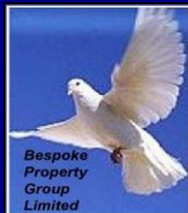


Schedule 1



**GVA GRIMLEY &
BESPOKE PROPERTY GROUP**

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



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Version 1.3 (October 2007)



GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	Land off Spalding Road, Gosberton, Spalding, PE11 4NP
Site Reference	
Scheme Description	Erection of 28 semi-detached and detached units.
Date	14/06/2023
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 2: Intermediate - Shared Ownership

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

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

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 5:

Intermediate - Discounted Market Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

* Other = User-defined

Open Market Housing Type 1:

Detached

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						101.333
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						12

Open Market Housing Type 2:

Semi-Detached

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						69.25
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						16

Open Market Housing Type 3:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 4:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 5:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Total number of residential car parking spaces

(Open Market and Affordable)

Value of each residential car parking space

(Average value of all parking spaces)

GVA GRIMLEY & BESPOKE PROPERTY GROUP
THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	Start Month	End Month
Timing of Affordable Housing Tenure 1 Purchase Payment		(whole number, minimum 0)

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		(Housing Corporation Limit of 2.75%)
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
	Start Month	End Month
Timing of Affordable Housing Tenure 2 Purchase Payment		(whole number, minimum 0)

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

Type of Unit	Capital Value pre-discount (£ psm, NIA)		
Studio			
1 Bed			
2 Bed			
3 Bed			
4 Bed			
Other			
Other			
% of Open Market Value	100.0%		
Timing of Affordable Housing Tenure 3 Purchase Payment	Start Month	End Month	
	0	0	(whole number, minimum 0)

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

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 4 Purchase Payment	Start Month End Month	(whole number, minimum 0)

Affordable Housing Tenure 5:Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 5 Purchase Payment	Start Month End Month	(whole number, minimum 0)

Open Market Values

	Capital Value (£ psm)
Open Market Housing Type 1: Detached	£3,044
Open Market Housing Type 2: Semi-Detached	£3,044
Open Market Housing Type 3: -	
Open Market Housing Type 4: -	
Open Market Housing Type 5: -	
Timing of First Open Market Housing Sale	Month 14
Timing of Last Open Market Housing Sale	Month 22

Overall Scheme End Date (this must be completed)

	Month
Final End Date of Scheme - scheme built and fully let/sold	22

Social Housing Grant & Other Funding

	Grant per unit (£)	Timing of 1st Payment	Timing of 2nd Payment
Affordable Housing Tenure 1: Social Rented			
Affordable Housing Tenure 2: Intermediate - Shared Ownership			
Affordable Housing Tenure 3: Intermediate - Discounted Market Sale			
Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity			
Affordable Housing Tenure 5: Intermediate - Discounted Market Rented			

Timing Social Housing Grant Paid

	Value (£)	Timing of Payment
Other Sources of Funding for A/H (£) (could include RSL cross-subsidy from reserves)	£0	(whole number, minimum of 0, maximum of 60)

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Detached	£2,041	100%
Open Market Housing Type 2:	Semi-Detached	£1,608	100%
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

* The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts

	Building Costs (£ / car parking space)	
Residential Car Parking Building Costs (£ / car parking space)		
	% of Building Costs	
Building Cost Fees % (Architects, QS etc)	10.00%	(typically around 10%)
Building Contingencies (% of Building Costs)	8.00%	(typically around 5% for new)
Section 106 Payments (£) *	Cost (£)	Month of Payment
CIL		
Part L Building Regs	£255,811	
Biodiversity Net Gain	£106,588	
Planning Fees	£17,000	
Others		

* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
Site Abnormals (£)	£426,352	
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	EITHER	
Building Cost Percentage Increase (if any)	%	
Site Specific Sustainability Initiatives (%)**	OR	
Wheelchair provision (%)		
Code for Sustainable Homes (%)		
Other (%)		

** Only one sustainability initiatives box should have a value / percentage.

	Amount (£)	Month of Payment
Subsidies (possibly EP Gap Funding)		
Subsidies for infrastructure, remediation etc.		

