now established on site. Several factors such as rising demand and favourable market conditions since 2012, have also noticeably helped the successful take-up activity of the scheme and price growth. The current offer (in Iverna Quay) faces the water and yacht club which are attractive views that much of Charlton Riverside will not benefit from. Normally such views command a premium and therefore a higher asking price as is reflected with the current capital values and £/sq ft being sought at Iverna Quay.

Phase 2 consists of 153 units, construction started in mid 2015 and is now completing and reportedly the majority of units have now been sold. During the spring of 2017 there were some 88 units sold and 65 were still available. This points to a slow sales rate, perhaps because of competition from Greenwich Peninsula but perhaps because of arguably overpriced units.

It is worth noting that the asking price list referenced has no one beds, we understand from the developer this is because the one bed units in Iverna Quay have been sold (there were 15 for sale in Iverna Quay).

We would expect GMV to command a premium over the subject site. GMV is already well established having started construction in 2012, during this period it has created a residential and community infrastructure encompassing retail and cafe amenities, creating a destination address for residents and visitors. It also indirectly benefits from the added infrastructure being built at Greenwich Peninsula. Due to the development at these two nearby sites it leaves Charlton Riverside quite some years behind in terms of development programme and place creation, thus meaning it is very difficult to view it on a similar price level.

Scheme 2: Precision, SE10



Scheme Overview

Precision is a 232 private unit scheme developed by Weston Homes and located to the west of the subject site. The development initially launched in September 2015 and has since been marketed at home and overseas. Construction completions are due to run from Q3 2017 to Q4 2018. 16 houses have yet to be released but are under construction.

Asking Prices

Reportedly 190 out of the 232 units have now been sold. The following asking prices were listed in June 2017. We have been told that the only incentive offered is that the developer will contribute £10,000 towards stamp duty on some units. The sales rate has been averaging between 6-12 deals per month and much of the demand has been due the scheme offering help to buy. (Source CBRE Asking Price List):

Unit Ref	Building	Floor Level	No. Beds	Sq m	Sq Ft	Asking Price (£)	Price psf (£)	Date
193	The Buchanan	5	1	51	549	£378,000	£689	Jun-17
197	The Buchanan	6	1	51	549	£383,000	£698	Jun-17
200	The Buchanan	6	1	51	549	£383,000	£698	Jun-17
205	The Buchanan	7	1	51	549	£389,000	£709	Jun-17
225	The Buchanan	10	1	51	549	£404,000	£736	Jun-17
240	The Buchanan	12	1	51	549	£415,000	£756	Jun-17
267	The Buchanan	16	1	51	549	£436,000	£794	Jun-17
163	The Buchanan	1	3	104	1119	£630,000	£563	Jun-17
185	The Buchanan	4	2	70	753	£489,000	£649	Jun-17
198	The Buchanan	6	2	70	753	£499,000	£663	Jun-17
220	The Buchanan	9	2	70	753	£515,000	£684	Jun-17
226	The Buchanan	10	2	70	753	£520,000	£691	Jun-17
234	The Buchanan	11	2	70	753	£525,000	£697	Jun-17
242	The Buchanan	12	2	70	753	£530,000	£704	Jun-17
247	The Buchanan	13	2	70	753	£536,000	£712	Jun-17
260	The Buchanan	15	2	70	753	£546,000	£725	Jun-17
270	The Buchanan	17	3	110	1,184	£980,000	£828	Jun-17
272	The Buchanan	17	3	112	1206	£995,000	£825	Jun-17
117	The Tomlinson	0	3	107	1152	£646,000	£561	Jun-17
118	The Tomlinson	0	2	86	926	£546,000	£590	Jun-17

119	The Tomlinson	0	3	100	1076	£610,000	£567	Jun-17
120	The Tomlinson	0	2	86	926	£546,000	£590	Jun-17

These figures provide the following average value per typology:

Unit Type	Unit Count	Av Size (Sq Ft)	Av Value	Av £psf
1 Bed	7	549	£398,286	£725
2 Bed	10	788	£525,200	£666
3 Bed	5	1,147	£772,200	£673
Total Average:			£565,229	£683

We would also reference the following recently sold units which points to a lower £/sq ft rate. (Source Lonres):

Unit Ref	Floor Level	No. Beds	Sq m	Sq Ft	Achieved Price (£)	Price psf (£)	Date
106 The Alexander	5	3	108	1163	£600,000	516	26/05/17
92 The Alexander	3	2	70	753	£470,000	624	30/01/17
80 The Alexander	1	1	53	572	£348,000	608	16/11/16
95 The Alexander	4	1	53	570	£363,750	638	24/03/17
98 The Alexander	4	2	70	753	£488,640	649	16/12/16
Total Average					£454,078	£596	

Comparison

Precision is located to the west of the subject site and a 20 minute walk to North Greenwich underground station or a 15 minute walk to Maze Hill overground station (Google maps). The scheme is better situated in terms of access to central London and has the advantage of being closely situated to the Royal Greenwich Park and Greenwich Old Town which is located approximately 15 minutes walk away (0.8 miles) and has an established attractive town centre with amenity, retail and a community feel that attracts tourists and locals alike. Precision has benefited from place making from the Enderby Wharf scheme and its superior location (closer to the tube, closer to Greenwich Village) which means it has achieved a premium over and above what Charlton Riverside is able. Charlton Riverside does not have a neighbouring scheme that it can utilise as a benchmark and share in it's facilities nor does it have the established town centre that Greenwich has and Precision can access.

The development is smaller than the subject site (272 units), with each building offering a mix of apartment types, the majority with balconies or outdoor spaces and many units on the upper floors have direct river views along the Thames. The four buildings are also all set around a central landscaped garden square.

We would make reference to the fact that Precision has a 16 storey tower and therefore the units on the upper floors can command higher capital values and £/sq ft rates, this is because in a tower each floor up the building adds value to the floor below, so at the top of the building there are high value units. As a result these units should not be referenced as the market norm and for example a unit on the 16th floor cannot be compared to a unit on the 6th storey of a building. Having said that there are one beds that are much cheaper than that of GMV on the lower floors of the Buchanan building proving that units are on the market at £375,000 in a more premium area than Charlton Riverside.

We would anticipate that this scheme would achieve a premium over Charlton Riverside as it benefits from being closer to the underground for shorter access in to central London. The site is also situated close to Maze Hill station (0.8 miles) for access to the south-eastern overground. Furthermore, the scheme is closer to public amenities and of the old town of Greenwich which benefits the scheme as purchasers can walk to the high street and offering around Cutty Sark and the UNESCO Greenwich World Heritage Site.

8.0 Opinion of value

The principal components of arriving at our opinion of value at the development include; the location of the Property in east London; the state of the London and wider east London markets; the wider state of the economy and financial markets; the development's situation; the size and layout of the proposed accommodation; the proposed specification and quality of finish. We have assumed that the standard of finish and specification will be very good, and we comment that this is crucial to meet with the current market demand.

Given the range of building heights, aspects and views there will be a range of values across the site. Below we have provided an indicative range of capital values for each unit type. We have based these values on the unit mix and average areas provided.

Unit Type	Unit Size	Unit Mix	Unit Number	Average Capital Value	Average £/sqft
Studio	443	17%	168	£270,000	£609
1 bed	549	23%	227	£335,000	£610
2 bed	693	31%	306	£430,000	£620
3 bed	834	26%	253	£525,000	£629
4 bed	1,371	2%	21	£600,000	£438
					£612

Rationale

- The masterplan suggests that in the next 10-20 years a number of large scale sites will be brought forward, however they will take a number of years before they become established schemes and for place making to be effective in order for a community feel to be created and for values to increase. Charlton Riverside is the first scheme to be developed in the locale and as such lacks the surrounding amenities and active community that both Greenwich Millennium Village and Precision benefit from.
- We have based our values on the comparable evidence, and in particular the two closest schemes of scale 'Greenwich Millennium Village' and 'Precision' which we feel are the most comparable in terms of location, size and type of scheme.
- We are of the opinion that GMV would achieve a premium over Charlton Riverside. It's an already established scheme having launched in 2012/13, with the majority of amenities and facilities already on site. The development has included a large amount of place making which has assisted in the creation of amenity space and acts as a value driver. It also benefits from river aspects and due to it's time in the market has built value.
- Precision has hugely benefited from place making from the Enderby Wharf scheme and it benefits from being located within a superior location than Charlton Riverside (closer to the tube, closer to Greenwich Peninsula and the UNESCO site at Greenwich). Based on these principle factors Precision would achieve a premium over Charlton Riverside.
- The new build price point in this location in our view is circa £600 - £615 per sq ft. There is currently very limited new build stock in the surrounding area meaning we have had to take into account schemes in Greenwich and Greenwich Peninsula which are more established as residential locations. We do acknowledge that this is the first scheme likely to launch in this location and therefore it should have little competition in the immediate locality. We would note that the later phases of the scheme will have increased competition from other sites in the local area launching and this may impact the values and sales rate at the proposed scheme. However, the proposed scheme will not benefit from the same factors as

those located in Greenwich, namely because it is already an established residential location, the history and attractions close by translate to a premium in values.

