

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	60 Keymer Road, Hassocks, BN6 8AR
Site Reference	
Scheme Description	Demolition of existing buildings, site clearance and erection of block containing Class E accommodation on the GF and 27 apartments above
Date	16 02 2025
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: Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						71.7269
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						26

Open Market Housing Type 2:

	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 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
Value of each residential car parking space

(Open Market and Affordable)
 (Average value of all parking spaces)

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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)		<i>(% of gross rent per annum)</i>
Voids / bad debts (% of rent)		<i>(% of gross rent per annum)</i>
Repairs Fund (% of rent)		<i>(% of gross rent per annum)</i>
Yield (%)		<i>(to capitalise the net rent)</i>
	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 (%)		<i>(Housing Corporation Limit of 2.75%)</i>
Management Costs (% of rent)		<i>(% of gross rent per annum)</i>
Voids / bad debts (% of rent)		<i>(% of gross rent per annum)</i>
Repairs Fund (% of rent)		<i>(% of gross rent per annum)</i>
Yield (%)		<i>(to capitalise the net rent)</i>
	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
1 Bed
2 Bed
3 Bed
4 Bed
Other
Other

£0
£0
£0
£0
£0
£0
£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)

Start Month

End Month

Timing of Affordable Housing
Tenure 4 Purchase Payment

(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
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 5 Purchase Payment

(whole number, minimum 0)

Open Market Values

Open Market Housing Type 1:
Open Market Housing Type 2:
Open Market Housing Type 3:
Open Market Housing Type 4:

Flats
-
-
-

Capital Value (£ psm)

£4,813

Open Market Housing Type 5:	-	
		Month
Timing of First Open Market Housing Sale		16 <i>(whole number, minimum 0)</i>
Timing of Last Open Market Housing Sale		22 <i>(whole number, minimum 0)</i>

Overall Scheme End Date (this must be completed)

Final End Date of Scheme - scheme built and fully let/sold		Month
		22 <i>(whole number, minimum 0)</i>

Social Housing Grant & Other Funding

Affordable Housing Tenure 1:	Social Rented	Grant per unit (£)
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		Timing of 1st Payment	Timing of 2nd Payment

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

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:	Flats	£2,242	82%
Open Market Housing Type 2:	-		
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

Residential Car Parking Building Costs (£ / car parking space)	Building Costs (£ / car parking space)
Building Cost Fees % (Architects, QS etc)	% of Building Costs
Building Contingencies (% of Building Costs)	10.00% <i>(typically around 10%)</i>
	5.00% <i>(typically around 5% for new)</i>

Section 106 Payments (£) *

CIL	Cost (£)	Month of Payment
S106 obligations	£198,314	
Biodiversity Net Gain Offsite Credits	£38,242	

* This section excludes Affordable Housing section 106 payments

Site Abnormals (£)	Cost (£)	Month of Payment
Infrastructure Costs	£764,836	
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.

Subsidies (possibly EP Gap Funding)

Subsidies for infrastructure, remediation etc.

Amount (£)

Month of Payment

OTHER COSTS

SITE ACQUISITION COSTS

Agents Fees (% of site value)
Legal Fees (% of site value)
Stamp Duty (% of site value)

%

1.00%

(typically around 1%)

0.75%

(typically around 0.75%)

5.00%

Cost (£)

Month of Payment

Other Acquisition Costs (£)

FINANCE COSTS

Arrangement Fee (£)
Interest Rate (%)
Misc Fees - Surveyors etc (£)

8.00%

(typically around 1.5% to 3%)

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
Construction End

1

(whole number, minimum of 0, maximum of 60)

18

(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

% of Housing
Capital Value

Open Market Housing (%)
Affordable Housing (%)

17.50%

(typically around 15%)

(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)	190
Size of office scheme (net lettable sq m)	190
Values	
Rent (£ psm)	£200
Yield (%)	7.00%
Purchaser's costs (% of value)	5.75%
Building Costs	
Office Building Costs (Gross, £ psm)	£1,734
Office Building Professional Fees (% of building costs)	10.00%
Building Contingencies (% of building costs)	5.00%
Timing	
Start of Building Period (month)	1
End of Building Period (month)	18
Timing of Letting / Sale (month)	18
Letting, Advertising & Sale fees	
Letting fees (% of annual income)	10.00%
Advertising fees (% of annual income)	1.00%
Sale fees (% of sale price)	1.75%
Return for risk / profit (% of value)	17.50%

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	
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
(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)

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

SUMMARY

Site Address	60 Keymer Road, Hassocks, BN6 8AR
Site Reference	
Scheme Description	Demolition of existing buildings, site clearance and erection of block containing Class E accommodation on the GF and 27 apartments above
Date	16 02 2025
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	26	units
Total Number of Open Market Units	26	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,865	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	-	-	-
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	-	-	-
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 (£)
Flats	1,865	£4,813	£8,975,000
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	1,865	-	£8,975,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £8,975,000

Car Parking

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

TOTAL VALUE OF CAR PARKING £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £8,975,000

Non-Residential Values

Office		£513,880	
Retail		£0	
Industrial		£0	
Leisure		£0	
Community-use		£0	£513,880

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£513,880
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TOTAL VALUE OF SCHEME	£9,488,880
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£5,098,910	£5,098,910

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
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Total Building Costs	£5,098,910
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OTHER SITE COSTS

Building Contingencies	5.0%	£254,945
Building Cost Fees (Architects, QS etc):	10.0%	£535,385
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

CIL		£0
S106 obligations		£198,314
Biodiversity Net Gain Offsite Credits		£38,242
	0	£0
	0	£0

Site Abnormals

Infrastructure Costs		£764,836
Contamination Costs		£0
Demolition Costs		£0
Other Costs		£0
Sustainability Initiatives		£0

Total Other Site Costs	£1,791,723
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Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£269,250
Legal Fees (per Open Market unit):	£1,000	£26,000

Marketing (Affordable Housing)

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

Total Marketing Costs	£295,250
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Non-Residential Building & Marketing Costs**Building Costs**

Office	£346,297	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£346,297

Professional Fees (Building, Letting & Sales)

Office	£47,807	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£47,807

Total Non-Residential Costs		£394,104
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TOTAL DIRECT COSTS:	£7,579,986.89
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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	-
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Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£1,570,625
Affordable Housing 'Profit'	£0

Non-residential

Office	£89,929	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£89,929

Total Operating Profit	£1,660,554
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Residual Site Value

SITE VALUE TODAY	-£216,905
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EXISTING USE VALUE	£1,030,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£1,246,905
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Checks:

Site Value as a Percentage of Total Scheme Value	-2.3%
Site Value per hectare	#VALUE!