OTHER COSTS**SITE ACQUISITION COSTS**

	%	
Agents Fees (% of site value)	1.00%	(typically around 1%)
Legal Fees (% of site value)	0.75%	(typically around 0.75%)
Stamp Duty (% of site value)	5.00%	
	Cost (£)	Month of Payment
Other Acquisition Costs (£)		

FINANCE COSTS

Arrangement Fee (£)		
Interest Rate (%)	8.00%	(typically around 1.5% to 3%)
Misc Fees - Surveyors etc (£)		

Marketing Costs

Affordable Housing Marketing Costs

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

Cost (£) Timing (month)

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %
Legal Fees (per Open Market unit) - £

3.00% (typically around 6%)
£1,000 (typically around £600 per unit)

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	18	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	17.50%	(typically around 15%)
Affordable Housing (%)		(typically around 6%)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)

Size of office scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Office Building Costs (Gross, £ psm)

Office Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting, Advertising & Sale fees

Letting fees (% of annual income)

Advertising fees (% of annual income)

Sale fees (% of sale price)

Return for risk / profit (% of value)

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)

Size of retail scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Retail Building Costs (Gross, £ psm)

Retail Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Industrial Building Costs (Gross, £ psm)

Industrial Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)**LEISURE ASSUMPTIONS**

Size of Leisure scheme (gross sq m)

Size of Leisure scheme (net lettable sq m)

Values

Rent (£ psm)

Yield (%)

Purchaser's costs (% of value)

Building Costs

Leisure Building Costs (Gross, £ psm)

Leisure Building Professional Fees (% of building costs)

Building Contingencies (% of building costs)

**Timing
(month)****Timing**

Start of Building Period (month)

End of Building Period (month)

Timing of Letting / Sale (month)

Letting / sale fees

Letting (% of income)

Advertising (% of annual income)

Sale (% of sale price)

Return for risk / profit (% of value)

COMMUNITY USE ASSUMPTIONS

Size of Community-use scheme (gross sq m)
 Size of Community-use scheme (net lettable sq m)

Values

Rent (£ psm)
 Yield (%)
 Purchaser's costs (% of value)

Building Costs

Community-use Building Costs (Gross, £ psm)
 Community-use Building Professional Fees (% of building costs)
 Building Contingencies (% of building costs)

Timing

Start of Building Period (month)
 End of Building Period (month)
 Timing of Letting / Sale (month)

**Timing
(month)**

Letting / sale fees

Letting (% of income)
 Advertising (% of annual income)
 Sale (% of sale price)

Return for risk / profit (% of value)

GVA GRIMLEY & BESPOKE PROPERTY GROUP THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

SUMMARY

Site Address	Land off Spalding Road, Gosberton, Spalding, PE11 4NP
Site Reference	
Scheme Description	Erection of 28 semi-detached and detached units.
Date	14/06/2023
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	28	units
Total Number of Open Market Units	28	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	2,324	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

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

Total Capital Value of Affordable Housing Tenure 1

£0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 2

£0

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

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

% of Open Market Value

100%

Total Capital Value of Affordable Housing Tenure 3

£0

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

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

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 4

£0

Affordable Housing Tenure 5:**Intermediate - Discounted Market Rented**

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

Total Capital Value of Affordable Housing Tenure 5 £0

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

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Ownership /	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
SHG Total	-	0	£0

Social Housing Grant per Affordable Housing Person -

Social Housing Grant per Social Rented Person -

Social Housing Grant per Intermediate Person -

TOTAL VALUE OF SOCIAL HOUSING GRANT £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

OTHER SUBSIDIES SUCH AS EP GAP FUNDING £0

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

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Detached	1,216	£3,044	£3,701,893
Semi-Detached	1,108	£3,044	£3,373,107
-	-	-	-
-	-	-	-
-	-	-	-
Total	2,324	-	£7,075,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £7,075,000

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £7,075,000

Non-Residential Values

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

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

TOTAL VALUE OF SCHEME	£7,075,000
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£4,263,520	£4,263,520

