

BRADSTOWE
CHARTERED SURVEYORS

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VALUATION REPORT

Property	63-65 Sandwich Road Ash Canterbury Kent CT3 2AH
Client	Proplend Security Limited (Borrower: Mr Graham Woodruff)
Inspected on	Monday 5 th July 2021
Inspected by	Bradstowe Chartered Surveyors Station Gates 133 High Street Broadstairs Kent CT10 1NG Telephone 01843 603325



Bradstowe Chartered Surveyors is the Trading Name of Bradstowe Ltd.
VAT Reg. No. 817 732 616

Registered Office:
133 High Street, Broadstairs CT10 1NG
Registered in England & Wales No.4744471

**1.0
EXECUTIVE SUMMARY**

**1.1
PROPERTY
ADDRESS** 63-65 Sandwich Road
Ash
Canterbury
Kent
CT3 2AH

**1.2
DESCRIPTION** The property is a potential development site currently occupied by three light industrial use buildings, two of which are let..

**1.3
RENTAL VALUE** £60,305 (sixty thousand three hundred and five pounds) per annum.

**1.4
MARKET VALUE** Current Market Value subject to existing tenancies
£710,000 (seven hundred and ten thousand pounds).

90 day sale value
£550,000 (five hundred and fifty thousand pounds).

Market Value existing use plus ransom strip
£1,095,000 (one million and ninety five thousand pounds).

Market Value of site on special assumption Planning Permission is granted for residential redevelopment
£592,000 (five hundred and ninety two thousand pounds).

Market Value of site on special assumption outline Planning Permission is granted plus benefit of ransom strip
£977,650 (nine hundred and seventy seven thousand six hundred and fifty pounds).

Market Value of adjoining site on the special assumption detailed Planning Permission is granted for residential redevelopment
£1,285,000 (one million two hundred and eighty five thousand pounds).

Market Value of adjoining site on the special assumption detailed Planning Permission is granted for residential redevelopment less ransom strip
£900,000 (nine hundred thousand pounds).

Subject to the properties being maintained to a satisfactory standard, they should prove to have an economic life of at least 25 years.

Subject to regular inspection, the properties should provide suitable security for loans advanced against them on the usual terms.

**1.5
INSURANCE
ASSESSMENT**

We would recommend that the buildings be insured for a minimum sum as follows:

Building A

£260,000 (two hundred and sixty thousand pounds)

Building B

£163,000 (one hundred and sixty three thousand pounds)

Building C

£235,000 (two hundred and thirty five thousand pounds)

This sum allows for demolition, site clearance, full reinstatement, professional fees, but excludes loss of rent provision and any allowance for inflation and should accordingly be updated annually to keep pace with rising costs.

**1.6
DATE OF
VALUATION**

12th July 2021

2.0
PHOTOGRAPHS



Street Scene



Street Scene



Buildings B, C & A



Building A



Building B



Building C



Building A, Internal



Building B, Internal

3.0 INSTRUCTIONS

In accordance with instructions received from Proplend Security Limited, we have inspected the property known as 63-65 Sandwich Road, Ash, Canterbury, Kent, CT3 2AH, to provide a valuation for the purposes of secured lending.

3.1 CONDITIONS OF ENGAGEMENT

Your instructions are accepted on the basis of our standard Terms and Conditions based upon the requirements of the Royal Institution of Chartered Surveyors, a copy of which is appended with this report. Any variance from the appropriate Terms and Conditions which have been agreed, are noted in this report.

We are independent and external valuers as defined in the RICS Valuation – Global Standards 2020.

In assessing our valuation, we shall follow the Appraisal and Valuation Manual/Practice Statements and Guidance Notes of the Royal Institution of Chartered Surveyors and Incorporated Practice Statements and Guidance Notes in accordance with International Valuation Standards 2020 (IVS). Using the comparable method of valuation, we will form an opinion of the market value of the subject property at the relevant valuation date.

Any measurements of the property are in accordance with the RICS Property Measurement Professional Statement 2nd Edition, May 2018.

This report has been prepared by Jeremy Parkin MRICS VRS 99012, who is a registered valuer under the RICS Valuer Registration Scheme. The valuer has over 30 years' experience in the appraisal of commercial and residential property in the South East Kent area.

In accordance with Practice Statement 2 of the RICS Valuation Global Standards 31st January 2020, we would advise that we have undertaken previous commercial valuations on behalf of Proplend Security Limited. Aside from this, it is confirmed that this firm does not have any other anticipated or has not had any current or other recent fee earning involvement with the property to be valued, with the current owners, or with any other person connected with the transaction for which the valuation is required.

We understand that this valuation is required for the purposes of secured lending. The valuation is intended solely for this and for no other purposes and should not be relied upon by any third party to whom it is not addressed who would do so entirely at their own risk.

We are not aware of any conflicts of interest that preclude us from preparing this valuation.

The directors and staff of Bradstowe Chartered Surveyors have no financial interest in the property.

3.2 ASSUMPTIONS & CAVEATS

In arriving at our opinion of Market Value, we have taken account of the following Assumptions:

- a) That the extent of the properties is as shown indicated on any attached plan;
- b) That the information as to tenure, tenancies, rating and planning set out within this report is correct;
- c) That there are no onerous restrictions or unusual outgoings attached to the properties of which we have no knowledge and which would be likely to have an adverse effect on value;
- d) That no high alumina cement concrete or calcium chloride additive or other deleterious materials or techniques were used in the construction of the properties and that there are no serious defects in the state of any wall ties or cladding fixings;
- e) That the properties and their values are unaffected by any matters which would be revealed by a local search, replies to the usual enquiries or by statutory notice that neither the properties nor their condition, nor their use, nor their intended use, is or will be unlawful;
- f) That no account has been taken of any good will fixtures, fittings or equipment other than those which would normally pass with the interest to be valued;
- g) That inspection of those parts which have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation materially;
- h) That the properties comply with all planning, building, fire precaution/means of escape and public health Statutes, Regulations and Bye-laws;
- i) That there are no undisclosed matters which would materially affect our opinion as to the value of the properties;
- j) The inspection is not to be construed as a Building Survey or Homebuyers Report & Valuation. We also refer you to our Terms and Conditions of Engagement appended to, and included with, this Report.

3.3 BASIS OF VALUATION

Using the Comparable Method of valuation, we will form an opinion of the Market Value of the subject property at the relevant valuation date.

The market value is defined in RICS Valuation – Global Standards 2020, effective January 2020 as ‘the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing selling in an arm’s-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.’

Using the Comparable Method of valuation, we will form an opinion of the Market Rental Value of the subject property at the relevant valuation date.

The market rental value is defined in RICS Valuation – Global Standards 2020, effective January 2020 ‘the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion’.

Our valuation has been made in the light of the RICS Valuation – Global Standards, and any particular assumptions which have been made, have been drawn to your attention in this report.

The premises have been valued on the unencumbered interest as stated, no account being taken of any fixtures and fittings other than those normally designated as landlord’s fixtures and fittings, outstanding mortgages or loans that may have existed at the time of valuation. No deductions have been made for any costs involved in the sale of the property and no allowances have been made for VAT or any other taxes.

**3.4
DATE OF
VALUATION**

The valuation given is at the date of this report and is based upon the description of the property and its surroundings as at the date of inspection.

**3.5
CIRCUMSTANCES
OF INSPECTION**

The property was inspected on Monday 5th July 2021. Weather conditions were dry and sunny. Access was provided by Mr G Woodruff, who met us at the premises. We were unable to gain access to the interior of Building C. Our comments regarding that building are based upon information provided by Mr Woodruff.

**4.0
DESCRIPTION**

The property is a parcel of land with three light industrial buildings insitu. Buildings A and C are let and the applicant, Mr Woodruff, uses Building B for his own purposes.

**5.0
LOCATION**

The property is situated on one of the primary access roads into the village of Ash. The main shopping area and local facilities are approximately half a mile distant. There is ready access to the A257 leading to Canterbury, and the A256 leading to Dover and Thanet.

**6.0
ACCOMMODATION**

The accommodation comprises:

Building A (let to All Sorts of Music)
Main entrance, reception area, five music rooms, administration and sales office, kitchen, Male and Female WCs, store room.

The property extends to approximately 166.14m² (1,788ft²);

Building B (used for the personal occupation of the applicant)
Ground floor warehouse extending to 275m² (2,959ft²). Mezzanine floor 112.81m² (1,214ft²);

Building C (this could not be inspected internally). We understand it is let to Flat Six Logistics and used for Vintage and Classical Car storage and distribution.

The gross external area of the property is approximately 433.84m² (4,668ft²).

The buildings stand on a site extending to approximately 4,000m² (0.988 acres).

A copy of the Land Registry Plan, together with indicative layout plans of Building A & B are appended with this report.

7.0 SERVICES

We have not been able to make specific enquiries with the statutory undertakers in the time available regarding the availability, capacity or location of services. However, our observations indicate that all mains services are connected to the property.

Building A has a gas fired central heating system. Buildings B & C have warm air heating systems. There are 3 Phase electricity supplies to all buildings.

No plant or machinery has been included in this valuation other than that normally considered to form a service installation for the benefit of the properties in general.

We have assumed for the purposes of this valuation that all services are regularly inspected by appropriately qualified persons and any requirements complied with in full.

8.0 CONSTRUCTION

Building A is of brick and timber frame construction with weatherboard cladding under an asbestos corrugated sheet roof. The floor is of solid construction and the internal walls are timber stud with plasterboard. The windows are UPVC framed double glazed sealed units.

Buildings B & C are of concrete portal frame construction with brickwork to half height and asbestos cladding to the upper walls and roofs. The floors are of solid construction and have been sealed. Within Building B is a mezzanine floor of steel frame construction finished with timber boarding.

9.0 CONDITION

This valuation is made on the assumption that the property is in a condition commensurate with its age, character, style of construction and mode of use at the date of this valuation and that it will remain so throughout the term of the loan.

We have made a visual internal of Buildings A and B at the date of inspection prior to preparing this valuation. Building C could be inspected only externally. The external inspections have been undertaken from ground level only. We have not inspected those parts of the properties which are covered, unexposed or inaccessible including roof spaces and such parts are assumed to be in good repair and condition.

We have not been instructed to undertake any structural or building survey, test the services or arrange for investigations to be carried out to determine whether any deleterious materials have been used in the construction of the subject premises or subsequent additions. In the event that a subsequent survey reveals defects in the subject premises, we reserve the right to reconsider our valuation in the light of the revised facts.

The properties are in a condition commensurate with their use.

A moisture detecting meter was used at various accessible points around the property and no significant high damp meter readings were noted. We are pleased to report that the properties appear to be free from rising and/or penetrating damp.

10.0 TENURE AND OCCUPATIONAL LEASES

We believe title to the property is Freehold, held under Title Number K750640. We have seen sight of a Land Registry Title Plan and can confirm the boundaries accord with those inspected on site.

We have not been provided with any reports on Title.

We understand Building A is let to All Sorts of Music on a 5 year FR&I lease expiring 25th March 2023, at a rent of £17,055 per annum.

Building C is let on a 5 year FR&I lease expiring 1st October 2023. The rent is £24,000 per annum. The premises is let to Flat Six Logistics.

We have not seen sight of any licenses or other agreements in favour of any third parties which would have an adverse effect upon the enjoyment or valuation of the property.

11.0 STATUTORY REQUIREMENTS

The property lies within the area covered by Dover District Council, which is the Local Planning Authority. In view of online enquiries, we have concluded that the present uses are fully in accordance with current Planning Law, although we would reserve the right to review our valuation on the basis of any alternative facts should they come to light.

Building A was granted Planning Permission for Change of Use to a Music School under Planning Reference DOV/18/00538, granted 22nd October 2018. At that time, the Use Class was D1. The premises now falls into Use Class F.1 of the Use Classes Order 2020.

Building B was granted Planning Permission under reference DOV/18/00538, again on 22nd October 2018 for retrospective consent for a mixed use warehouse, storage and car repairs. The warehouse use would fall into Use Class B8 of both Uses Classes Orders 1987 and 2020. Car repair facilities were previously sui generis. We believe this is still the case with regard to the new Use Classes Order. However, we would defer to the authority of a Chartered Town Planner.

Building C is used as a warehouse, which falls in to Use Class B8 of both Uses Classes Orders 1987 and 2020.

We believe that Sandwich Road is a made up and publicly adopted highway and there are appropriate rights of connecting into the mains drainage system.

The Equality Act came into effect on 1st October 2010 and replaced the provisions of the Disability Discrimination Act 1995. The Equality Act repealed and replaced existing discrimination laws and seeks to tackle inequality in the workplace. In the context of commercial property, the Act imposes obligations on the owners or occupiers of such premises to make reasonable physical adjustments to a building where a disabled person is put to a substantial disadvantage when compared to someone who is not disabled. You should, therefore, familiarise yourself with your responsibilities, and to this end, you may wish to refer to the publication produced by the Government Equalities Office entitled: Equality Act 2010: 'What do I need to know?'

Reasonable adjustments must have been made to remove physical barriers, which prevent access to a service provided in the building. In some instances, it may be possible for the service to be provided in an alternative way in order to comply with the Act

From our inspection of the property there do not appear to be issues resulting from the Equality Act, but we are not qualified or registered Access Consultants and we cannot give any assurances that a specialist access audit would not identify works. A purchaser in the open market might, in practice, undertake an access audit. We would remind you we consider the ramp down to the studio to have an excessive gradient.

Under Regulations, dated 6th April 2008, the Government required an Energy Performance Certificate (EPC) to be produced for property transactions including the sale, rent or construction of non-dwellings and dwellings. These regulations are the UK Government's statutory instrument to meet the EU Energy Performance of Buildings Directive. These regulations were brought into effect on a planned basis and from 1 October 2008. Under current legislation, properties available to let must have a minimum Energy Efficiency Rating of 39, being Band E.

From inspection of the online EPC register, we are aware the property known as Unit A has an energy rating of E (105). We noted there are no entries for Buildings B and C. This is not unexpected as it is not a necessary requirement for such premises to provide an EPC.

It is apparent there is an asbestos cladding to all three building. However, we have not carried out a risk assessment.

Please note, asbestos in good condition presents little or no hazard to health but, if disturbed, can create a health hazard.