Schedule 2

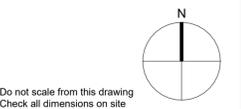


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Location Plan

A001

01



Do not scale from this drawing
Check all dimensions on site

Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel	03.09.2024
	DRAFT Planning	23.12.2024

DRAFT

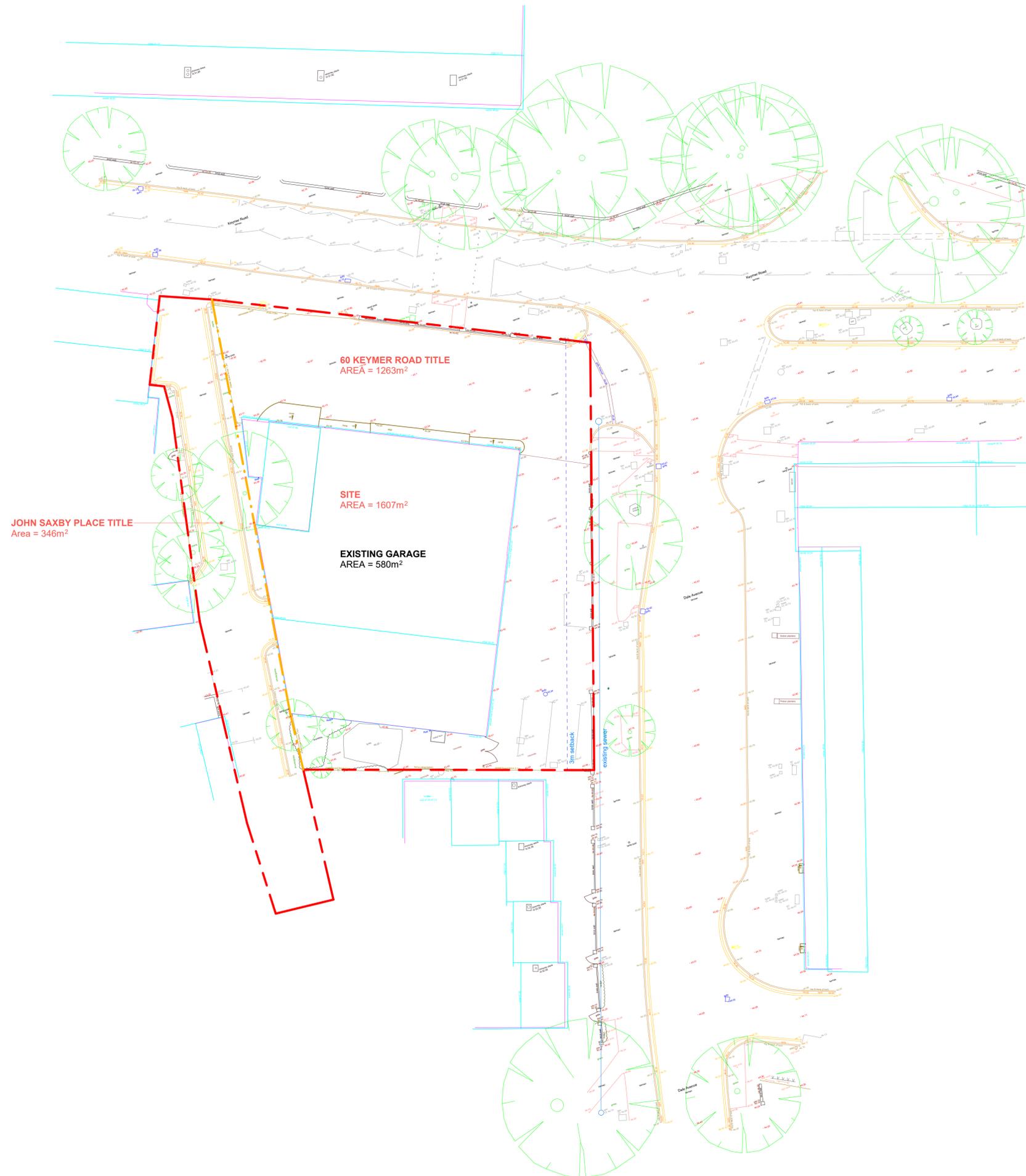
Bowen & McLachlan

Bowen & McLachlan Ltd
454 Leeston & Lake Road, Leeston 7603, NZ
contact: b-mcl@outlook.com +64 27 356 1245

KEYMER HOUSING

Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	as indicated
Drawing No:	Revision:



Do not scale from this drawing
Check all dimensions on site

Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel	03.09.2024
	DRAFT Planning	23.12.2024

DRAFT

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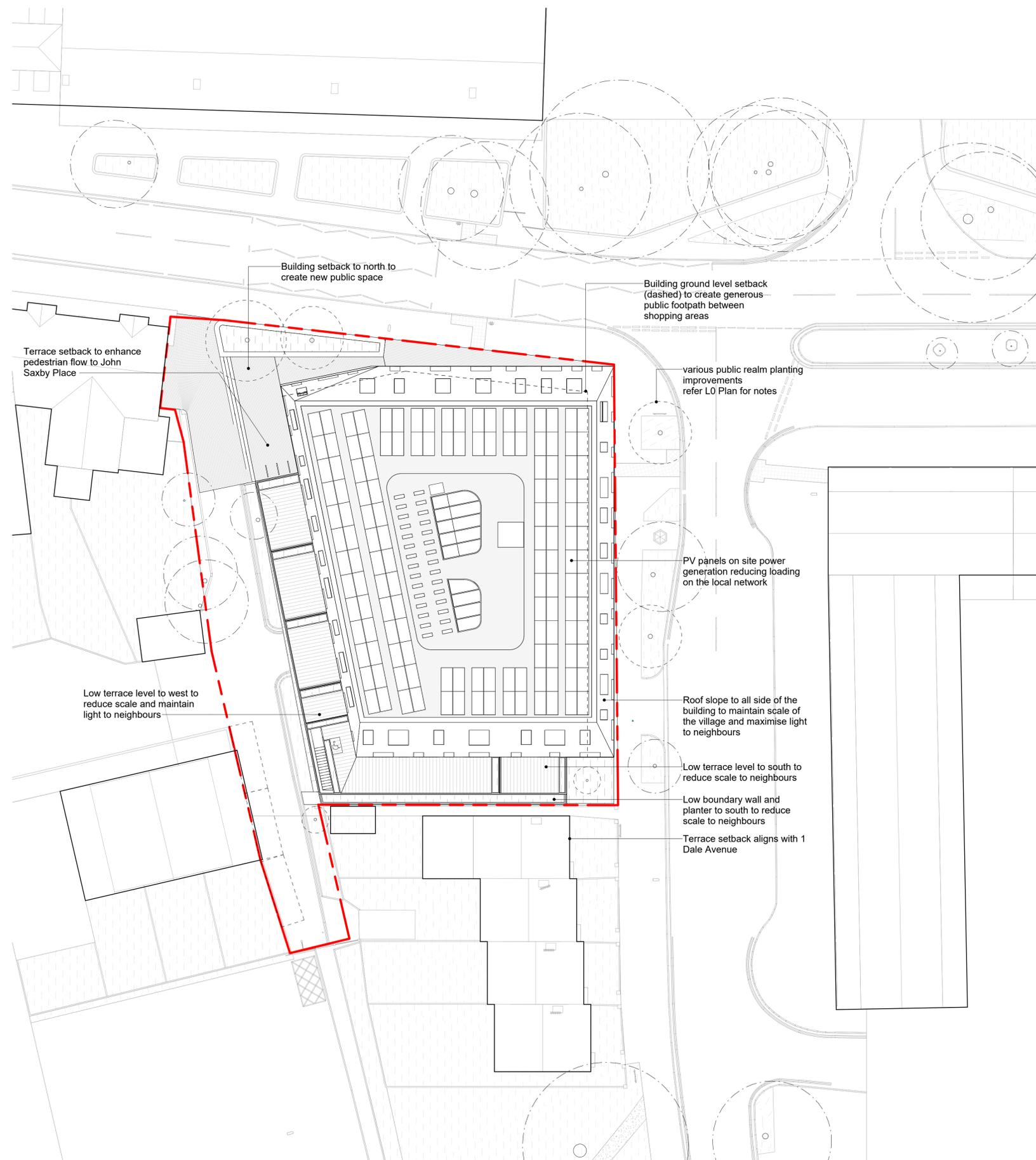
Bowen & McLachlan Ltd
454 Leeston & Lake Road, Leeston 7603, NZ
contact: b-mcl@goutlook.com +64 27 356 1245