Cost Multipliers

Site Specific Sustainability Initiatives (%)**	0.0%	£0
Wheelchair provision (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

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

Total Building Costs	£4,263,520
-----------------------------	-------------------

OTHER SITE COSTS

Building Contingencies	8.0%	£341,082
Building Cost Fees (Architects, QS etc):	10.0%	£460,460
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL	£0
Part L Building Regs	£255,811
Biodiversity Net Gain	£106,588
Planning Fees	£17,000
Others	£0

Site Abnormals

Infrastructure Costs	£426,352
Contamination Costs	£0
Demolition Costs	£0
Other Costs	£0
Sustainability Initiatives	£0

Total Other Site Costs	£1,607,293
-------------------------------	-------------------

Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£212,250
Legal Fees (per Open Market unit):	£1,000	£28,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£240,250
------------------------------	-----------------

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

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

Professional Fees (Building, Letting & Sales)

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

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

TOTAL DIRECT COSTS:	£6,111,062.95
----------------------------	----------------------

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

Arrangement Fee	-
Misc Fees (Surveyors etc)	-
Agents Fees	-
Legal Fees	-
Stamp Duty	-
Total Interest Paid	-

Total Finance Costs	-
----------------------------	----------

Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£1,238,125
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£1,238,125
-------------------------------	-------------------

Residual Site Value

SITE VALUE TODAY	-£534,107
-------------------------	------------------

EXISTING USE VALUE	£500,000
--------------------	-----------------

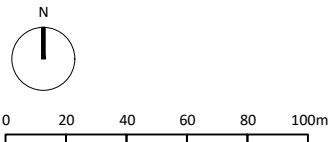
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£1,034,107
--	-------------

Checks:

Site Value as a Percentage of Total Scheme Value	-7.5%
--	-------

Site Value per hectare	#VALUE!
------------------------	---------

Schedule 2



Notes

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Ordnance Survey Map

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A Red line revised

29.06.22

Rev	Description	Date
-----	-------------	------

rdc
Robert Doughty
Consultancy

32 High Street, Helpringham
Sleaford, Lincolnshire, NG34 0RA

Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Client

D & R Homes (Gosberton) Ltd

Project

Land off Spalding Road
Gosberton

Drawing

Location Plan

Scale @ A4

1: 2500

Date

16/12/21

Drawn By

WW

Checked By

LMS

Job Number

1308-5

Status

PL

Purpose of Issue

Planning

Drawing No.

1308-5_PL_LP01

Rev

A



Notes

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Ordinance Survey Map
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Dimensions
All dimensions shown are for the purposes of obtaining the relevant planning permission only.

CDM 2015
This drawing is for illustrative purposes and/or obtaining the relevant planning permission only. It should not be used for construction and accordingly, risk identification under the Construction (Design & Management) Regulations 2015 has not been undertaken.

1.8m high vertical plank fence

2m high acoustic fence

0.9m high vertical plank fence to attenuation basin

1.8m high close boarded fence

1.2m high post & rail fence

1.8m high garden walling

Soft Landscaping
See dwg. 1305-5_PL_PP01 & 1305-5_PL_PP02

N

0510152025m

FMaterials revised07.03.23

EAreas of public open space shown02.02.23

DOutdoor exercise equipment shown17.10.22

C Fence detail revised31.08.22

BAdditional refuse collection points shown to private drive areas25.07.22

A Affordable units shown Boundary/ fence revisions22.06.22

Rev	Description	Date

rdc

Robert Doughty Consultancy

32 High Street, Helpingsham
Sleaford, Lincolnshire, NG34 0RA

Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Client

D & R Homes (Gosberton) Ltd

Project

Land off Spalding Road
Gosberton

Drawing

Proposed Site Plan

Scale @ A1

1: 500

Drawn By

WW

Checked By

LMS

Job Number

1308-5

Status

PL

Purpose of Issue

Planning

Drawing No.