Future management of asbestos can be very costly due to the need to employ specialist licensed contractors and this factor along with increasing legislative requirements could have a future adverse effect upon the value of the subject premises.

The relevant legislation is contained in the Control of Asbestos Regulations 1987 and the control of Asbestos at Work Regulations 2002. The control of Asbestos at Work Regulations imposes a duty to protect workers from exposure to Asbestos Containing Materials (ACM's). If it is reported that asbestos is known to exist in the premises, a written management plan for the property should be in place.

We have been unable to identify or inspect an Asbestos Register or Asbestos Management Plan. Any asbestos disclosures in the Asbestos Register requiring work or management may have an adverse effect on the reported valuation.

The Fire Regulatory Reform (Fire Safety) Order 2005, came into effect on 1 October 2006 and replaces most fire safety legislation. Fire authorities no longer issue Fire Certificates and those previously in force now have no legal status. Under this legislation, the 'responsible person' must now carry out a 'Fire Risk Assessment' (or more particularly ensure one is carried out by a suitably qualified person). Unlike the old Fire Certificates, the Fire Risk Assessment is in respect of the way the premises are used and thus this is something that runs with the property/properties or is transferred to a new occupier. Lenders are advised to ensure that occupiers are required to obtain a Fire Risk Safety Assessment which should be kept under review.

We assume there are no outstanding Enforcement Notices or proceedings in respect of the subject property. Legal advisers should verify and confirm.

From enquiry of the Valuation Office website, we are aware the buildings have the following rateable values: Building A £14,750 as at 26th March 2018; Building B £7,225 as at 26th March 2018; Building C £10,000 as at 11th December 2018. A copy of the Planning Permission, EPC and Rateable Values is appended with this report.

We are aware that, at the present time, a Planning Application has been submitted on the parcel of land immediately adjoining the subject premises. The Planning Reference Number is DOV/20/00284. The proposal is for redevelopment of the land for residential purposes. Although the Planning Application and Design & Access Statement accompanying the application, indicate a proposal for 24 units, from the Schedule of Accommodation enclosed within the Design & Access Statement, there are actually only 22 units. The proposal is for 8 x 3 bedroom semi detached house, 6 x 3 bedroom terraced houses, 4 x 2 bedroom semi detached houses and 4 x 1 bedroom flats.

To assist in the application, it has been submitted as a hybrid application in conjunction with an outline application for redevelopment of the subject site, again for residential purposes. The subject site has the outline application submitted for 5no. 3 bedroom detached houses and 10no. 1 bedroom flats.

A copy of the Design & Access Statement is appended with this report. The Planning Application has yet to be decided.

For the development of the adjacent site to be undertaken, subject to appropriate Planning Consents being granted, access is only achieved over the land of the subject premises. There is thus a ransom strip element attributable to the subject premises.

From the well established case of *Stokes v Cambridge* (1961), it was considered a ransom strip could have a value of up to 30% of the development value of land in question.

We have undertaken residual appraisals for both the subject land and the adjoining site, in order to ascertain a ransom strip value. Those calculations and appraisals are appended with this report also.

12.0 ENVIRONMENTAL ISSUES

We are not aware of the content of any other Environmental Audit or other Environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. Based upon visual inspection on site, and discussions with both the current occupier and the local Planning Office, we are of the opinion that no contaminative or potentially contaminative uses have been carried out at the property, which might reduce the values now reported. However, we reserve the right to review our valuation in the event that such matters come to light.

We have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property, or has since been incorporated, we are therefore unable to report that the property is free from risk in the respect. For the purposes of this valuation we have assumed that such investigation would not disclose the presence of any such material to any significant effect.

We believe the sub soil to be of alluvial material but this has not been verified or confirmed. Based on our inspection for valuation purposes, of both the property and its surrounding area, no evidence was noted to suggest that either the property or the surrounding area may have been affected in the past by any adverse ground conditions.

There were no obvious signs or indications of any Japanese knotweed or other invasive plants. However, we are not qualified botanists and, should you have any concerns in this regard, you should obtain a specialist report from appropriately qualified personnel. This should be obtained prior to a binding commitment to purchase the property.

13.0 INSURANCE ASSESSMENT

We would recommend that the buildings be insured for the minimum sums as follows:

Building A
£260,000 (two hundred and sixty thousand pounds);



Building B
£163,000 (one hundred and sixty three thousand pounds);

Building C
£235,000 (two hundred and thirty five thousand pounds)

These sums allow for demolition, site clearance, full reinstatement, professional fees, but excludes loss of rent provision and any allowance for inflation and should accordingly be updated on an annual basis to keep pace with rising costs.

We emphasise that the figures detailed above are our estimate of the costs of rebuilding the premises and bear no direct relationship to current Market Value.

14.0 VALUATION METHODOLOGY

The valuation has been prepared in accordance with normal practice, taking into account comparable evidence and current market conditions. In determining our opinion of market value and market rent, we have had regard to the comparison method of valuation, comparing similar type properties which have been sold recently on the open market.

We have carried out our usual research and enquiries, including discussion with the local agents. We have analysed the existing market commentaries and data in determining our opinion of market value and market rent of the subject property. Information has also been obtained from internal records. We use external databases such as Zoopla and RightMovePlus.

15.0 COMPARABLE EVIDENCE

We have obtained comparable evidence for the premises both in its existing use as light industrial and also for residential redevelopment.

16 Chislet Close, CT3 4LB is a light industrial unit at Hersden comprising a ground floor warehouse area of 926ft² with first floor offices of 692ft². There is further storage of 81ft². The property has recently been let at a rent of £12,000 per annum on a 5 year effective FR&I lease, at a rent equating to approximately £9.14 per ft². The property was sold in August 2020 at a figure of £125,000, reflecting a yield of 7.27%.

36 Thomas Way, CT3 4JZ is a light industrial unit again on the Hersden Industrial Estate, comprising a ground floor warehouse extending to 970ft² plus first floor offices extending to 910ft². The property had a rental figure agreed at £12,750 per annum in December 2020. This equates to approximately £8.95 per ft². The property was sold at a figure of £160,000.

83 Thomas Way is a light industrial premises which had a rent review in May 2018. We understand the rent was settled at £9,000 per annum, which we were informed equated to approximately £5.67 per ft².

13 E Miners Way is a similar style property which was let in November 2017 at a rent of £14,000 per annum. There was a five year effectively FR&I lease with a tenant's option to break at year three. The rent equated to approximately £7.48 per ft².

Unit G, 10 Stone Way, Lakesview International Business Park, Hersden was sold for £219,000 in December 2020 at auction. A lease had been agreed for five years commencing 17th November 2020 on FR&I terms at an initial rent equating to £8.38 per ft². The premises is a light industrial premises extending to 1,431ft².

The Mapleleaf Industrial Estate is a newly created business park at nearby Manston airport. We have undertaken various valuations for SIPPS purposes on a number of the units on the site. We are aware the rents being achieved are in the region of £7.72 per ft² and values of the properties are in the region of £145,000 to £155,000.

The properties extend to approximately 157.22m² (1,692ft²). These are very modern light industrial units and smaller than the subject premises under consideration. Therefore, allowances have been made for quantum and also age of the subject premises.

We are aware Buildings A & C had five year FR&I leases agreed in 2018. We have estimated the rental value of Building C breaks back to approximately £5.41 per ft². The rent of Building A breaks back to approximately £9.54 per ft². It is expected this is higher than the rate for Building C, as Building A is essentially offices.

We therefore consider the rental values to be appropriate for the uses of the premises. We have therefore applied the rental figure of Building C to the garage workshop premises (Building B).

We are of the opinion the appropriate all risks yield to adopt, given the age and location of the properties is 8.5%.

With regard to residential values, we are aware of the following transactions.

29 Sandwich Road, CT3 2AF is a three bedroom end of terraced house which is currently sold subject to contract at a figure of £300,000.

41 Sandwich Road, CT3 2AF is again a three bedroom end of terraced house, which, again, has been sold subject to contract at a figure of £300,000.

A further property in Sandwich Road, CT3 2AF is sold subject to contract at a figure of £279,995. This is a three bedroom end of terraced house which requires upgrading works.

64 Chequer Lane, CT3 2AZ is a three bedroom mid terraced house requiring some minor upgrading works. It is currently sold subject to contract at a figure of £265,000.

38 Chequer Lane, CT3 2AY is a three bedroom mid terraced house which was sold in July 2020 at a figure of £235,000. This information was obtained from the Zoopla website.

A two bedroom mid terraced house at 3 Havelock Place, CT3 2AB has been sold subject to contract at a figure of £290,000.

1 Moat Lane, CT3 2DG is a two bedroom semi detached house requiring substantial upgrading works. The property has been sold subject to contract at a figure of £199,999.

In Goodban Square, CT3 2ER, a two bedroom end of terraced house having the benefit of a garage has been sold subject to contract at a figure of £250,000.

16.0 SUMMARY AND VALUATION

The property is a parcel of land with three light industrial units producing a rental income. There is obvious development or redevelopment potential.

We have valued the premises on the basis of the existing use together with the current rental and projected rental income. We have also considered the redevelopment potential of the property and that of the adjoining land.

Taking into consideration the available comparable evidence, we are of the opinion the Market Value of the Freehold interest of the property known as 63-65 Sandwich Road, Ash, Canterbury, Kent, CT3 2AH, in its present condition subject to the existing tenancies is £710,000 (seven hundred and ten thousand pounds).

Taking into consideration the available comparable evidence, we are of the opinion the Market Rental Value of the Freehold interest of the property known as 63-65 Sandwich Road, Ash, Canterbury, Kent, CT3 2AH, in its present condition subject to the existing tenancies is £60,305 (sixty thousand three hundred and five pounds) per annum. We would recommend the leases be renewed for five-yearly terms on FR&I bases.

Appended to this report is our residual appraisal of the subject land on the special assumption that outline Planning Permission is granted for Change of Use and redevelopment for residential purposes comprising 5 x 3 bedroom detached house and 10 x 1 bedroom flats.

We are of the opinion the gross development value of each of the houses would be in the region of £325,000. There is very little market evidence of one bedroom flats and, for the purposes of our appraisal, we have assumed the market value would be in the region of £160,000 per flat.

Taking into consideration holding costs, professional fees and construction periods, plus allowing for a minimum profit of 20% return on sales, this provides a land value of some £591,900. We consider the value could be greatly enhanced by applying for an alternative mix of residential units. It is readily apparent the one bedroom flats are not as cost effective as the detached houses.

We append also our residual appraisal of the adjacent land, which is the subject of a detailed Planning Application. This provides for 8 x 3 bedroom semi detached houses, 4 x 2 bedroom semi detached houses, 6 x 3 bedroom terrace houses and 4 x 1 bedroom flats. This provides a gross development value of £5,700,000.

Again, allowing for Planning and Building Regulations fees, together with professional fees and holding costs and considering a construction period of 18 months, together with allowing a profit of 20%, this provides a land value of £1,285,842.

As noted earlier, this site is land-locked and the only access to the site is over the subject land belonging to the applicant. Thus, a Stokes v Cambridge ransom strip arises. We have considered the owners of the site would have to pay 30% of their site value to the applicant and owner of the subject site. This is some £385,750.

This would thus reduce the value of the adjacent site from £1,285,842 down to approximately £900,000.

Conversely, the subject property will benefit by a windfall enhancement of £385,750.

We are therefore of the opinion the market value of the Freehold interest of the property known as 63-65 Sandwich Road, Ash, Canterbury, Kent, CT3 2AH with the benefit of the existing tenancies and the ransom strip is £1,095,000 (one million and ninety five thousand pounds).

On the special assumption that Planning Permission is granted for Change of Use of the subject site for redevelopment for residential purposes, together with the windfall ransom strip, the market value is £977,650 (nine hundred and seventy seven thousand six hundred and fifty pounds).

On the basis of a sale being required within 90 days, we are of the opinion the Market Value of the Freehold interest of the property known as 63-65 Sandwich Road, Ash, Canterbury, Kent, CT3 2AH is £550,000 (five hundred and fifty thousand pounds).

Allowing for regular maintenance and decoration it is anticipated the buildings should have a useful economic life of at least 25 years.

Subject to regular inspection, the properties should provide suitable security for loans advanced against it.

Subject to the above comments, the properties are considered to provide suitable security for an advance by a mortgage lender on its usual terms for assets of this type and age.

Any matters arising which contradict this report and the assumptions stated herein or are otherwise likely to affect the valuation should be referred back for reconsideration.

We confirm the Report has been prepared in accordance with the client instructions and the relevant Practice Statements contained within the RICS Global Standards (31st January 2020).

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of ‘material valuation uncertainty’ as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of this property under frequent review.

The valuation is prepared solely for the use of the addressee and no responsibility is accepted to any other party for the whole or any part of its contents. It may be disclosed to other professional advisers assisting in respect of the purpose for which the valuation has been prepared.

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

This report has been prepared by Bradstowe Chartered Surveyors who hold Professional Indemnity Insurance Cover of £1,000,000 on an each and every claim basis.

Bradstowe Chartered Surveyors has a complaints handling procedure, a copy of which is available on request.

Compliance with the standards may be subject to monitoring under RICS’ Conduct and Disciplinary Regulations.

I certify that the properties in this report have been inspected by me, that I valued the properties and prepared this report, and that I am not disqualified from reporting on the properties.

Signature



Surveyor's Name & Professional Qualifications

Jeremy Parkin MRICS VRS 99012

Name & Address of Surveyor's Organisation

**Bradstowe Chartered Surveyors
Station Gates, 133 High Street
Broadstairs, CT10 1NG**

Date of Report

12th July 2020

APPENDIX A - TERMS AND CONDITIONS



**BRADSTOWE CHARTERED SURVEYORS
TERMS OF ENGAGEMENT
VALUATION REPORT**

**Identification and
status of Valuer**

Name: Jeremy Parkin

Qualifications: MRICS

Registered Valuer status: Registration VRS 99012

Previous involvement with the property or parties to the case: There is no known association with either the vendor or the purchaser, nor have we had any prior involvement with the subject property. We have undertaken previous valuations for Proplend.

Declaration of independence and objectivity: Bradstowe Chartered Surveyors are independent external valuers.