KEYMER HOUSING

Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:200
Drawing No:	Revision:

Existing Survey A002 01



Building setback to north to create new public space

Building ground level setback (dashed) to create generous public footpath between shopping areas

Terrace setback to enhance pedestrian flow to John Saxby Place

various public realm planting improvements refer LO Plan for notes

PV panels on site power generation reducing loading on the local network

Roof slope to all side of the building to maintain scale of the village and maximise light to neighbours

Low terrace level to west to reduce scale and maintain light to neighbours

Low terrace level to south to reduce scale to neighbours

Low boundary wall and planter to south to reduce scale to neighbours

Terrace setback aligns with 1 Dale Avenue

Do not scale from this drawing
Check all dimensions on site



Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel	03.09.2024
	DRAFT Planning	23.12.2024

DRAFT

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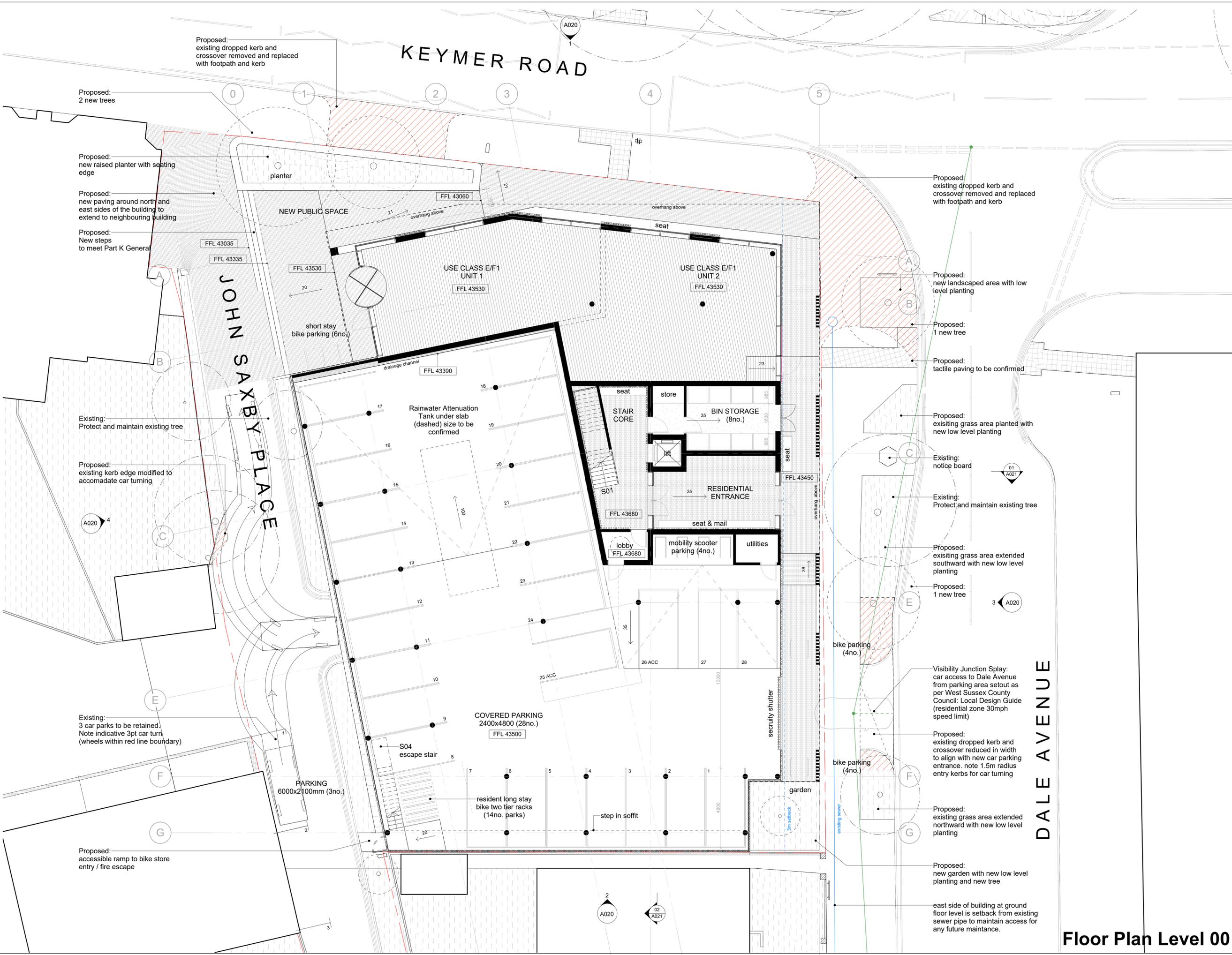
Bowen & McLachlan Ltd
454 Leeston & Lake Road, Leeston 7603, NZ
contact: b-mcl@outlook.com +64 27 356 1245

KEYMER HOUSING

Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:200
Drawing No:	Revision:

Block Plan A003 01



Proposed:
existing dropped kerb and
crossover removed and replaced
with footpath and kerb

Proposed:
2 new trees

Proposed:
new raised planter with seating
edge

Proposed:
new paving around north and
east sides of the building to
extend to neighbouring building

Proposed:
New steps
to meet Part K General

Existing:
Protect and maintain existing tree

Proposed:
existing kerb edge modified to
accommodate car turning

Existing:
3 car parks to be retained.
Note indicative 3pt car turn
(wheels within red line boundary)

Proposed:
accessible ramp to bike store
entry / fire escape

Proposed:
existing dropped kerb and
crossover removed and replaced
with footpath and kerb

Proposed:
new landscaped area with low
level planting

Proposed:
1 new tree

Proposed:
tactile paving to be confirmed

Proposed:
existing grass area planted with
new low level planting

Existing:
notice board

Existing:
Protect and maintain existing tree

Proposed:
existing grass area extended
southward with new low level
planting

Proposed:
1 new tree

Visibility Junction Splay:
car access to Dale Avenue
from parking area setout as
per West Sussex County
Council: Local Design Guide
(residential zone 30mph
speed limit)

Proposed:
existing dropped kerb and
crossover reduced in width to
align with new car parking
entrance. note 1.5m radius
entry kerbs for car turning

Proposed:
existing grass area extended
northward with new low level
planting

Proposed:
new garden with new low level
planting and new tree

east side of building at ground
floor level is setback from existing
sewer pipe to maintain access for
any future maintenance.