- The subject site is also quite constrained given the site's distance to the underground. Charlton station is located 0.4 miles from Charlton Riverside, which provides Southeastern rail services to London Charing Cross (via London Bridge) and London Cannon Street. The shortest journey times respectively for Charing Cross, London Bridge and Cannon Street are: 30 minutes, 17 minutes and 23 minutes, with a Cannon Street service approximately every 10 minutes at peak times and four trains per hour to Charing Cross. In comparison the closest underground station to both GMV and Precision is North Greenwich on the jubilee line with journey times to London Bridge taking 10 minutes.
- Potential buyers may well be put off by the proximity to the surrounding industrial units, with noise, privacy and security concerns. Industrial uses surround the site to the north, east and south. This could also have an impact on rate of sale as well as just the values. In the current economic market we are seeing more cautionary and well researched buyers who will not commit to buy unless they have seen everything available on the market. The large amount of stock on the market nearby could therefore lead to slow rate of sale especially in the first phase before the scheme has amenities and residents on site and the surrounding area been developed.
- As well as given the timeframes involved, the fact that there will be other sites being developed around Charlton Riverside may well effect values or indeed saleability as potential purchasers visit the site and see the construction going on around them.
- Although the immediate area is surrounded by industrial uses, the existing housing stock in Charlton is limited. The housing surrounding the station is characterised by terraced and semi – detached Edwardian and Victorian houses but further north and east of the station mostly comprises industrial uses and lower quality housing stock. There is also a lack of recently sold flats and apartments.
- Charlton Riverside would be a considerable uplift in value when compared with the second hand stock due to the lack of high quality flats available on the market. Zoopla states that there have been 52 flat sales in the last year and averaging £315,000 which was a value change of 2.96% on the previous year.
- In Savills experience across London there is a premium for new build product which sees it sit above second hand sales by circa 10%.
- When comparing the residential location of Charlton in comparison to Greenwich one must be mindful of Greenwich and it's Georgian and Victorian architecture. This style dominates the centre and the west of the area, giving a refined and established feel. While the considerable investment in the local transport and amenities alongside new housing developments such as Greenwich Peninsula mean that the area is able to command a price premium above Charlton.
- We have also considered that the Subject site lies within the Charlton Riverside Master plan which is a key regeneration area that means over time the area will be transformed into an attractive and mixed use urban quarter providing thousands of new homes. However the plan period is in the next 15 to 20 years and a long time before the subject site will be able to command the added value from these place making opportunities.
- Charlton Riverside Phase 1 will not have the benefit of the Help to Buy scheme. As discussed in previous sections of this report, Help to Buy has aided the sales rate for many schemes in London due to the increased affordability for many buyers and without the scheme could have a negative impact on the sales rate.
- As a result of the above factors we believe that circa **£600 - £615 per sq ft** is an achievable price point for

private sales product delivered on site.

9.0 Conclusion

Savills believe that a large scale development in this location is an excellent proposition with great potential, located in the heart of what will be an exciting regeneration area for London.

However it is currently under developed with little to no new build stock around it. The current industrial nature of the site means there is a huge amount of work which must be undertaken before it can be recognised as a similar location to Greenwich. Greenwich is a long established residential location and that cannot be easily ignored. GMV benefits not only from long term regeneration and price growth but also lies close to the river, an eco park, within walking distance of the underground and one of Europe's major events venues. Charlton however, is currently not seen as a key residential offering, as there is little in terms high street, public space or regeneration in place. The surrounding industrial land will not aid values, also with the surrounding potential development there may well be considerable construction taking place around the site for some time.

Extent of Due Diligence Enquiries

We do not accept responsibility for any errors or omissions in the information and documentation provided to us, nor for any consequences that may flow from such errors and omissions.

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Our opinions are as at the date of this report. The importance of this date must be stressed as property values can change over a relatively short period.



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Appendix 4

Unit Mix & Area
Schedule

Buildings	A	B	C	D	E	F	G	H	J	K	L	M	N	O	TOTAL
Total Number of Floors	10	10	9	9	6	9	6	6	7	10	10	10	10	10	
1 bed 1 pers	2	3	2	12	4	8	6	9	6	15	9	27	14	24	141
1 bed 2 pers	33	6	1	18	6	29	2	9	16	18	30	14	1	15	198
2 bed	26	9	3	12	7	24	4	22	18	27	33	20	36	22	263
3 bed	2	40	36	3	5	0	3	6	1	0	0	0	0	0	96
4 bed	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
duplex (1 bed)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
duplex (2 bed)	6	7	5	5	5	8	3	2	0	0	0	0	0	0	41
duplex (3 bed)	0	2	1	3	3	2	1	2	0	0	0	0	0	0	14
duplex (4 bed)	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3
town house (3 bed)	0	0	0	0	0	0	1	11	0	0	0	0	0	0	12
town house (2 bed)	0	0	0	0	0	0	0	1	0	0	0	0	0	0	13
town house (4 bed)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Habitable rooms	189	234	188	135	88	178	57	187	102	147	177	142	138	144	2106
TOTAL	72	67	50	53	30	71	20	62	41	60	72	61	51	61	771
TOTAL PER PLOT					425							346			

1 BED 1 PERS TOTAL	141	18.3%	44.0%		282	13.4%	32.2%
1 BED 2 PERS TOTAL	198	25.7%			396	18.8%	
2 BED TOTAL	304	39.4%	39.4%	*based on units	951	45.2%	45.2%
3 BED TOTAL	122	15.8%	16.5%		488	23.2%	24.4%
4 BED TOTAL	2	0.6%			25	1.2%	

SITE AREA PLOT A	1.67
SITE AREA PLOT B	0.85
TOTAL SITE AREA	2.52

TOTAL NUMBER OF UNITS PLOT A	425
TOTAL NUMBER OF UNITS PLOT B	346
TOTAL NUMBER OF UNITS	771

UNITS PER HECTARE (DENSITY PLOT A)	254.71
UNITS PER HECTARE (DENSITY PLOT B)	406.69
UNITS PER HECTARE (TOTAL DENSITY)	306.04

HAB ROOMS PER HECTARE (PLOT A)	752.75
HAB ROOMS PER HECTARE (PLOT B)	999.10
HAB ROOMS PER HECTARE (TOTAL)	835.94



PRIVATE/SOCIAL HOUSING SPLIT	UNITS	Percentage	Hab rooms	Percentage	TARGET SPLIT
TOTAL PRIVATE	605	78.5%	1574	74.7%	75%
TOTAL SOCIAL HOUSING	164	21.3%	522	24.8%	25%

SOCIAL HOUSING TYPES	Units	Percentage	Hab rooms	Percentage	TARGET SH (HabRoom)	
BUILDING C Level 02-08	42		169			SOCIAL RENTAL
BUILDING B Level 02-09	58	61.0%	205	71.6%	70%	
BUILDING L Level 01-08 (L09 is Private)	64	39.0%	158	30.3%	30%	INTERMEDIATE

ACTUAL RENTAL MIX	Units	Percentage	Hab rooms	Percentage	TARGET RENTAL (Hab room)
1 Bed	12	12.0%	24	6.4%	Studio/ 1 Bed remainder
2 Bed	12	12.0%	36	9.6%	2 Bed remainder
3 Bed	78	78.0%	312	83.4%	3 Bed 80-100%

ACTUAL INTERMEDIATE MIX	Units	Percentage	Hab rooms	Percentage	TARGET INTERMEDIATE (Hab room)
1 Bed	34	53.1%	68	43.0%	1 Bed 50%
2 Bed	30	46.9%	90	57.0%	2 Bed 50%

ACTUAL PRIVATE MIX	Units	Percentage	Hab rooms	Percentage	
1 BED 1 PERS TOTAL	129	21.3%	258	16.4%	37.3%
1 BED 2 PERS TOTAL	164	27.1%	328	20.9%	
2 BED TOTAL	262	43.3%	786	50.0%	50.0%
3 BED TOTAL	46	7.6%	184	11.7%	12.7%
4 BED TOTAL	3	0.5%	15	1.0%	

10046			10046-A-SCH-Z0-G100-9010-PL	DECEMBER 2017
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TOTAL PROJECT AREAS

ABOVE GROUND

Building	Flexible B1/A1-A3/D1/D2			B2 Industrial			B8 Storage/ Warehousing			A1-A5 Retail/ Services			D1-D2 Creche			C3 Residential			D1-D2 Community			Service Areas/ Other	Project Totals		
	GEA	GIA	NSA	GEA	GIA	NSA	GEA	GIA	NSA	GEA	GIA	NSA	GEA	GIA	NSA	GEA	GIA	NSA	GEA	GIA	NSA	GIA	GEA	GIA	NSA
Plot A	A															6225.1	5782	4327				321	6225	5782	4327
	B												373	337		6838	6498	4977					7211	6835	4977
	C															5682	5294	3954	536	496			6218	5790	3954
	D															4357	4022	3066					4357	4022	3066
	E															2782	2586	1987					2782	2586	1987
	F															5798	5396	4124					5798	5396	4124
	G															1992	1812	1329					1992	1812	1329
	H															6614	6141	4735					6614	6141	4735
Plot B	J	381	357													3261	3014	2289				497	3642	3371	2289
	K															4641	4325	3246					4641	4325	3246
	L	1736	1666													5665	5296	4098					7401	6962	4098
	M	553	524													4636	4319	3129					5189	4843	3129
	N															4408	4105	2874					4408	4105	2874
	O	759	688													4652	4338	3035					5411	5027	3035
Total in sqm		3429	3236	0	0	0	0	0	0	0	0	0	373	337	0	67550	62928	47170	536	496	0	Note- Service Areas are not included in Project Totals. See below for below ground areas			
Total in sqft		36908	34828	0	0	0	0	0	0	0	0	0	4019	3630	0	727099	677352	507729	5769	5341	0	773796	721150	507729	