**Client and any
other users**

Mr Graham Woodruff and
Proplend Security Limited, 15 Little Green, Richmond, TW9 1QH

The report will be for the stated purpose and for the sole use of the named Client. It will be confidential to the Client and the Client's professional advisers. The Valuer accepts responsibility to the Client alone but the report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the report at their own risk. Neither the whole nor any part of the report nor any reference to it may be included in any published document, circular or statement, nor published in any way without the Valuer's written approval of the form and context in which it may appear. In the event of a proposal to place a loan on the subject property in a syndicate, the Client must notify the Valuer, with a view to agreeing responsibility to the further, named parties.

**Property to be
valued**

63-65 Sandwich Road, Ash, Canterbury, Kent, CT3 2AH

**Purpose of
valuation**

Commercial valuation

Basis of Valuation

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 and where the parties had each acted knowledgeably, prudently and without compulsion.

Market Rent

The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably and without compulsion.

Our assumptions of what are 'appropriate lease terms' for this property will be set out in our report.

No allowance is made in the Valuation for any tax (including VAT) or expenses which may be incurred as a result of the disposal of the property, and the Valuation does not reflect the cost of acquisition or realisation.

If a reinstatement cost is required for buildings insurance purposes, the figure reported will be the current cost of reinstatement of the buildings in their present form (unless otherwise stated) including demolition, site clearance and fees, but excluding VAT (except on fees). Regard will be had to the ABI/BCIS House Rebuilding Cost Index.

Valuation Date Inspection date (unless otherwise instructed).

Assumptions The Valuation will be undertaken on the assumption that the following statements are true in respect of the property to be valued and it has been agreed between the Valuer and the Client that the Valuer will not undertake any inspections or make any enquiries to ascertain that they are true:

- The Property conforms to all Planning Consents.
- The Property conforms with Building Regulations to the extent that they could apply to the property.
- The site and adjoining sites are free from contamination.
- No deleterious or hazardous materials, or techniques, have been used in the construction of the building.
- No radon gas is present and that the site is not land-filled ground.
- The property is not subject to any harmful levels of magnetic field strengths from electricity installations below or above ground, on the site or within land adjacent.
- The electricity wiring system is in adequate condition for its function and that it is connected to a mains supply.
- The plumbing system is in adequate condition, complies with any by-laws and is connected to a mains supply.
- The gas system, if any, is in adequate condition, complies with any by-laws and is connected to a mains supply.
- Any boilers, water heating systems, air conditioning systems, if installed, are in serviceable condition.
- Any septic tank or cesspit used to take foul drainage from the property is in serviceable condition, or that the drainage is connected to the mains sewer.
- Any system for taking surface water drainage from the property is in serviceable condition.
- The sewers, main services and the roads giving access to the property have been adopted, and that any lease provides right of access and egress over all communal estate roadways, pathways, corridors, stairways, and the use of communal grounds, parking areas and other facilities.
- Any oil storage tank is in serviceable condition.
- Inspection of those parts that have not been inspected would not reveal material defects or cause the Valuer to alter the Valuation materially.
- The boundaries as marked by physical structures such as hedges, walls or fences correctly mark the legal boundaries of the site.

- In the case of a new property, the construction of which has not been completed, the construction will be satisfactorily completed.
- In the case of a newly constructed property the builder is a registered member of the NHBC or equivalent and has registered the subject property in accordance with the scheme concerned.
- Vacant possession is provided unless otherwise advised.
- The property is not subject to any unusual or especially onerous covenants, restrictions, borrowings, encumbrances or outgoings, and that good Title can be shown.
- The property and its value are unaffected by any matters which would be revealed by inspection of any register or by a Local Search and Replies to the usual Enquiries or by Statutory Notice and that neither the property nor its condition nor its use nor its intended use is or will be unlawful.
- No responsibility or liability will be accepted for the true interpretation of the legal position of the Client or other parties.
- Information provided by the Client or directed by the Client to obtain from a third party will be assumed to be correct and that the Valuer can safely rely upon this information.
- Trade fixtures, machinery, furnishings and other equipment will be excluded from the Valuation.

Flats and Maisonettes:

- Where the property is part of a building comprising flats or maisonettes, the following Assumptions will also be made, unless instructed to the contrary:
 - The costs of repairs and maintenance to the building and grounds are shared equitably between the flats and maisonettes.
 - There are suitable, enforceable covenants between all leaseholders or through the landlord or the freeholder/any feuholder.
 - There are no onerous liabilities outstanding.
 - There are no substantial defects or other matters requiring expenditure (in excess of the current amount or assumed amount of service charge payable on an annual basis), expected to result in charges to the leaseholder or feuholder, of the subject property, during the next 5 years, equivalent to 10% or more of the reported Market Value.
- Where the dwelling is leasehold, and because the Valuer has no further or better knowledge or information.
- The unexpired term of the lease is 70 years and no action is being taken by any eligible party with a view to acquiring the freehold or to extending the lease terms;
- There are no exceptionally onerous covenants upon the leaseholder;
- The lease cannot be determined, except on the grounds of a serious breach of covenant in the existing lease agreement;
- If there are separate freeholders, head and/or other sub-head leaseholders, the terms and conditions of all the leases are in the same form and contain the same terms and conditions.
- The lease terms are mutually enforceable against all parties concerned.
- There are no breaches of covenant or disputes between the various interests concerned.

- The leases of all the properties in the building/development are materially the same.
- The ground rent stated or assumed is not subject to review and is payable throughout the unexpired lease term.
- In the case of blocks of flats or maisonettes of over six dwellings, the freeholder manages the property directly or there is an appropriate management structure in place.
- Where the subject property forms part of a mixed residential or commercially used block or development, there will be no significant changes in the existing pattern of use.
- Where the property forms part of a development containing separate blocks of dwellings, the lease terms of the subject property apply only to the subject block, and there will be no requirement to contribute towards costs relating to other parts of the development, other than in respect of common roads, paths, communal grounds and services.
- Where the property forms part of a larger development, the ownership of which has since been divided, all necessary rights and reservations have been reserved.
- There are no unusual restrictions on assignment or sub-letting of the subject property for residential purposes.
- There are no outstanding claims or litigation concerning the lease of the subject property or any others within the same development.
- Where the subject property benefits from additional facilities within the development, the lease makes adequate provision for the lessee to continue to enjoy them without exceptional restrictions, for the facilities to be maintained adequately, and that there are no charges over or above the service charge for such use and maintenance.
- In respect of insurance, that
 - the property can be insured under all risks cover, which includes subsidence, landslip and heave, for the current reinstatement cost.
 - the cover assumed is available on normal terms.
 - there are no outstanding claims or disputes.
 - where individuals in a block make separate insurance arrangements, the leases make provision for mutual enforceability of insurance and repairing obligations and
 - any landlord responsible for insurance is required to rebuild the property with such alterations as may be necessary to comply with current building regulations and planning requirements.

Extent of inspection

The level of inspection that will be undertaken will be sufficient to enable the Valuer to assess the value of the property on the basis of the assumptions set out above. Our Valuer will not, however, carry out the detailed search for defects that is undertaken as part of a Building Survey or Homebuyer Survey and Valuation, and will not necessarily report the various defects observed unless they have a significant bearing on valuation appraisal. The Valuer will not inspect those parts of the property that are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition.

In undertaking the inspection, the Valuer will not carry out any of the following:

- Lift any floor coverings.
- Move items of furniture.
- Enter the roof space other than by a head and shoulders inspection through any accessible hatches.
- Examine the external elements of the building except from ground level.
- Test the effectiveness of any damp proof course other than at random points.
- Test the electrical installation, gas installation, heating systems, drainage system and any other service.
- Comment on the size, condition or efficiency of any leisure installations in the grounds of the property.
- In the case of flats, maisonettes or similar units forming part of a larger building or group of related buildings, inspect any parts of the building or buildings other than the interior of the subject unit, communal entrance areas to the unit and a general inspection of the exterior to ascertain its general state of repair. No inspection of the roof space is made unless access is directly available from the subject unit.

If a more detailed approach is required by the Client, alternative reporting formats should be considered. Further information on the Building Survey and Home Buyer Survey and Valuation is available upon request.

Restrictions on publication

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

Third Party Liability

The valuation is prepared solely for the use of the addressee and no responsibility is accepted to any other party for the whole or any part of its contents. It may be disclosed to other professional advisors assisting in respect of the purpose for which the valuation has been prepared.

RICS Valuation Standards

The Valuation and Report will be prepared in accordance with the RICS Valuation – Global Standards 31st January 2020.

Description of Report

The report will be made available in hard copy form.

Fee

Fee	£1,750.00
VAT	£ 350.00
Total	£2,100.00

Complaints

Bradstowe Chartered Surveyors has a complaints handling procedure, and a copy of the firm's complaints handling procedure is available on request.

Data Protection

Bradstowe Chartered Surveyors is concerned with the protection of your privacy and this applies to the handling of your data. We are committed to protecting your privacy and our responsibility to hold your information securely and confidentially.

Processing of personal data

Bradstowe Chartered Surveyors will only collect, process or use your personal data upon express consent. Your consent may be withdrawn at any time with effect for the future. Should you transmit to us personal data (such as name, address or e-mail address) in order to receive information on the products offered by Bradstowe Chartered Surveyors, you consent to use of such data for the applicable purpose. Your personal data will in each case be stored until the purpose for which they were entrusted to us has been attained. If you no longer agree with the storage of your data before that time or if such data has become incorrect, they will be deleted or, as the case may be, corrected, according to your instruction.

Contacting us

You have the right to request a copy of the information held by us about you. We are entitled, by law, to charge a small fee for this. You also have the right to access your data, to request a change regarding any inaccuracies in the details we hold about you, to object to the use of your data and the right to block any specific uses of your data, by means of a request in writing to: Bradstowe Chartered Surveyors, 133 High Street, Broadstairs, Kent, CT10 1NG

RICS Monitoring

The firm and valuer are registered with RICS Valuer Registration. Please note that our files may be subject to monitoring under the Institution's conduct and disciplinary regulations.

We accept these terms of engagement as an accurate summary of the instructions to provide a valuation on:
63-65 Sandwich Road, Ash, Canterbury, Kent, CT3 2AH

Signed:



Name (printed) Brian Bartaby

Contact details

Telephone: 02036378418

Email: bb@proplend.com

Dated 12 July 21

APPENDIX B – LAND REGISTRY SITE PLAN & ADJACENT SITE PLAN



H.M. LAND REGISTRY		TITLE NUMBER	
		K 7 5 0 6 4 0	
ORDNANCE SURVEY PLAN REFERENCE	TR. 2958	SECTION C	Scale 1/1120 Enlarged from 1/2500
COUNTY KENT	DISTRICT DOVER	© Crown Copyright 1977	

ASH PARISH



This is a copy of the title plan on 3 NOV 2017 at 11:17:31. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements taken from this plan may not match measurements between the same points on the ground.

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 For Construction & Fabrication Purposes - Do not scale from this drawing, use only the illustrated dimensions herein. Additional dimensions are to be requested and checked directly.
 Illustrated information from 3rd party consultants/specialists is shown as indicatively only. See other consultant / specialist drawings for full information and detail.



- WHOLE SITE APPLICATION BOUNDARY
- DETAILED APPLICATION BOUNDARY
- OUTLINE APPLICATION BOUNDARY



Revision Note & Date			Info
Rev	Date	Note	

ON ARCHITECTURE

Canterbury Studio
 Logan House, St Andrews Close
 Canterbury, CT1 2BP
 info@onarchitecture.co.uk
 onarchitecture.co.uk
 01227 634334

INCORPORATING design

London Studi
 Ink Rooms, 25-37, Euston Street
 Clerkenwell
 WC1X 0DD

Project Title
 Proposed Residential Development
 at Land at Sandwich Road, Ash
 Clients Details
 Woodruff Property

Drawing Title
 Site Application Plan

BIM Number			
Scale	Date	Drawn	Checked
1:1250@A4	SEPT 19	AW	JR

Drawing Status
PLANNING

Project Number	Drawing Number	Drawing Revision
19.014A	001.000	P



APPENDIX C – PREVIOUS PLANNING APPLICATION & DRAWINGS



Mr G Woodruff
99 Sandwich Road
Ash
Kent
CT3 2AH

Town and Country Planning Act 1990 (As Amended)

APPLICATION NUMBER DOV/18/00538

NOTIFICATION OF GRANT OF Full Planning Permission

Proposal: Change of use of building A to music school (Use Class D1) and building B to mixed use warehouse/storage and car repairs (retrospective)

Location: 63 - 65 Sandwich Road, Ash, CT3 2AH

TAKE NOTICE that Dover District Council, the District Planning Authority under the Town and Country Planning Act, **HAS GRANTED** Full Planning Permission for the proposal in accordance with the application and accompanying plans received on 21/05/18

SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED hereunder together with the reasons for their imposition:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
Reason: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (or any legislation revoking or re-enacting that legislation with or without modification).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: proposed floor plans received on 11 June 2018 and amended site plan received on 05 September 2018.
Reason: For the avoidance of doubt
- 3 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following hours: 0730 hours to 1800 hours Mondays to Saturdays, 0900 hours to 1500 hours on Sundays and public holidays.
Reason: In order to protect the amenities of the occupiers of nearby properties

- 4 All plant, equipment and servicing associated with the approved development shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Reason: In the interests of residential amenity

In reaching the decision to grant planning permission, the Local Planning Authority has taken into account the requirement in Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine the application in accordance with the Development Plan, the policies of the Development Plan and all other material considerations. Policies are referred to in conditions where appropriate.

In accordance with paragraph 38 of the NPPF, Dover District Council (DDC) takes a positive and proactive approach to development proposals focused on solutions. DDC works with applicants/agents in a positive and proactive manner by: Offering a pre-application advice service; where possible, suggesting solutions to secure a successful outcome; and, as appropriate, updating applicants/agents of any issues that may arise in the processing of their application. In this instance:

- 1 The applicant was provided the opportunity to submit amendments to the scheme/address issues.

Dated: 22/10/2018

DISTRICT COUNCIL OFFICES
WHITE CLIFFS BUSINESS PARK
DOVER KENT CT16 3PJ
TEL:DOVER (01304) 821199

Signed:

For Mike Ebbs
Head of Regeneration & Development

YOUR ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONDITIONS SET OUT IN THIS DECISION NOTICE. THE PLANNING PERMISSION IS CONDITIONAL ON COMPLIANCE WITH THESE REQUIREMENTS. SOME CONDITIONS MAY REQUIRE THE SUBMISSION AND APPROVAL OF FURTHER DETAILS BEFORE ANY WORK IS COMMENCED AND SUCH SUBMISSIONS WILL BE SUBJECT TO A FURTHER FEE.