1308-5_PL_SP02

Rev

F

Schedule 3

rightmove

BuyRentHouse PricesFind AgentCommercialInspireOverseas

Sign in

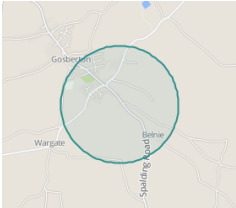
PE11 4NP

Search

House Prices around PE11 4NP

Sales of detached properties around PE11 4NP had an overall average price of £294,132 over the last year.

Overall, sold prices for detached properties around PE11 4NP over the last year were 12% up on the 2015 peak of £263,000.



Explore the map view →

Who provides this information?

English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 24 May 2023.

Find out how much your property is worth

The following agents can provide you with a free, no-obligation valuation. Simply select the ones you'd like to hear from.

william h brown

William H. Brown

Spalding

ARK PROPERTY

Ark Property Centre

Spalding

FOR SALE MORRIS & MENNIE TO LET

Morriss & Mennie Estate Agents

Spalding

SEDGE

Sedge Ltd

Spalding

BELVOIR

Belvoir

Spalding

LEADERS

Leaders

Spalding

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Try Nationwide's affordability calculator

Advertisement 

Nationwide pays Rightmove a fee for each completed mortgage. It's up to you if you choose Nationwide, or a different lender, to suit your mortgage needs and circumstances.

What is your property worth?

Agent Property Valuation

Market Trends for PE11 4NP

Price Comparison Report for PE11 4NP

Estate agents in PE11 4NP

Properties for sale in PE11 4NP

Properties to let in PE11 4NP

Selling guide

Buying guide

House Price Index

House prices near PE11 4NP

House prices in NG34

House prices in PE12

House prices in PE6

House prices in PE10

House prices in PE20

Properties sold

Filter: Within ½ mileLast 1 yearDetachedAll tenures

11 sold propertiesDate sold

67, High Street, Gosberton, Spalding, Lincolnshire PE11 4NJ

3 bed, detached

£325,000	9 Dec 2022	Freehold
£172,000	16 Nov 2017	Freehold
£120,000	24 May 2012	Freehold

+ 2 extra records

2, Salem Street, Gosberton, Spalding, Lincolnshire PE11 4NQ

5 bed, detached

£475,000	16 Nov 2022	Freehold
£263,000	5 Jun 2015	Freehold
£215,000	9 Dec 2005	Freehold

27, Belchmire Lane, Gosberton, Spalding, Lincolnshire PE11 4HG

2 bed, detached

£170,000	14 Nov 2022	Freehold
£51,250	22 Aug 2001	Freehold

28, Belchmire Lane, Gosberton, Spalding, Lincolnshire PE11 4HG

3 bed, detached

£375,000	11 Nov 2022	Freehold
----------	-------------	----------

2, Brambleberry Close, Gosberton, Spalding, Lincolnshire PE11 4GZ

Detached

£445,000	2 Nov 2022	Freehold
£360,000	30 Mar 2021	Freehold

10, Field Close, Gosberton, Spalding, Lincolnshire PE11 4NY

3 bed, detached

£260,000	21 Oct 2022	Freehold
£49,500	16 Nov 1995	Freehold

17, Field Close, Gosberton, Spalding, Lincolnshire PE11 4NY

2 bed, detached

£202,250	30 Sep 2022	Freehold
£43,000	28 Feb 1997	Freehold

39, Lowgate, Gosberton, Spalding, Lincolnshire PE11 4NL

2 bed, detached

£265,000	15 Jul 2022	Freehold
£147,000	5 Apr 2012	Freehold
£74,000	4 Jun 1999	Freehold

+ 1 extra record

50, Belchmire Lane, Gosberton, Spalding, Lincolnshire PE11 4HG

3 bed, detached

£259,950	1 Jul 2022	Freehold
£146,000	7 Feb 2006	Freehold
£86,000	31 Aug 2001	Freehold

https://www.rightmove.co.uk/house-prices/pe11-4np.html?propertyType=DETACHED&soldIn=1&radius=0.5&page=1

1/2

PE11 4NP

×

+ 1/2 mile

Min Price

to

Max Price

Filters (4)

Detached Houses For Sale in PE11 4NP, within 0.5 miles, including sold STC, don't show new home, retirement, buying schemes > ☆ Save search 🔔 Create Alert

5 results

Sort: Newest Listed ▾

⌵

📍

☰

Prioritise properties with...