Do not scale from this drawing
Check all dimensions on site

Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel DRAFT Planning	03.09.2024 23.12.2024

DRAFT

Bowen & McLachlan

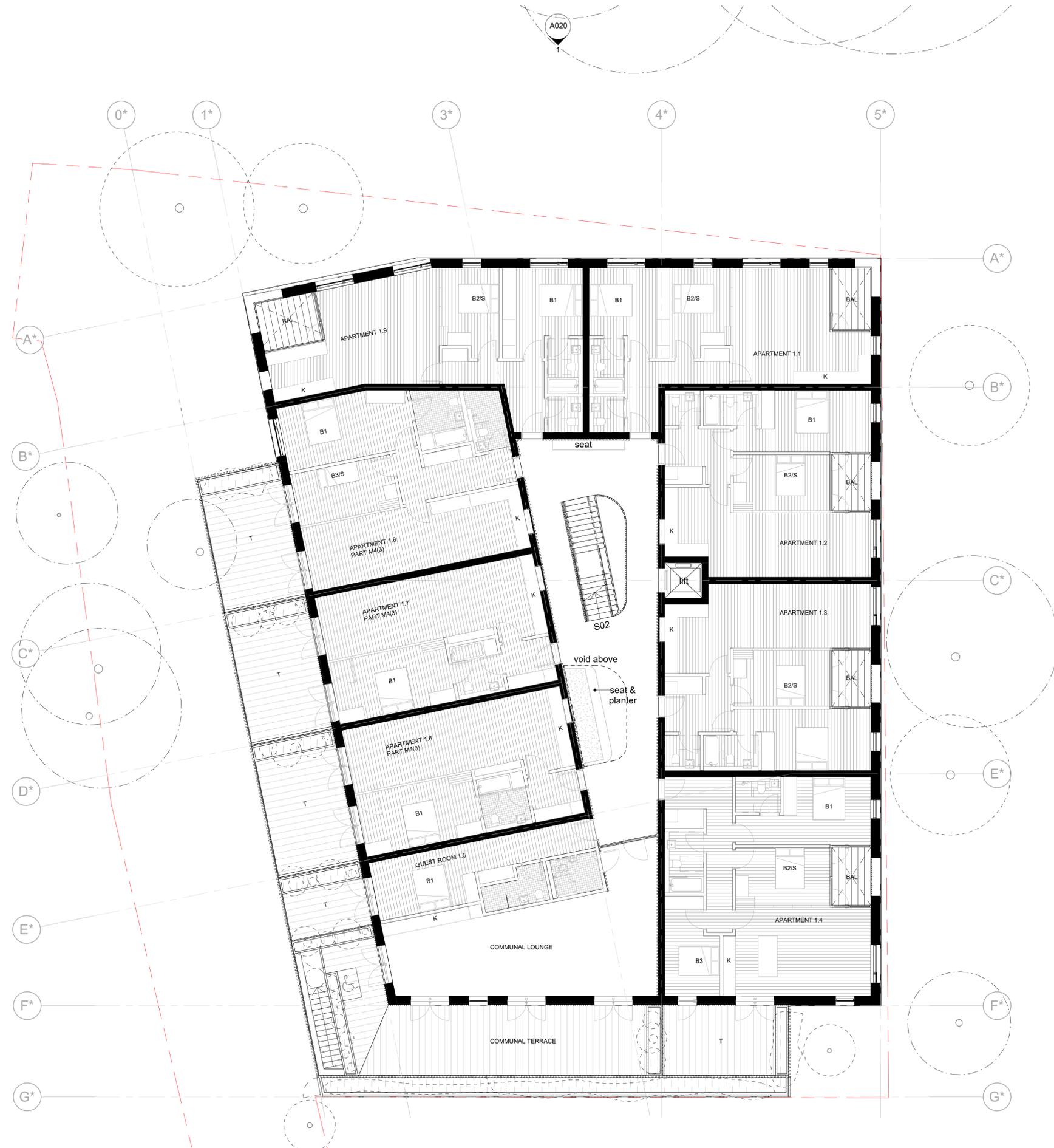
Bowen & McLachlan Ltd
454 Leiston & Lake Road, Leiston 7683, NZ
contact: b-mcl@outlook.com +64 27 356 1245

KEYMER HOUSING

Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:100
Drawing No:	Revision:

Floor Plan Level 00 A010 01



A020 4

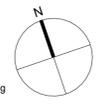
01
A021

3
A020

2
A020

02
A021

Do not scale from this drawing
Check all dimensions on site



Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel	03.09.2024
	DRAFT Planning	23.12.2024