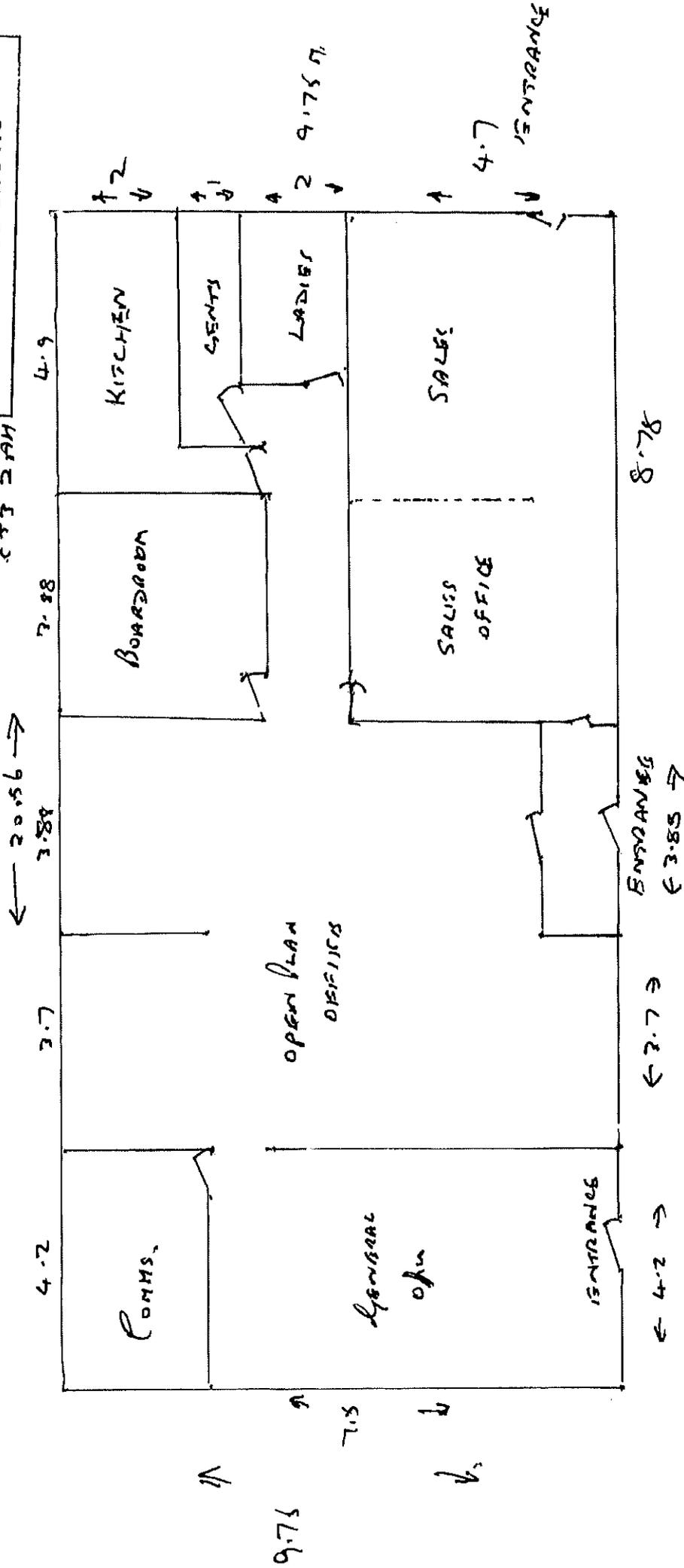
ANY CHANGE TO THE APPROVED PLANS IS LIKELY TO REQUIRE A FURTHER PLANNING PERMISSION.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY LEAD TO LEGAL ACTION BY THE DISTRICT COUNCIL AND /OR MEAN THAT THE PERMISSION IS VOID.

YOUR ATTENTION IS ALSO DRAWN TO THE NOTES AND ANY LETTER ACCOMPANYING THIS NOTICE

DOVER DISTRICT COUNCIL
 11 JUN 2018
 PLANNING SECTION

EXISTING FLOOR PLAN
 BEFORE MUSIC SCHOOL,
 63-65 SANDWICH RD
 ASH LANE WAREHOUSE
 1 CENT CITY 2 AH



Scale 1/100 all in METERS

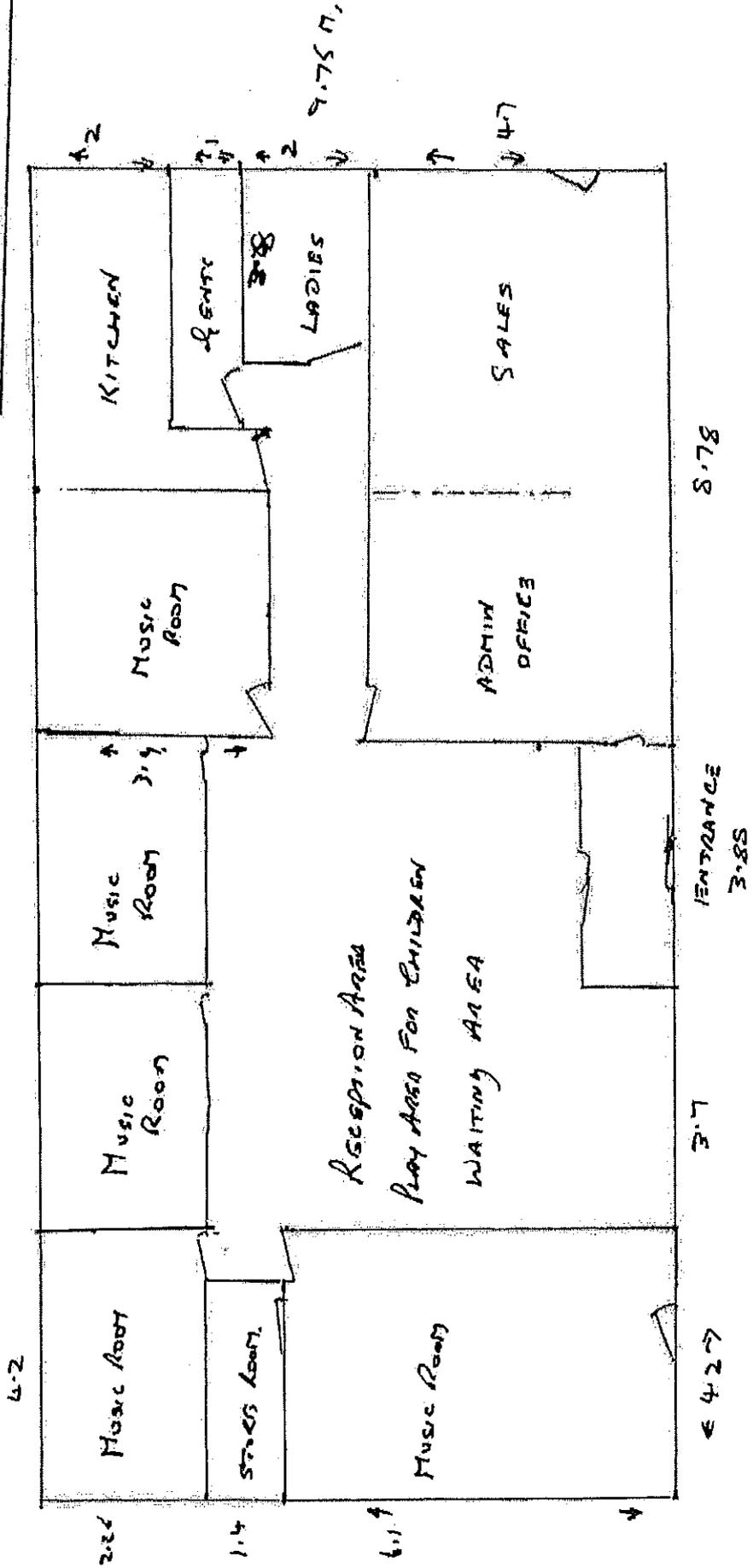
MUSIC SCHOOL

63-65 SANDWICH RD
ASH FANTHAM WAY KENT
CT3 2AH.
← 2056 →

DOVER DISTRICT COUNCIL

11 JUN 2018

PLANNING SECTION



SCALE 1/100 all in Meters

EXISTING WAREHOUSE

63-65 SANDWICH ST

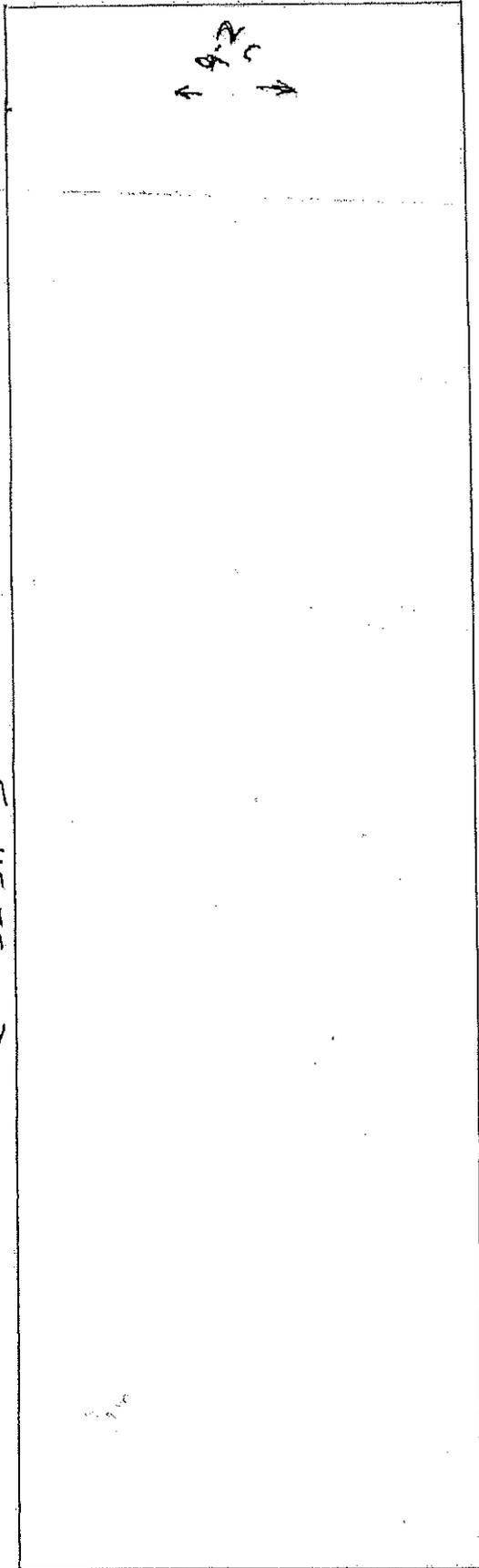
ASA

LANEWAY

KENT CT 3 244

← 3230 →

DOVER DISTRICT COUNCIL
11 JUN 2018
PLANNING SECTION



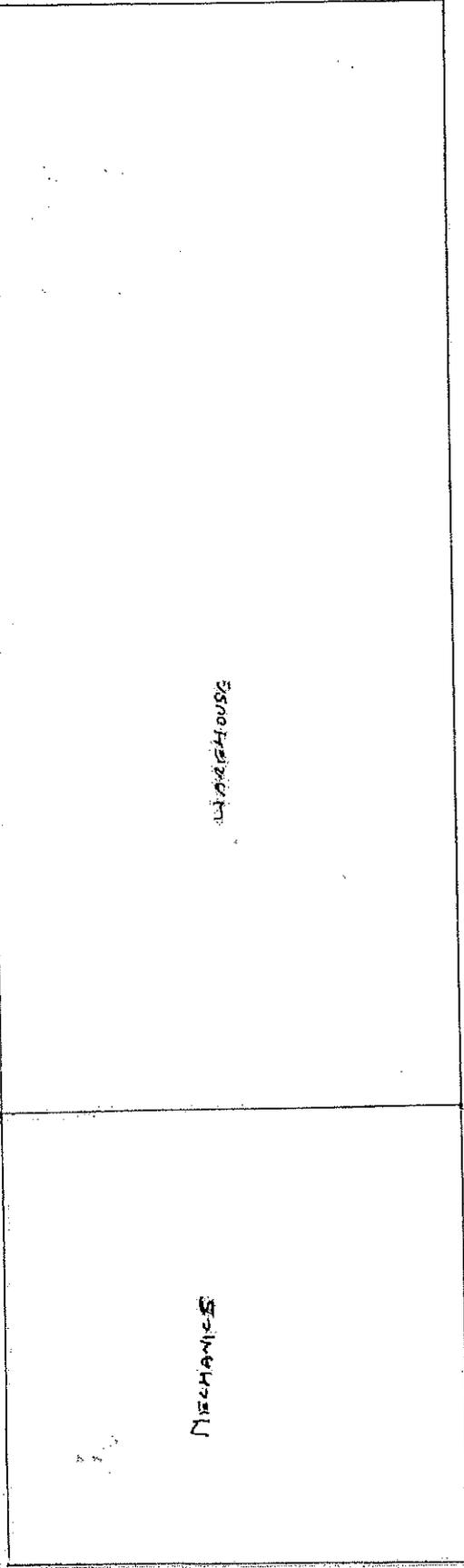
Scale 1-100
METRES

DOVER DISTRICT COUNCIL
11 JUN 2018
PLANNING SECTION

63-65 SANDWICH RD
A1M
SANTERBURY
KENT CT3 2AA

WARRIOR BUILDING

9.3 → ← 23. →



MECHANICS

WARRIOR BUILDING

← 23.3 →
WITH THE MECHANICS

APPENDIX D – RATEABLE VALUES

Building A 63, Sandwich Road, Ash, Canterbury, Kent, CT3 2AH

26 March 2018 - present

Your rateable value is £14,750.00

! Warning This is not the amount you will pay.