+ Add keyword

1/13



Rutland Gardens, Gosberton, PE11

Detached 🏠 4 🛏 2

0.45 miles

Belvoir incorporating Munton and Russell are pleased to offer for sale this extremely well presented detached family home, situated in the popular village of Gosberton. Gosberton boasts a popular primary school, local CO OP convenience store, dentist and medical centre, with easy access ...

Added on 11/05/2023 by Belvoir, Spalding

£395,000

Belvoir

020 3835 4271
Local call rate

✉ Contact

♡ Save

1/28



Belchmire Lane, Gosberton

Detached 🏠 3 🛏 1

0.27 miles

FIELD VIEWS! Immaculate and well presented three bedroom detached family home with garage conversion ideal for a further reception room or bedroom.

SOLD STC

Reduced on 05/04/2023 by Ark Property Centre, Spalding

£240,000

ARK

01775 766888
Local call rate

✉ Contact

♡ Save

1/33



Bakers Yard, Gosberton, PE11

Detached 🏠 4 🛏 2

0.26 miles

Pygott and Crone are pleased to present this Four Bedroom Detached Executive Family Home, located in the village of Gosberton, situated on 0.5 acre (sts)

SOLD STC

Added on 06/03/2023 by Pygott & Crone, Spalding

£595,000

Pygott & Crone

020 3907 3710
Local call rate

✉ Contact

♡ Save

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1/15



Medway Close, GOSBERTON, Spalding, PE11

Detached 🏠 4 🛏 1

0.43 miles

*** VERSATILE DETACHED HOUSE *** "Set towards the end of a residential cul de sac, this established, four bedroom detached home makes an ideal family home. The home benefits from parking to the front for several vehicles leading to a single garage and a fully enclosed rear garden benefitting f...

SOLD STC

Reduced on 20/02/2023 by Rosedale Property Agents, Market Deeping

£245,000

Rosedale

01778 301102
Local call rate

✉ Contact

♡ Save

1/35



High Street, Gosberton

Detached 🏠 4 🛏 3

0.46 miles

WOW! Immaculate and well presented four bedroom detached family home benefiting from two en-suites, family bathroom, three reception rooms and matured and established front and rear gardens. The property is situated in the High Street of the idyllic village of Gosberton, close by to its amenities...

SOLD STC

Reduced on 10/01/2023 by Ark Property Centre, Spalding

£500,000

ARK

01775 766888
Local call rate

✉ Contact

♡ Save

Offers Over

STAR BUY

PE11 4NP

+ 1 mile

Min Price to Max Price

Min Beds to Max Beds

Property Type (1)

Filters (3)

Detached Houses For Sale in PE11 4NP, within 1 miles, including sold STC, don't show retirement, buying schemes

Save search

Create Alert

10 results

Sort: Newest Listed

List

Map

Prioritise properties with...

Add keyword

1/12

FEATURED NEW HOME - PREMIUM LISTING



Birds Drove, Surfleet

4 bedroom detached house for sale

0.97 miles

BRAND NEW AND BESPOKE FOUR BEDROOM DETACHED FAMILY HOME IN A SEMI RURAL VILLAGE. LOCATION Positioned on a half acre plot (stc) this detached four bedroom home has been designed to

NEW HOME

SOLD STC

Added on 01/04/2023 by Ark Property Centre, Spalding

£475,000

ARK 01775 766888 Local call rate

Contact

Save

1/17



High Street, Gosberton, PE11

3 bedroom detached house for sale

0.55 miles

Newton Fallowell are proud to offer for sale this three bedroom

NEW HOME

Reduced on 24/04/2023 by Newton Fallowell, Market Deeping

£354,950

NEWTON FALLOWELL 01778 301155 Local call rate

Contact

Save

1/19



High Street, Gosberton, PE11

4 bedroom detached house for sale

0.55 miles

Newton Fallowell are proud to offer for sale this four bedroom detached house. This new build is finished to a high standard and blends well with the existing surroundings.

