

Financial Viability Assessment

Land Adjacent To 67, Braiswick,
Colchester, CO4 5BQ

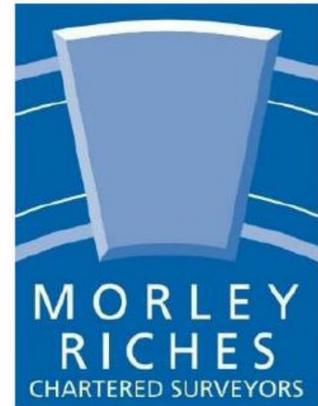
Planning Ref: 22/0526

4&5 The Cedars, Apex 12, Colchester CO7 7QR



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T: 01206 505709 www.morleyriches.co.uk



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Land Adjacent To 67, Braiswick, Colchester, CO4 5BQ

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Land Adjacent To 67, Braiswick, Colchester, CO4 5BQ

Arbora Homes Limited
3 Tollgate Business Park
Tollgate West, Stanway
Colchester
Essex
CO3 8AB

Our Ref: pdr/
Your Ref: Charlotte Howard
Date: 28 February 2025
Email: peter@mrallp.co.uk

Dear Sirs

Land Adjacent To 67, Braiswick, Colchester, CO4 5BQ

Background

In accordance with National Planning Guidance, a Financial Viability Assessment is required to determine whether a development can afford to meet any 'non-CIL' related planning obligations or other financial contributions.

Planning permission and Reserved Matters Approval has been granted for the development of 27 no. dwellings as described herein. An application is to be made under s73 of the Town and Country Planning Act 1990 to vary both the tenure and site layout/roof plans approved under reserved matters approval 220526, which will in effect seek the removal from the consent of 8 units required for sale as Affordable Housing. Condition 18 in the Reserved Matters Approval requires a 10% Biodiversity Net Gain. The s73 application will seek the removal of this condition.

The purpose of this report is to examine whether the development can support the provision of Affordable Housing and the financial contributions required in accordance with the local plan policy, the outline permission granted and the accompanying s106 Planning Agreement.

Instructions

We are instructed to prepare a Financial Viability Assessment (FVA) in accordance with the RICS¹ and National Planning Guidance² and the NPPF³. The FVA is to objectively test the viability of this development based on the provision of a market risk adjusted return to the developer.

The viability of the proposed development is measured by comparing the Residual Land Value (RLV) to the Benchmark Land Value (BLV). If the RLV exceeds the BLV, the scheme is deemed to be viable. Similarly, if the RLV is less than the BLV the scheme is not viable.

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

This report is not a valuation and should not be relied upon as such. In accordance with PS1 (5.2) of the RICS Valuation – Professional Standards – Global Standards 2021 (the 'Red Book'), the provisions of VPS1 to VPS5 are not of mandatory application and accordingly this report should not be relied upon as a Red Book valuation.

¹ Financial Viability in Planning: Conduct and Reporting - May 2019

² NPPG – Paragraph 8 – May 2019

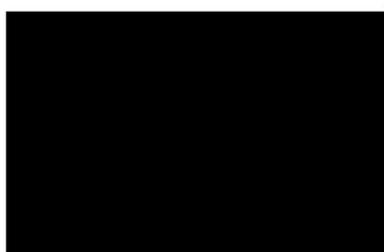
³ NPPF - Paragraph 57 - Feb 2019

In carrying out this assessment, we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information. We are not aware of any conflicts of interest in relation to this assessment. In preparing this report, no 'performance-related' or 'contingent' fees have been agreed.

Client	Arbora Homes Limited (the Applicant)
Purpose of Report	Financial Viability Assessment
Subject of Valuation	Residential development of land adjacent to 67, Braiswick, Colchester CO4 5BQ
Interest to be valued	Freehold
Type of Property	Development of 27 no. houses
Basis of Assessment	Market Value - "The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion. "
Report prepared by	Peter Riches BSc (Hons) FRICS – an RICS Registered Valuer having sufficient skills, understanding and current local knowledge to undertake this assessment competently.
Sources of information	<ol style="list-style-type: none"> 1) Latest design drawings and details of proposed units – SPD Studio (See Appendix 1) 2) Build costs – ECCE Consulting – See Appendix 4 3) Projected sales values – Harris + Wood – See Appendix 7.
Publication restrictions	This report should not be reproduced without our prior consent although only the client, its professional advisers and the Local Authority may rely on the figures.
Limit of liability	The report contains an exclusion of liability to all other parties.

Executive summary

On the assumption all the dwellings can be sold in the open market, the proposed development has a Residual Land Value (RLV) which is less than the Benchmark Land Value (BLV), hence the development cannot support the provision of any affordable housing or other financial contributions. The provision of any such contributions would further reduce the viability of the project.



P D Riches BSc (Hons) FRICS
RICS Regulated Valuer No. 0069214

Morley Riches, Chartered Surveyors is part of the Morley Riches & Ablewhite Group

Directors Peter Riches BSc (Hons) FRICS • Samantha Morley

Rushbrigg Limited is registered in England & Wales No. 14612930. Registered office, 4&5 The Cedars, Apex 12, Old Ipswich Road, Colchester CO7 7QR

1) Situation

1.1 The application site is situated on the western edge of Colchester as shown on the plan in Appendix 6. Braiswick Road (B1508) runs in a north-west direction from the centre of Colchester leading to the village of West Bergholt and ultimately Sudbury. The application site lies to the north of Braiswick Road just before it crosses the A12. The site is located on the outskirts of Colchester City but inside the A12 which provides a firm border around the north of the city.

1.2 There is frontage development along Braiswick Road to the east of the application site, on both sides of the road. Further to the east there is recent development in the form of a residential estate along Keepers Green. There is also a bowling green. South of Braiswick Road, opposite the application site, is Westhouse Wood which has a public footpath along its western boundary alongside the A12. To the east of the woodland is development in depth behind the frontage housing. To the north of the application site is Colchester Golf Club.

1.3 See photos in Appendix 3.

2) Description

2.1 The proposed development has an area of 1.49 ha.

2.2 The site itself is rough grassland sloping steeply down to the north and northwest into a wooded area lying alongside the A12 which is raised above the lowest land at this point. St. Botolph's Brook runs along the western boundary of the site adjoining the A12. Within the wooded area there is a commercial building with access leading down a steep track from Braiswick Road. This lower area is susceptible to localised flooding.

2.3 The site level falls by approximately 15m from the entrance in a north westerly direction.

3) Services

3.1 It is assumed mains services are to be connected to each unit in the development and the appropriate right to use these services transferred to the purchasers.

3.2 The development budget allows for the cost of providing these services. See QS report in Appendix 4. In particular please note

- a) Each dwelling will have an air-source heat pump and PV cells in lieu of gas boilers.
- b) Each dwelling will have an EV charging point.
- c) A new sub-station will be required.
- d) New drainage connections are required and a SUDS scheme.
- e) Pumping station

3.3 It is assumed that the sewers and main services giving access to the property will be adopted.

4) Tenure

4.1 The property is freehold.

4.2 We are not aware of any other covenants, easements or restrictions which affect the development.

4.3 We have assumed the boundaries are marked by the obvious features and shown on the site plan in Appendix 1.

5) Description of proposed development

5.1 The latest version of the plans to be submitted with the application are shown in Appendix 1 together with a full break down of the individual units in Appendix 2.

5.2 The development will provide the following 27 units summarised in the following table.

Beds	Area m ²	Style	No.
2	79.0	Mid-terrace house	2
3	93.0	Semi-detached house	4
4	106.0	End terrace house	2
3	135.0	Semi-detached house	10
4	185.0	Detached House	7
5	262.0	Detached House	2
	3908.0	Total	27

5.3 All properties will have at least 2 parking spaces. 9 no. have detached single garages.

5.4 In addition to the retention of many mature trees and additional soft landscaping, the development plan shows an area of 1508 m² for communal open space.

6) Town Planning and other Statutory Matters

6.1 The site forms part of a wider allocation for residential development under the adopted local plan. The principle of this development has been established through the outline planning approval (with all matters except access reserved) granted at appeal, following the decision of the Council to refuse application 19/1522.

6.2 The application for the approval of reserved matters was approved on 11 September 2023.

6.3 A Planning Agreement dated 9 September 2020 was agreed as a condition of the Outline Permission under reference 19/1522.

7) Environmental Considerations

7.1 The application site is located within Flood Zone 1 which has a very low risk of flooding from rivers or the sea (less than 0.1%) according to Environment Agency Long Term Flood Risk Information⁴. The site is also outside any areas at risk of flooding from reservoirs. The site is not, therefore, considered to be particularly susceptible to flooding. (See Appendix 6)

7.2 Potential contamination risks are addressed under the conditions of the original outline permission and sufficient information has already been submitted pursuant to the discharge of these conditions, as confirmed by the Council's Contaminated Land Officer. There are therefore no concerns in this regard, with no further contamination work, required at this time.

8) Gross Development Value (GDV)

8.1 The GDV assumes all the houses can be sold in the open market.

8.2 A Rightmove Best Price Guide from November 2024 is attached as a separate document. It shows the following asking price ranges

Type	Low	High
4 Bed Detached	£550,000	£675,000
5 Bed Detached	£750,000	£1,150,000

⁴ **NB** The Environment Agency's indicative floodplain maps provide a general overview of areas of land in natural floodplains at risk of flooding from rivers and the sea. They use the best available historical flood records and computer models of river flows. The maps do not cover flooding from other sources such as groundwater run-off from hills or burst water mains etc. No account is taken of protection by man-made defences.

8.3 Harris + Wood have valued the homes at the subject property at an average of £4,005/m² for sale in the open market. See full breakdown in Appendix 7.

Type	Typical size	Average values	Average Prices
4 bed detached	186 m ²	£4,400/m ²	£865,000
5 bed detached	262 m ²	£3,578/m ²	£937,500
3 bed semi/terraced	135 m ²	£3,845/m ²	£510,000
2 bed terraced	79 m ²	£4,115/m ²	£325,000

8.4 The unit sizes are significantly greater than the minimum space standards typically used to appraise new home viabilities. Hence the rates per metre are lower.

8.5 New homes at Chesterwell (located on the opposite of Colchester Golf Course) have the following asking prices

Chesterwell Park	3 beds	£385,000
Chesterwell Park	4 beds	£525,000
Chesterwell Oaks	5 beds	£1,175,000
Chesterwell Grove	4 beds	£624,950 (£3472/m)

9) Basic Build Costs

9.1 A QS Cost estimate was prepared in May 2024. The figures have been increased in accordance with the BCIS All-In Tender Price index to Q1 2025.

	All in TPI	
Q2 2024	392	
Q1 2025	403	1.028

9.2 The adjusted rate of £2,360/m² used by the QS (See Appendix 4) is higher than both the median rates quoted by BCIS to reflect the high specification for this development required for the development to obtain planning permission. A copy of the specification is attached in Appendix 9 (separate PDF).

9.3 A price of £20,000 per garage has been allowed.

10) External & Site-specific costs

10.1 BCIS construction rates are for the building areas alone. They make no allowance for external works. The QS has provided an aggregate for Infrastructure and Site costs on £2.74m in section 3 of Appendix 4.