BELOW GROUND

Basement total including cores	GEA sqm	GEA sqft	GIA sqm	GIA sqft
PLOT A	6893	74,195.6	6647	71,547.6
PLOT B	3828	41,204.2	3688	39,697.3

GVA

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Appendix 5

Build Costs

Charlton Riverside Plot A Summary		Combined Cost			Carpark			Private			Affordable		
Element	Cost / Unit	Cost /Ft2 NIA	Total	Cost /Ft2 NIA	Cost /Ft2 GFA	Total	Cost /Ft2 NIA	Cost / Unit	Total	Cost /Ft2 NIA	Cost / Unit	Total	
1. Demolitions & Strip Out	3,000	4	1,275,000	-	-	-	4	3,000	924,000	4	3,000	351,000	
2. Substructures	29,382	39	12,487,300	17	13	5,389,800	23	16,700	5,143,600	20	16,700	1,953,900	
Superstructure													
3a Frame	13,179	18	5,601,034	-	-	-	18	12,617	3,886,173	18	14,657	1,714,860	
3b Upper Floors	15,736	21	6,687,943	-	-	-	20	14,406	4,437,035	23	19,239	2,250,908	
3c Roof	13,738	18	5,838,745	1	1	420,525	17	12,020	3,702,020	18	14,668	1,716,200	
3d Stairs	4,119	6	1,750,570	0	0	105,240	6	3,975	1,224,360	4	3,598	420,970	
3e External Walls	17,182	23	7,302,430	0	0	105,000	23	16,181	4,983,620	23	18,921	2,213,810	
3f Windows & External Doors	23,427	31	9,956,621	0	0	30,000	30	21,592	6,650,248	34	28,003	3,276,374	
3g Internal Walls & Partitions	11,166	15	4,745,667	0	0	45,000	15	11,113	3,422,738	13	10,922	1,277,930	
3h Internal Doors	2,016	3	856,775	0	0	37,200	3	1,914	589,490	2	1,967	230,085	
Total Superstructure	100,564	135	42,739,785	2	2	742,965	131	93,817	28,895,683	136	111,976	13,101,136	
Finishes													
4a Wall Finishes	5,413	7	2,300,692	0	0	75,000	7	5,344	1,645,956	6	4,955	579,737	
4b Floor Finishes	3,847	5	1,634,991	0	0	151,475	5	3,687	1,135,563	4	2,974	347,953	
4c Ceiling Finishes	3,588	5	1,524,966	0	0	40,000	5	3,428	1,055,822	4	3,668	429,144	
Total Finishes	12,849	17	5,460,650	1	1	266,475	17	12,459	3,837,341	14	11,597	1,356,834	
5 Fittings	7,608	10	3,233,483	0	0	50,000	12	8,708	2,682,021	5	4,286	501,462	
Services													
6a Sanitary fittings	2,440	3	1,037,211	-	-	-	4	2,693	829,548	2	1,775	207,663	
6b Services Equipment	-	-	-	-	-	-	-	-	-	-	-	-	
6c Disposal Installation	1,257	2	534,250	0	0	35,000	2	1,156	356,200	1	1,223	143,050	
6d Water Installation	2,767	4	1,176,000	-	-	-	4	2,732	841,400	3	2,860	334,600	
6e Heat Source	7,882	11	3,350,000	-	-	-	11	7,881	2,427,400	10	7,885	922,600	
6f Space Heating & Cooling	2,894	4	1,229,950	-	-	-	4	2,828	870,900	4	3,069	359,050	
6g Vent System	1,702	2	723,405	0	0	134,905	2	1,351	416,000	2	1,474	172,500	
6h Electrical Installation	12,133	16	5,156,700	1	0	163,700	18	12,573	3,872,400	12	9,578	1,120,600	
6i Gas Installation	82	0	35,000	-	-	-	0	114	35,000	-	-	-	
6j Lifts & Conveyor	2,482	3	1,055,000	-	-	-	4	2,679	825,000	2	1,966	230,000	
6k Protective Installation	4,945	7	2,101,440	1	1	360,140	6	4,022	1,238,900	5	4,294	502,400	
6l Communications Installation	1,618	2	687,790	0	0	32,740	2	1,652	508,800	2	1,250	146,250	
6m Special Installation	1,500	2	637,500	-	-	-	2	1,500	462,000	2	1,500	175,500	
6n Builders Work in Connection	1,250	2	531,250	-	-	-	2	1,250	385,000	2	1,250	146,250	
Total Services	42,954	58	18,255,496	2	2	726,485	59	42,430	13,068,548	46	38,124	4,460,463	
External Works													
7a External Works	7,980	11	3,391,650	-	-	-	13	9,113	2,806,650	6	5,000	585,000	
7b Drainage	1,362	2	578,850	0	0	132,600	1	1,050	323,400	1	1,050	122,850	
7c Statutory Services	4,200	6	1,785,000	-	-	-	6	4,200	1,293,600	5	4,200	491,400	
Total External Works	13,542	18	5,755,500	0	0	132,600	20	14,363	4,423,650	12	10,250	1,199,250	
8 Statutory/Professional Fees	6,552	9	2,784,591	1	1	219,170	8	5,997	1,846,965	7	6,141	718,456	
9 Preliminaries	20,219	27	8,593,067	2	2	730,567	26	18,500	5,698,000	23	18,500	2,164,500	
10 Contingency	-	-	-	-	-	-	-	-	-	-	-	-	
Totals	236,670	317	100,584,871	26	20	8,258,061	301	215,973	66,519,808	269	220,573	25,807,001	

Charlton Riverside Plot B Summary		Combined Cost		Carpark			Private		Affordable			
Element	Cost / Unit	Cost /Ft2 NIA	Total	Cost /Ft2 NIA	Cost /Ft2 GFA	Total	Cost /Ft2 NIA	Cost / Unit	Total	Cost /Ft2 NIA	Cost / Unit	Total
1. Demolitions & Strip Out	3,000	4	1,038,000	-	-	-	4	3,000	1,038,000	-	-	-
2. Substructures	27,585	40	9,544,455	4	3	1,026,252	36	24,619	8,518,203	-	-	-
Superstructure												
3a Frame	15,484	23	5,357,439	-	-	-	23	15,484	5,357,439	-	-	-
3b Upper Floors	14,355	21	4,966,928	-	-	-	21	14,355	4,966,928	-	-	-
3c Roof	9,500	14	3,286,905	-	-	-	14	9,500	3,286,905	-	-	-
3d Stairs	3,604	5	1,246,900	0	0	33,677	5	3,506	1,213,223	-	-	-
3e External Walls	16,546	24	5,724,754	0	0	26,263	24	16,470	5,698,491	-	-	-
3f Windows & External Doors	19,460	28	6,733,271	0	0	30,000	28	19,374	6,703,271	-	-	-
3g Internal Walls & Partitions	9,939	15	3,438,874	0	0	50,505	14	9,793	3,388,369	-	-	-
3h Internal Doors	1,705	2	589,805	0	0	11,100	2	1,673	578,705	-	-	-
Total Superstructure	90,592	132	31,344,875	1	0	151,545	132	90,154	31,193,330	-	-	-
Finishes												
4a Wall Finishes	5,188	8	1,795,159	0	0	27,750	7	5,108	1,767,409	-	-	-
4b Floor Finishes	3,613	5	1,250,143	0	0	48,024	5	3,474	1,202,119	-	-	-
4c Ceiling Finishes	3,423	5	1,184,435	0	0	14,800	5	3,380	1,169,635	-	-	-
Total Finishes	12,225	18	4,229,736	0	0	90,574	17	11,963	4,139,163	-	-	-
5 Fittings	16,279	24	5,632,559	-	-	-	24	16,279	5,632,559	-	-	-
Services												
6a Sanitary fittings	2,351	3	813,531	-	-	-	3	2,351	813,531	-	-	-
6b Services Equipment	-	-	-	-	-	-	-	-	-	-	-	-
6c Disposal Installation	1,232	2	426,300	0	0	12,950	2	1,195	413,350	-	-	-
6d Water Installation	2,602	4	900,300	-	-	-	4	2,602	900,300	-	-	-
6e Heat Source	7,872	12	2,723,800	-	-	-	12	7,872	2,723,800	-	-	-
6f Space Heating & Cooling	2,651	4	917,200	-	-	-	4	2,651	917,200	-	-	-
6g Vent System	1,388	2	480,295	0	0	33,825	2	1,290	446,470	-	-	-
6h Electrical Installation	12,680	19	4,387,175	0	0	33,825	18	12,582	4,353,350	-	-	-
6i Gas Installation	72	0	25,000	-	-	-	0	72	25,000	-	-	-
6j Lifts & Conveyor	2,298	3	795,000	0	0	110,000	3	1,980	685,000	-	-	-
6k Protective Installation	5,139	8	1,778,005	1	0	155,595	7	4,689	1,622,410	-	-	-
6l Communications Installation	1,670	2	577,825	0	0	6,765	2	1,650	571,060	-	-	-
6m Special Installation	1,500	2	519,000	-	-	-	2	1,500	519,000	-	-	-
6n Builders Work in Connection	1,250	2	432,500	-	-	-	2	1,250	432,500	-	-	-
Total Services	42,705	62	14,775,931	1	1	352,960	61	41,685	14,422,971	-	-	-
External Works												
7a External Works	9,318	14	3,224,150	-	-	-	14	9,318	3,224,150	-	-	-
7b Drainage	1,264	2	437,320	0	0	27,387	2	1,185	409,933	-	-	-
7c Statutory Services	4,200	6	1,453,200	-	-	-	6	4,200	1,453,200	-	-	-
Total External Works	14,782	22	5,114,670	0	0	27,387	21	14,703	5,087,283	-	-	-
8 Statutory/Professional Fees	6,470	9	2,238,637	0	0	44,595	9	6,341	2,194,041	-	-	-
9 Preliminaries	21,909	32	7,580,368	1	0	148,651	31	21,479	7,431,717	-	-	-
10 Contingency	-	-	-	-	-	-	-	-	-	-	-	-
Totals	235,547	344	81,499,231	8	6	1,841,965	336	230,223	79,657,266	-	-	-