[Open all sections](#)

[Valuation information](#)

Description	Offices and premises
Local authority	Dover
Local authority reference	6220006301
Base rate	£90.00
Basis of measurement	NIA
Transitional relief certificate issued	No
Valuation scheme reference	<u>372256</u>
Special category code	203G
Effective date	26 March 2018
List alteration date	14 May 2019

[How the valuation was calculated](#)

Parts of the property				
Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Office	34.81	£85.50	£2,976.00
Ground	Office	27.74	£85.50	£2,372.00
Ground	Office	8.66	£85.50	£740.00
Ground	Office	10.02	£85.50	£857.00
Ground	Office	11.66	£85.50	£997.00
Ground	Office	14.93	£85.50	£1,277.00
Ground	Kitchen	15.33	£85.50	£1,311.00
Ground	Staff toilets	11.4	£0.00	£0.00
Ground	Office	49.46	£85.50	£4,229.00
Total		184.01		£14,759.00
Total value £14,750.00				

Lhs Building B 63, Sandwich Road, Ash, Canterbury, Kent, CT3 2AH

26 March 2018 - present

Your rateable value is £4,950.00

! Warning This is not the amount you will pay.

[Open all sections](#)

[Valuation information](#)

Description	Warehouse and premises
Local authority	Dover
Local authority reference	6220006302
Base rate	£32.00
Basis of measurement	GIA
Transitional relief certificate issued	No
Valuation scheme reference	<u>368155</u>
Special category code	096G
Effective date	26 March 2018
List alteration date	8 October 2018

[How the valuation was calculated](#)

		Parts of the property		
Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Warehouse	42.36	£29.66	£1,256.00
Mezzanine	Internal storage	114.4	£14.83	£1,697.00
Ground	Warehouse	40.42	£29.66	£1,199.00
Ground	Area under supported floor	40.62	£20.76	£843.00
Total		237.8		£4,995.00
Total value				£4,995.00

Rhs Building B 63, Sandwich Road, Ash, Canterbury, Kent, CT3 2AH

26 March 2018 - present

Your rateable value is £2,275.00

! Warning This is not the amount you will pay.

[Open all sections](#)

[Valuation information](#)

Description	Warehouse and premises
Local authority	Dover
Local authority reference	6220006303
Base rate	£32.00
Basis of measurement	GIA
Transitional relief certificate issued	No
Valuation scheme reference	<u>368155</u>
Special category code	096G
Effective date	26 March 2018
List alteration date	8 October 2018

[How the valuation was calculated](#)

Parts of the property				
Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Warehouse	77.17	£29.66	£2,289.00
Total		77.17		£2,289.00
Total value				£2,289.00

Building C 63, Sandwich Road, Ash, Canterbury, Kent, CT3 2AH

11 December 2018 - present

Your rateable value is £10,000.00

! Warning This is not the amount you will pay.

[Open all sections](#)

[Valuation information](#)

Description	Warehouse and premises
Local authority	Dover
Local authority reference	6220006305
Base rate	£27.00
Basis of measurement	GIA
Transitional relief certificate issued	No
Valuation scheme reference	<u>368155</u>
Special category code	096G
Effective date	11 December 2018
List alteration date	10 September 2019

[How the valuation was calculated](#)

Parts of the property				
Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Warehouse	402.26	£25.02	£10,065.00
Total		402.26		£10,065.00
Total value £10,065.00				

APPENDIX E – EPC BUILDING A



Energy performance certificate (EPC)

OFFICE BLOCK 63, Sandwich Road Ash CANTERBURY CT3 2AH	Energy rating E	Valid until: 7 September 2027
		Certificate number: 0010-9967-0373-7521-5050

Property type

B1 Offices and Workshop businesses

Total floor area

190 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is E.

Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E105 | **E**

126-150

F

Over 150

G

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 | **B**

If typical of the existing stock

82 | **D**

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

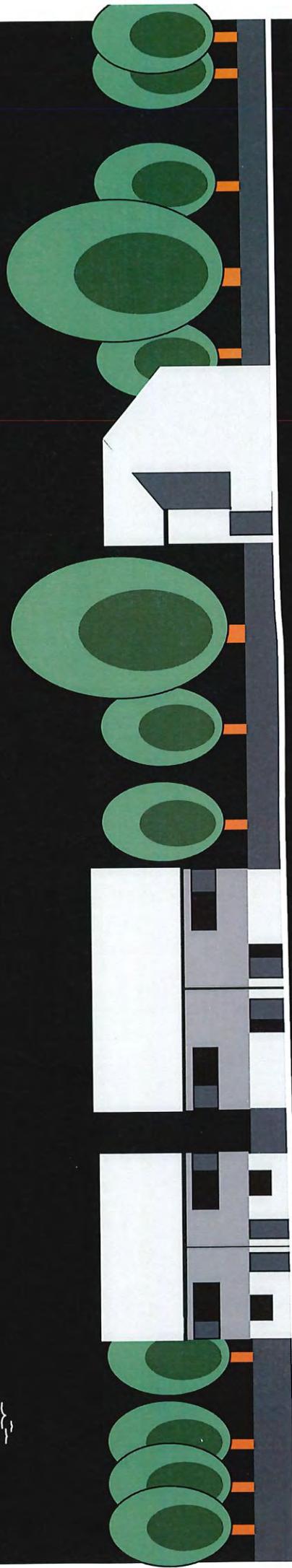
Assessment level

APPENDIX F - DESIGN & ACCESS STATEMENT

LAND AT SANDWICH ROAD

SANDWICH ROAD, ASH, KENT
DESIGN AND ACCESS STATEMENT
OCTOBER 2020

ON
ARCH
ITECT
URE



Land at Sandwich Road: Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Woodruff Property.

This document has been designed to be printed double sided at A3 (landscape).



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First published by On Architecture Ltd, February 2020.

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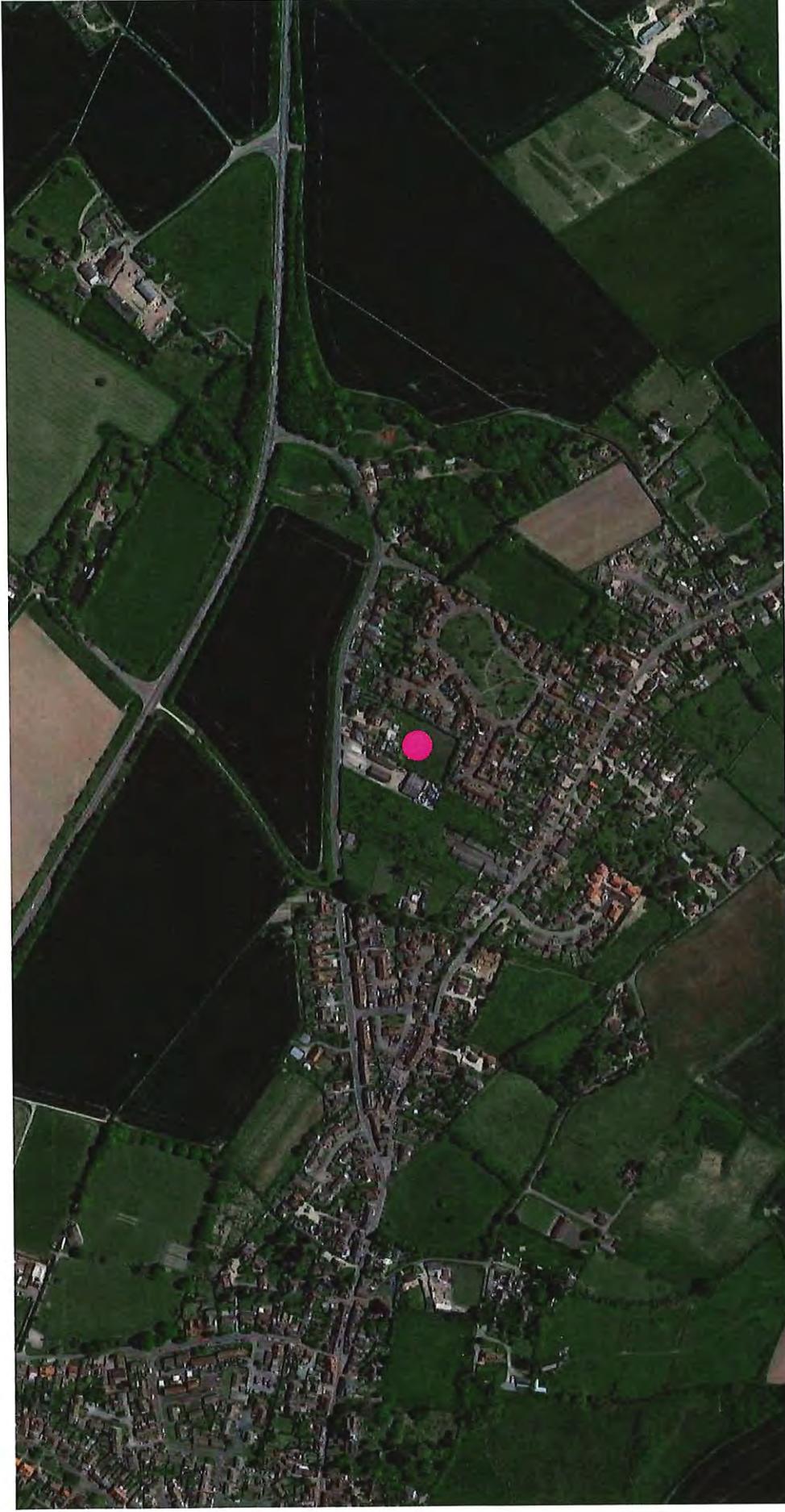
Please note:
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

Prepared by	AW
Checked by	JR
Date issued	February 2020
Revision	P1

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01 Introduction



This document is prepared by On Architecture, on behalf of Woodruff Property, in support of a hybrid planning application for the residential redevelopment of Land at Sandwich Road, Ash.

The structure and content of the Design and Access Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure)(England) Order 2015 and The Government's online National Planning Practice Guidance (NPPG) 2014 (as revised).

The aim is to explain how the proposed development is a suitable response for the site and its setting within Ash, how it relates to the settlement of Dover and detailed design matters. It describes the design ethos underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access and sustainability and should be read in conjunction with our drawings and supporting information submitted with the hybrid planning application.

It sets out the design process that has been undertaken and provides details of the site context and key design and architectural principles that have informed the proposals and demonstrates the commitment of the land owners and designers to achieving Good Design and meeting the requirements of planning policy, legislation and good practice guidance.

02 Assessment

PHYSICAL NATURE AND CHARACTER OF AREA

The residential development site is situated on Sandwich Road in the well serviced village of Ash, in Kent, approximately 9 miles from the seaside town of Deal, 10 miles from Ramsgate to the north and Canterbury to the west.

There are excellent amenities within the village including a village shop, pharmacy, public houses, village hall, rugby club and bowls club. The village is also served by Ash Carwright & Kelsey Church of England Primary School together with St Faith's Independent Prep School.

The site comprises of; a storage building, a music school, offices, and open land. To the rear of the buildings lies a large empty field which adjoins a recent residential development.

In total, the property extends to approximately 0.89 hectares and is indicated by a red boundary line on the adjacent aerial image.

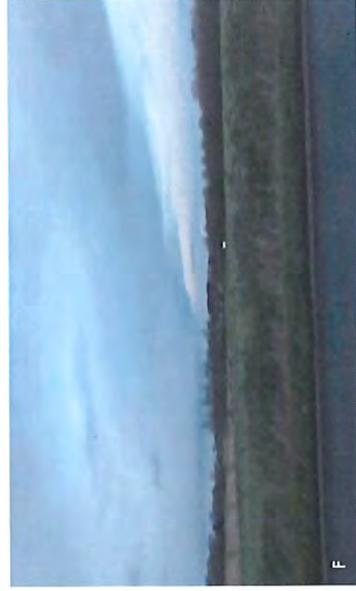


Image courtesy of Google

- Key
- Red boundary line indicates detail application boundary
 - Blue boundary line indicates outline application boundary
 - Green boundary line indicates whole hybrid application boundary

02 ASSESSMENT

Photographs of the application site are set out below:



CONTEXTUAL STUDY

The area surrounding the site comprises an eclectic mix of houses, of mixed age, architectural style and scale (see photographs below):



Detached Bungalow - Sandwich Road



Detached Bungalow - Sandwich Road



Image courtesy of Google



Detached House - Sandwich Road



Terraced Houses - Sandwich Road



Detached 3 Storey House - Collar Makers Green



Detached House - Collar Makers Green

LOCAL AMENITIES

Ash is a well connected village close to Sandwich and has transport links to the city of Canterbury. The area is rich with leisure facilities as well as shopping and eateries.

Ash village also boasts a primary school and an independent school with good local transport connections.