10.2 The table in Appendix 8 apportions these costs between the External Costs required for the residential development and the Abnormal Costs which are site specific and required to enable the delivery of the scheme. The site-specific costs are largely influenced by the cost of construction on a steeply sloping site.

10.3 These costs have been adjusted for inflation in accordance with the rates in 9.1 above.

11) Contingency

Allowed at 5% of the aggregate of the construction costs in accordance with the Local Plan viability report in the Evidence Base. (Note the QS recommends 10% at this stage of the design and application process.)

12) Professional Fees

8% of the aggregate of the construction costs has been applied. This is typical and within the acceptable range for a development of this size and nature. (Note the Local Plan evidence base⁵ allows 10% for fees on a development up to 50 dwellings.)

13) Disposal Costs

- Agent's fees – 1.5% of GDV
- Legal Fees - £1000 per dwelling
- Marketing budget - £50,000

The total amounts to 2.0% of GDV which is well within the acceptable range for a development of this size and nature. (Note the Local Plan evidence base allows 3% for disposal costs.)

14) Development Interest Costs

The Local Plan viability report in the Evidence Base published in June 2017, uses a figure of 6% to calculate the developer's cost to fund the cash flow deficit. With the recent base rate rises and the difficulty of securing funding for speculative developments, this figure is no longer appropriate.

I have attached as Appendix 5 an indication of rates offered to fund this development at 10.5%. I have used the lower rate of 9.5% to recognise two recent reductions in the base rate.

I make the following observations.

- 1) A development of 27 units is too small to be attractive to a national developer who may be able to secure preferential (lower) rates.
- 2) This is a speculative development ie not all build costs can be determined until construction commences.
- 3) There is volatility in the construction market resulting from
 - a. Uncertainty over future build costs.
 - b. Uncertainty over the financial impact of Beneficial Net Gain (BNG).
 - c. Falling house prices.

Fees of 1.5% are now typically being charged on both arrangement and draw down. I have allowed for 2% and based on total constructions costs of £14.236m these fees will amount to £285,000.

To calculate the interest cost I have assumed the following build programme.

- Lead in – 3 months.
- Build period – 17 months per BICS.
- Sales period – 13 months (2 sales per month) commencing after 12 months of construction.

15) Developer's Profit

17.5% of GDV. This is the middle of the range recommended by Government.

The Developer's Profit serves three purposes.

- 1) It is the developer's return; this is how he earns his living.
- 2) It rewards the developer for the risk he is taking. The greater the risk the greater the reward. There is little doubt the risks associated with development are greater now than when the government suggested the range of 15% to 20% in 2015.

⁵ Colchester Economic Viability Study 2017 and part of the Evidence Base for the Emerging Local Plan 2017 to 2023 - Troy Planning/Three Dragons Viability.

- 3) It provides reassurance to lenders that the scheme and developer are capable of seeing the project through to completion and generating the resources to repay the loan in the event of adverse movements in costs and values, unexpected delays and unforeseeable costs.

For their own protection, developers when purchasing sites, are building in similar margins to include a contingency against adverse movement in costs and values.

For these reasons I would not expect a developer or lender to proceed unless the profit margin is at least 17.5% of GDV. (Note the Local Plan Evidence Base allows 20% for Developer's Profit.)

16) Biodiversity Net Gain

16.1 The NPPF requires at para 174(d) that planning decisions should contribute to and enhance the natural and local environment by minimising impacts and providing net gains for biodiversity. The Environment Act 2021 requires the achievement of a minimum of 10% biodiversity net gain. The Reserved Matters application was approved prior to Biodiversity Net Gain which became a statutory requirement on 12 February 2024. There are similar policies in the Council's Local Plan at ENV1. Hence, the cost of compliance should be part of the viability assessment.

16.2 The BNG Study shows a deficit of 8.5 Habitat Units. This cost is estimated at £270,000 with an additional monitoring fee of £63,750. In addition, I have made an allowance of £15,000 for the tree canopy uplift.

17) Financial Contributions

17.1 Contributions are already secured under the Section 106 agreement completed pursuant to the outline permission. The Development Team have confirmed that no further contributions are required, beyond those already secured.

17.2 Contributions secured by the Section 106 agreement are indexed to December 2024 as follows:

	01/09/2020	01/12/2024	Trigger
Archaeology	£348.00	£463.65	25%
Community Centre	£49,176.00	£65,517.87	50%
RAMS		£4,424.22	

18) Benchmark Land Value BLV

18.1 The usual method for assessing the BLV is EUV+.

18.2 The Council has recently commissioned Newmark Gerald Eve to advise on Benchmark Land Values in its viability review of the emerging Local Plan. It places a value of £308,880 per Ha on greenfield sites in High Value Areas. This produces a BLV of £406,231 for a site of 1.49 Ha.

19) Site Acquisition Costs

These are calculated in accordance with the percentages in accordance with the Local Plan viability report and based on the BLV rather than the price actually paid for the land.

- SDLT – 2%/5%
- Agent's fees – 1%
- Legal Fees – 0.75%

20) Summary

20.1 Based on the inputs described above the scheme generates a negative Residual Land Value (RLV) as follows. This is on the assumption all the properties can be sold in the open market.

67 Braiswick - bespoke values and costs			
Gross Development Value	27@	£4,005	£15,650,000
Site acquisition expenses, based on BLV			£8,054
SDLT		2%	£12,512
QS Construction Costs	£2,958.41	psm	£11,561,354
Abnormal costs inc BNG			£992,737
Contingency		5%	£627,705
Design, fees and charges	@	8%	£1,054,544
Financial contributions			£70,406
Disposal Costs (Agents/Marketing & Legals)		2.0%	£311,750
Interest on cashflow deficit (inc fees)		9.50%	£1,466,101
Developer's Profit AH		6% of GDV	£0
Developer's Profit MV		17.5% of GDV	£2,738,750
RLV			-£3,193,912
	£308,880	1.49	£460,231
BLV		1.49	£460,231
Surplus			-£3,654,143

20.2 In this case the RLV is less also than the BLV so the scheme is not viable and hence, there is no surplus for the provision of Affordable Housing or any financial contributions.

20.3 For the RLV to exceed the BLV, the sales revenue would need to increase by 25.5%. With sales revenues currently static, this is unlikely over the next two years.

20.4 Alternatively the cost of construction would need to reduce by a similar amount. Again, this alone is unlikely.

20.5 A number of inputs have been included at rates lower than recommended in the Local Plan Evidence Base. Hence, I do not feel the negative viability of this project has been exaggerated. The scheme cannot support the payment of any further financial contributions or the requirement to provide Affordable Housing.

Peter Riches

25 February 2025

APPENDIX 1 – scheme layout



APPENDIX 2 – Accommodation Schedule

SPDSTUDIO
SUSTAINABLE . PLANNING . DESIGN



PROJECT:
RESIDENTIAL DEVELOPMENT
Land Adjacent to 67 Braiswick Road
Colchester
CO4 5BQ

CLIENT:
Arbora Homes

JOB NO: 013
DOC NO: 350
REV: 12

SHEET NO:
1 of 1

DATE:
29.08.23

ISSUE:
RIBA STAGE 3

ACCOMMODATION SCHEDULE

PLOT	DWELLING TYPE	AREA		TYPE	M(4)2	PARKING	AMENITY (SQ.M)
		SQ.M	SQ.FT				
1	HT8A: 4B/8P House	185.99	2002	Detached		3	126
2	HT5: 3B/5P House	135	1453	Semi detached		2	93
3	HT5: 3B/5P House	135	1453	Semi detached		2	92
4	HT2: 3B/5P House	93	1001	Semi detached	<input checked="" type="checkbox"/>	2	104
5	HT2: 3B/5P House	93	1001	Semi detached	<input checked="" type="checkbox"/>	2	97
6	HT3: 4B/6P House	106	1141	End terrace	<input checked="" type="checkbox"/>	3	97
7	HT1: 2B/4P House	79	850	Mid terrace	<input checked="" type="checkbox"/>	2	61
8	HT2: 3B/5P House	93	1001	End terrace	<input checked="" type="checkbox"/>	2	67
9	HT2: 3B/5P House	93	1001	End terrace	<input checked="" type="checkbox"/>	2	67
10	HT1: 2B/4P House	79	850	Mid terrace	<input checked="" type="checkbox"/>	2	61
11	HT3: 4B/6P House	106	1141	End terrace	<input checked="" type="checkbox"/>	3	97
12	HT8: 4B/8P House	184	1981	Detached	<input checked="" type="checkbox"/>	3	155
13	HT8: 4B/8P House	184	1981	Detached	<input checked="" type="checkbox"/>	3	140
14	HT11: 5B/10P House	262	2820	Detached		3	226
15	HT11: 5B/10P House	262	2820	Detached		3	231
16	HT8: 4B/8P House	184	1981	Detached		3	95
17	HT5: 3B/5P House	135	1453	Semi detached		2	103
18	HT5: 3B/5P House	135	1453	Semi detached		2	126
19	HT5: 3B/5P House	135	1453	Semi detached		2	144
20	HT5: 3B/5P House	135	1453	Semi detached		2	138
21	HT8: 4B/8P House	184	1981	Detached		3	151
22	HT8: 4B/8P House	184	1981	Detached		3	171
23	HT5: 3B/5P House	135	1453	Semi detached		2	185
24	HT5: 3B/5P House	135	1453	Semi detached		2	199
25	HT8: 4B/8P House	185.99	2002	Detached		3	142
26	HT5: 3B/5P House	135	1453	Semi detached		2	119
27	HT5: 3B/5P House	135	1453	Semi detached		2	133
TOTAL		3908	42065				3418
TOTAL MIX						SITE	
UNITS	1B	2B	3B	4B	5B+	SQ.M	HEC.
27	0	2	14	9	2	14964	1.49
PRIVATE SALE						PARKING	
UNITS	1B	2B	3B	4B	5B+	ALLOCATED	VISITOR
19	0	0	10	7	2	65	6
AFFORDABLE RENT						AMENITY (SQ.M)	
UNITS	1B	2B	3B	4B	5B+	PRIVATE	OPEN SPACE
6	0	2	2	2	0	3418	1508
SHARED OWNERSHIP							
UNITS	1B	2B	3B	4B	5B+		
2	0	0	2	0	0		

Appendix 3 Photographs





Arbora Homes

Residential Development
Land Adjacent to 67 Braiswick Road
Braiswick, Colchester, Essex, CO4 5BQ

High Level Cost Estimate

Revision 0, 21st May 2024

Section 1 | Executive Summary

1.1 Estimated Cost Summary

	Estimated Costs	Gross Internal Floor Areas (sqm)	No. of Dwellings	Average Size (sqm)	Cost per GIA (£ per sqm)	Cost per Dwelling
Building Costs						
Detached Houses as elemental summary	£8,969,000	3,908	27	145	£2,295	£332,185
Garages as elemental summary	£416,000	268	8	34	£1,550	£52,000
Total Building Costs	£9,385,000	4,176	27	155	£2,247	£347,593
Infrastructure Works as elemental summary	£2,740,000	4,176	27	155	£656	£101,481
Total of Building and Infrastructure Works	£12,125,000	4,176	27	155	£2,903	£449,074
Contingency & Design Reserve @ 10%	£1,213,000	4,176	27	155	£290	£44,926
Future Inflations (to Site Start & Construction Period)	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Estimated Construction Costs (See Exclusions)	£13,338,000	4,176	27	155	£3,194	£494,000

1.2 Building Costs Comparison to BCIS

	Median £ / m ² GIA	Mean £ / m ² GIA	Upper Quartile £ / m ² GIA	Highest £ / m ² GIA
BCIS £/m2 Detached Houses 2 Storey in Colchester	£2,368	£2,726	£3,131	£6,851
Estimated £/m2 Building Costs as above (houses)	£2,295	£2,295	£2,295	£2,295
Uplift Compared to BCIS Cost Ranges	(£73)	(£431)	(£836)	(£4,556)

- The estimated cost is within the BCIS ranges.
- The enhancements within the estimated costs are the inclusions of Air Source Heat Pumps and Roof PV panels, to achieve EPC A/B rating.