DRAFT

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KEYMER HOUSING

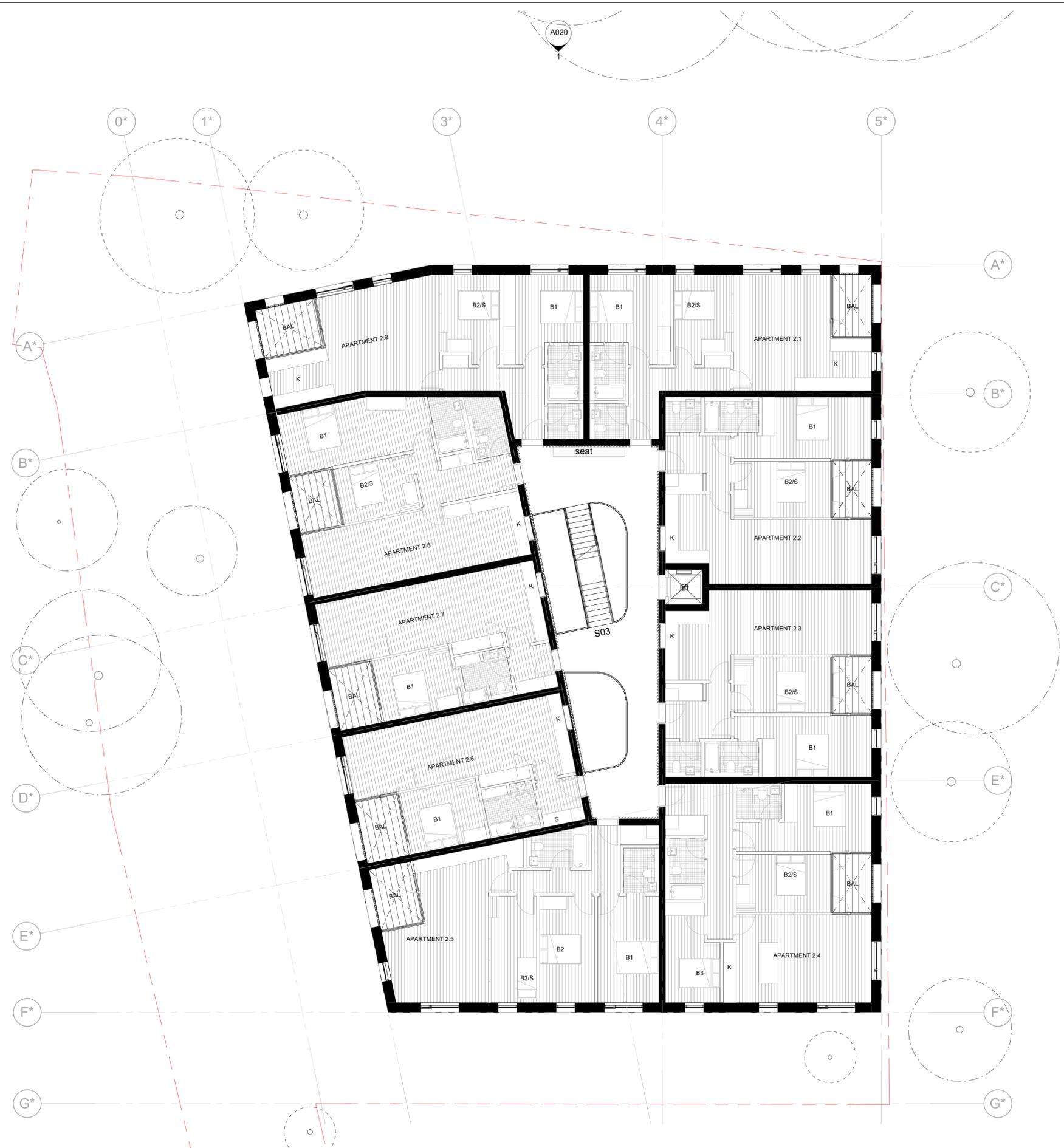
Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:100
Drawing No:	Revision:

Floor Plan Level 01

A011

01



A020 4

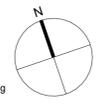
01
A021

3
A020

2
A020

02
A021

Do not scale from this drawing
Check all dimensions on site



Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel	03.09.2024
	DRAFT Planning	23.12.2024

DRAFT

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KEYMER HOUSING

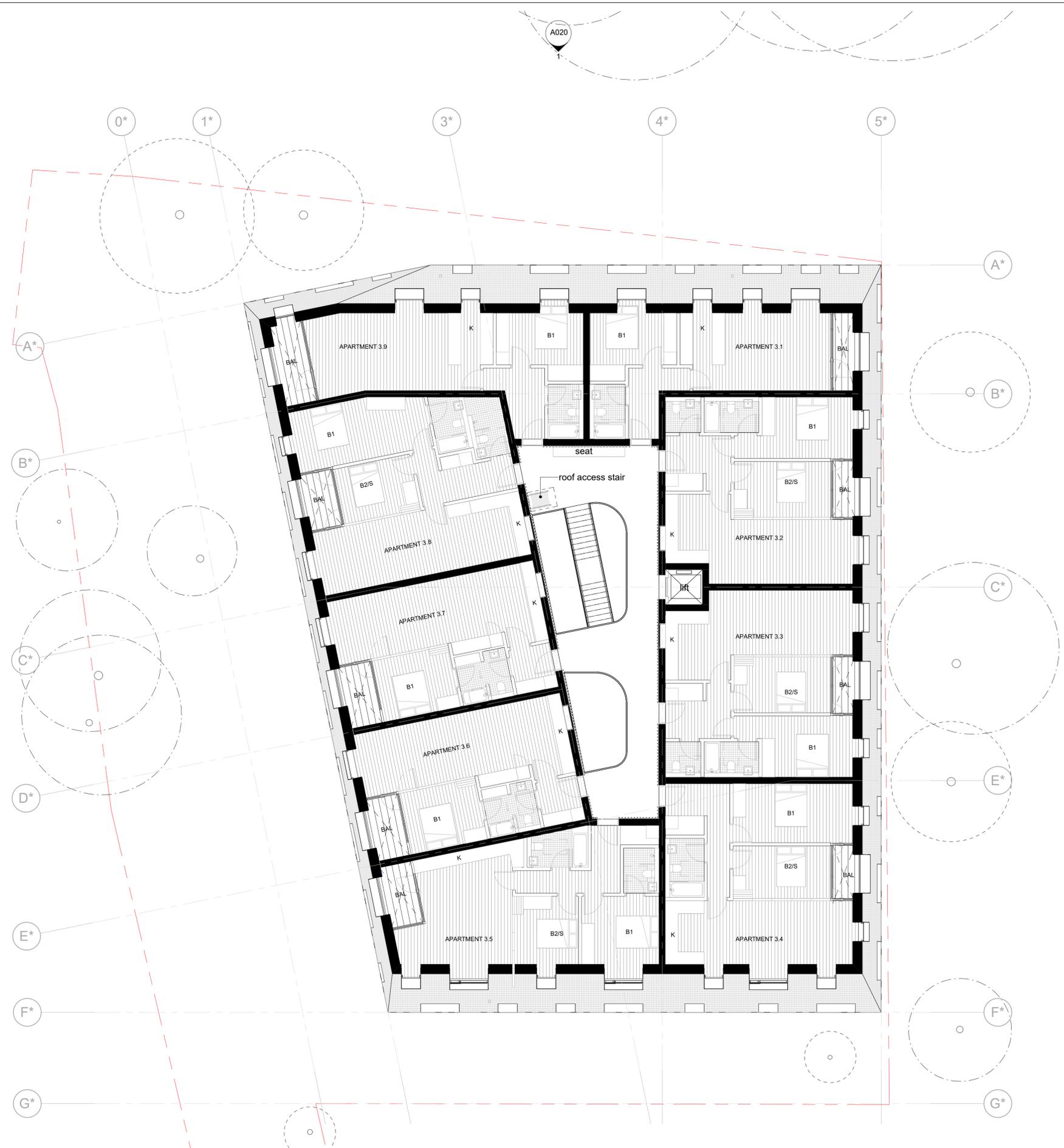
Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:100
Drawing No:	Revision:

Floor Plan Level 02

A012

01



A020 4

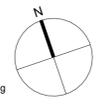
01
A021

3
A020

2
A020

02
A021

Do not scale from this drawing
Check all dimensions on site



Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel DRAFT Planning	03.09.2024 23.12.2024

DRAFT

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KEYMER HOUSING

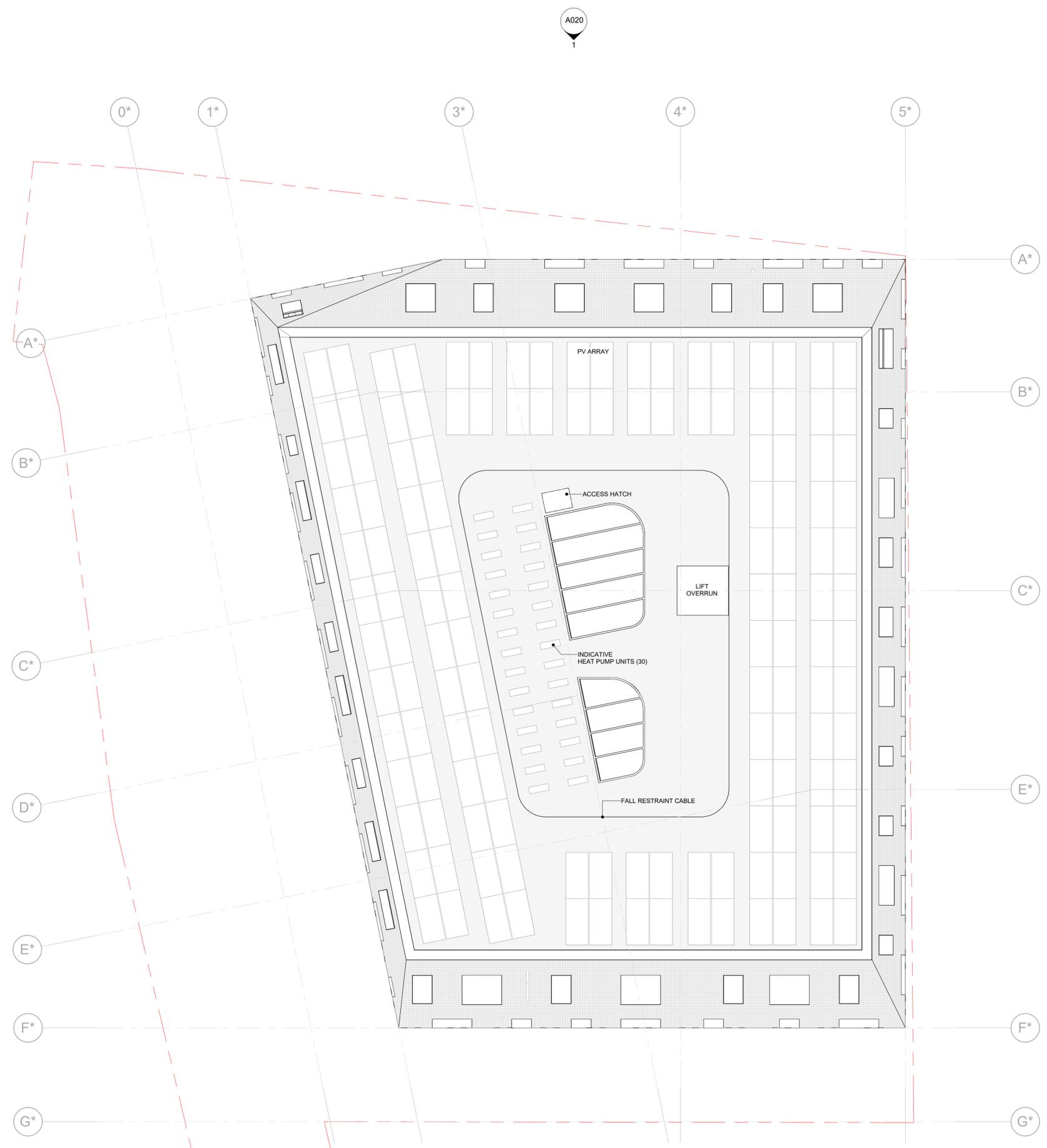
Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:100
Drawing No:	Revision:

Floor Plan Level 03

A013

01



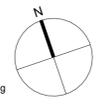
A020 4

A020 1

A020 2

A020 3

Do not scale from this drawing
Check all dimensions on site



Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel	03.09.2024
	DRAFT Planning	23.12.2024

DRAFT

Bowen & McLachlan

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contact: b-mcl@outlook.com +64 27 356 1245

KEYMER HOUSING

Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:100
Drawing No:	Revision:

Roof Plan Level 04

A014

01



1
A020 Elevation North - Keymer Road



2
A020 Elevation South

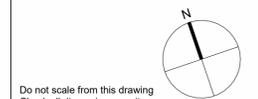
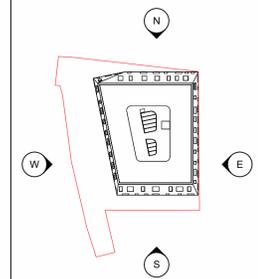


3
A020 Elevation East - Dale Ave



4
A020 Elevation West - John Saxby Place

Plan Key Scale 1:1000



Do not scale from this drawing
Check all dimensions on site

Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel	03.09.2024
	DRAFT Planning	23.12.2024

DRAFT

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contact: b-mcl@outlook.com +64 27 356 1245

KEYMER HOUSING

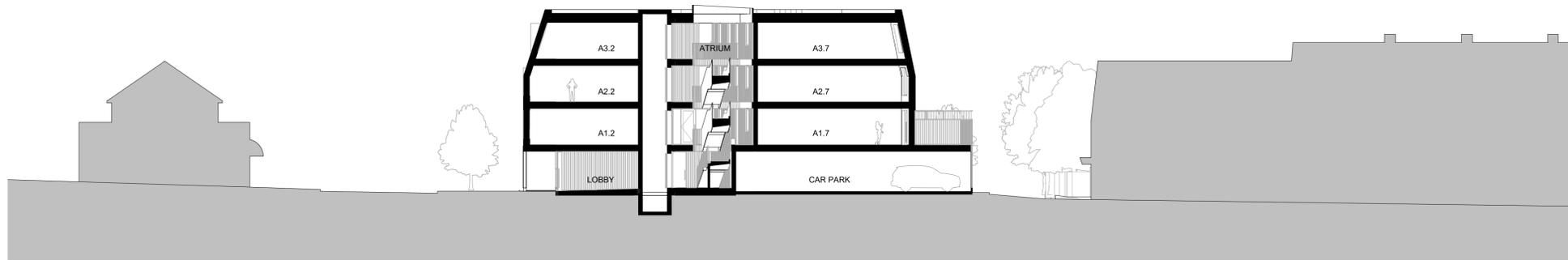
Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:200
Drawing No:	Revision:

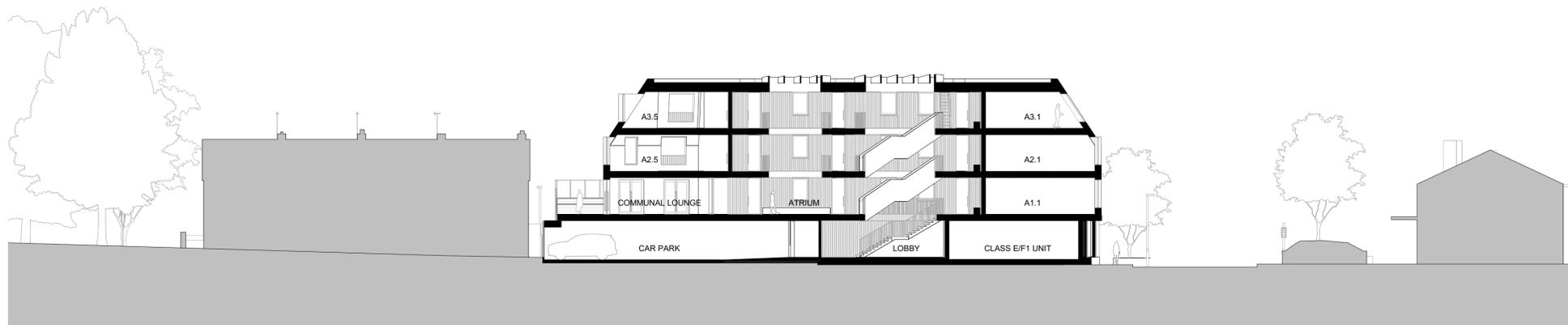
Site Elevations

A020

01

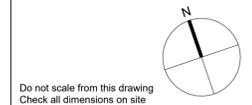
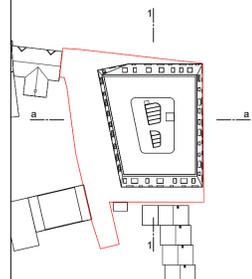


1
A021 Transverse Section a-a



2
A021 Longitudinal Section 1-1

Plan Key Scale 1:1000



Rev	Purpose	Date
00	Planning Pre App	12.12.2023
01	Design Review Panel DRAFT Planning	03.09.2024 23.12.2024

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KEYMER HOUSING

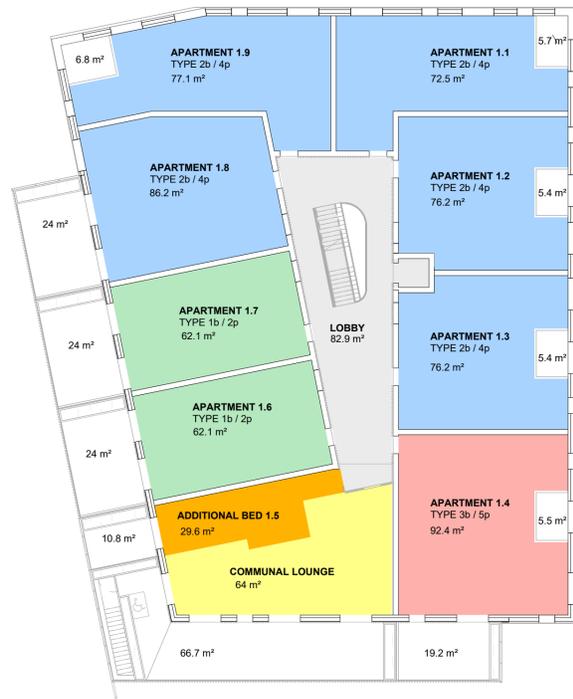
Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:200
Drawing No:	Revision:

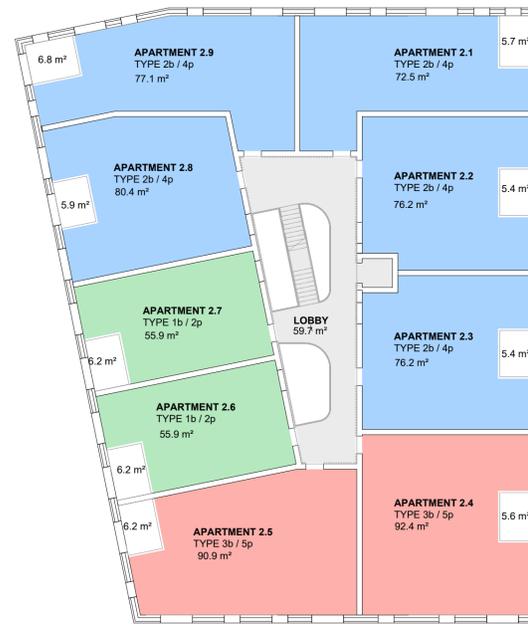
Site Sections A021 01



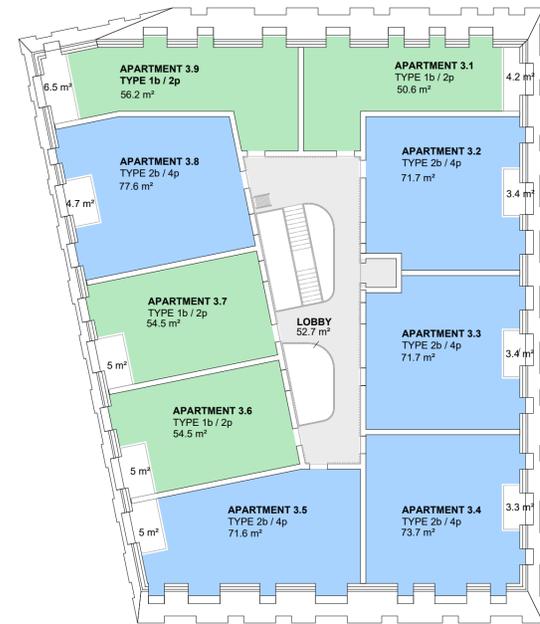
1
A040 Level 0 NIA



2
A040 Level 1 NIA



3
A040 Level 2 NIA



4
A040 Level 3 NIA

AREA LEGEND	
RICS Property Measurement	
GEA	IPMS 1
GIA	IPMS 2
NIA	IPMS 3B
Plan excludes areas 1.5m (5ft) in height	
AREA (NIA)	
Level	Area
CIRC	
Level 0	72.2 m ²
Level 1	82.9 m ²
Level 2	59.7 m ²
Level 3	52.7 m ²
	267.8 m²
COMMUNAL	64 m ²
Level 1	64 m ²
COMMUNAL BED	29.6 m ²
Level 1	29.6 m ²
OUTDOOR	197.3 m ²
Level 1	53.2 m ²
Level 2	40.5 m ²
Level 3	29.1 m ²
PARKING	647.8 m ²
Level 0	647.8 m ²
REFUSE	26.9 m ²
Level 0	26.9 m ²
RETAIL	190.2 m ²
Level 0	190.2 m ²
RISER	4.3 m ²
Level 0	4.3 m ²
TYPE 1	4.3 m ²
Level 1	124.2 m ²
Level 2	111.7 m ²
Level 3	215.8 m ²
	451.7 m²
TYPE 2	388.2 m ²
Level 1	388.2 m ²
Level 2	382.3 m ²
Level 3	395.4 m ²
	1165.9 m²
TYPE 4	92.4 m ²
Level 1	183.3 m ²
Level 2	278.7 m ²
	562.0 m²
Grand total	3385.7 m²