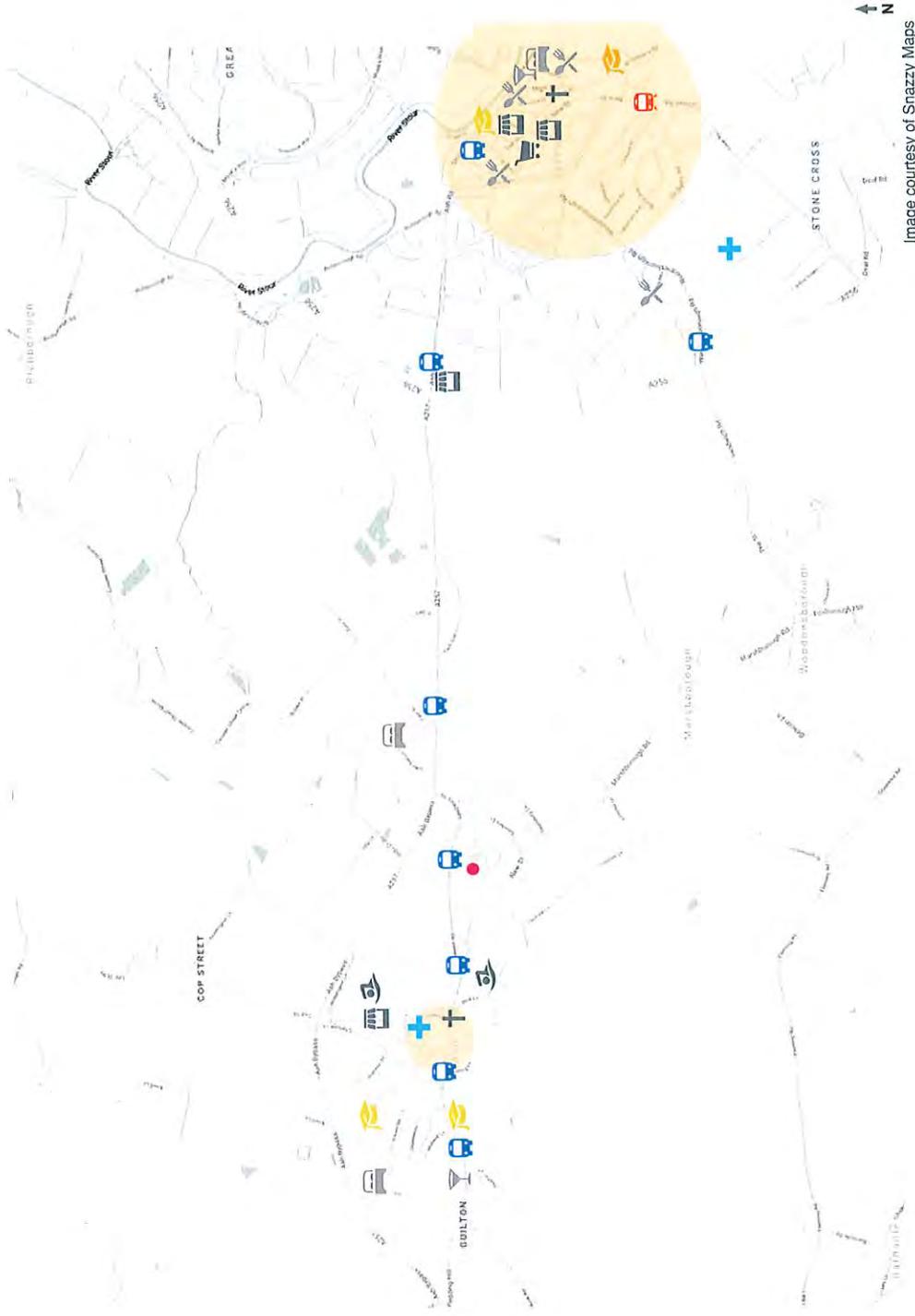


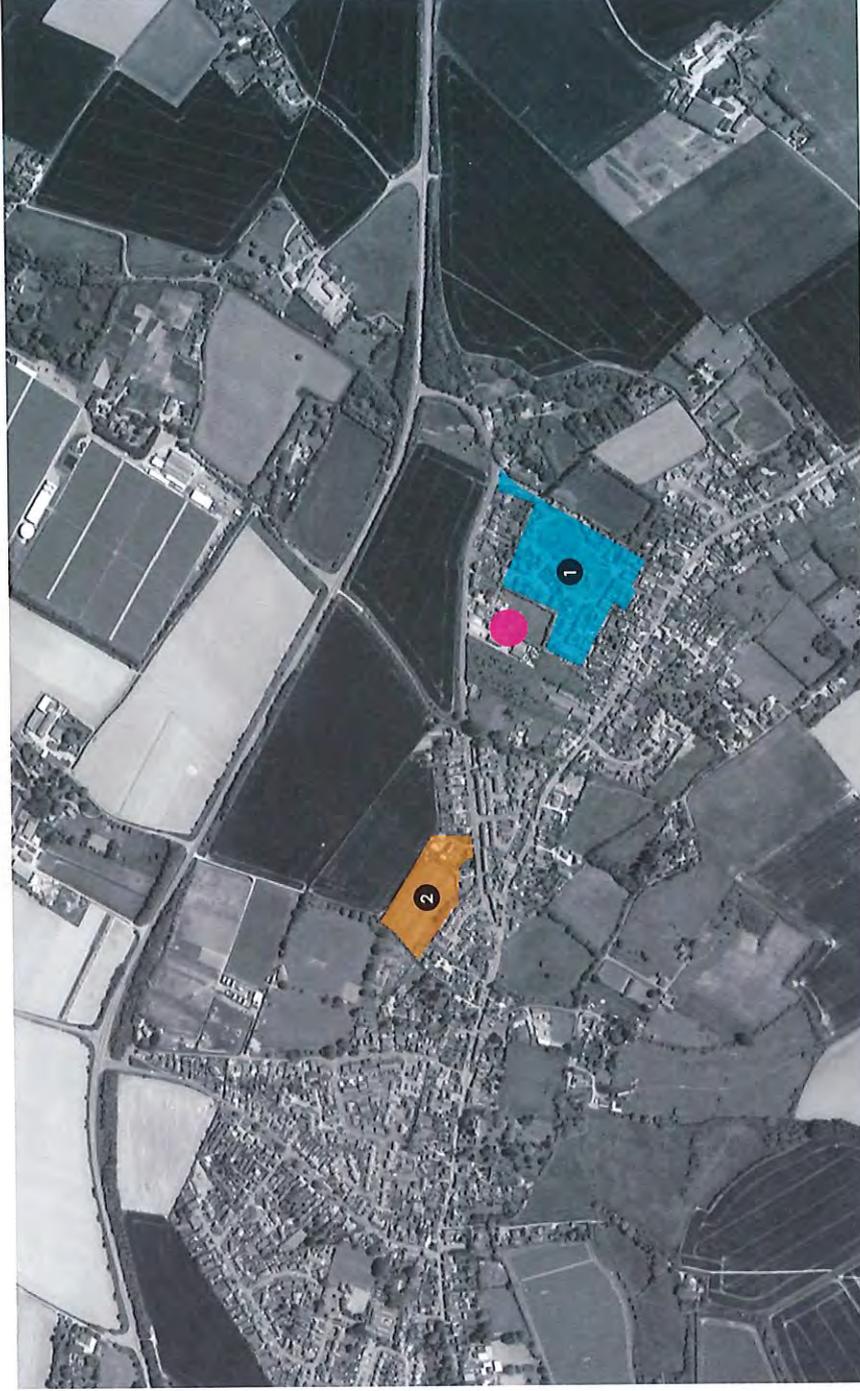
Image courtesy of Snazzy Maps

Distances from Site:

- Ash Village Centre – 18 min (walking)
- Sandwich Town Centre – 8 min (driving)
- London St. Pancras – 2 hrs (bus and train)

LOCAL PLANNING APPLICATIONS

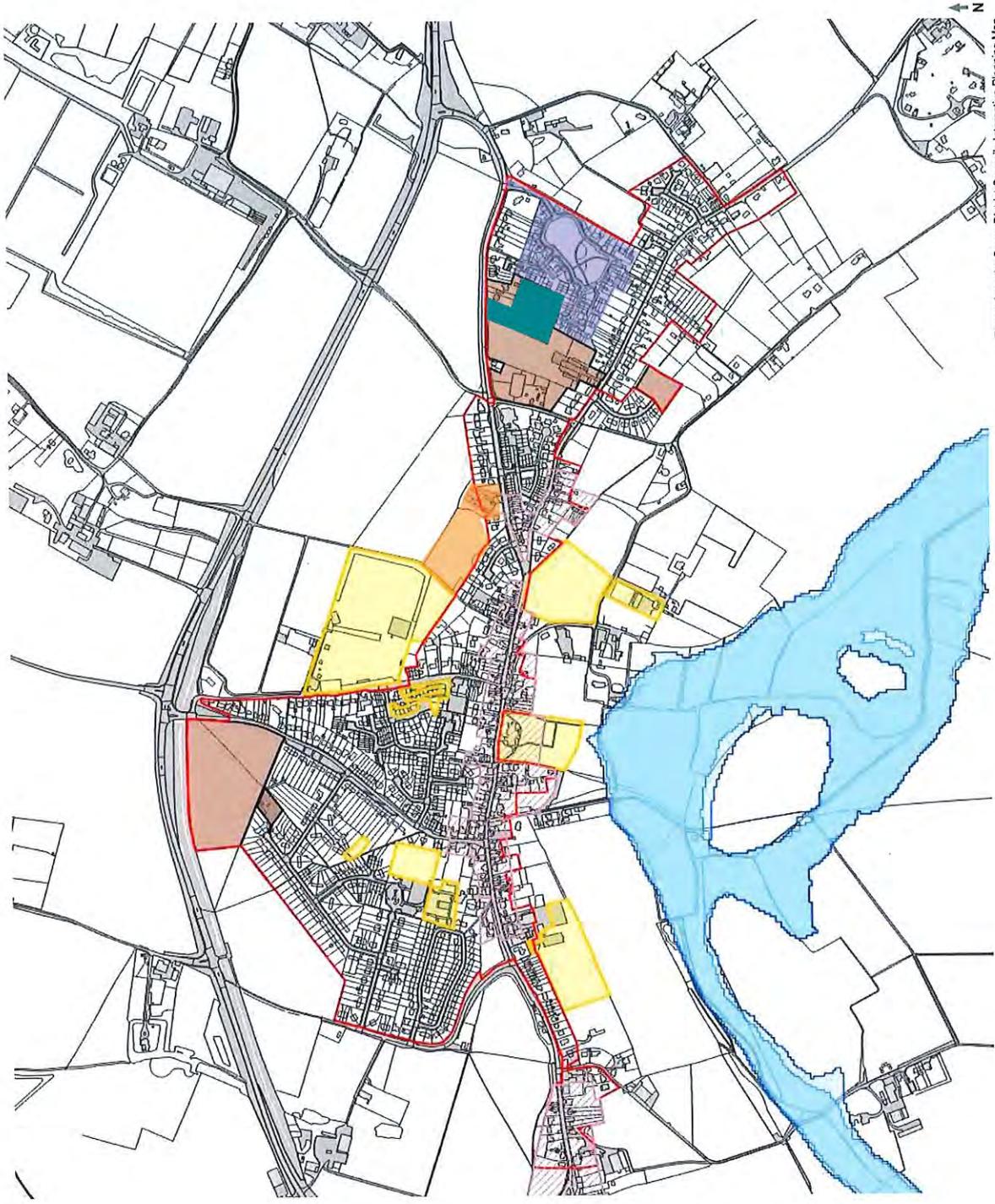
- Application Site Location, which is currently an allocated piece of land in the Canterbury Local Plan.
- 1 Existing residential development built in 2004, built by Taylor Wimpey. The main access is from Sandwich Road and a further pedestrian access from New Street.
- 2 Approved planning application for 30 dwellings and parking with access from Sandwich road (including demolition of barns)
Ref: 16/01247



PLANNING POLICIES

The hybrid application site falls outside of the Conservation Area and does not fall within a Flood Risk Zone.

The site does fall within an Allocated Development Area as indicated on the adjacent map, which is allocated for 95 houses as per policy.



- ↑ N
- Key
- Application Site Boundary
 - Settlement Boundary
 - Flood Risk
 - Allocated Development
 - Open Space
 - Planning Application Ref: 16/01247
 - Conservation Area
 - 2004 Residential Development
 - Collar Makers Green

Extract from the Dover District Councils Interactive Planning Map

03 Evaluation

OPPORTUNITIES AND CONSTRAINTS



- Key
- Hybrid application site boundary
 - - - Existing structures to be demolished
 - ◀▶ Existing vehicular access
 - ◀▶ Existing pedestrian access route
 - Existing trees
 - Existing buildings within land ownership boundary
 - Single storey buildings
 - 2 storey buildings
 - 2 1/2 storey buildings
 - Collar Makers Green
 - Landscaped buffer
 - Potential noise
 - Potential overlooking
 - Potential connection to green

Opportunities and Constraints Diagram

04 Design

USE, AMOUNT & OVERLOOKING

Use

Existing Use

The detailed application site boundary contains a number temporary outbuilding structures which currently serve the neighbouring properties to the north of the boundary. The adjacent outline application boundary contains a building for storage and distribution of agricultural products, a music school and an office building.

Detailed Application Proposed Use

The detailed application includes the removal of the existing temporary structures within the site application boundary and the redevelopment of the site to provide 20 no. new houses and 4 no. apartments.

Outline Application Proposed Use

The outline application seeks approval for the removal of the existing buildings within the land ownership boundary and for the change of use and redevelopment of the site to provide 10 no. apartments and 4 no. houses. (Please see page 29 for the site plan detailing the proposed outline scheme)

Amount

The detailed proposal will provide 11 no. 2 bed houses, 9 no. 3 bed houses and 4 no. 1 bed apartments.

The outline proposal will provide 10 no. 1 bed apartments and 5 no. 3 bed houses.

Overlooking

To ensure that there is no overlooking of neighbouring properties the orientation, positioning and window placement of the proposed buildings has been carefully considered. The internal layout of each unit has been carefully designed to ensure that windows are not required to the side elevations of the properties. Rear gardens are proposed to the eastern site boundary to ensure there is a large separation between the proposed and neighbouring properties.

Key

-  Existing storage & distribution of agricultural products
-  Existing music school
-  Existing offices
-  Apartments
-  2 Bed House
-  3 Bed House
-  No overlooking
-  Stepping building lines, space for hedgerows



LAYOUT

The proposed layout has been carefully designed to integrate with the surrounding context. This is aided through the use of materials and architectural treatments that reflect the local vernacular, typical of a village setting.

The final layout has been developed with an engagement with statutory consultees.

The access road which runs between existing buildings is to be retained and extended to serve each of the properties and provide access to the allocated car parking spaces.

The plan includes a mixture of properties including: 1 bed apartments, 2 and 3 bed houses which are evenly distributed within the development.

The layout provides 24 high quality new homes in a low density, landscaped setting. In accordance with Dover District Council's policy 30% affordable housing is provided which equates to 7 no. houses. The distribution of affordable units are to be confirmed.

Landscaping helps to break up the off street car parking which is provided in accordance with the Dover District Council Policy. A green link is created between the new development and the existing Collar Makers Green.



Key

- 1 Proposed Entrance
- 2 Existing Music School
- 3 Existing Agricultural Store
- 4 Existing Offices

ACCESS & CAR PARKING

Access

Vehicular Access

The existing vehicular access point off Sandwich Road which currently serves the music school, offices and storage building is situated on land within the ownership boundary. It is proposed that this existing access road will be repositioned and serve the site as indicated on the adjacent diagram. A new primary access road is proposed within the application site to serve the designated off street parking to each home as indicated opposite.

Pedestrian Access

The existing pedestrian access off Sandwich Road has been repositioned along with the vehicular access. Pedestrian footpaths are proposed alongside the primary access road as indicated adjacent. Pedestrian access to each unit and the access into the private rear gardens is illustrated on the opposite diagram.