BCIS®

LM2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including premia.
Last updated: 18-May-2024 07:45
Rebased to Colchester (95, sample 24)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
£20-1 One-off housing detached (3 units or less)							
Generally (15)	2,770	1,087	1,909	2,483	3,280	7,104	121
Single storey (15)	2,262	1,328	1,871	2,159	2,885	4,574	28
2-storey (15)	2,726	1,087	1,883	2,368	3,131	6,851	65
3-storey (15)	3,172	1,481	2,360	3,224	3,513	5,895	23
4-storey or above (20)	4,961	2,117	2,957	4,838	6,264	7,104	6

Section 2 | Buildings Cost Summary

Descriptions	Detached Houses		Garages	
Floor Areas				
Floor Areas (sqm)	3,908		268	
Floor Areas (sqft)	42,065		2,890	
Nr of Houses / Garages	27		8	
Nr of Storeys	2		1	
Building Costs	Costs	£/m2	Costs	£/m2
Substructure	£555,000	£142	£80,000	£297
Frame	£387,000	£99	£0	£0
Stairs	£145,000	£37	£0	£0
Roof	£571,000	£146	£88,000	£328
External Walls, Windows & External Doors	£2,181,000	£558	£142,000	£530
Internal Walls & Internal Doors	£543,000	£139	£0	£0
Wall, Floor & Ceiling Finishes	£1,227,000	£314	£33,000	£124
Fittings and Fixtures	£637,000	£163	£0	£0
Mechanical & Electrical Services	£1,376,000	£352	£12,000	£44
Builders Work in Connection with Services	£70,000	£18	£1,000	£2
Measured Works Total	£7,692,000	£1,968	£356,000	£1,325
Main Contractor's Preliminaries 10%	£769,000	£197	£36,000	£133
Main Contractor's Overheads & Profit 6%	£508,000	£87	£24,000	£58
Estimated Building Cost (See exclusions)	£8,969,000	£2,251	£416,000	£1,516

Section 3 | Infrastructure Works Cost Summary

Redline Site Area (excludes blue hatch area)
 Less: Building and Garages Footprints
Infrastructure Area

14,900 m2
 (2,222) m2
12,678 m2

Infrastructure cost as % of Building Cost **29%**

Infrastructure area as % of Site Area **85%**

Demolition & Enabling Works

Allowance for site clearance & tree removals
 Allowance for sundry demolitions

Costs	Qty	Unit	Avg Rate
£30,000	14,900	m2	£2
£25,000	1	item	£25,000

Size and extent unknown

Hard Landscaping

Adoptable Tarmac Roads
 Shared Surfaces, Driveway etc
 Resin Bound Gravel Surfacing In driveways
 Private terraces, path paving, steps etc
 Allowance for street furniture and play items
 Allowance for bollards incl bases
 Timber fencing, varying heights inc gates, bases
 Allowance for Retaining Walls

Costs	Qty	Unit	Avg Rate
£96,000	766	m2	£125
£378,000	2,518	m2	£150
£34,000	338	m2	£100
£133,000	1,327	m2	£100
£50,000	1	item	£50,000
£51,000	51	nr	£1,000
£65,000	499	m	£130
£280,000	700	m	£400

Soft Landscaping

Planting to all areas
 Allowance for trees incl pits & works to existing
 Hedges, various species, 20-80cm high

Costs	Qty	Unit	Avg Rate
£155,000	7,727	m2	£20
£80,000	1	item	£80,000
£73,000	364	m	£200

External Services

Drainage, SUD, Swale & Connection to Existing
 Allowance for Substation & Utilities Connection
 External Services incl lighting and EV points
 Allowance for pump stations & miscellaneous

Costs	Qty	Unit	Avg Rate
£292,000	12,678	m2	23
£168,000	1	item	£168,000
£190,000	12,678	m2	£15
£250,000	1	item	£250,000

Including civils for power/comms/water

Measured Works Total

Main Contractor's Preliminaries 10%
 Main Contractor's Overheads & Profit 6%

£2,350,000	12,678	m2	£185
£235,000	12,678	m2	£19
£155,000	12,678	m2	£12

Estimated Cost (See exclusions)

£2,740,000	12,678	m2	£216
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Section 4 | Schedule of Floor Areas

Private	Plot Numbers	Dwelling Type	Gross Internal Area (sqm)	Gross Internal Area (sqft)	Type
		1	4bed/8p house	186	2,002
	2	3bed/5p house	135	1,453	Private
	3	3bed/5p house	135	1,453	Private
	4	3bed/5p house (S/O)	93	1,001	Shared Ownership
	5	3bed/5p house (S/O)	93	1,001	Shared Ownership
	6	4bed/6p house (afford rent)	106	1,141	Affordable Rent
	7	2bed/4p house (afford rent)	79	850	Affordable Rent
	8	3bed/5p house (afford rent)	93	1,001	Affordable Rent
	9	3bed/5p house (afford rent)	93	1,001	Affordable Rent
	10	2bed/4p house (afford rent)	79	850	Affordable Rent
	11	4bed/6p house (afford rent)	106	1,141	Affordable Rent
	12	4bed/8p house	184	1,981	Private
	13	4bed/8p house	184	1,981	Private
	14	5bed/11p house	262	2,820	Private
	15	5bed/11p house	262	2,820	Private
	16	4bed/8p house	184	1,981	Private
	17	3bed/5p house	135	1,453	Private
	18	3bed/5p house	135	1,453	Private
	19	3bed/5p house	135	1,453	Private
	20	3bed/5p house	135	1,453	Private
	21	4bed/8p house	184	1,981	Private
	22	4bed/8p house	184	1,981	Private
	23	3bed/5p house	135	1,453	Private
	24	3bed/5p house	135	1,453	Private
	25	4bed/8p house	186	2,002	Private
	26	3bed/5p house	135	1,453	Private
	27	3bed/5p house	135	1,453	Private
	27	Buildings	3,908	42,065	
		Average	145	1,558	

Section 4 | Schedule of Floor Areas

Private	Plot Numbers	Dwelling Type	Gross Internal Area (sqm)	Gross Internal Area (sqft)
		1	Double Garages	53
	7	Single Garages	215	2,318
	8	Garages	268	2,890
		Average	34	361
Private	27	Overall	4,176	44,955
		Average	155	1,665

Basis of measured floor areas:-

- The above floor areas are based on the Accommodation Schedule provided and assumed to be measured in accordance with RICS Code of Measuring Practice 6th Edition. We have included the floor areas of the covered garages as they count as GIA.
- The above floor areas do not necessarily equate to net rentable or net saleable areas.
- We have made no deductions from the above floor areas as a contingency against design development.
- The schedule forms the basis of the cost estimate and should not be relied upon for any other purpose.
- All areas are approximate; a conversion of 10.76391 has been used for imperial areas (sqft).

Section 5 | Basis, Assumptions and Exclusions

5.1 Basis

- ☑ The estimate is based on the provided design information and traditional construction with assumptions on M&E Services, Structures and Fit Out.
- ☑ Archaeological Evaluation, Biodiversity Impact Assessment, Contamination Assessment, Ecological Strategy and surface water drainage strategy.

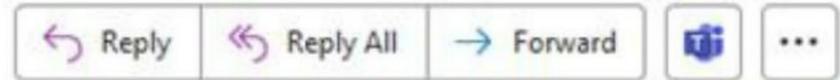
5.2 Assumptions

- ☑ The structure and architecture assumes strip foundation, beam & block floor and traditional construction.
- ☑ The M&E Services assumes an all electrical systems with Air Source Heat Pumps (**no gas**), natural ventilation, small power, LED lighting, PVs, etc
- ☑ Fitted joinery allowances assumes Kitchens & Utility £16,000 each and Sanitaryware & fittings £2,000 per bathroom. **Wardrobes excluded**
- ☑ The estimate is based on typical house and garage types and multiplied by the number of each type.
- ☑ We have assumed design and build procurement with Main Contractor's Preliminaries of 10% and Main Contractor's Overheads & Profit of 6%.
The Preliminaries of 10% is based on 104 weeks (24 months) construction programme @ £10,000 per week (time and cost related items).
- ☑ The Contingency & Design Reserve of 10% consist of Contractor's D&B Risk 2.5%, Design Reserve 2.5% and Construction Contingency 5.0%.
- ☑ The estimate is based on a single continuous visit during normal working hours and exclude phasing and other related costs.
- ☑ The estimate is based on a current day fluctuating price at 2Q 2024 and excludes inflation to start on site and during the construction period.
- ☑ The estimate assumes normal ground conditions and excludes any allowance for dealing with contaminations, archaeology etc as there is no evidence of soil, groundwater, landfill gas contamination or archaeological interests in the above reports. Report also notes low flood risk.

5.3 Exclusions

- VAT, Professional Fees, Third Party Costs/Fees/Charges, Planning, Building Control, Legal, Sales & Marketing, Party Wall / Right of Light, etc
- Asbestos removal, ground contaminations, Japanese knotweed/hogweed, utilities diversions, power and other utilities reinforcements etc
- Works outside site boundary including CIL / S278 / S38 / S106 works other than drainage connections (FW and SW) to existing sewers.
- Other sustainable technologies (Ground Source Heat Pumps, rainwater recycling, etc) other than PV and EV charging points included
- Inflation to Start on Site and during the construction period as there are no programme information at this time to assess future inflations.
- The impact of pandemic, covid, force majeure and related matters upon construction prices and contracts
- Payments / charges / costs relating to Biodiversity offsets, carbon offsets, affordable housing and other third party matters

APPENDIX 5 – Indicative offer of funding



Thu 13/06/2024 12:20

Hi 

Subject : Residential Development in Braiswick

Further to our conversation, I confirm that we would be please to consider funding the development of the above scheme.

Based oo the information received so far, I would expect our interest rate to range between 10.5% and 11% fixed.

I look forward to hearing from you.