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Appendix 6

Construction and
Sales Programme

771 Units

Sales per month 4

Plot A	Number of Units	Lead in	Build Period	Start Build Date	PC Date	Pre-sales	No of flats pre-sold	Balance of units	Sales Duration for the balance	End Sales (month)	Plus 1 for pre-sales
A	72	9	21	9	30	50%	36	36	9	39	40
B	67		21	9	30	50%	34	34	8	38	39
C	50		18	21	39	50%	25	25	6	45	46
D	53		18	21	39	50%	27	27	7	46	47
E	30		15	31	46	50%	15	15	4	49	50
F	71		21	25	46	50%	36	36	9	55	56
G	20		12	43	55	50%	10	10	3	57	58
H	62		21	34	55	50%	31	31	8	62	63
Total	425										
Plot B											
J	41	9	18	44	62	50%	21	21	5	67	68
K	60		21	41	62	50%	30	30	8	70	71
L	72		21	49	70	50%	36	36	9	79	80
M	61		21	49	70	50%	31	31	8	77	78
N	51		18	61	79	50%	26	26	6	85	86
O	61		21	58	79	50%	31	31	8	86	87
	346										

Total	771
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Appendix 7

Appraisals

Charlton Riverside - Phase 1
771 Unit Scheme
100% Private

Development Appraisal
GVA
12 January 2018

APPRAISAL SUMMARY**GVA**

**Charlton Riverside - Phase 1
771 Unit Scheme
100% Private**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block A Resi	1	46,576	608.00	28,318,208	28,318,208
Block B Private Resi	1	53,572	608.00	32,571,776	32,571,776
Block C Resi	1	42,561	608.00	25,877,088	25,877,088
Block D Resi	1	33,002	608.00	20,065,216	20,065,216
Block E Resi	1	21,388	608.00	13,003,904	13,003,904
Block F Resi	1	44,391	608.00	26,989,728	26,989,728
Block G Resi	1	14,305	608.00	8,697,440	8,697,440
Block H Resi	1	50,968	608.00	30,988,544	30,988,544
Car Parking 210 CPS	210	0	0.00	20,000	4,200,000
Block J Resi	1	24,639	608.00	14,980,512	14,980,512
Block J Commercial	1	3,843	285.00	1,095,255	1,095,255
Block K Resi	1	34,940	608.00	21,243,520	21,243,520
Block L Resi	1	44,111	608.00	26,819,488	26,819,488
Block L Commercial	1	17,933	285.00	5,110,905	5,110,905
Block M Resi	1	33,681	608.00	20,478,048	20,478,048
Block M Commercial	1	5,640	285.00	1,607,400	1,607,400
Block N Resi	1	30,936	607.88	18,805,326	18,805,326
Block O Resi	1	32,669	608.00	19,862,752	19,862,752
Block O Commercial	1	7,406	285.00	2,110,710	2,110,710
Totals	228	542,561			322,825,820

NET REALISATION**322,825,820****OUTLAY****ACQUISITION COSTS**

APPRAISAL SUMMARY**GVA****Charlton Riverside - Phase 1****771 Unit Scheme****100% Private**

Fixed Price		11,690,000	
			11,690,000
Stamp Duty	6.80%	794,920	
			794,920

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
Block A Resi	62,237	218.75	13,614,344	
Block B Private Resi	69,944	218.75	15,300,250	
Block B Community Use	3,627	218.75	793,406	
Block C Resi	56,985	218.75	12,465,469	
Block D Resi	43,293	218.75	9,470,344	
Block E Resi	27,836	218.75	6,089,125	
Block F Resi	58,083	218.75	12,705,656	
Block G Resi	19,504	218.75	4,266,500	
Block H Resi	66,102	218.75	14,459,813	
Basement Inc Cores	71,548	218.75	15,651,125	
Block C Community Use	5,339	213.39	1,139,289	
Block J Resi	32,443	218.75	7,096,906	
Block J Commercial	3,843	218.75	840,656	
Block K Resi	46,554	218.75	10,183,688	
Block L Resi	57,006	218.75	12,470,063	
Block L Commercial	17,933	218.75	3,922,844	
Block M Resi	46,490	218.75	10,169,688	
Block M Commercial	5,640	218.75	1,233,750	
Block N Resi	44,186	218.75	9,665,688	
Block O Resi	46,694	218.75	10,214,313	
Block O Commercial	7,406	218.75	1,620,063	
Podium Inc Cores	39,697	218.75	8,683,719	
Totals	832,390		182,056,695	182,056,695
Contingency		5.00%	9,102,835	
S106			6,000,000	
CIL			3,570,000	

APPRAISAL SUMMARY**GVA**

Charlton Riverside - Phase 1
771 Unit Scheme
100% Private

18,672,835

PROFESSIONAL FEES

Professional	12.00%	21,846,803	21,846,803
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DISPOSAL FEES

Sales Agent Fee	3.00%	9,261,047	
Sales Agent Fee	1.00%	99,243	
Sales Legal Fee	0.25%	796,565	
			10,156,854

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			10,467,463

TOTAL COSTS**255,685,571****PROFIT****67,140,249****Performance Measures**

Profit on Cost%	26.26%
Profit on GDV%	20.80%
Profit on NDV%	20.80%

IRR	24.60%
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Profit Erosion (finance rate 6.500)	3 yrs 7 mths
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Charlton Riverside - Phase 1
771 Unit Scheme
5% Affordable Housing

Development Appraisal
GVA
12 January 2018

APPRAISAL SUMMARY**GVA**

**Charlton Riverside - Phase 1
771 Unit Scheme
5% Affordable Housing**

Summary Appraisal for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block A Resi	1	46,576	608.00	28,318,208	28,318,208
Block B Private Resi	1	27,500	608.00	16,720,000	16,720,000
Block C Resi	1	42,561	608.00	25,877,088	25,877,088
Block D Resi	1	33,002	608.00	20,065,216	20,065,216
Block E Resi	1	21,388	608.00	13,003,904	13,003,904
Block F Resi	1	44,391	608.00	26,989,728	26,989,728
Block G Resi	1	14,305	608.00	8,697,440	8,697,440
Block H Resi	1	50,968	608.00	30,988,544	30,988,544
Car Parking 210 CPS	210	0	0.00	20,000	4,200,000
Block B Affordable	1	26,072	249.00	6,491,928	6,491,928
Block J Resi	1	24,639	608.00	14,980,512	14,980,512
Block J Commercial	1	3,843	285.00	1,095,255	1,095,255
Block K Resi	1	34,940	608.00	21,243,520	21,243,520
Block L Resi	1	44,111	608.00	26,819,488	26,819,488
Block L Commercial	1	17,933	285.00	5,110,905	5,110,905
Block M Resi	1	33,681	608.00	20,478,048	20,478,048
Block M Commercial	1	5,640	285.00	1,607,400	1,607,400
Block N Resi	1	30,936	607.88	18,805,326	18,805,326
Block O Resi	1	32,669	608.00	19,862,752	19,862,752
Block O Commercial	1	7,406	285.00	2,110,710	2,110,710
Totals	229	542,561			313,465,972

NET REALISATION**313,465,972****OUTLAY**

APPRAISAL SUMMARY**GVA****Charlton Riverside - Phase 1****771 Unit Scheme****5% Affordable Housing****ACQUISITION COSTS**

Fixed Price		11,690,000		
				11,690,000
Stamp Duty	6.80%	794,920		
				794,920

CONSTRUCTION COSTS

Construction	ft²	Build Rate	ft²	Cost
Block A Resi	62,237	218.75		13,614,344
Block B Private Resi	69,944	218.75		15,300,250
Block B Community Use	3,627	218.75		793,406
Block C Resi	56,985	218.75		12,465,469
Block D Resi	43,293	218.75		9,470,344
Block E Resi	27,836	218.75		6,089,125
Block F Resi	58,083	218.75		12,705,656
Block G Resi	19,504	218.75		4,266,500
Block H Resi	66,102	218.75		14,459,813
Basement Inc Cores	71,548	218.75		15,651,125
Block C Community Use	5,339	213.39		1,139,289
Block J Resi	32,443	218.75		7,096,906
Block J Commercial	3,843	218.75		840,656
Block K Resi	46,554	218.75		10,183,688
Block L Resi	57,006	218.75		12,470,063
Block L Commercial	17,933	218.75		3,922,844
Block M Resi	46,490	218.75		10,169,688
Block M Commercial	5,640	218.75		1,233,750
Block N Resi	44,186	218.75		9,665,688
Block O Resi	46,694	218.75		10,214,313
Block O Commercial	7,406	218.75		1,620,063
Podium Inc Cores	<u>39,697</u>	218.75		<u>8,683,719</u>
Totals	832,390			182,056,695 182,056,695
Contingency		5.00%		9,102,835
S106				6,000,000