Car Parking

A total of 40 no. parking spaces are proposed, which provides 2 no. parking spaces for each house and 1 no. parking space for each apartment.



Key

- 1 Repositioned vehicular access
- 2 Existing access road within land ownership boundary
- 3 New vehicular access into application site
- 4 Shared pedestrian and vehicular surface
- Pedestrian access
- ↔ Primary access road
- ↔ Vehicular access
- ↔ Access into parking spaces
- Car parking spaces

REFUSE & CYCLE STORAGE STRATEGY

Refuse Collection & Storage

Refuse storage to accommodate both general waste and recycling is provided for each property as illustrated on the adjacent diagram. Side-gates into the private gardens have been proposed to allow bins to be wheeled out to curbside on refuse collection days.

The site layout has been tracked to ensure that refuse vehicles may safely access and egress the site.

Secure Cycle Storage

To encourage the use of sustainable transport secure cycle storage is to be provided within the private gardens as indicated on the adjacent diagram. Side-gates allow easy access to and from the cycle storage locations for each resident.



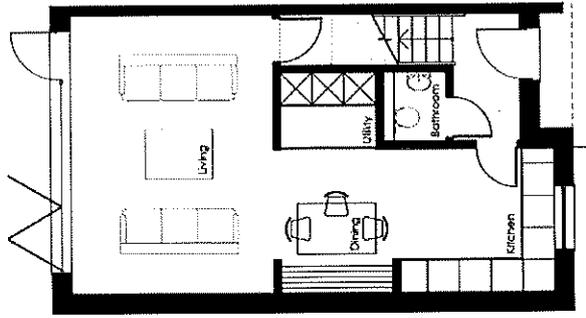
- Key
- Refuse collection vehicle route
 - Pedestrian access to refuse & cycle storage
 - Refuse Storage
 - Secure Cycle Storage

SCHEDULE OF ACCOMMODATION

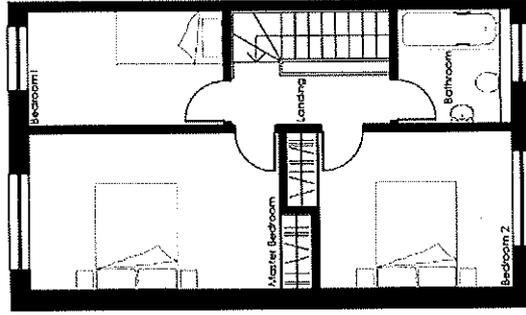
Unit Number	Use	Equipment	Area (sqm)	Area (sqft)	Bed Rooms/Spa
1	Semi Detached House	2B3P	71	764	2
2	Semi Detached House	2B3P	71	764	2
3	Semi Detached House	3B5P	90	969	2
4	Semi Detached House	3B5P	90	969	2
5	Semi Detached House	3B5P	90	969	2
6	Semi Detached House	3B5P	90	969	2
7	Teraced House	2B3P	71	764	2
8	Teraced House	2B3P	71	764	2
9	Teraced House	2B3P	71	764	2
10	Apartment	1B2P	50	538	1
11	Apartment	1B2P	50	538	1
12	Semi Detached House	3B5P	90	969	2
13	Semi Detached House	3B5P	90	969	2
14	Teraced House	2B3P	71	764	2
15	Teraced House	2B3P	71	764	2
16	Teraced House	2B3P	71	764	2
17	Semi Detached House	3B5P	90	969	2
18	Semi Detached House	3B5P	90	969	2
19	Semi Detached House	2B3P	71	764	2
20	Semi Detached House	2B3P	71	764	2
21	Apartment	1B2P	50	538	1
22	Apartment	1B2P	50	538	1
Total Building Footprint			1,636	17,245	40

INTERNAL LAYOUTS - HOUSE TYPE A

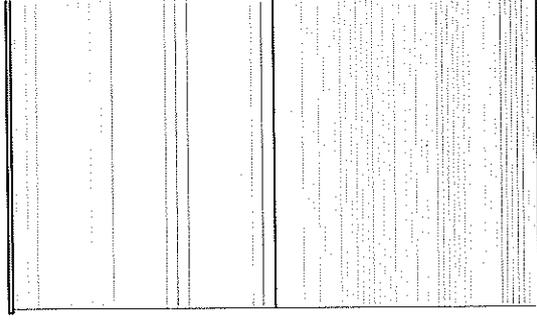
3 Bedroom, 5 Person Layout



Ground Floor Plan



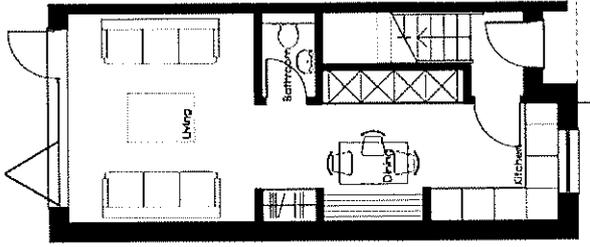
First Floor Plan



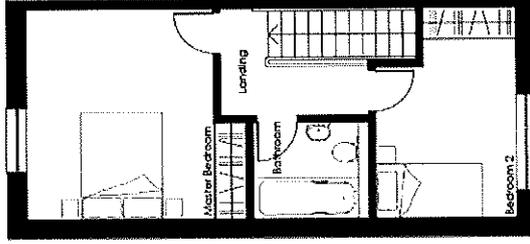
Roof Plan

INTERNAL LAYOUTS - HOUSE TYPE B

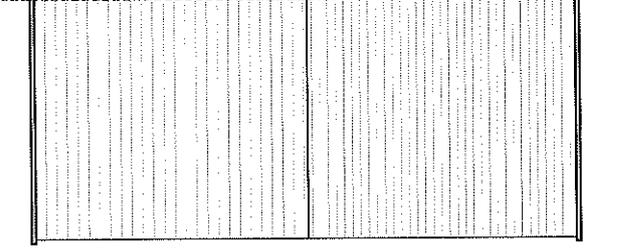
2 Bedroom 3 Person Layout



Ground Floor Plan



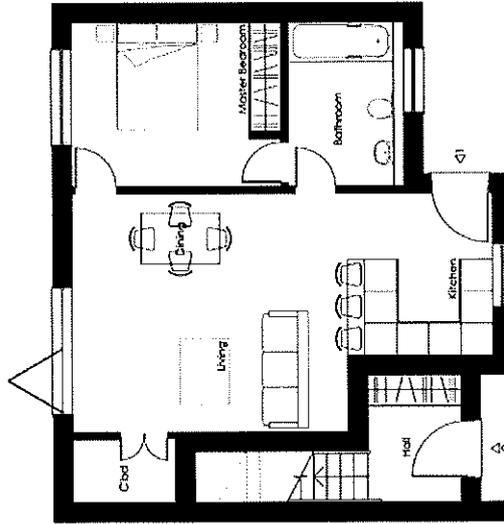
First Floor Plan



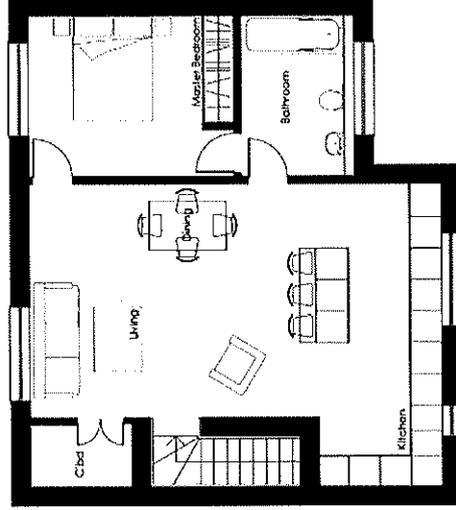
Roof Plan

INTERNAL LAYOUTS - HOUSE TYPE C

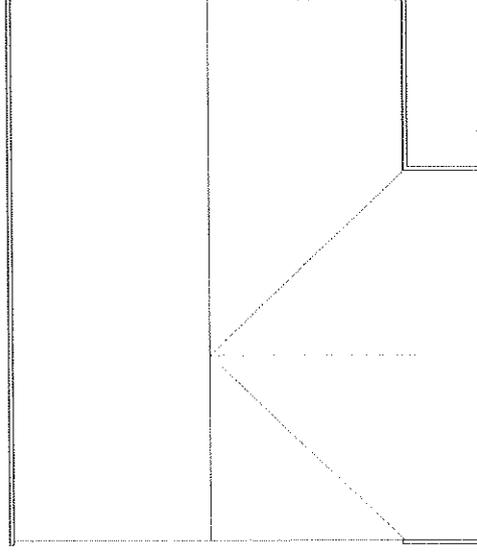
1 Bedroom 2 Person Apartments



Ground Floor Plan



First Floor Plan



Roof Plan

SCALE

Scale

There is not a vast amount of variation in scale, mass or form of the buildings within close proximity to the site. The neighbouring properties predominantly range between 1 and 2.5 storeys in height and are of a rural nature.

Our proposal seeks to remain in-keeping with the surrounding built context and scale by proposing 2 storey buildings throughout the development. This will ensure that the scheme has no detrimental impact on the rural character of Ash.

The ridge level of each of house type is to vary slightly in order to create variation within the development.

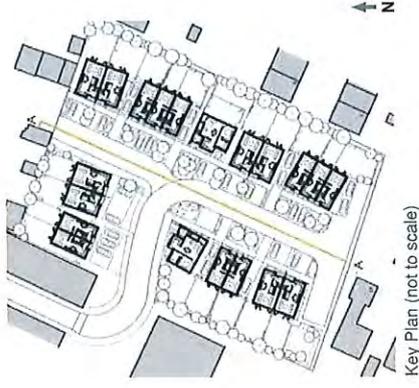
Mass

Although the scheme will not be visible from the main road, the heights of the proposals are to be of a similar level to those of the surrounding buildings to remain in keeping with the character of the area. The massing of the proposal has therefore been designed to be sympathetic to the neighbouring properties. The site layout has been carefully designed to ensure that the landscaping flows between the housing thus creating a low density development.

Form

The overarching architectural style in the area is traditional with a rural aesthetic. In order to remain in keeping with the character of the forms within the vernacular a traditional style of building is proposed.

Pitched roofs and gable-ends are proposed within the scheme, which reflects the roof-scape and rhythm of the surrounding context. The pitched roof forms enable the overall perceived mass of the housing to be reduced.

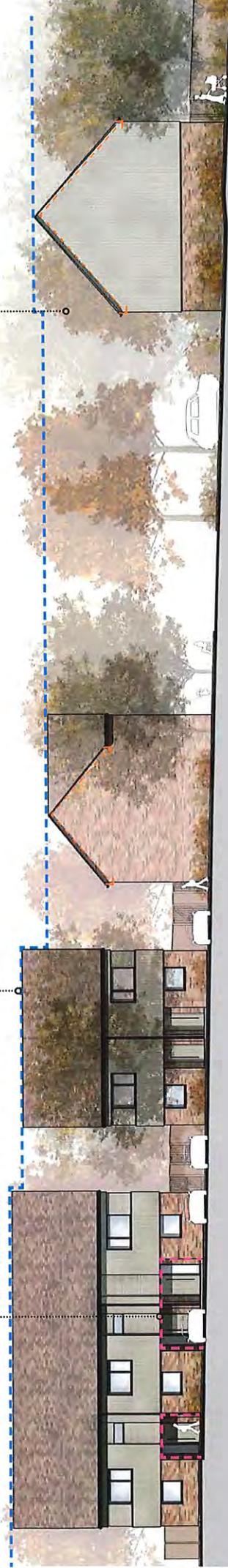


Key Plan (not to scale)

Entrances stepped back from main facade to reduce overall mass of the building and add variation to the street scene

Ridge levels vary according to house types and step down following the topography

Pitched roof forms to be in keeping with the vernacular and reduce overall building mass



Street Section A-A

Not to scale

MATERIALS

A traditional palette of materials are proposed. The materials chosen have been carefully considered to reflect some of those in the neighbouring Taylor Wimpey scheme. This is to integrate the proposal into the existing context.

These materials include a combination of:

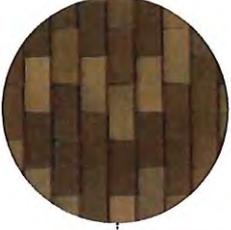
- » Clay roof tiles
- » Red multi-stock brick
- » Mid-grey powder-coated aluminium window and door frames
- » Vertical and horizontal pale green timber boarding



Red Multi Stock Brick



Timber Cladding



Clay Roof Tiles



House Type A - 3 Bedroom 5 Person



House Type B - 2 Bedroom 3 Person



House Type C - 1 Bedroom 2 Person Apartments

LANDSCAPE

The proposed development envisages a harmonious combination of existing vegetation and landscaping through the retention of existing trees where possible and the proposal of varied foliage and vegetation such as hedgerows and trees.

The proposed landscaping has been carefully considered, with highlighted importance to the use of nature for well-being and health for people within the National Design Guide (2019).

The existing landscape buffer which runs along the site boundary is to be retained and enhanced, with new planting proposed where necessary. The proposal also includes the planting of low-level vegetation and young trees interwoven throughout the development.

Driveways and paths are proposed to be clearly defined by a change in surface material.



- Key
- Existing trees to be retained
 - Proposed Trees
 - Enhanced existing and proposed Hedgerows
 - Proposed private gardens

SECURE BY DESIGN

The proposed development has been informed by Secure by Design principles, with reference to secured by design New Homes 2016, in order to ensure a safe and secure environment for future residents.

Access and movement

Places with self-defined routes, spaces and entrances. The scheme includes a single point of vehicular and pedestrian access.

Surveillance

Places where all publicly accessible spaces are overlooked. The site layout has been carefully designed to ensure maximum surveillance of both private and public spaces, including the single vehicular access road and pedestrian footpaths. The proposed development contains a range of home types to allow for a scheme where people will be at home at all times of the day.

Ownership

Places that promote a sense of ownership, respect, territorial responsibility and community. A sense of place and ownership is a key attribute of the proposed layout. The development incorporates clearly denoted boundaries that transmission from public to private as illustrated on our drawings. Where private garden spaces are proposed these are visually separated by appropriate means of enclosure, including proposed vegetation and hedgerows.