NEW HOME

Reduced on 24/04/2023 by Newton Fallowell, Market Deeping

£355,000

VIEWING ADVISED

NEWTON FALLOWELL 01778 301155 Local call rate

Contact

Save

Whatever your direction, we will get you there.

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L

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FIND OUT MORE

1/7



Plot 18, 2 Queen Elizabeth Road, Gosberton, PE11

3 bedroom link detached house for sale

0.33 miles

PLOT NOW RESERVED - MORE AVAILABLE City and County, in

NEW HOME

SOLD STC

Added on 21/04/2023 by City & County (UK) Ltd, Crowland

£279,000

City&County 01733 964706 Local call rate

Contact

Save

Property hidden this time

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Hide this property every time

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Tell us why you've hidden this property

1/23



Plot 15, 6 Platinum Close, Boston Road, Gosberton PE11

3 bedroom link detached house for sale

0.29 miles

Picture the scene...a brand new home, never lived in by anyone else but you! Thoughtfully designed and built by local property developers Woodgate Developments Ltd, this wonderful home is ready for its first lucky residents! Book an accompanied viewing instantly via our website or call anytime, w...

NEW HOME

SOLD STC

Added on 09/03/2023 by EweMove, Covering East Midlands

£270,000

STAR BUY

EWE MOVE 01274 015899 Local call rate

Contact

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1/27



Plot, 1 Amborella House, Boston Road, Gosberton PE11

4 bedroom detached house for sale

0.78 miles

READY TO MOVE IN FOR AUGUST SUMMER HOLIDAYS. Picture the scene...a brand new home, never lived in by anyone else but you! Thoughtfully designed and built by local property developers Woodgate Developments Ltd, this Executive Detached Home is ready for its first lucky residents! Book an accompanie...

NEW HOME

SOLD STC

Added on 25/01/2023 by EweMove, Covering East Midlands

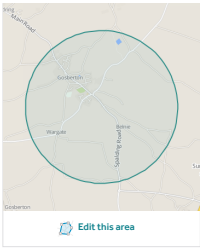
£375,000

DOUBLE GARAGE

EWE MOVE 01274 015899 Local call rate

Contact

Save



Edit this area

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- Get viewings faster with agents
- No impact on your credit score

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https://www.rightmove.co.uk/new-homes-for-sale/find.html?locationIdentifier=POSTCODE%5E649217&radius=1.0&sortType=6&propertyTypes=d... 1/2

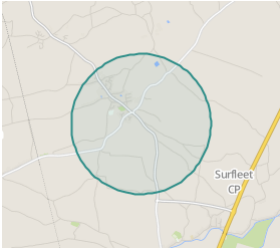
PE11 4NP

Search

House Prices around PE11 4NP

Sales of semi-detached properties around PE11 4NP had an overall average price of £164,000 over the last year.

Overall, sold prices for semi-detached properties around PE11 4NP over the last year were 9% down on the previous year and 23% up on the 2012 peak of £133,000.