APPRAISAL SUMMARY**GVA****Charlton Riverside - Phase 1
771 Unit Scheme
5% Affordable Housing**

CIL		3,570,000	18,672,835
PROFESSIONAL FEES			
Professional	12.00%	21,846,803	21,846,803
DISPOSAL FEES			
Sales Agent Fee	3.00%	8,785,493	
Sales Agent Fee	1.00%	99,243	
Sales Legal Fee	0.25%	773,165	9,657,901
FINANCE			
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			12,329,949
TOTAL COSTS			257,049,103
PROFIT			56,416,869

Performance Measures

Profit on Cost%	21.95%
Profit on GDV%	18.00%
Profit on NDV%	18.00%
IRR	21.12%
Profit Erosion (finance rate 6.500)	3 yrs 1 mth

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Appendix 8

BNP Viability
Report –
September 2017



BNP PARIBAS
REAL ESTATE

Real Estate
for a changing
world

Affordable Housing and Economic Viability Assessment

VIP Industrial Estate, Charlton

Prepared for
Royal Borough of Greenwich

September 2017



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3	Methodology	6
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Jamie Purvis MRICS
Associate Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

020 7338 4142
james.purvis@bnpparibas.com
realestate.bnpparibas.co.uk

1 Introduction

The Royal Borough of Greenwich ('the Council') has commissioned BNP Paribas Real Estate to advise on a 'Financial Viability Assessment' dated December 2016 submitted by Bilfinger GVA on behalf of Leopard Guernsey Anchor Propco Limited ('the Applicant') in relation to its development ('the Development') at VIP Industrial Estate, Charlton ('the Site').

The development comprises the redevelopment of the site to provide 975 residential units and commercial uses.

This report provides an independent review of the Applicant's viability assessment in order to advise the Council whether the Applicant's conclusion that the scheme cannot support more than 15% affordable housing is reasonable.

1.1 BNP Paribas Real Estate

BNP Paribas Real Estate is a leading firm of chartered surveyors, town planning and international property consultants. The practice offers an integrated service from nine offices in eight cities within the United Kingdom and over 180 offices, across 37 countries in Europe, Middle East, India and the United States of America, including 16 wholly owned and 21 alliances. In 2005, the firm expanded through the acquisition of eight offices of Chesterton and in 2007, the firm acquired the business of Fuller Peiser. We are a wholly owned subsidiary of BNP Paribas, which is the number one bank in France, the second biggest bank in the Euro Zone and one of only six top rated banks worldwide.

BNP Paribas Real Estate has a wide ranging client base, acting for international companies and individuals, banks and financial institutions, private companies, public sector corporations, government departments, local authorities and registered providers ('RPs').

The full range of property services includes:

- Planning and development consultancy;
- Affordable housing consultancy;
- Valuation and real estate appraisal;
- Property investment;
- Agency and Brokerage;
- Property management;
- Building and project consultancy; and
- Corporate real estate consultancy.

This report has been prepared by Jamie Purvis MRICS and reviewed by Anthony Lee MRICS MRTPI, RICS Registered Valuer.

The Affordable Housing Consultancy of BNP Paribas Real Estate advises landowners, developers, local authorities and RPs on the provision of affordable housing.

In 2007 we were appointed by the GLA to review its Development Control Toolkit Model (commonly referred to as the 'Three Dragons' model). This review included testing the validity of the Three Dragons' approach to appraising the value of residential and mixed use developments; reviewing the variables used in the model; and advising on areas that required amendment in the re-worked toolkit. We were appointed again in 2012 by the GLA to review the Three Dragons model and our recommendations were carried forward to the 2014 version of the Toolkit.

Anthony Lee is a member of the RICS '*Experts in Planning Service*' panel, which was established in March 2009 to support the Planning Inspectorate on major casework and local development plan work submitted for independent examination. He was also a member of the working group which drafted guidance for planning authorities on viability, which was published by the Local Housing Delivery Group in June 2012 as '*Viability Testing Local Plans: Advice to Planning Practitioners*'.

In addition, we were retained by the Homes and Communities Agency ('HCA') to advise on better management of procurement of affordable housing through planning obligations.

The firm has extensive experience of advising landowners, developers, local authorities and RPs on the value of affordable housing and economically and socially sustainable residential developments.

1.2 Report Structure

This report is structured as follows:

Section two provides a brief description of the Development;

Section three describes the methodology that has been adopted;

Section four reviews the assumptions adopted by the Applicant, and where necessary, explains why alternative assumptions have been adopted in our appraisals;

Section five sets out the results of the appraisals;

Finally, in **Section six**, we draw conclusions from the analysis.

1.3 Disclaimer

In accordance with PS 1.6 of the RICS Valuation – Professional Standards (January 2014 Edition) (the 'Red Book'), the provision of VPS1 to VPS4 are not of mandatory application and accordingly this report should not be relied upon as a Red Book valuation.

2 The Site and Description of the Development

2.1 Site Location and Description

The Site is located in Charlton, south east London, in the Royal Borough of Greenwich. It is situated adjacent to the junction of Bugsby Way and Anchor and Hope Lane approximately 350m north of Charlton Railway Station and 500 m south west of the Thames Barrier. It is located within the Charlton Riverside Opportunity Area and Strategic Development Location.

The site extends to c. 2.52ha and comprises 2 parcels of land referred to as Plot A (northern plot) and Plot B (southern plot) which currently accommodate a number of industrial units forming the VIP Industrial Estate. The site is bound to the west by Anchor and Hope Lane and residential cul de sac developments of Atlas Gardens and Derrick Gardens, and to the south, east and north by commercial / light industrial buildings.

2.2 Planning History

We have reviewed the Council's planning website and we understand that the site has not been subject to any recent redevelopment proposals.

2.3 The Proposed Development

The Applicant is seeking planning permission for:

“Demolition of existing buildings and construction of 9 buildings ranging from 2 to 28-storeys in height for 975 units for residential use, with Class B1 employment space and flexible uses comprising Class A1 (retail), Class A3 (Cafe/ Restaurant), Class D1 (Community Use) and Class D2 (Leisure) at ground floor and first floor level, alterations to existing vehicular access and creation of new pedestrian access from Hope and Anchor Lane and the riverside, creation of new areas of open space and landscaping together with the provision of associated car parking, cycle space, refuse and recycling storage, plant and all other associated works”.

3 Methodology

The Applicant has submitted their appraisal using Argus Developer.

We have also used Argus Developer to appraise the development proposals. Argus is a commercially available development appraisal package in widespread use throughout the industry. It has been accepted by a number of local planning authorities for the purpose of viability assessments and has also been accepted at planning appeals. Banks also consider Argus to be a reliable tool for secured lending valuations. Further details can be accessed at www.argussoftware.com.

This cash-flow approach allows the finance charges to be accurately calculated over the development/sales period. The difference between the total development value and total costs equates to either the profit (if the land cost has already been established) or the residual value. The model is normally set up to run over a development period from the date of the commencement of the project and is allowed to run until the project completion, when the development has been constructed and is occupied.

Essentially, such models all work on a similar basis:

- Firstly, the value of the completed development is assessed;
- Secondly, the development costs are calculated, using either the profit margin required or land costs (if, indeed, the land has already been purchased).

The difference between the total development value and total costs equates to either the profit (if the land cost has already been established) or the residual value.

The output of the appraisal is a Residual Land Value ('RLV'), which is then compared to an appropriate benchmark, often considered to be the Current Use Value ('CUV') of the site plus, where appropriate, a landowner's premium.

An Alternative Use Value ('AUV') may also constitute a reasonable benchmark figure where it is considered to be feasible in planning and commercial terms. Development convention and GLA guidance suggests that where a development proposal generates a RLV that is higher than the benchmark, it can be assessed as financially viable and likely to proceed. If the RLV generated by a development is lower than the benchmark, clearly a landowner would sell the site for existing or alternative use or might delay development until the RLV improves.

4 Review of Assumptions – March 2017

In this section, we review the assumptions adopted by the Applicant in their assessment of the proposed development.

4.1 Market Housing Values

The proposed market housing units generate revenue of c. £338.25m equating to a blended capital value of £611 per sq/ft. In support of these sales values the Applicant has submitted a unit pricing schedule prepared by JLL dated 23 November 2016 in addition to comparable evidence of asking prices and sale prices from developments located within a close proximity to the subject site.

We tabulate in Table 4.1.1 a summary of the sales values provided by JLL.