Physical protection

Places that include necessary, well-designed security features. The design includes a combination of quality landscaping which includes both the retention of existing trees and vegetation where possible and the proposal of new planting and hedgerows. The combination of this provides a secure environment for future residents, without resorting to visually intrusive crime prevention measures. The houses will be designed with crime prevention detailing in accordance with the requirements of the Building Regulations.

Management & maintenance

Places that are designed with management and maintenance in mind. The new development will be managed and maintained effectively by future residents. In summary, the applicant's adapted approach to this design takes passive measures to minimize the opportunity for crime, including:

- » Ensuring through design, a good well-managed scheme that encourages a sense of place and ownership amongst future residents.
- » Clear delineation of ownership boundaries.
- » Maximizing the opportunity for natural surveillance throughout the scheme.

Ensuring that the access into and out of the new development is perceived to be safe, with visible, well-lit and overlooked entrances.



SUSTAINABLE DESIGN AND CONSTRUCTION ASSESSMENT

The need to provide a high degree of sustainable construction and energy conservation will influence the detailed design and form of the proposed dwellings and final layout of the site. Houses will be energy efficient and will be designed to meet the Building Regulations.

The approach will result in a housing development which will consume reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaptation to climate change, consistent with the Development Plan, NPPF and Council's SPG guidance.

The project will demonstrate credible use of sustainable methods of construction and energy saving methods, including those listed on the adjacent diagram.



OUTLINE APPLICATION -

FORMING PART OF THE HYBRID APPLICATION

The adjacent site plan seeks outline approval for the removal of the existing storage building, music school and office building.

The outline proposal seeks to provide 10 no. 1 bed apartments and 5 no. 3 bed houses. (Please see the following page for a detailed schedule of accommodation).

The site layout has been carefully designed to ensure that the existing character of the area is not compromised. This involves the retention of existing trees and vegetation where possible in sensitivity to the surrounding context.



Key

- 1 Proposed Road
- 2 Proposed Private Gardens
- 3 Proposed Shared Green Areas
- 4 Proposed Pathway
- 5 Proposed Parking Area
- 6 Proposed Apartments
- 7 Proposed Entrance
- 8 Proposed Garage
- 9 Proposed 3b House

OUTLINE APPLICATION SCHEDULE OF ACCOMMODATION

Unit Number	Type	Bedroom	Area (sqm)	Area (sqft)	Car Parking Spaces
23	Apartment	1B2P	50	538	2 Visitors
24	Apartment	1B2P	50	538	1
25	Apartment	1B2P	50	538	1
26	Apartment	1B2P	50	538	1
27	Apartment	1B2P	50	538	1
28	Apartment	1B2P	50	538	1
29	Apartment	1B2P	50	538	1
30	Apartment	1B2P	50	538	1
31	Apartment	1B2P	50	538	1
32	Apartment	1B2P	50	538	1
33	House	3B6P	110	1184	2
34	House	3B6P	110	1184	2
35	House	3B6P	110	1184	2
36	House	3B6P	110	1184	2
37	House	3B6P	110	1184	2
Total Building Footprint			1850	11302	22

CONCLUSION

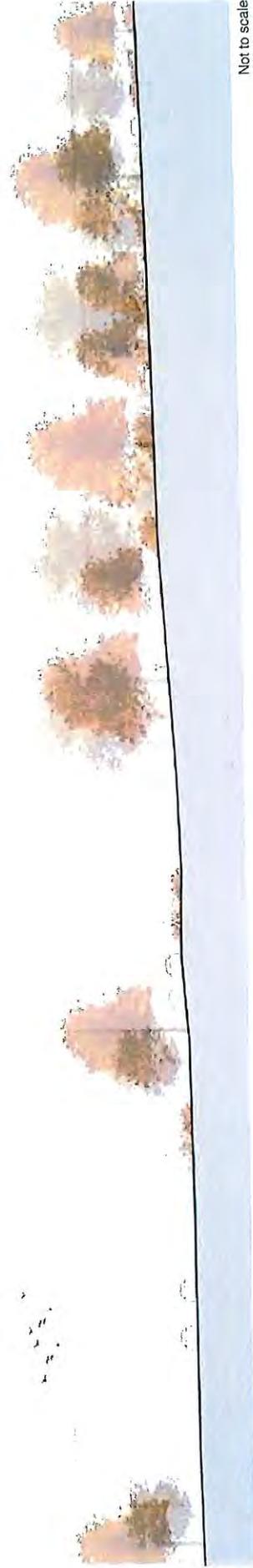
The hybrid application development proposals for Land at Sandwich Road will deliver a high quality landscape-led scheme, centred on the existing disused field providing housing to meet the Borough's needs. The scheme includes a range of house types from 1 bedroom apartments to 2, 3 and bedroom houses to cater for first time buyers, downsizers and larger families in addition to delivering 30% affordable housing to meet a specific and important need in the Dover district.

Local character studies and technical work have informed the layout to ensure that the development utilises local materials and will complement the existing local vernacular. The design maximizes connectivity throughout the site and proposals include, in line with planning policy, the provision of parking for all properties.

The material palette includes red multi-stock bricks and timber cladding to create a street scene which is in keeping with the rural Kentish character and the existing Collars Green development.

A high quality scheme is proposed, entirely suitable for the site in terms of land use, amount of development, layout, scale, appearance and landscaping.

The Design and Access Statement concludes that the proposals are fully acceptable in Design and Access terms.



APPENDIX G – RESIDUAL APPRAISALS



HOUSE TYPE	DH3A	SDH4A	SDH4B	SDH3A	SDH3B	TH3A	TH3B	SDH2A	SDH2B	TH2A	TH2B	FT1A	TOTAL	HOUSE TYPE
NUMBER OF UNITS	5	0	0	0	0	0	0	0	0	0	0	10	15	NUMBER OF UNITS
SQUARE METRES	550	0	0	0	0	0	0	0	0	0	0	500	1050	SQUARE METRES
SALES VALUE	1625000	0	0	0	0	0	0	0	0	0	0	1600000	3225000	SALES VALUE
STD. BUILD PSM	1438.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1452.60	1445.25	STD. BUILD PSM
STD. BUILD	791208	0	0	0	0	0	0	0	0	0	0	726300	1517508	STD. BUILD
ABNORMAL COSTS	77720	0	0	0	0	0	0	0	0	0	0	70655	148375	ABNORMAL COSTS
TOTAL BUILD COST	868928	0	0	0	0	0	0	0	0	0	0	796955	1665883	TOTAL BUILD COST
ARCH + ENG	17379	0	0	0	0	0	0	0	0	0	0	15939	33318	ARCH + ENG
PLAN + BUILD REGS	8750	0	0	0	0	0	0	0	0	0	0	17500	26250	PLAN + BUILD REGS
N.H.B.C.	17500	0	0	0	0	0	0	0	0	0	0	35000	52500	N.H.B.C.
AGENT'S FEES	24375	0	0	0	0	0	0	0	0	0	0	24000	48375	AGENT'S FEES
LEGALS	8125	0	0	0	0	0	0	0	0	0	0	8000	16125	LEGALS
COSTS EX LAND INTEREST	94507	0	0	0	0	0	0	0	0	0	0	897394	1842451	COSTS EX LAND INTEREST
PROFIT BT + LAND BIT PROFIT	646577	0	0	0	0	0	0	0	0	0	0	670923	1317499	PROFIT BT + LAND BIT PROFIT
LAND BIT INTEREST LEGALS	325000	0	0	0	0	0	0	0	0	0	0	320000	645000	LAND BIT INTEREST LEGALS
LAND VALUE	321577	0	0	0	0	0	0	0	0	0	0	350923	672499	LAND VALUE
	21559	0	0	0	0	0	0	0	0	0	0	23526	45085	
	16882	0	0	0	0	0	0	0	0	0	0	18532	35514	
	283036	0	0	0	0	0	0	0	0	0	0	308864	591900	

DATA SECTION	ABNORMALS	HOUSE	UNITS	SQ M	£/SQ M	PRICE	SALES/SQ.M	FACTSHEET
GROSS ACREAGE	0.988	DH3A	5	110.00	1438.56	325000	2954.55	NET ACREAGE
ARCH & ENG	2.00%	SDH4A	0	115.00	1395.47	0	0.00	PLOTS PER ACRE
AGENT'S FEES	1.50%	SDH4B	0	112.00	1395.47	0	0.00	SALES PER ACRE
SALES LEGALS	0.50%	SDH3A	0	90.00	1395.47	300000	3333.33	AVERAGE SALES VALUE
LAND LEGALS	6.00%	SDH3B	0	90.00	1395.47	0	0.00	LAND PER ACRE
PLAN + BUILD REGS	1750	TH3A	0	71.00	1501.61	270000	3802.82	LAND PER PLOT
N.H.B.C.	3500	TH3B	0	85.00	1501.61	0	0.00	LAND %AGE SALES
BUILD PERIOD (MONTHS)	12	SDH2A	0	71.00	1395.47	260000	3661.97	PROFIT % COSTS
PROFIT RATE	20.00%	SDH2B	0	75.00	1395.47	0	0.00	AVE BUILD/SQ M NET
FUND INTEREST RATE	7.00%	TH2A	0	69.00	1501.61	0	0.00	AVE BUILD/SQ M GROSS
FUNDING RATE - LAND	100.00%	TH2B	0	85.00	1501.61	0	0.00	AVE SALES/SQ M
FUNDING RATE - R & S	100.00%	FT1A	10	50.00	1452.60	160000	3200.00	AVE SALES/SQ FT
FUNDING RATE - BUILD	100.00%	TOTAL	15					
FUNDING RATE - FEES	100.00%							
FUNDING REPAYMENT	70.00%							

£385,753

£977,653

148375

Add Stokes v Cambridge Ransom Strip Value
Total Value

RESIDENTIAL APPRAISAL

DATE: July 2021

SITE: 63-65 Sandwich Road, Ash, Kent, CT3 2AH

Detailed App

HOUSE TYPE	DH3A	SDH4A	SDH4B	SDH3A	SDH3B	TH3A	TH3B	SDH2A	SDH2B	TH2A	TH2B	FT1A	TOTAL	HOUSE TYPE
NUMBER OF UNITS	0	0	0	0	0	6	0	4	0	0	0	0	4	NUMBER OF UNITS
SQUARE METRES	0	0	0	0	0	426	0	284	0	0	0	0	1630	SQUARE METRES
SALES VALUE	0	0	0	0	0	1620000	0	1040000	0	0	0	0	5700000	SALES VALUE
STD. BUILD PSM	0.00	0.00	0.00	0.00	0.00	1501.61	0.00	1395.47	0.00	0.00	0.00	0.00	1430.22	STD. BUILD PSM
STD. BUILD	0	0	0	0	0	639686	0	396313	0	0	0	0	2331258	STD. BUILD
ABNORMAL COSTS	0	0	0	0	0	73165	0	48777	0	0	0	0	279950	ABNORMAL COSTS
TOTAL BUILD COST	0	0	0	0	0	712851	0	445090	0	0	0	0	2611208	TOTAL BUILD COST
ARCH + ENG	0	0	0	0	0	14257	0	8902	0	0	0	0	52224	ARCH + ENG
PLAN + BUILD REGS	0	0	0	0	0	10500	0	7000	0	0	0	0	38500	PLAN + BUILD REGS
N.H.B.C.	0	0	0	0	0	21000	0	14000	0	0	0	0	77000	N.H.B.C.
AGENT'S FEES	0	0	0	0	0	24300	0	15600	0	0	0	0	85500	AGENT'S FEES
LEGALS	0	0	0	0	0	8100	0	5200	0	0	0	0	28500	LEGALS
COSTS EX LAND	0	0	0	0	0	791008	0	495792	0	0	0	0	2892932	COSTS EX LAND
INTEREST	0	0	0	0	0	42259	0	26487	0	0	0	0	154552	INTEREST
PROFIT BT + LAND BIT	0	0	0	0	0	786733	0	517721	0	0	0	0	2652516	PROFIT BT + LAND BIT
PROFIT	0	0	0	0	0	324000	0	208000	0	0	0	0	1140000	PROFIT
LAND BIT	0	0	0	0	0	462733	0	309721	0	0	0	0	1512516	LAND BIT
INTEREST	0	0	0	0	0	45745	0	30618	0	0	0	0	149923	INTEREST
LEGALS	0	0	0	0	0	23603	0	15788	0	0	0	0	77151	LEGALS
LAND VALUE	0	0	0	0	0	393386	0	263304	0	0	0	0	1285842	LAND VALUE

DATA SECTION	ABNORMALS	HOUSE	UNITS	SQ M	£/SQ M	PRICE	SALE/SQ M	FACTSHEET
GROSS ACREAGE	2.174	DH3A	0	110.00	1438.56	325000	2954.55	NET ACREAGE
ARCH + ENG	2.00%	SDH4A	0	115.00	1395.47	0	0.00	PLOTS PER ACRE
AGENT'S FEES	1.50%	SDH4B	0	112.00	1395.47	0	0.00	SALES PER ACRE
SALES LEGALS	0.50%	SDH3A	8	90.00	1395.47	300000	3333.33	AVERAGE SALES VALUE
LAND LEGALS	6.00%	SDH3B	0	90.00	1395.47	0	0.00	LAND PER ACRE
PLAN + BUILD REGS	1750	TH3A	6	71.00	1501.61	2700000	3802.82	LAND PER PLOT
N.H.B.C.	3500	TH3B	0	85.00	1501.61	0	0.00	LAND %AGE SALES
BUILD PERIOD (MONTHS)	18	SDH2A	4	71.00	1395.47	260000	3661.97	PROFIT % COSTS
PROFIT RATE	20.00%	SDH2B	0	75.00	1395.47	0	0.00	AVE BUILD/SQ M NET
FUND INTEREST RATE	100.00%	TH2A	0	69.00	1501.61	0	0.00	AVE BUILD/SQ M GROSS
FUNDING RATE - LAND	100.00%	TH2B	0	65.00	1501.61	0	0.00	AVE SALES/SQ M
FUNDING RATE - R & S	100.00%	FT1A	4	50.00	1452.60	160000	3200.00	AVE SALES/SQ FT
FUNDING RATE - BUILD	100.00%	TOTAL	22					
FUNDING RATE - FEES	100.00%							
FUNDING REPAYMENT	70.00%							

Stokes v Cambridge Ransom Strip Value 30%

Therefore Site Value £385,753

£900,069