Andrew

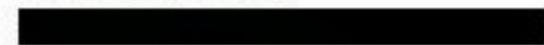


Head of Property – Private Credit

Triple Point
1 King William Street
London
EC4N 7AF



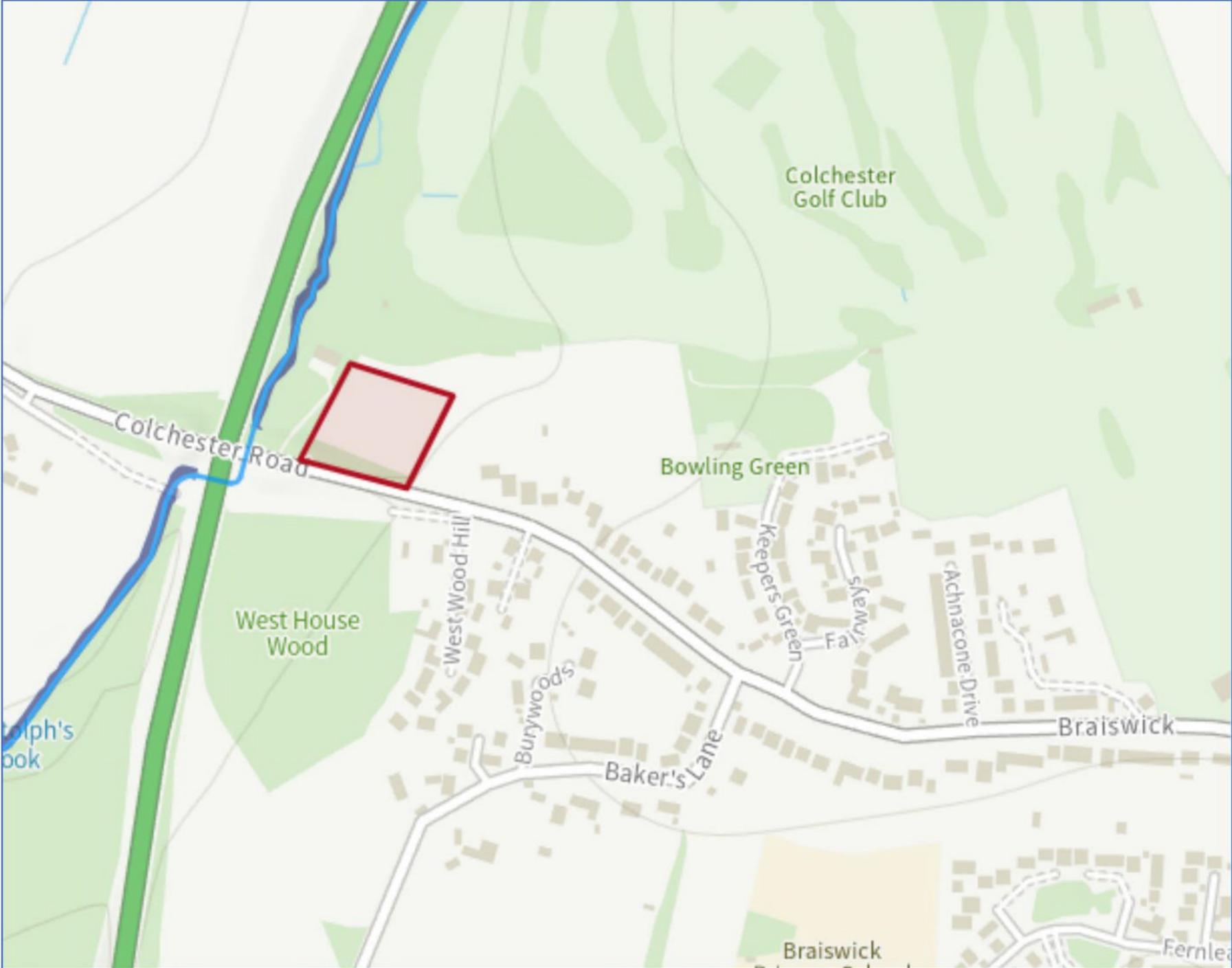
T +44 20 7201 8989



W www.triplepoint.co.uk



APPENDIX 6 – Location and Flood Zoning



APPENDIX 7 – Projected Sales



Colchester
25 Sir Isaac's Walk
Colchester · CO1 1JJ
01206 656222

Chesterwell
Unit 10 Chesterwell House
Colchester · CO4 6AZ
01206 656111

Witham
66a Newland Street
Witham · CM8 1AH
01376 780222

Plot Number	Dwelling Type	Orientation	Parking	Beds	Sqft	Achievable Values	£/ft
1	House Type 8	Detached	Single Garage	4	2002	£800,000	£400
2	House Type 5	Semi-detached	On Plot	3	1453	£500,000	£344
3	House Type 5	Semi-detached	On Plot	3	1453	£500,000	£344
4	House Type 2	Semi-detached	Space	3	1001	£375,000	£375
5	House Type 2	Semi-detached	Space	3	1001	£375,000	£375
6	House Type 3	End Terrace	Space	4	1141	£425,000	£372
7	House Type 1	Mid Terrace	Space	2	850	£325,000	£382
8	House Type 2	End Terrace	Space	3	1001	£375,000	£375
9	House Type 2	End Terrace	Space	3	1001	£375,000	£375
10	House Type 1	Mid Terrace	Space	2	850	£325,000	£382
11	House Type 3	End Terrace	Space	4	1141	£425,000	£372
12	House Type 8	Detached	Single Garage	4	1981	£825,000	£416
13	House Type 8	Detached	Single Garage	4	1981	£815,000	£411
14	House Type 11	Detached	Single Garage	5	2820	£925,000	£328
15	House Type 11	Detached	Single Garage	5	2820	£950,000	£337
16	House Type 8	Detached	Single Garage	4	1981	£815,000	£411
17	House Type 5	End	On Plot	3	1453	£510,000	£351
18	House Type 5	End	On Plot	3	1453	£510,000	£351
19	House Type 5	End	On Plot	3	1453	£510,000	£351
20	House Type 5	End	On Plot	3	1453	£510,000	£351
21	House Type 8	Detached	Single Garage	4	1981	£815,000	£411
22	House Type 8	Detached	Single Garage	4	1981	£815,000	£411
23	House Type 5	End	On Plot	3	1453	£525,000	£361
24	House Type 5	End	On Plot	3	1453	£525,000	£361
25	House Type 8	Detached	Single Garage	4	2002	£800,000	£400
26	House Type 5	End	On Plot	3	1453	£500,000	£344
27	House Type 5	End	On Plot	3	1453	£500,000	£344
					42065	£15,650,000	£4005/m

APPENDIX 8 – Development Appraisal

Construction Costs			Area/No	Rate/m	Price	
	QS		3908	£2,360	£9,220,458	
	Garages		9	£20,000	£185,051	
	Externals		22.92%		£2,155,844	
				£2,958		£11,561,354
	BNG					£333,750
	Abnormals					£658,987
	Contingency (% of all costs)			5%		£627,705
				Rate/m =	£3,373.06	£13,181,795
Professional Fees						
	Design, fees and charges			8.0%		£1,054,544
Disposal Costs						
Agents	MV			1.50%	£234,750	
Legal	MV		27	£1,000	£27,000	
Legal AH					£0	
Marketing					£50,000	
					1.99%	£311,750
Other Costs						
CIL						
RAMS				27	£163.86	£4,424
s.106						£65,982
						£70,406
Interest						
	Base +4%		9.50%			
Arrangement Fees	2%				£14,236,339	£284,727
Lead in	3					
Build Period	17					
Sales period (months)	13	(starting after 15 months construction)				£1,466,101

Abnormal and External costs

	Total	External	Abnormal
Site Clearance	55000	55000	
Hard landscaping	1087000	706000	381000
Soft landscaping	308000	308000	
Services	900000	731000	169000
	2350000	1800000	550000
Prelims 10%	235000	180000	55000
OH&P 6.5%	155000	117000	36000
Total	2740000	2097000	641000
Adjusted to Q1 2025	£2,816,888	£2,155,844	£658,987

Summary

67 Braiswick - bespoke values and costs			
Gross Development Value		27@ £4,005	£15,650,000
Site acquisition expenses, based on BLV			£8,054
SDLT		2%	£12,512
QS Construction Costs		£2,958.41 psm	£11,561,354
Abnormal costs inc BNG			£992,737
Contingency		5%	£627,705
Design, fees and charges		@ 8%	£1,054,544
Financial contributions			£70,406
Disposal Costs (Agents/Marketing & Legals)		2.0%	£311,750
Interest on cashflow deficit (inc fees)		9.50%	£1,466,101
Developer's Profit AH		6% of GDV	£0
Developer's Profit MV		17.5% of GDV	£2,738,750
RLV			-£3,193,912
	£308,880		1.49
BLV			1.49
			£460,231
Surplus			-£3,654,143

Interest

		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Net sale proceeds	£15,338,250														
s.106 etc	£70,406														
Land	£480,797	480797													
Construction and fees	£14,236,339				837432	837432	837432	837432	837432	837432	837432	837432	837432	837432	837432
Monthly		-480797	0	0	-837432	-837432	-837432	-837432	-837432	-837432	-837432	-837432	-837432	-837432	-837432
Cash flow		-480797	-480797	-480797	-1318228	-2155660	-2993092	-3830524	-4667955	-5505387	-6342819	-7180250	-8017682	-8855114	-9692546
Interest		▾ -3806	▾ -3806	▾ -3806	▾ -10436	▾ -17066	▾ -23695	▾ -30325	▾ -36955	▾ -43584	▾ -50214	▾ -56844	▾ -63473	▾ -70103	▾ -76733
To date		-3806	-7613	-11419	-21855	-38921	-62616	-92941	-129895	-173480	-223694	-280537	-344011	-414114	-490846

15	16	17	18	19	20	21	22	23	24	25	26	27	28
	1179865	1179865	1179865	1179865	1179865	1179865	1179865	1179865	1179865	1179865	1179865	1179865	1179865
						£70,406							
837432	837432	837432	837432	837432	837432								
-837432	342434	342434	342434	342434	342434	1109460	1179865	1179865	1179865	1179865	1179865	1179865	1179865
-10529977	-10187544	-9845110	-9502676	-9160243	-8817809	-7708349	-6528484	-5348618	-4168753	-2988888	-1809022	-629157	550708
▾ -83362	▾ -80651	▾ -77940	▾ -75230	▾ -72519	▾ -69808	▾ -61024	▾ -51684	▾ -42343	▾ -33003	▾ -23662	▾ -14321	▾ -4981	▾ 4360
-574209	-654860	-732801	-808030	-880549	-950356	-1011381	-1063065	-1105408	-1138410	-1162072	-1176394	-1181375	-1177015

APPENDIX 9 – Specification

(See attached PDF)

APPENDIX 10 – Rightmove Best Price Guide

(See separate PDF)