Table 4.1.1: JLL Proposed scheme sales values

Unit Type	Avg. Floor Area (sq/ft)	Minimum Sale Price	Maximum Sale Price	Avg. Sale Price	Minimum £PSF	Maximum £PSF	Avg. £PSF
Studio	436	£253,000	£356,000	£302,093	£593	£818	£693
1 bed	517	£256,000	£401,500	£334,321	£600	£746	£646
2 bed	702	£260,000	£521,500	£425,592	£540	£731	£606
2 bed duplex	877	£445,000	£495,000	£465,000	£499	£552	£530
3 Bed	842	£379,500	£619,000	£514,514	£535	£743	£611
3 bed town house	1,450	£595,000	£633,500	£607,800	£403	£426	£419
3 bed duplex	1,210	£575,000	£575,000	£575,000	£475	£475	£475
4 bed	998	£595,000	£620,500	£606,500	£588	£619	£608
4 bed duplex	1,618	£665,000	£675,000	£671,667	£395	£447	£415
4 bed town house	1,471	£615,000	£696,000	£642,100	£379	£465	£436
Total/Avg	679	£253,000	£696,000	£414,641	£379	£818	£611

JLL have not provided any comparable evidence or valuation commentary to support the values they have prepared. However, the Applicant's viability assessment sets out commentary on developments located in Greenwich and Woolwich and we tabulate in Table 4.1.2 the developments referred to.

Table 4.1.2: Comparable developments

Scheme	Distance to Subject Site
Greenwich Millenium Village	c. 400 metres
No 1 & No 2 Riverside, Greenwich Peninsula	c. 1.8 kilometres
The River Gardens, Greenwich Wharf	c. 1.5 kilometres
Enderby Wharf, Christchurch Way, Greenwich	c. 1.8 kilometres
The Academy, Academy Road, Woolwich Common	c. 2.4 kilometres

The Applicant considers that Greenwich Millenium Village (GMV) is the most reliable comparable due to its close proximity to the subject site and that it does not benefit from the same level of amenity as the developments located in Greenwich. We do not consider that the Applicant's comments are

unreasonable and agree that GMV is the most appropriate scheme from which to benchmark the proposed scheme sales values against.

The Applicant has provided a schedule detailing asking prices at GMV and we tabulate these sales in Table 4.1.3.

Table 4.1.3: November 2016 GMV Asking Prices

Plot Ref	Floor	Beds	Floor Area (sq/ft)	Asking Price	£PSF
Plot 4 103	2	1	563	£422,500	£750
Plot 7 103	2	1	563	£425,000	£755
Plot 8 103	3	1	563	£422,500	£750
Plot 11 103	3	1	563	£425,000	£755
Plot 12 107	4	1	588	£410,000	£697
Plot 2 209	G	2	832	£499,995	£601
Plot 10 103	3	2	851	£560,000	£658
Plot 37 103	8	2	1,033	£600,000	£581
Plot 39 103	2	2	905	£560,000	£619
Plot 43 103	3	2	905	£565,000	£624
Plot 2 107	G	3	1,258	£620,000	£493

We have also had regard to recent asking prices at GMV and we tabulate these in Table 4.1.4.

Table 4.1.4: Current GMV Asking Prices

Plot Ref	Building	Floor	Beds	Floor Area (sq/ft)	Asking Price	£PSF
3	Iverna Quay	1	1	563	£410,000	£728
7	Iverna Quay	2	1	563	£415,000	£737
11	Iverna Quay	3	1	563	£415,000	£737
8	Iverna Quay	3	1	563	£425,000	£755
20	Iverna Quay	6	1	563	£430,000	£764
2	Iverna Quay	1	2	911	£530,000	£582
17	Iverna Quay	5	2	865	£535,000	£618
39	Iverna Quay	2	2	906	£540,000	£596
43	Iverna Quay	3	2	905	£545,000	£602
13	Iverna Quay	4	2	850	£545,000	£641
6	Millenium Terrace	2	2	1,055	£560,000	£531
10	Iverna Quay	3	2	851	£560,000	£658
57	Iverna Quay	6	2	930	£610,000	£656
69	Iverna Quay	9	2	930	£625,000	£672
71	Iverna Quay	10	2	856	£630,000	£736
12	Iverna Quay	G	3	1,309	£660,000	£504
10	Iverna Quay	G	3	1,309	£675,000	£516

In summary, current asking prices at GMV range from £410,000 to £430,000 for 1 bed apartments, £530,000 to £625,000 for 2 bed apartments and £660,000 to £675,000 for 3 bed apartments. We

highlight that the majority of the asking prices tabulated above are for apartments located below the 7th floor whilst the proposed scheme rises to a maximum of 27 storeys.

We have considered information contained on the Molior database and the proposed scheme sales values tabulated in Table 4.1.1 appear to be similar to or are lower than asking prices at GMV in October 2015. We set out below the following commentary on the Molior database for GMV from October 2015:

“The current pricelist shows 1-beds from £365,000, 2 beds from £460,000 and an average of £582 psf”.

We have compared the proposed scheme sales values against the asking prices at GMV and we have increased the Applicant’s proposed scheme sales values by an overall increase of 20% which generates revenue of c. £406m. We tabulate in Table 4.1.5 our average sale prices for each unit type compared to the Applicant’s average sales value.

Table 4.1.5: BNPPRE Sale Prices compared to the Applicant’s Sale Prices

Unit Type	Applicant’s Avg. Sale Price	BNPPRE Avg. Sale Price
Studio	£302,093	£362,512
1 bed	£334,321	£401,185
2 bed	£425,592	£510,710
2 bed duplex	£465,000	£558,000
3 Bed	£514,514	£617,417
3 bed town house	£607,800	£729,360
3 bed duplex	£575,000	£690,000
4 bed	£606,500	£727,800
4 bed duplex	£671,667	£806,000
4 bed town house	£642,100	£770,250

4.2 Sales Rate Assumptions

The Applicant has assumed that each of the market housing buildings will achieve 50% off plan sales with the remaining units to sell at a rate of 8 per month. We consider that the Applicant’s sales rate assumptions are pessimistic and we have adopted 70% off-plan sales with the remaining units in each building selling over a 3 month post practical completion sales programme.

4.3 Ground Rent Revenue

The Applicant has adopted the following ground rents.

Table 4.3.1: Ground rents

Unit Type	Ground Rent Per Annum
Studio	£200
1 bed	£250
2 bed	£350
3 bed	£450
4 bed	£500

The ground rents have been capitalised at 5.5% which generates a gross revenue of c. £5.15m. We do not consider that the ground rents per unit type are unreasonable, however, we have capitalised the ground rents at 5% generating revenue of £5.49m.

4.4 Affordable Housing Revenue

The affordable housing units generate revenue of c. £26.32m equating to a blended capital value per sq/ft of c. £246. In support of this revenue, the Applicant states they have adopted a value of £227 per sq/ft for the affordable rented units and £299 per sq/ft for the intermediate units.

We have not been provided with the affordable housing unit mix that informs the values adopted by the Applicant for each tenure. We therefore request that this is provided so that we can test the values relied upon by the Applicant. In relation to the intermediate units we require clarification from the Applicant with regards to the affordability criteria that has been assumed for the intermediate units.

For the purpose of this initial report we have adopted the Applicant's affordable housing values. However, pending receipt of the affordable housing unit mix and affordability criteria our current adopted affordable housing values may be subject to revision.

4.5 Car Parking Revenue

The Applicant has adopted a value of £20,000 for each of the 198 car parking spaces generating revenue of £3.96m. The Applicant states that the value per parking space reflects values achieved at Millenium Village. The Applicant has not provided any information to support this statement and we therefore request further information to support this value.

4.6 Commercial Revenue

The proposed scheme will provide a range of commercial uses that generate a gross revenue of c. £7.13m and we tabulate these uses in Table 4.6.1 together with the Applicant's revenue assumptions.

Table 4.6.1: Proposed Scheme Commercial Uses/Revenue Assumptions

Use	Area (sq/ft)	Rent £PSF	Yield
Office x 2	13,626	£20	7%
Retail x 2	3,860	£20	7%
Restaurant x 2	2,174	£20	7%
Creche	4,383	£15	7.5%
Healthcare	1,282	£15	7%
Total	25,325	-	-

We tabulate in Table 4.6.2 the comparable evidence that informs the Applicant's commercial revenue.

Table 4.6.2: Comparable Evidence

Use	Address	Date	Rent £PSF	Yield	Comments
Office	Suite A, Theatro, Creek road, SE8	Oct-16	£16	-	Greenwich, Grade B
Office	52-54 Thurston Road, SE13	Aug-16	£18	-	Grade A, 2014
Office	8 Greenwich View Place	Apr-15	£28	4.77%	Investment sale, occupied by Bloomberg, located in Docklands

Use	Address	Date	Rent £PSF	Yield	Comments
Office	Mitre Building, SE10	Sep-16	-	4%	Located in close proximity to North Greenwich Underground Station
Retail/Restaurant	Unit 3, Block 1, Greenwich Square	Nov-14	£21	-	-
Retail/Restaurant	234 Trafalgar Road, SE10	Jan-15	£27	-	-
Retail/Restaurant	7-9 The Grove, Stratford	May-16	-	-	Failed auction sale, a sales at the final bid would have reflected a NIY of 7.56%
Retail/Restaurant	166 Metcalfe Court, SE10	Oct-15	-	5.41%	-

We have considered the evidence base relied upon by the Applicant and we have undertaken our own research. There is limited comparable evidence in the locality to support the rents/yields adopted by the Applicant. However, for the purpose of this report we have adopted the Applicant's commercial revenue assumptions.