Explore the map view →

Properties sold

Filter: Within 1 mile Last 2 years Semi-detached All tenures

7 sold properties

8, Salem Street, Gosberton, Spalding, Lincolnshire PE11 4NQ

3 bed, semi-detached

£203,000

24 Feb 2023

Freehold

18

18

18

No other historical records

29, Salem Street, Gosberton, Spalding, Lincolnshire PE11 4NQ

2 bed, semi-detached

£125,000

2 Sep 2022

Freehold

12

12

12

£105,000

29 Nov 2021

Freehold

£77,000

24 Jun 2020

Freehold

+ 1 extra record

71, Bowgate, Gosberton, Spalding, Lincolnshire PE11 4LL

3 bed, semi-detached

£205,000

18 Feb 2022

Freehold

18

18

18

£116,495

24 Sep 2004

Freehold

No other historical records

9, Whitehall, Gosberton, Spalding, Lincolnshire PE11 4HQ

3 bed, semi-detached

£157,000

15 Nov 2021

Freehold

10

10

10

No other historical records

1, Quadring Road, Gosberton, Spalding, Lincolnshire PE11 4NB

2 bed, semi-detached

£162,000

15 Oct 2021

Freehold

11

11

11

£90,000

12 Apr 2013

Freehold

£39,000

21 Jul 1999

Freehold

22, Cambridge Gardens, Gosberton, Spalding, Lincolnshire PE11 4HP

3 bed, semi-detached

£184,000

20 Sep 2021

Freehold

22

22

22

£125,000

27 Aug 2013

Freehold

£127,000

3 May 2005

Freehold

207, Westhorpe Road, Gosberton, Spalding, Lincolnshire PE11 4EN

3 bed, semi-detached

£267,000

18 Aug 2021

Freehold

11

11

11

£133,000

27 Apr 2012

Freehold

No other historical records

Who provides this information?

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HM Land Registry

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BELVOIR

Belvoir Spalding

william h brown

William H. Brown Spalding

SEDGE

Sedge Ltd Spalding

FOR SALE MORRIS & MENNIE TO LET

Morris & Mennie Estate Agents Spalding

LEADERS

Leaders Spalding

ARK

Ark Property Centre Spalding

Request agent valuation

Get a valuation for a property in a different area

Average price in this area:

£164,000

£

How much can I borrow?

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Try Nationwide's affordability calculator

Advertisement

Nationwide

Building Society

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Estate agents in PE11 4NP

Properties for sale in PE11 4NP

https://www.rightmove.co.uk/house-prices/pe11-4np.html?propertyType=SEMI_DETACHED&soldIn=2&radius=1.0&page=1

1/2

Semi-detached Houses For Sale in PE11 4NP, within 3 miles, including sold STC, don't show new home, retirement, buying schemes >

6 results

Sort: Newest Listed

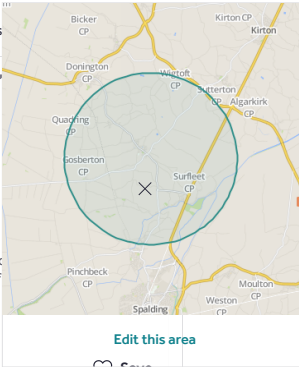
Prioritise properties with... + Add keyword



5 Newlands Road, Surfleet Seas End, Spalding
Semi-Detached 3 1
2.04 miles
Morris and Mennie Estate Agents are pleased to offer For Sale this non-estate three bedroom PROPERTY, with open field views to the front and rear. The property offers a vast amount of
Added on 22/05/2023 by Morris & Mennie Estate Agents, Spalding

£199,950

MORRIS & MENNIE 020 3869 5388
Local call rate



Edit this area

Save

See properties to rent in PE11 4NP



Welby Drive, Gosberton
Semi-Detached 3 1
0.70 miles
Semi-detached 3 bedroom house in popular well served village with enclosed rear gardens, home office/studio (former garage). Gas central heating, UPVC windows. Lounge diner, kitc
Reduced on 04/05/2023 by Longstaff, Spalding

£185,000

Guide Price

Longstaff 01775 661101
Local call rate



St. Margarets, Quadring, Spalding
Semi-Detached 3 1
1.68 miles
Morris and Mennie Estate Agents are pleased to offer For Sale this NO CHAIN, three bedroom
SOLD STC
Added on 06/04/2023 by Morris & Mennie Estate Agents, Spalding

£175,000

MORRIS & MENNIE 020 3869 5388
Local call rate

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- Find out how much you can borrow
- Get viewings faster with agents
- No impact on your credit score



Burtoft Lane South, Wigtoft, PE20
Semi-Detached 2 1
2.78 miles
A two bedroom semi-detached cottage in a rural location on a good sized plot with open fields to the rear.