Item No.	Item (if applicable)	Private Specification	Approvals / Samples
ITEM/DESCRIPTION			
1.00	CONSTRUCTION		
1.01	Houses first floor construction	Refer to Architect's drawings - posi joists	
1.02	Houses second floor construction	Refer to Architect's drawings - posi joists	
1.03	Houses ground floor ceiling height	Refer to Architect's drawings	
1.04	Houses first floor ceiling height	Refer to Architect's drawings	
1.05	Houses second floor ceiling height	Refer to Architect's drawings	
1.06	House construction	Brick and block traditional masonry	
1.07	Building Regulations	To comply with Building Regulations current at the time of construction	
1.08	British Standard	To comply with British Standard current at the time of construction	
1.09	Renewable tech	To be agreed with AH and to comply with LA requirements	Y
1.10	Sound testing	To comply with SAP calculations design	
1.11	Wheelchair units	To comply with LA requirements	
1.12	Building warranty	TBC - refer to Employers Requirements	
1.12	Ceiling	Plasterboard ceiling with skim coat 1 mist 2 full coats Dulux diamond matt - white cotton Moisture resistant boards and eggshell paint to be used in wet areas	
1.13	Internal walls	Groundfloor - 100mm blockwork with plasterboard on dabs both sides First floor - timber stud with plasterboard to each side 1 mist 2 full coats Dulux diamond matt - white cotton Insulation duct casings to all soil pipes and service ducts Moisture resistant boards and eggshell paint to be used in wet areas All bathroom walls to be full lined internally with plywood	
2.00	KITCHEN		
2.01	Furniture	Commodore Tatton shaker door - colour Pebble to all base and wall units. Plots 9 and 10 islands to be Tatton Pebble. Plots 8, 11 and 12 - island to be Tatton Midnight. Carcasses to be wood effect. Handles - 'Monmouth' chrome knob with 'Oxford' cups 1965mm high installation, 715mm high base and wall units with door and drawer dampeners, 150mm plinth as carcass, midi units to be 1580mm high (inc plinth) with worktop over. No end panels, including to integrated appliances unless on end of run. If panel is required between adjacent appliances, then panel colour must match door colour and be cut back behind plinth. Where pipework can be seen above wall or tall units, box in either area of pipework or entire run as appropriate using plasterboard painted to match wall - do not use carcass material All kitchen layouts to be approved by Arbora Homes Soft close action door and drawer fronts.	Y
2.02	Worktop and upstand including splashback	20mm Miami Vena Quartz worktop with mitred joints. To be 650mm deep (ie from wall to front edge) to side runs with sink or hob located on them and 600mm deep to any other side runs, unless otherwise stated on kitchen designs. 15x100mm upstand as worktop, interrupted by panel to the rear of hob from the worktop to the underside of the extractor. Upstand to be fitted to side and rear of worktop except where side is carcass (ie tall unit) not a wall. Upstand to stop and splashback to be fitted as one piece. Note: Worktops to island units to have pencil rounded corners. Provide 5 no drainer groves 400mm long. Window sill to be 25mm bull nosed MDF with tongue, unless top of upstand is less than 50mm below sill height in which case section of upstand beneath sill to be increased in height to meet sill and sill to be finished in matchina Silestone	
2.03	Lighting	Ceiling downlights Sensio GX53 Semi-recessed Cabinet Light Fitting Satin Chrome with LED lamp in warm White, or equivalent size and quality to be fitted in base panel of wall units (locations as kitchen designs). Delta chrome switch plates to be provided. Undercabinet lighting to also be warm white	
2.04	Appliances / accessories	<p>Ovens Bosch built-in single oven - Up to & including 3 bed plots Bosch built-in double oven - 4 bed + plots</p> <p>Combi Microwave Oven Not applicable</p> <p>Optional Microwave N/A</p> <p>Warming draw Not applicable</p> <p>Wine cooler Cable 300mm integrated wine cooler</p> <p>Electric hob Bosch 4 ring 600 touch control electric hob (60cm) - Up to & incl 3 bed plots Bosch 4 ring 800 touch control electric hob - 4 bed + plots (80cm) Heat shield to be installed where a functional drawer or cupboard is below.</p> <p>Chimney hood extract (hob on side run) Bosch integrated cooker hood to suit hob size</p> <p>Ducting Ducting required for extractor hood</p> <p>Fridge Freezer Bosch integrated fridge freezer 60/40 (KIV87NSF0G)</p> <p>2nd Fridge Freezer N/A</p> <p>Dishwasher Bosch integrated dishwasher (SMV40C30GB) Note: Slimline dishwashers to not be specified.</p> <p>Waste disposal Not applicable</p> <p>Hot tap Not applicable</p> <p>Pop-up sockets Not applicable</p> <p>Island socket Provide 1 double delta chrome socket to the end of the island CENTRAL - refer to M&E drawings. Must be recessed and boxed out internally with carcass material to ensure neat finish</p> <p>Unit internal accessories / fittings Vac-formed cutlery tray in grey to be fitted to one drawer, size to suit drawer. Refer to kitchen designs for location. Provide 60L recycling bin. Refer to kitchen design for location.</p> <p>Washing machines No washing machines to be provided Matching appliance door and plinth to be left within the kitchen wrapped ready for home owner to install</p>	

Item No.	Item (if applicable)	Private Specification	Approvals / Samples
2.05	Sink	1.5 bowl 18 gauge stainless steel single drainer - undermounted. Sink to be centred on main kitchen window.	
2.06	Taps	Main sink: Cable swan neck Aspen single lever tap in chrome ASP2/CH. Must meet Part G.	
2.07	Floor covering - manufacturer and price per square metre (excluding fitting)	Amtico Spacia Carriage Oak LVT to kitchen and breakfast area. Mastic to be applied where applicable in colour to be determined based on choice of vinyl. Colour to be agreed with Arbora Homes.	Y
2.08	Plinth to base units	Section of plinth in front of washer dryer to be cut separate from main length and fixed without mastic so removable to allow filter emptying by purchaser.	
2.09	Sealant	Mastic sealant to worktop perimeters and upstand perimeters, cooker hoods perimeter and junctions of kitchen wall and base units. Sealant between floor perimeter and internal wall	
3.00	UTILITY		
3.01	Furniture items included	Same specification as kitchen. 715mm high base units, 150mm plinth as carcass. At least 2x 600mm appliance spaces, 1x 600mm base unit. Doors and fixings provided to allow for integrated appliances. End panels to be provided where required	
3.02	Worktop and upstand - type and depth	To match kitchen.	
3.03	Lighting	Ceiling downlights. Refer to kitchen specification above. Deta chrome switchplate.	
	Washing machine	No washing machines to be provided Matching appliance door and plinth to be left within the kitchen wrapped ready for home owner to install.	
	Tumble dryer to show home only	If washing machine is to be housed in hallway cupboard, no appliance to be provided	
3.05	Appliance colour	N/A	
3.06	Sink	Carron Phoenix Onda 105, Reversible single bowl inset stainless steel with single drainer. - Inc basket waste/plug kit, plumbing kit & sealing strip (to be fitted on site). Carron Phoenix Tap brace	
3.07	Taps	Main sink: Cable swan neck Aspen single lever tap in chrome ASP2/CH. Taps must comply with Part G.	
3.08	Floor covering - manufacturer and price per square metre (excluding fitting)	Amtico Spacia Carriage oak LVT. Mastic to be applied where applicable in colour to be determined based on choice of vinyl.	
3.09	Plinth to base units	Plinth to be removable and fixed without mastic to allow filter emptying by purchaser	
3.10	Sealant	Mastic sealant to worktop perimeters and upstand perimeters and junctions of utility wall and base units.	
4.00	CLOAKROOMS, BATHROOMS & SHOWER ROOMS		
	Cloakrooms		
4.01	Sanitaryware rules	WC, ensuite and bathroom layouts to be approved by Arbora Homes All ground floor pipework to sanitary ware to be coordinated within slab build up All first and above floor pipework to be coordinated within floor or wall build-up so not exposed Note: should boxing out be required, allow for whole wall to be built out.	Y
4.02	Cloakroom WC & basin	Roca GAP rimless back to wall WC Roca GAP wrap white soft close seat and cover with stainless steel hinges Roca chrome PL1 flush plate with concealed Roca duolo cistern Roca Ona 400 sink with vanity unit sandy grey matt	
4.03	Cloakroom basin tap	Roca Carelia tap chrome Must comply with Part G. Slotted push type basin clicker waste without sleeve - chrome	

Item No.	Item (if applicable)	Private Specification	Approvals / Samples
Master En suite			
4.04	WC & basin	Roca GAP rimless back to wall WC Roca GAP wrap white soft close seat and cover with stainless steel hinges Roca chrome PL1 flush plate with concealed Roca duplo cistern Roca GAP slim basin 600 - refer to vanity unit note below	
4.05	Basin tap	Roca Carelia tap chrome Must comply with Part G. Slotted push type basin clicker waste without sleeve - chrome	
4.06	Fitted furniture and vanity unit	Roca Aleyda vanity unit 605 x 380 x 565mm in Matt White	
4.07	Shower	Tray: Just Trays JT40 Fusion 4 Upstand shower tray with chrome plated waste. Size as per architect layout (or similar approved) Screen: Roman Haven screen 1900mm high with plain glass to suit shower size Shower type: Roca Victoria-T wall mounted thermostatic shower column with 2 outlets for Rainsense 254 circular head and Stella 100mm handset all chrome and hose	
All Other En suite			
		Roca GAP rimless back to wall WC Roca GAP wrap white soft close seat and cover with stainless steel hinges Roca chrome PL1 flush plate with concealed Roca duplo cistern Roca GAP slim basin 600 - refer to vanity unit note below	
4.09	Basin tap	Roca Carelia tap chrome Must comply with Part G. Slotted push type basin clicker waste without sleeve - chrome	
4.10	Fitted furniture and vanity unit	Roca Aleyda vanity unit 605 x 380 x 565mm in Matt White	
4.11	En-Suite Shower	Tray: Just Trays JT40 Fusion 4 Upstand shower tray with chrome plated waste. Size as per architect layout (or similar approved) Screen: Roman Haven screen 1900mm high with plain glass to suit shower size Shower type: Roca Victoria-T wall mounted thermostatic shower column with 2 outlets for Rainsense 254mm circular head and Stella 100mm handset all chrome and hose	
Family Bathroom			
		Roca GAP rimless back to wall WC Roca GAP wrap white soft close seat and cover with stainless steel hinges Roca chrome PL1 flush plate with concealed Roca duplo cistern Roca GAP slim basin 600 - refer to vanity unit note below When installed on party wall, allowance to be made for boxing out whole wall. Roca Carelia tap chrome Must comply with Part G.	