The Applicant has assumed that the commercial uses will be sold to an investor 13 months after practical completion of each building. We consider that a 13 month period is excessive and we have assumed that the commercial uses will be sold 6 months following practical completion.

4.7 Construction Costs

The proposed scheme construction costs are c. £225.82m and in support of these costs the Applicant has submitted an undated cost plan prepared Acumen Portfolio Solutions. The Council has instructed WTP to review the cost plan and in summary WTP have assessed the proposed scheme costs at c. £218m which is c. £7.59m lower than the Applicant's cost plan. We attached as Appendix 1 a copy of the WTP cost review.

For the purpose of this report and pending further discussion between the cost consultants we have amended the base construction costs to reflect WTP's cost assessment.

4.8 Professional Fees

The Applicant has adopted an allowance for professional fees equating to 12.5%. We consider that the Applicant's professional fee allowance falls outside the upper end of the expected range and we have adopted professional fees of 12%.

4.9 Finance Costs

The Applicant's viability assessment adopts a finance rate of 6.5%. We do not consider that the Applicant's finance rate falls outside of current lending requirements.

4.10 Planning Obligations and CIL

The Applicant has adopted the following planning obligation and CIL payments tabulated in Table 4.10.1

Table 4.10.1: Planning Obligations

Planning Obligation	Cost Adopted
S106	£200,000
Mayoral CIL Plot A	£667,300
Borough CIL Plot A	£1,231,611

Planning Obligation	Cost Adopted
Mayroal CIL Plot B	£362,802
Borough CIL Plot B	£686,032
Total	£3,147,745

We would welcome confirmation from the Council whether these payments are appropriate.

4.11 Profit

The proposed scheme appraisal generates a blended profit of 17.89% which falls marginally below the Applicant's target blended profit of 18% on value. The Applicant has not set out how the blended profit has been arrived at and we require clarification with regards to target profit returns for each of the proposed scheme uses. For the purpose of this report we have adopted the Applicant's target return of 18% on value. However, pending receipt of further information our target profit return may be subject to revision.

4.12 Marketing, Letting, Sales & Legal Fees

The Applicant's appraisal has adopted the following fees which we tabulate below in Table 4.12.1.

Table 4.12.1: Marketing, Sales & Disposal Fees

Cost Heading	Cost %
Letting Agent Fee	10%
Letting Legal Fee	5%
Market Housing Sales Agent Fee	3%
Affordable Housing Sales Agent Fee	1%
Sales Legal Fee	0.5%

For the purpose of this assessment we do not consider that the Applicant's letting and sales agent fees are unreasonable. However, we consider that the sales legal fee of 0.5% (£1,929 per unit) is excessive and we have reduced this to 0.25% (£1,139 per unit). We have also removed the affordable housing sales agent fee to reflect the opportunity for the developer to dispose of these units to a RP.

4.13 Project Programme

We request the detailed project programme that informs the appraisal cash flow so that we can understand the critical path of the project. We also note that the proposed scheme appraisal assumes a total duration of over 3 years to demolish the existing industrial estate which appears to be excessive. Furthermore, it is unclear why the Applicant has assumed that the existing industrial units will generate revenue for the scheme from May 2017 to April 2018 when the vast majority of the tenancies will have ended. We therefore question whether construction on site could commence at an earlier stage in the project programme.

5 Analysis – March 2017

5.1 Benchmark Land Value (Site Value)

The Applicant has adopted a site value of c. £15m based upon an analysis of industrial land transactions.

We have considered the Applicant's site value and we comment further below.

Site Value is defined in the RICS GN as follows (para 3.3.3):

*“Site Value should equate to the Market Value subject to the following assumption; **that the value has regard to the development plan policies** and all other material considerations and disregards that which is contrary to the development plan”.*

On the basis of the above definition, we have disregarded the evidence and rationale for considering land transactions in forming an opinion of site value as the definition directs that the value has regard to development plan policies.

The transactions referred to by the Applicant are for sites located in the Charlton Riverside Masterplan and the Applicant states that the *“the majority of these comparables reflect hope value, on the assumption that under the masterplan, the sites will receive planning permission for residential use”*. As the sales relied upon by the Applicant will reflect hope value for future redevelopment for alternative uses we have not considered the Applicant's approach to ascertaining the site value.

Analysing and having regard to land transactions demonstrates a significant lack of transparency in terms of how prices paid for sites have been formulated and whether planning policy was considered and adhered to.

We set out the below some examples of issues that may arise:

- Land transactions are often based on bids that ‘take a view’ on reducing planning policy requirements such as affordable housing below Local Authority target levels. This can result in the prices paid for sites being too high to allow for policy targets to be met. This contradicts the RICS definition of site value set out above which directs that site value should have regard to planning policy.
- It is unclear whether prices paid for land actually reflect current planning policy in terms of density and acceptable site uses. Developers often “land bank” sites and it is unknown whether prices paid reflect the expectations that a more intense development scheme could be built in the future than would be currently acceptable in policy terms.
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- It is unknown what level of profit was assumed by each of the developers when preparing their bids. In a competitive bidding situation developers often reduce profit assumptions below current market requirements in the expectation they can claw back this profit as and when the scheme is built out and sold.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. In addition, they will often factor in the potential to reduce construction costs.
- Given that the common approach for assessing development proposals for viability testing is on the basis of current day values and current day costs. To adopt a benchmark land value

based upon land transactions that assume forecast values and costs will result in an inconsistent comparison (i.e. current values against the developer's assumed future values). As a result, using such transactions could produce unreliable and misleading results.

In addition to considering land transactions, the Applicant has considered the existing use value of the site which generates a site value of £8.25m. In arriving at this value the Applicant has had regard to the current passing rents for each of the industrial units which range from c. £4 per sq/ft to c. £64 per sq/ft. The Applicant states that as the units are held on short term leases pending redevelopment the EUV assume that the units will be subject to leases of 3-5 years let at market rents.

The Applicant's market rents range from c. £4 to c. £72 per sq/ft which generate a yearly rent of c. £0.53m capitalised at 6%.

The Applicant's rent schedule also identifies the following 2 units tabulated in Table 5.1.1.

Table 5.1.1: Rent Schedule

Unit	Floor Area (sq/ft)	Passing Rent £PSF	Market Rent £PSF	Rent Per Annum
Workshop & Yard	4,892	£12.26	£18.21	£89,100
Building & Yard	1,396	£63.77	£71.79	£100,200

In relation to the above units it is unclear why the rent per sq/ft for these units is high in comparison to other units in the industrial estate. We appreciate that these 2 units have yards, however, in the absence of further information in relation to the size of the yards and tenancy details we are unable to consider the rent of these units in further detail. We therefore request that further information is provided in relation to these units.

The Applicant has also valued the site on the basis of industrial redevelopment which generates a site value of c. £12.38m. The site area overall is c. 2.52 hectares (6.25 acres) and the Applicant has valued the redevelopment of the site on the basis of a 2 acre site assuming a site coverage of 50% and we tabulate the Applicant's appraisal assumptions in Table 5.1.2.

Table 5.1.2: Industrial Redevelopment Appraisal Assumptions

Appraisal Input	Assumption
Rent	£12 per sq/ft
Yield	5.25%
Mayoral CIL	£70,571
Build Costs	£55 per sq/ft
Contingency	5%
Professional Fees	12%
Letting Agents Fee	10%
Letting Legal Fees	5%
Sale Agent Fee	1%
Sales Legal Fee	0.5%
Finance Rate	6.5%
Profit on Cost	15%

We highlight that we have not been provided with a copy of the appraisal model that informs the site value of c. £12.38m and we request that the Applicant provides the appraisal model. Pending receipt of the appraisal model we make the following initial observations in relation to the following:

- **Build Costs** – the mean BCIS cost rate new build industrial units is c. £71 per sq/ft and on that basis the Applicant’s cost appears to be understated. Furthermore, we would expect additional costs to be adopted to reflect external works etc;
- **Rent Free/Void Periods** – it is unclear whether the Applicant has reflected rent free and void periods within their appraisal;
- **Demolition Costs** – the appraisal does not appear to reflect demolition costs which in the proposed scheme equate to c. £2.93m;
- **Valuation Approach** – it is unclear why the Applicant has adopted an approach where a 2 acre site is valued and the residual value on a price per acre is applied to the entire site. Based upon our calculations, the floor area of the new industrial units would be in excess of 130,000 sq/ft whilst the existing industrial accommodation totals c. 68,000 sq/ft. On that basis, it is unclear whether the approach adopted by the Applicant is feasible due to the shape of the site.

For the purpose of this initial report, we have adopted a site value based upon the Applicant’s existing use value of the site of £8.25m in addition to a landowner’s premium of 20% which generates a site value of £9.9m. However, we highlight that we have requested additional information from the Applicant to support their site value and consequently our benchmark site value may be subject to revision.

5.2 Appraisal Results

We tabulate below the results of the Applicant’s viability assessment.

Table 5.2.1: Applicant Appraisal Results

Fixed Site Value	Proposed scheme profit (% / £m)	Target Profit Return (% / £m)	Surplus / Deficit (% / £m)
£15m	17.89% / c. £68.08m	18% / £68.51m	- 0.11% / - £0.43m

In summary, the Applicant’s proposed scheme appraisal with 15% affordable housing generates a deficit of £0.43m.

We tabulate in Table 5.2.2 the results of our review of the Applicant’s viability assessment.