£174,950

NO CHAIN

SOLD STC
Added on 20/03/2023 by Newton Fallowell, Boston

NEWTON FALLOWELL 01205 335313
Local call rate

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Nationwide



Station Road, Gosberton, PE11
Semi-Detached 2 1
1.54 miles
***** UPDATED LISTING *****Belvoir incorporating Munton and Russell are please to offer this well presented two bedroom period semi detached property situated on the edge of the village of Gosberton. In
Added on 26/10/2022 by Belvoir, Spalding

£179,950

BELVOIR 020 3835 4271
Local call rate

Staying secure when looking for a property

Ensure you're up to date with our latest advice on how to avoid house scams when looking for property online.

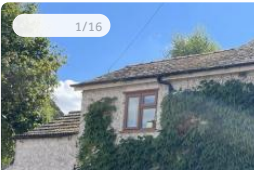
View our security centre to find out more >

Sold House Prices

View house prices near PE11 4NP

NG34
PE12
PE6
PE10
PE20

Save



Watergate, Quadring, Spalding, Lincolnshire
Semi-Detached 3 1
1.78 miles
Superbly presented semi-detached cottage situated in a village location. Accommodation comprising of a spacious hallway, cloakroom, kitchen, recently refitted four piece bathroom and 2 reception rooms
Added on 12/08/2022 by Longstaff, Spalding

£239,995

Longstaff 01775 661101
Local call rate

Suggested Links

Estate agents near PE11 4NP

Save

PE11 4NP

×

+ 1/2 mile

Min Price

to

Max Price

Min Beds

to

Max Beds

Property Type (1)

Filters (3)

Semi-detached Houses For Sale in PE11 4NP, within 0.5 miles, including sold STC, don't show retirement, buying schemes

☆ Save search

🔔 Create Alert

10 results

Sort: Newest Listed

List

Map

Prioritise properties with... + Add keyword

1/12



Plot 21, 5 Platinum Close (with garage), Boston Road, Gosbert...

3 bedroom semi-detached house for sale

0.29 miles

Picture the scene...a brand new home, never lived in by anyone else but you! Thoughtfully designed and built by local property developers Woodgate Developments Ltd, this wonderful home is ready for its first lucky residents! Book an accompanied viewing instantly via our website or call anytime, w...

NEW HOME

Added on 23/05/2023 by EweMove, Covering East Midlands

£240,000

STAR BUY

 01274 015899
Local call rate



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1/15



Plot 21 (including detached garage), 5 Platinum Close, Gosber...

3 bedroom semi-detached house for sale

0.29 miles

City and County, in collaboration with Woodgate Developments, are very

NEW HOME

Added on 10/05/2023 by City & County (UK) Ltd, Crowland

£240,000

City&County

01733 964706
Local call rate



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1/17



Plot 10, 18 Platinum Close, Boston Road, Gosberton PE11 4NR

3 bedroom semi-detached house for sale

0.29 miles

Picture the scene...a brand new home, never lived in by anyone else but you! Thoughtfully designed and built by local property developers Woodgate Developments Ltd, this wonderful home is ready for its first lucky residents! Book an accompanied viewing instantly via our website or call anytime, w...

NEW HOME SOLD STC

Added on 31/03/2023 by EweMove, Covering East Midlands

£228,000

STAR BUY

 01274 015899
Local call rate



 Save

Property hidden this time

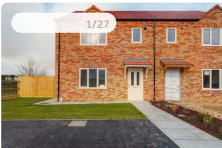
Show

Hide this property every time

Sign in

Tell us why you've hidden this property

1/27



Plot 17, 2 Platinum Close, Gosberton, PE11

3 bedroom semi-detached house for sale

0.33 miles

City and County, in collaboration with Woodgate Developments, are very

NEW HOME

Reduced on 28/03/2023 by City & County (UK) Ltd, Crowland

£228,000

City&County

01733 964706
Local call rate



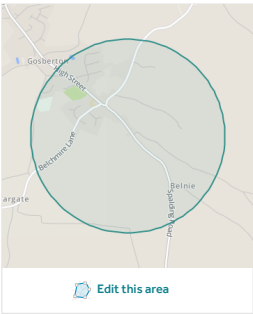
 Save

Property hidden this time

Show

Hide this property every time

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