Item No.	Item (if applicable)	Private Specification	Approvals / Samples
		Slotted push type basin clicker waste without sleeve - chrome	
4.13	Fitted furniture and vanity unit	Roca Aleyda vanity unit 605 x 460 x 565mm in PEBBLE . In M4(2) plots allow for slim unit 380 depth	
4.14	Shower tray type and colour	Just Trays JT40 Fusion 4 Upstand shower tray with chrome plated waste.	
4.15	Shower enclosure type and colour where applicable	Roman Haven screen 1900mm high with plain glass Size to suit	
4.16	Shower type and colour where applicable	Tray: Just Trays JT40 Fusion 4 Upstand shower tray with chrome plated waste. Size as per architect layout (or similar approved) Screen: Roman Haven screen 1900mm high with plain glass to suit shower size Shower type: Roca T500 thermostatic shower mixer with Roca Stella rail kit 100mm handset, 700mm rail and 1.7 shower hose all chrome Must comply with Part G.	
4.17	Bath type and colour	Roca GAP single ended white acrylic bath 2 taps holes 1600 / 1700 x 700mm 195ltr bath. Non slip base	
4.18	Bath screen type and colour (only required when shower fixed to wall over bath)	Roman Haven folding bath screen if no separate shower cubicle in the room	
4.19	Bath taps and fittings	Where there is NO separate shower cubicle in the room then fit : Roca Stella rail kit 100mm handset, 700mm rail and 1.7 shower hose all chrome connected to Carelia deck mounted bath-shower mixer. Chrome bath waste Where there is separate shower in the room then fit: Roca T500 thermostatic shower mixer with Roca Stella rail kit 100mm handset, 700mm rail and 1.7 shower hose all chrome Roca press down clicker chrome bath waste Bath taps/fillers to be located on open not wall sides of bath so that plumbing is accessible for maintenance	
4.20	Bath panel	Roca GAP superthick white 1600/1700 front panel and where required 700mm matching end panel REF: 2025160000	
Bathroom Accessories			
4.21	Lighting	Ceiling downlights warm white - IP rated. White Deta switch plate located outside of bathrooms.	
4.22	Mirror	N/A	
4.23	Shaver socket	Chrome shaver socket in all shower and bathrooms - adjacent to sink	
4.24	Heating	Towelrads.com Pisa Chrome Flat Towel Rail plumbed to heat with CH and HW to all cloakroom, bath & shower rooms. Towel rail to be sized to heat the room with a single rail. Do not fit a rad and rail to any room. Heated towel rails should be dual system - linked to central heating but also have an electric supply. The wall behind towel rail is to be plastered, fully decorated and inspected by Arbra Homes prior to the towel rail being installed.	
4.25	Accessories	Not applicable	
4.26	Wall tiling extent and price	Hollywood Gloss Marble 300 x 600mm. (109386) Where bath is located under window, file window sill to match. Cloakroom: Where we have a close coupled pan - Tiled splashback to basin only. Where we have a concealed cistern - tiling to half height boxing inclusive of the basin where this occurs. Where the basin is positioned on a separate wall - splashback only. Bath & Shower Rooms: Bath with shower above: Full height to shower, full height around bath if folding shower screen fitted Bath: half height around bath To concealed cisterns half height to rear of WC & basin and full depth on window sill. Where we install a close coupled pan - tiled splashback to basin only. All finished on external corners, edges and tops with square chrome trim. No timber skirting; fit circa 200mm tiled upstand to walls without tiling. Note: 6 of each wall tile within the property to be left under kitchen units/bath (evenly loaded) in the main bathroom for future replacement if required. In the instance where very large format tiles are used then only 2 to be provided.	
4.27	Flooring	Amtico Form Seaboard Oak LVT colour to be confirmed	Y
4.28	Sealant	Grout colour tbc (to be approved by Arbra Homes) White silicone as required to provide protection from water penetration.	
4.29	Ventilation	Flush / recessed ceiling extractor fan with humistat. Locations to be confirmed with Arbra Homes	

Item No.	Item (if applicable)	Private Specification	Approvals / Samples
5.00	INTERNAL DETAIL		
5.01	Carpet to show home only	Lifestyle Floors Sandy Springs - Diamond Bay	
5.02	Wall finish	1 mist plus 2 full coats dulux diamond matt emulsion in white cotton. Eggshell paint to be used in wet areas (cloakroom, bathroom, ensuites)	
5.03	Skirting type	White satin painted 144mm MDF skirtings - pencil nose. Skirtings should be fixed after floor has been laid - cover beads should not be used.	
5.04	Architrave type	68mm MDF architraves - pencil nose	
5.05	Skirting, architrave, window boards and all other joinery finish	White satin painted - primed and 2 topcoats	
5.06	Coving type and extent	Not applicable	
5.07	Ceiling & coving finish	Plasterboard ceiling with skim coat. 1 mist plus 2 full coats dulux diamond matt emulsion in white cotton. Moisture resistant boards and eggshell paint to be used in wet areas. (areas as above)	
5.08	Staircase handrail - material and colour	Oak	
5.09	Staircase balustrading, newels, strings, flight - material and colour	Strings - Primed 27mm, Treads - MDF 21mm Risers - Ply 9mm Newels - White 82mm Stop Chamfered Base Rails - White Newel Cap - Oak Square Cap Spindles - White stop chamfered	
5.10	Loft access to houses	Hinged access white door with twistlock Part L (non firecheck) or hinged 1-hour fire-rated loft access door with twistlock Part L (firecheck) (both suitable for later addition of sliding loft ladder). Only fit loft hatches to main attic or to attic areas where access is required to services. If there are no services in secondary attic areas then no access should be provided. 30minute fire-rated white steel access panels to be used in attics and flue runs where access is required to TV or manifold areas. Refer to architectural layout for location.	
5.11	Chimney type and fireplace structural opening	As per planning drawings (GRP)	
5.12	Fireplace including surround, inset and fire	Not applicable	
5.13	Wardrobe doors - rooms	Not applicable	
5.14	Wardrobe doors - type	Not applicable	
5.15	Wardrobe and coats cupboard fittings/colour	Chrome rail to be installed where there is separate hallway cupboard. Height to be agreed with Arbora Homes. Buttress to be circular and painted same as wall colour	
5.16	Door thresholds	Square chrome edging strip to be used . Site to ensure screed is brought to reveals and perimeter insulation.	
5.17	Coir matting to hallways	Kokos ribbed matting as per drawings	
5.18	Airing cupboards	Treated softwood battens for slatted shelves in airing cupboards	
5.19	Ironmongery	Hinges, Chrome finished bolt through lever type handle with roses - Arbora Homes to approve all ironmongery Site Masters CSL11948SS. All ironmongery to match this specification Bathroom - Chrome finish snib-lock	Y
6.00	DOORS		
6.01	NOTE	All rooms with doors as the only fenestration must incorporate ventilating windows. External Doors to be Part Q Compliant and PAS 24 as required under Building Regulations post October 2015 registration (this will also include for the access door between garage and dwelling where applicable).	
6.02	Front door numerals	All homes are to be provided with front door numerals to the development. Numerals should be provided to the side of the door, below the external light fitting 95mm in height - aluminium	
6.03	Front door ironmongery and accessories	Multi point night latch with internal snib over-ride and security bolt. Hinges, door closers, limited, door bell (see spec below) and viewer. Setting out to be agreed with Arbora Homes.	
6.04	Front door type and finish for houses	GRP Composite door, RAL 7044 externally, white internally, 845mm. Door frame to be included as part of system.	
6.05	Rear door type and finish (From Utility, Boot room or into Integral Garages)	White IG Doors GRP composite. Glazing to be specified clear (XNG1J) To match windows	
6.06	Patio or French doors	White PVCu French casement doors as per planning drawings	
6.07	Bifold doors	Portico White aluminium	
6.08	Non glazed internal doors	Mexicano Ely Internal White Primed Door semi solid 35mm. Apply 2 topcoats. For sizes, refer to door schedule and drawings. Hinges, chrome finished bolt through lever type handles with roses. Chrome finished snib lock to be provided to bathroom.	
7.00	WINDOWS		
7.01	Material and external finish. Only one window spec must be used where there are multiple spec levels on a site	White PVCu PORTICO double glazed with PVCu external glazing bars Flush casement style.	Y
7.02	Furniture	Chrome. All windows to have key operated locks	
7.03	Window board type	25mm bull nosed MDF with tongue, bathroom and shower room sills to be file (same file to be used). Stainless steel trim to suit.	
7.04	Obscure glass	Pilkington Stippolyte or equivalent. Fit clear glass to roof lights or equivalent windows even if in a wet room unless specific planning requirement	
7.05	Roof Lanterns	Portico to match windows	
7.06	Roof Lights	If applicable, Keylite or similar approved roof lights to be used. Roof lights to be polyurethane-coated with white finish	
7.07	Safety bars	Where required by Building Regulations to windows with aperture opening below 800mm from finished floors Rothley or equivalent 25mm White powder coated tube with Rothley or equivalent 25mm White end sockets with grub screw, to be fitted to window reveal close to window frame/pane	
7.08	Note	England - Windows to be Part Q Compliant as required under Building Regulations post October 2015 registration.	

Item No.	Item (if applicable)	Private Specification	Approvals / Samples
8.00	GARAGES		
8.01	Personnel door	To match utility door.	
8.02	Garage doors	Door sizes to suit dimensions of structural opening Double garages to have double door not two single doors. Essex garage windsor style up and over and over door RAL 7044 (to match front door) Black hardy plank not limber	
8.03	Garage door colour	RAL 7044	
8.04	Garage door type	Retractable up & over (layout must ensure personnel doors are clear of tracks)	
8.05	Electric door openers	Provide electric spur to garage for electric garage door option.	
8.06	Light and power	One LED batten holder light One surface mounted double socket to front and rear of garage External lights - Stainless steel - as per external lighting plan	
8.07	Floor finish	Concrete tamped finish	
8.08	Wall finish	Fair faced flush joints. Plot 17 to be painted white internally	
8.09	Ceiling (integral garages)	15 mm Plasterboard butt jointed and taped, excluding edge noggins	
8.10	Ceiling (external garages)	Roof trusses to be left exposed to allow for storage.	
9.00	MISCELLANEOUS ELECTRICAL		
9.01	Electrical rule	All M&E drawings to be approved by Arbora Homes Delta edge stainless with white inserts switch plates to kitchens.	
9.02	Sockets and switches finish	Delta edge white switch plates to all other locations. Sockets / power to appliances to be located in cupboard next to appliance so it does not have to be dragged forward. Delta white kitchen and master bedroom sockets to have USB charging function. Provide 1 double delta chrome socket to the end of the island - refer to M&E drawings. Must be recessed and boxed out internally with carcass Single switch plate appliance fuse spur isolator (Delta) to be engraved and match kitchen sockets All switches to be dimmable expect the following: Utility, cupboards, wetrooms. Multi gang dimmer switches should be used in lieu of numerous switch plates. For example a kitchen/family/dining room should be located on a 3 gang switch not separate modules. Quantity and locations to be agreed with Arbora Delta gridswitch or similar approved.	
9.03	Sockets and switches general rules of positioning	Layout to be agreed with Arbora Homes	
9.04	Ceiling light fittings Locations	Layout to be agreed with Arbora Homes Downlights: To hallway, kitchen, utility room, bathrooms, ensuites, WC, allow 2 to bedrooms with separate dressing area. Pendant lights : to all other rooms	
	Pendants and batten holders	Delta pendant lights or LED batten holders, all with decorator's safety cover and low energy bulbs	
	Downlights	Aurora Insulation Covered Downlight or similar approved with Aurora white bezel and Aurora dimmable or non-dimmable LED 5W 500lm GU10 warm white lamp	
	IP65 downlights	Aurora IP65 rated insulation Covered Downlight with Aurora white Bezel and Aurora Dimmable or non-dimmable LED 5W 500lm GU10 warm white lamp	
9.05	Low energy lighting requirements	All light fittings to be low energy	
9.06	LED feature lighting	Not applicable	
9.07	Understairs Cupboard lights	To understairs cupboards fit Universal Lighting Services Round 16w 2D Chrome Finish Prismatic Bulkhead wall mounted or equivalent with switch, switch located within cupboard.	
9.08	Outside lights (all to have override off switch inside property)	PIR - LED GU10 PIR 2lt Up & Down Wall Light adjacent to front, rear and side doors - CHROME Fit separate photocell dusk to dawn sensor to front door lights. Motion sensor to rear doors. Locations to be approved by Arbora Homes	
9.09	Door bell	Mains operated with transformer CH Byron Electrical chrome wired round Traditional Bell Push or equivalent size and quality. To be mounted on wall, not on door frame	
9.10	Site Option - Video Door Bell	Not applicable	
9.11	Audio visual (AV) and home control wiring	Not applicable	
9.12	Outside electrical point	Dual socket to rear patio with waterproof cover	
9.13	Burglar alarm	Fused spur to be fitted in hallway cupboard for later fitting of an alarm	
9.14	Data/Telecom cabling	CAT6 cabling wired to kitchen, breakfast room, study and all bedrooms (as well as loop socket in lounge) with secondary phone fitted in coats cupboard adjacent to main socket with cable allowing the simple connection of all extensions by plugging cable into main socket. Data cabling separately wired from room to position of router.	
9.15	Main telecom sockets position	Dual Main socket to be located in hall cupboard	