Table 5.2.2: BNPPRE Appraisal Results with 15% affordable housing

Fixed Site Value	Proposed scheme profit (% / £m)	Target Profit Return (% / £m)	Surplus / Deficit (% / £m)
£9.9m	35.53% / c. £159.44m	18% / £68.51m	17.53% / £90.93m

In summary, our assessment demonstrates that the proposed scheme with 15% affordable housing generates a surplus of £90.93m.

We tabulate in Table 5.2.3 our assessment of the proposed scheme with 35% affordable housing.

Table 5.2.3: BNPPRE Appraisal Results with 35% affordable housing

Fixed Site Value	Proposed scheme profit (% / £m)	Target Profit Return (% / £m)	Surplus / Deficit (% / £m)
£9.9m	22.47% / c. £84.46m	18% / £67.52m	4.12% / £16.94m

In summary, our assessment of the proposed scheme with 35% affordable housing generates a surplus of £16.94m and the scheme with 35% affordable housing is viable.

6 Conclusions – March 2017

We have reviewed the Applicant's viability assessment which seeks to demonstrate that the proposed scheme cannot support more than c. 15% affordable housing as the proposed scheme generates a deficit of c. £0.43m.

We have undertaken our own assessment of the proposed scheme. In summary, our assessment of the scheme with 15% affordable housing generates a surplus of c. £90.93m. We have also modelled the scheme with 35% affordable housing and our assessment generates a surplus of c. £16.94m and consequently the scheme is viable with 35% affordable housing.

We highlight that our initial viability conclusions will be subject to further discussion with the Applicant and we have requested further information in relation to several of the Applicant's appraisal assumptions. Consequently, our initial viability conclusions may be subject to revision.

7 Conclusions – June 2017

Following on from our March 2017 report the Applicant has submitted further information to support their viability conclusions and we set out under the headings our comments in respect of this additional information.

7.1 Market Housing Sales Values

In support of the market housing sales values the Applicant has submitted a report prepared by JLL dated March 2017 which provides additional comparable evidence. We tabulate below the average achieved sale/asking prices referred to by JLL at River Gardens, Precision, and GMV.

Table 7.1.1: Average Achieved Sales Values at River Gardens

Unit Type	Number of Units	Av. Sq/ft	Av. Value	Av. £PSF
1 Bed	29	611	£433,750	£709
2 Bed	24	784	£573,458	£731
3 Bed	25	993	£699,280	£704
Total	78	787	£561,843	£714

Table 7.1.2: Average Asking Prices at Precision

Unit Type	Number of Units	Av. Sq/ft	Av. Asking Price	Av. £PSF
1 Bed	3	585	£386,333	£661
2 Bed	6	797	£510,000	£640
3 Bed	2	1,195	£711,500	£595

Table 7.1.3: Average Achieved Sales Values at GMV

Unit Type	Number of Units	Av. Sq/ft	Av. Value	Av. £PSF
1 Bed	26	613	£398,844	£650
2 Bed	25	874	£498,400	£570
3 Bed	1	1,340	£450,922	£461
Total	52	753	£450,922	£599

We have considered the report prepared by JLL and we have considered the sales at GMV in further detail and whilst average sales have been provided there is ambiguity in respect of when the sales transacted and when the sale prices were agreed. We requested the evidence base that informs the average sales values at GMV and we have met with JLL to review their sales evidence. In summary, we consider that the evidence base that informs the proposed scheme sales values is inadequate and does not allow for a valid comparison to be made against the pricing schedule prepared by JLL.

In summary, there is considerable ambiguity with regards to the appropriateness of the proposed scheme sales values. We consider that the values are understated, however, due to the nature of the proposed scheme and limited sales evidence we have modelled a sensitivity which demonstrates scheme performance in the event that sales values increase by 10%, 15% and 20%.

7.2 Car Parking Revenue

The Applicant has confirmed that car parking spaces have sold for £20,000 each at GMV and we do not consider that a value of £20,000 per parking space is unreasonable for the proposed scheme.

7.3 Project Programme

The Applicant has provided a project programme which provides clarification regarding our query on the 3 year demolition period as this period covers demolition, strip-out, substructure and podium works etc. On the basis of the project programme provided the duration does not appear to be unreasonable given the scale of the scheme.

7.4 Section 106 and Community Infrastructure Levy

We have been advised by the Council that the combined mayoral and borough CIL has increased to c. £6.94m and that a S106 payment would be in the region of £5m to £7m. We have therefore adopted S106 costs of £6m.

7.5 Construction Costs

WTP have held further discussions with the Applicant's cost consultant, however, we understand that these discussions have not resulted in an agreed position on the construction costs. Our final conclusions therefore adopts WTP's construction costs of c. £218m.

7.6 Benchmark Land Value (Site Value)

We have discussed the site value in further detail with the Applicant. Our March 2017 report adopted a 20% landowner's premium, we have considered the premium and on the basis that the site is located in the Charlton Riverside Opportunity Area we have increased this premium to 30% which increases our site value to c. £10.73m.

7.7 Appraisal Results

We tabulate below our final conclusions in respect of the viability of the proposed scheme. We have initially tested the Applicant's market housing values, however, as set out in section 7.1 we have also modelled increases in sales values of 10%, 15% and 20%

Table 7.7.1: BNPPRE Appraisal Results with 15% affordable housing and Applicant's sales values

Fixed Site Value	Proposed scheme profit (% / £m)	Target Profit Return (% / £m)	Surplus / Deficit (% / £m)
£10.73m	20.19% / £76.95m	18% / £68.58m	2.19% / £8.37m

In summary, our assessment demonstrates that the proposed scheme with 15% affordable housing generates a surplus of £8.37m.

Table 7.7.2: BNPPRE Appraisal Results with 15% affordable housing and Applicant's sales values and a 10% increase in market housing sales values

Fixed Site Value	Proposed scheme profit (% / £m)	Target Profit Return (% / £m)	Surplus / Deficit (% / £m)
£10.73m	26.90% / £111.58m	18% / £74.52m	8.90% / £37.06m

In summary, our assessment demonstrates that the proposed scheme with 15% affordable housing and a 10% increase in market housing revenue generates a surplus of £37.06m.

Table 7.7.3: BNPPRE Appraisal Results with 15% affordable housing and Applicant's sales values and a 15% increase in market housing sales values

Fixed Site Value	Proposed scheme profit (% / £m)	Target Profit Return (% / £m)	Surplus / Deficit (% / £m)
£10.73m	29.86% / £128.99m	18% / £77.75m	11.86% / £51.24m

In summary, our assessment demonstrates that the proposed scheme with 15% affordable housing and a 15% increase in market housing revenue generates a surplus of £51.24m.

Table 7.7.4: BNPPRE Appraisal Results with 15% affordable housing and Applicant's sales values and a 20% increase in market housing sales values

Fixed Site Value	Proposed scheme profit (% / £m)	Target Profit Return (% / £m)	Surplus / Deficit (% / £m)
£10.73m	32.52% / £145m	18% / £80.74m	14.52% / £64.26m

In summary, our assessment demonstrates that the proposed scheme with 15% affordable housing and a 20% increase in market housing revenue generates a surplus of £64.26m.

8 Final Conclusion – September 2017

Since issuing our June 2017 the Applicant has submitted further information in relation to the proposed scheme sales values in a letter dated 21 July 2017. The Applicant has attached to their correspondence a letter prepared by JLL dated 18 July 2017, a report prepared by Savills dated July 2017 and a report prepared by CBRE dated 20 July 2017.

In summary, CBRE have valued the proposed scheme at a blended value of £610 per sq/ft, Savills have valued the scheme at £612 per sq/ft whilst JLL maintain their pricing at £611 per sq/ft.

The Applicant's letter states that GMV is achieving an average sales rate of £599 per sq/ft whilst Precision is achieving £640 per sq/ft. We highlight that the GMV launched in 2013 whilst Precision launched in 2015 and consequently the blended sales values referred to by the Applicant will be influenced by historic sales.

The Applicant also states that the comparable developments relied upon have the benefit of help to buy whereas the proposed scheme will not as help to buy will end in 2021, however, viability best practice directs that regard is had to current day values and consequently the proposed scheme values should also reflect current circumstances.

The Applicant's letter dated 21 July 2017 makes reference to sales values from GMV in blocks 206 and 207, however, the sale prices referred appear to relate to blocks that were marketed in October 2015 as the sale prices are consistent with asking prices on MOLIOR.

We have reviewed the additional information submitted by the Applicant and on the basis of the limited evidence currently available with regards to sales at GMV we do not consider that the sales values currently adopted are unreasonable. However, our conclusions with regards to appropriate sales values may be subject to revision as and when further sales evidence is available at GMV. We would therefore recommend that the Council considers implementing a review mechanism so that sales values can be reconsidered at an agreed point in the future.

We tabulate in Table 8.1.1 our viability conclusions.

Table 8.1.1: BNPPRE Appraisal Results with 15% affordable housing and Applicant's sales values

Fixed Site Value	Proposed scheme profit (% / £m)	Target Profit Return (% / £m)	Surplus / Deficit (% / £m)
£10.73m	20.19% / £76.95m	18% / £68.58m	2.19% / £8.37m

In summary, our assessment demonstrates that the proposed scheme with 15% affordable housing generates a surplus of £8.37m.