Item No.	Item (if applicable)	Private Specification	Approvals / Samples
9.16	Secondary phone socket positions	Secondary phone socket to be positioned in: Lounge (within lounge plate).	
9.17	 TV/FM DAB and lounge plate positions	<p>Lounge</p> <p>Low level Deta lounge plate or similar approved DS1985 comprising of 2 x double sockets, 2 x S1437 F type connectors (2 x CT100 cables to roof space), 1 x S1438 TV/FM DAB diplexer, 1 x S1431 secondary telephone, 1 x S1434 Cat 6 module, and 2 x S1429 blanking module.</p> <p>High level Deta 2 module Data Plate S1422 containing 1 x S1442 coax female TV and 1 x S1429 blanking module adjacent to double power socket, to be fitted 1550mm from floor level (above fire position), with a low level fused switch to enable isolation to this double power socket (to satisfy building regulations).</p> <p>Lounge of houses with 4 or more bedrooms: Replace low and high level blanking modules as listed above with S1441 HDMI modules connected with HDMI cable.</p> <p>Other Rooms</p> <p>Low Level Deta TV/FM DAB Socket S1265 or similar approved adjacent to double power socket to be fitted to Bedroom 1, family rooms.</p> <p>High level Deta TV/FM DAB Socket S1265 or similar approved adjacent to double power socket, to be fitted 1200mm from floor level, in the following rooms (where applicable): dining rooms (where there is no study), study & kitchens (where there is no family room).</p>	
9.18	TV distribution system in freehold houses	<p>For Sky - Two lengths of CT100 wired from a termination box positioned on the South/South East elevation - 2m coil required. (Pilot to postals to be issued to Regional SKY representatives). CT100 cabling taken from the termination box through to a Satellite quadplexer socket in lounge.</p> <p>TV/FM DAB sockets in lounge, kitchen/family, other reception rooms and bedrooms as noted on the drawings - refer to section 9.02 for specific locations.</p> <p>TV Cables to be drawn down from the Attic space positioned near to the loft hatch - All cables labelled in the attic space to show which rooms they run to.</p>	
9.19	TV distribution system in leasehold houses and apartments	Not applicable	
9.20	Cameras in houses only	Not applicable	
9.21	Gate entry system for houses or Door & gate entry system for apartments	Not applicable	
9.22	Loft light and power to houses	Batten holder light with neon switch on landing and double socket located adjacent to loft hatch to collected cabling.	
9.23	Lighting	All other rooms to have low enerav recessed with 2 way switching	
9.24	Electric spurs	Provide electric spur to lounge for fire and to garage for electric garage door opener	
9.25	Security gates (where applicable and shown on the drawings)	Not applicable	
9.26	Smoke detection and sprinkler systems	Aico or equivalent mains powered smoke detectors with battery back up to be fitted where applicable	
9.27	Carbon monoxide & Dioxide alarms	Aico OR equivalent lithium battery powered ceiling mounted alarm complying with BS EN 50291:2001 designed to operate for the working life of the alarm.	
9.28	Renewable energy provision	Cable run from meter box to loft for future provision of PV installation. Leave coiled. Cable from meter to garage for storage batteries for PV	
9.29	Electric Vehicle Charging Provision	32amp IP socket to be located inside of garage door	
9.30	Energy monitors	Ensure service provider is providing FOC before ordering. Transmitter to be fitted in consumer unit; display unit to be plugged into a kitchen socket for purchaser to relocate as preferred.	
9.31	Broadband Provision	Fibre To The Premises (FTTP) should be the default technology. Hyperoptic should be installed alongside Openreach to provide customer choice and day one connectivity.	
9.32	Consumer unit	To be located as indicated	
10.00	MISCELLANEOUS PLUMBING		
10.01	Heating type	<p>Vaillant Air Source Heat Pump wet traditional system with underfloor heating to the ground floor and radiators to first floor. A central heating controller with a minimum of two zones is to be provided together with TRVs to each individual radiator.</p> <p>A proprietary manifold is to be located in the services cupboard. A central heating controller with a minimum of two separate zones is to be provided together with room thermostats to each individual room.</p> <p>All pipework is to be concealed</p>	
10.02	Boiler	Not applicable	
10.03	Cylinder (see 14.18 for rooms over detached garages)	ThermaQ cylinders or similar approved	
10.04	Programmer	Seven day 24 hour four channel electronic programmer. Location preferences: (1) utility/laundry, (2) kitchen	
10.05	Thermostats	Specification as heating design, discretely located (ie not in the middle of an obvious or large wall where purchasers will want to position furniture or pictures), 1.5m above finished floor level in the hall of houses away from sources of heat or heat loss. Additional thermostat to be provided where rooms over garages are within the design.	
10.06	Dry room radiators	<p>Rads not to be placed either side of the fireplace in any room or where bed headboard is designed to be positioned in bedrooms</p> <p>No triple radiators to be installed in any location. Separate radiators to be provided. Locations to be agreed with Arbora Homes.</p>	
10.07	Site options - Feature Vertical Radiators	Not applicable	
10.08	Outside water taps to houses	1x outside (Location at the rear / side of property)	
10.09	Immersion to hot water tank if applicable	Wherever possible, immersion to be fitted as back-up to hot water system	

Item No.	Item (if applicable)	Private Specification	Approvals / Samples
10.10	Fireplace air vents	Not applicable	
10.11	Water mains riser	The mains water should rise in the kitchen. No provision for a water softener is required	
10.12	Water supply to kitchen fridge freezer with ice maker, and to islands	Not applicable.	
10.13	Garage annexes (rooms over detached garages) where applicable	Not applicable	
10.14	Stopcocks	Stopcocks location to be approved by Arbora Homes	
11.00	EXTERNAL SPECIFICATION		
11.01	Front door porch	GRP -- refer to planning drawings	
11.02	Access paths	Refer to planning drawings	
11.03	Patio - extent and slabs	Refer to planning drawings	
11.04	Drive treatment	Refer to planning drawings	
11.05	Landscaping	In accordance to LPA condition. Front and rear gardens to be rotavated and topsoiled.	
11.06	Private fencing	Refer to planning drawings	
11.07	Streetscene fencing	Refer to planning drawings	
11.08	Metal railings	Refer to planning drawings	
11.09	External lighting to private roads	Refer to LPA condition Black bollards	
11.10	Meter boxes	White	
11.11	Water butts to houses	200ltr minimum required connected to rear downwater pipe Location and colour to be agreed with Arbora Homes	
11.12	Composting bins to houses	Not applicable	
11.13	Laundry drying space to houses	N/A	
11.15	Cycle storage	Not applicable	
11.16	Grit bin	To be provided to developments with an estate/communal road (management company/residents to provide grit).	
11.17	Manhole covers	Where located in areas of block paving or Adagrip, a recessed cover is to be used to take the appropriate surrounding finish	
11.18	Keysafe	Water resistant combination safe. Locations to be agreed with Arbora Homes.	
11.19	Lightning Protection	N/A	
11.20	Downpipes	Mesh to be installed where hoppers are provided	

Braiswick, COLCHESTER, CO4

Best Price Guide

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

Area of interest

CO4 5AZ + 0.5 miles

Properties marketed between

1 Jan 24 - 14 Nov 24

Properties marketed by

Any Agent



Harris + Wood, Chesterwell

Unit 10 Chesterwell House Cordelia Drive, Colchester, CO4 6AZ

Phone: 01206 636476

Email: chesterwell@harrisandwood.co.uk

Introduction

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



Map of properties included in this report

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

 This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (11 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (3 in this case).

Comparable properties



CURRENTLY ADVERTISED

5 bedroom detached house for sale Braiswick, Colchester, Essex, CO4

- Neo Georgian family home
- Large dual aspect drawing room
- Dining room & Garden room
- Kitchen/breakfast room & utility
- Study & cloaks w/c
- Spacious galleried landing with seating area
- Five bedrooms and three bathrooms
- Triple garage with accommodation above

Marketed from **12 Nov 2024**

SOLD PRICE HISTORY	
17 Mar 2021	£1,080,000
14 Jan 2011	£715,000
31 May 2000	£407,500

* Legal information present on page 6

2

£995,000

NO LONGER ADVERTISED **SOLD STC**

5 bedroom detached house for sale
Braiswick, Colchester, CO4

- 5 double bedrooms
- En suite and 2 bathrooms
- 3 reception rooms
- Kitchen and living room
- Cloakroom and utility
- Double garage

Marketed from **4 Apr 2024 to 15 Sep 2024 (163 days)**

SOLD PRICE HISTORY

12 Jan 1995	£246,000
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3

£975,000

NO LONGER ADVERTISED **SOLD STC**

5 bedroom detached house for sale
Devereux Place, Braiswick, Colchester

- Victorian-inspired grandeur 5 Bedroom Detached
- Stylish, spacious living spaces
- Impressive
- Formal dining room
- Beautifully landscaped garden with back patio
- Cloakroom, family Bathroom & En-suites
- Double garage & driveway
- Easy commutes to nearby cities

Marketed from **16 Feb 2024 to 28 Jun 2024 (133 days)**

SOLD PRICE HISTORY

14 Sep 2007	£525,000
4 Jul 1997	£212,000

4

£950,000

NO LONGER ADVERTISED

4 bedroom detached house for sale
Braiswick, Colchester, Essex, CO4

- Detached Family Home
- Four/Five Bedrooms
- Large Kitchen/Diner/Sitting Room
- Two En Suites & Bathroom
- Underfloor Heating Throughout
- Detached Garage & Driveway
- Gated Community With Electric Gates & Video Entry
- CCTV & Alarm System

Marketed from **15 Mar 2024 to 22 Jul 2024 (129 days)** by **Harris + Wood, Chesterwell**

5

£900,000

CURRENTLY ADVERTISED **SOLD STC**

4 bedroom bungalow for sale
Braiswick, Colchester, Essex, CO4

- Three/four bedrooms
- Two/three reception rooms with views over the garden t...
- Well appointed kitchen and separate utility room
- Oil fired central heating
- Predominately double glazed windows
- Double garage and studio
- Well positioned in grounds extending to just over half an...

Marketed from **11 Oct 2024**

SOLD PRICE HISTORY

31 Jul 1998	£225,000
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* Legal information present on page 6



CURRENTLY ADVERTISED

4 bedroom detached house for sale
Beech House, Plot 1, The Croft, Braiswick, Colchester..

- LAST PROPERTY REMAINING
- Exclusive gated development
- Bespoke Symphony kitchens
- CCTV and security alarms
- Underfloor heating throughout
- Open plan kitchen/dining/living space
- Living room with log burner
- Study & utility

Marketed from **13 May 2024**



NO LONGER ADVERTISED

5 bedroom detached house for sale
Jonquil Way, Colchester, Essex, CO4

- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Spacious Kitchen/Diner/Conservatory
- Bar Area
- Two En Suites & Shower Room & Bathroom
- Double Garage & Driveway
- Mature Rear Garden

Marketed from **26 Jul 2024 to 4 Oct 2024 (70 days)** by **Harris + Wood, Chesterwell**



NO LONGER ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Westwood Hill, Braiswick, Colchester, CO4

- A Substantial Four Bedroom Detached Family Home Bo...
- Nestled Within One Of Colchester's Most Desirable Distr...
- A Short Distance From Colchester's Mainline Station & C...
- Formal Living Room, Family Room & Seperate Dining Roo...
- Well-Equipped, Tasteful Kitchen
- Utility Room, Downstairs Cloakroom & Ground Floor Stu...
- Four Generous Double Bedrooms
- Large & Mature Rear Garden With Summer House

Marketed from **19 Jan 2024 to 20 Sep 2024 (244 days)**

SOLD PRICE HISTORY	
20 Mar 2015	£525,000

27 Apr 2001	£330,000



NO LONGER ADVERTISED **SOLD STC**

5 bedroom detached house for sale
Fairways, Braiswick

- Five Bedroom Detached Home
- Three Bathrooms - Two En-Suites & Family Bathroom
- Three Reception Rooms - Main Lounge, Sitting Room & D...
- Kitchen/Breakfast Room
- Utility Room & WC
- Large Rear Garden
- Driveway Providing Off Road Parking & Double Garage
- Braiswick Location

Marketed from **31 Aug 2023 to 4 Jun 2024 (277 days)**

SOLD PRICE HISTORY	
30 Jun 2004	£425,000

9 Jan 2002	£280,000

5 Aug 1998	£232,000

* Legal information present on page 6

10

£750,000

CURRENTLY ADVERTISED

5 bedroom detached house for sale
Fairways, Braiswick, Colchester, Essex, CO4

- Located In The Highly Desirable Area Of Braiswick
- Positioned Adjacent To The Colchester Golf Club
- Close To Local Schools, Shops, Transport Links & City C...
- Abundance Of Family Accommodation
- Driveway Providing Off Road Parking & Double Garage
- Must Be Viewed

Marketed from **3 Oct 2024**

SOLD PRICE HISTORY

3 May 2019	£545,000
14 Aug 2015	£482,500
13 Oct 2006	£423,000

11

£750,000

CURRENTLY ADVERTISED SOLD STC

4 bedroom detached house for sale
Keepers Green, Braiswick

- Offered with No Onward Chain
- Detached Four Bedroom Family Home
- Main Bedroom with Dressing Area and Four-piece En Suite
- Dual Aspect Sitting Room overlooking the Bowling Green
- Dining Room | Study / Reading Room
- Kitchen / Breakfast Room | Utility Room
- Four piece Family Bathroom | Ground Floor Cloakroom
- Double Garage with Electronic Door | Off Road Parking

Marketed from **10 Jun 2024**

SOLD PRICE HISTORY

31 Jul 2014	£450,000
7 Aug 2012	£442,000
24 May 2007	£405,000

12

£750,000

CURRENTLY ADVERTISED SOLD STC

5 bedroom detached house for sale
Fairways, Braiswick

- 5 bedrooms
- 3 bathrooms
- 3 reception rooms
- Large sunny garden
- Off street parking
- Double garage
- Braiswick

Marketed from **1 Jun 2024**

SOLD PRICE HISTORY

30 Apr 2007	£415,000
22 May 1998	£182,500

11

£725,000

CURRENTLY ADVERTISED SOLD STC

5 bedroom detached house for sale
Keepers Green, Braiswick, Colchester, CO4

- *** GUIDE PRICE £725,000 - £775,000 ***Braiswick lies jus.

Marketed from **22 Mar 2024**

SOLD PRICE HISTORY

31 Jul 1998	£180,000
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* Legal information present on page 6



CURRENTLY ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Fernlea, Braiswick, Colchester, Essex, CO4

- Impressive Four Bedroom Detached Family Home
- Situated In The Sought After Village Of Braiswick
- Close To Local Schools, Shops, Amenities & Transport L...
- Beautifully Presented Accommodation
- Generous Size, South-West Facing Rear Garden
- Driveway Providing Ample Off Road Parking & Garage
- Must Be Viewed

Marketed from **12 Sep 2024**

SOLD PRICE HISTORY

8 Sep 2006	£385,000
21 Sep 1998	£155,000



NO LONGER ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Braiswick, COLCHESTER

- Contemporary Four-Bedroom Home
- Spacious Accommodation of Approximately 2125sqft
- Well Proportioned Rooms Set Over Three Levels
- Luxury Kitchen Breakfast Room
- Detached Garage and Off Street Parking
- Landscaped Rear Garden
- En-Suite to Principle Bedroom
- Stylish Interiors

Marketed from **2 Jan 2024 to 11 Sep 2024 (253 days)**

SOLD PRICE HISTORY

12 Jun 2024	£675,000
7 May 2021	£585,000
21 Oct 2011	£495,000



NO LONGER ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Keepers Green, Braiswick, Colchester, Essex, CO4

- Located In The Highly Desirable Area Of Braiswick
- No Onward Chain
- Close To Local Schools, Shops, Transport Links & City C...
- Abundance Of Family Accommodation
- South Facing Rear Garden
- Driveway Providing Off Road Parking & Double Garage
- Must Be Viewed

Marketed from **9 May 2023 to 29 May 2024 (386 days)**

SOLD PRICE HISTORY

3 May 2024	£645,000
27 Nov 1998	£235,000



NO LONGER ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Fernlea, Colchester, Essex, CO4

- ****UPWARD CHAIN COMPLETE**** This very well cared for...

Marketed from **13 Mar 2024 to 10 Jul 2024 (119 days)** by **Harris + Wood, Chesterwell**

SOLD PRICE HISTORY

19 Jul 2024	£565,000
14 Oct 2011	£325,000
31 Mar 2009	£294,000

* Legal information present on page 6



CURRENTLY ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Achnacone Drive, Braiswick, Colchester, Essex, CO4

- Well-Presented Detached Family Home
- Four Double Bedrooms
- Situated In The Popular Area Of Braiswick
- Close To Local Schools, Shops, Amenities & Transport L...
- West Facing Rear Garden
- Driveway Providing Off Road Parking & Garage
- Must Be Viewed

Marketed from **17 Apr 2024**

SOLD PRICE HISTORY	
16 May 1997	£110,000



NO LONGER ADVERTISED **SOLD STC**

4 bedroom detached house for sale
Camomile Way, Braiswick, North Colchester

- NO ONWARD CHAIN
- OVERLOOKING PICTURESQUE GREEN
- SOUGHT AFTER BRAISWICK LOCATION
- WALKING DISTANCE TO STATION
- LOCAL AMENITIES
- FRENCH DOORS TO GARDEN
- LANDSCAPED GARDEN
- DUAL ASPECT LOUNGE

Marketed from **25 Jul 2023 to 19 Aug 2024 (391 days)**

SOLD PRICE HISTORY	
14 Mar 2024	£505,000

20 Oct 1995	£89,000

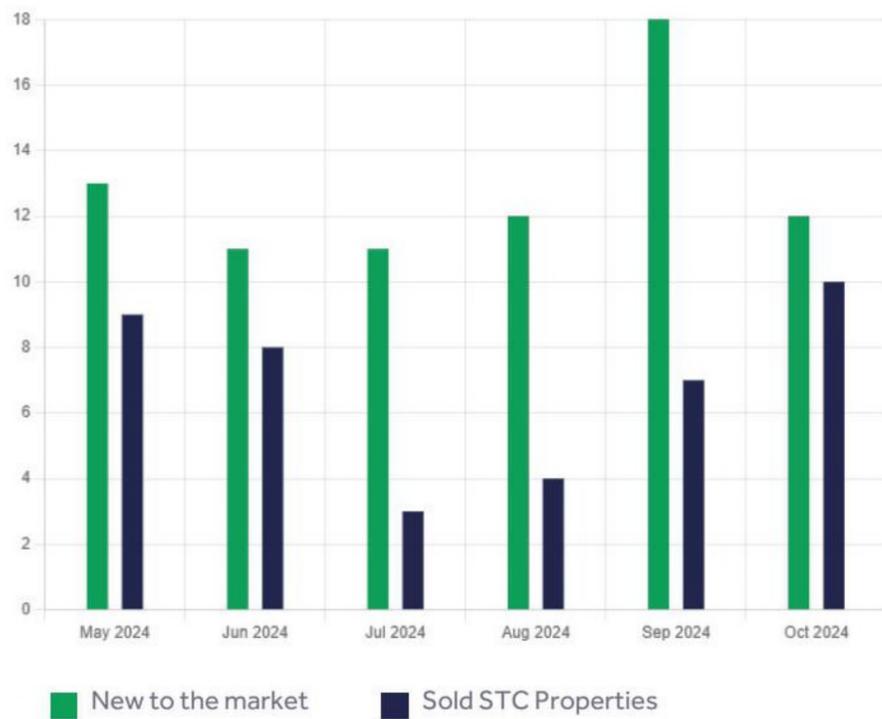
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Market Information

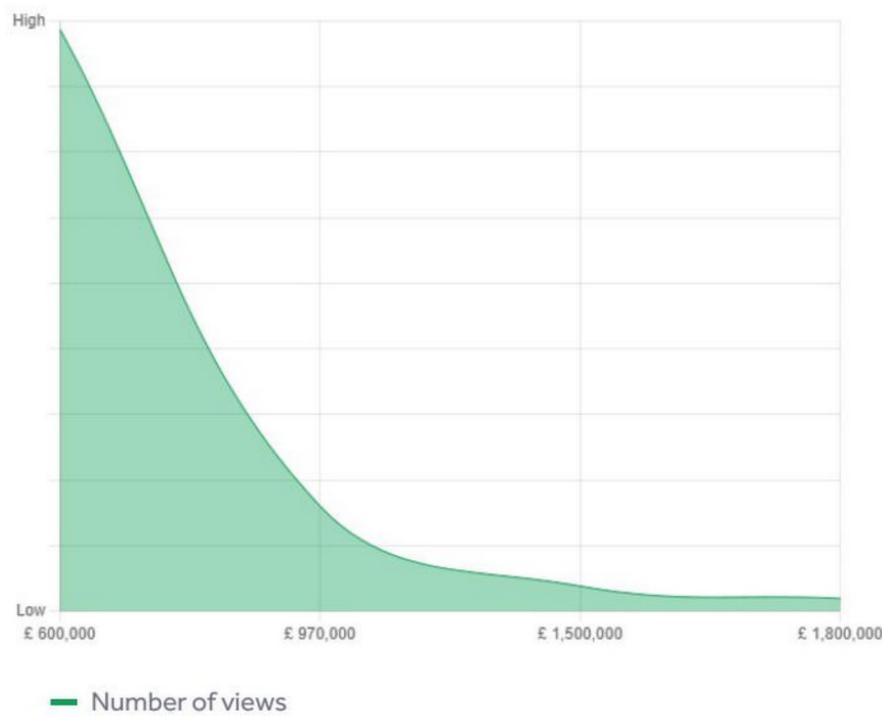


New vs. sold subject to contract (STC) properties within 0.5 miles of CO4 5AZ

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

Average prices of properties within 0.5 miles of CO4 5AZ

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



Number of property views in the last 6 months for your selected property types within CO4

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