TECHNICAL HOUSING REQUIREMENTS

Nationally described standard 2015

ROOM	MIN WIDTH	MIN AREA
principal double Bed	2750 mm	11.5 m ²
other double Bed	2550 mm	NA
other single Bed	2150 mm	7.5 m ²
outdoor Space for 2p	1500mm	5.0 m ²
per additional occupants	NA	+1.0 m ²



Do not scale from this drawing
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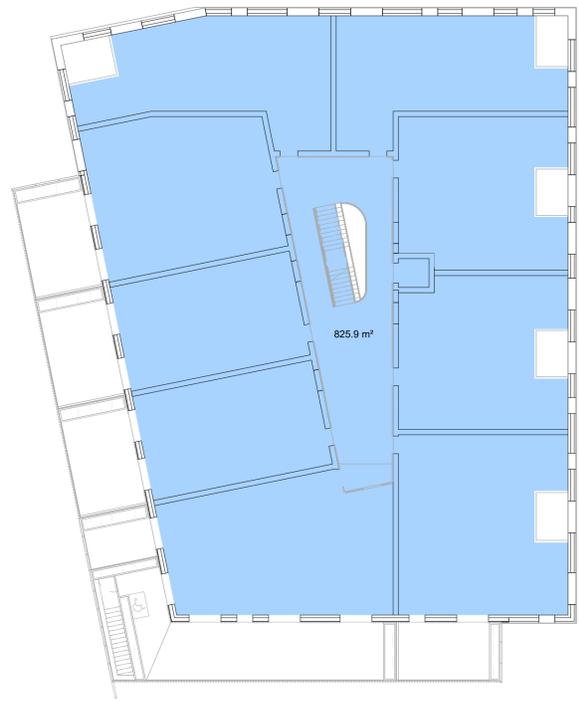
KEYMER HOUSING

Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

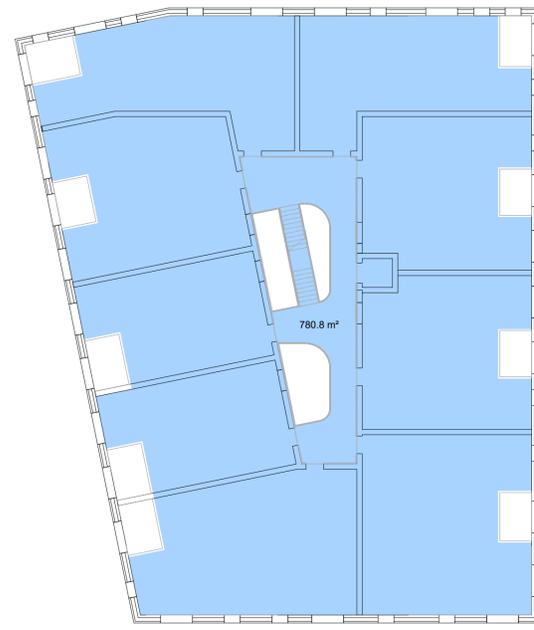
Project No:	BMCL005
Scale at A1:	1:100
Drawing No:	Revision:



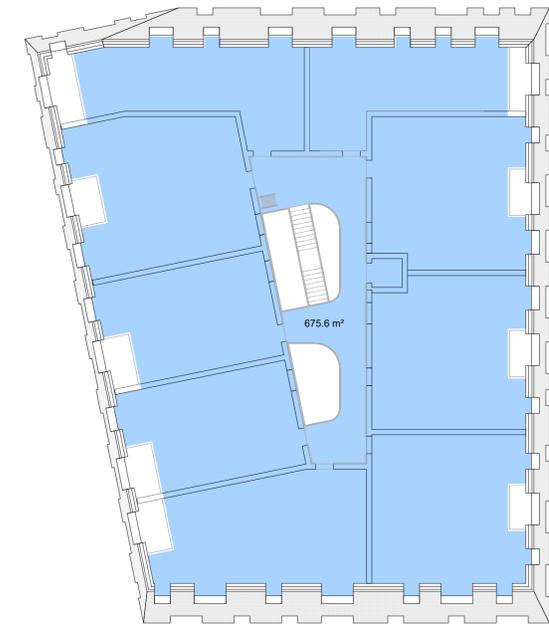
1
A041 Level 0 GIA



2
A041 Level 1 GIA



3
A041 Level 2 GIA



4
A041 Level 3 GIA

AREA LEGEND	
RICS Property Measurement	
GEA	IPMS 1
GIA	IPMS 2
NIA	IPMS 3B
Plan excludes areas 1.5m (5ft) in height	
AREA TOTAL (GIA)	
Level	Area
GIA	
Level 0	112.7 m²
Level 1	825.9 m²
Level 2	780.8 m²
Level 3	675.6 m²
	2394.9 m²
GIA Class E	
Level 0	196.6 m²
	196.6 m²
GIA Parking	
Level 0	652 m²
	652 m²

Do not scale from this drawing
Check all dimensions on site



Rev	Purpose	Date
	DRAFT Planning	23.12.2024

DRAFT

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KEYMER HOUSING

Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:100
Drawing No:	Revision:

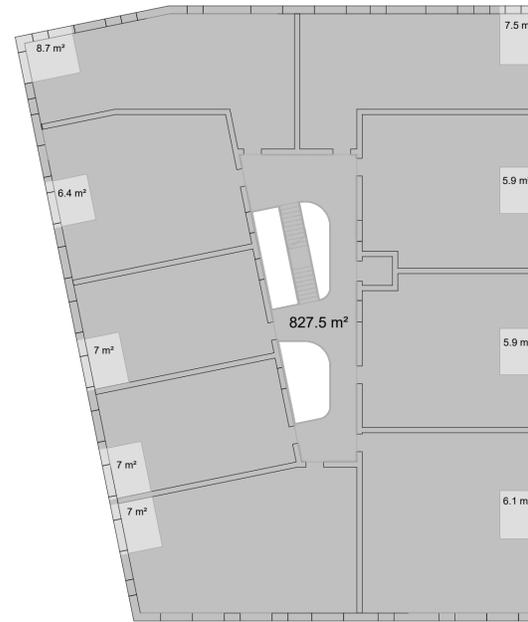
Area Plans GIA A041



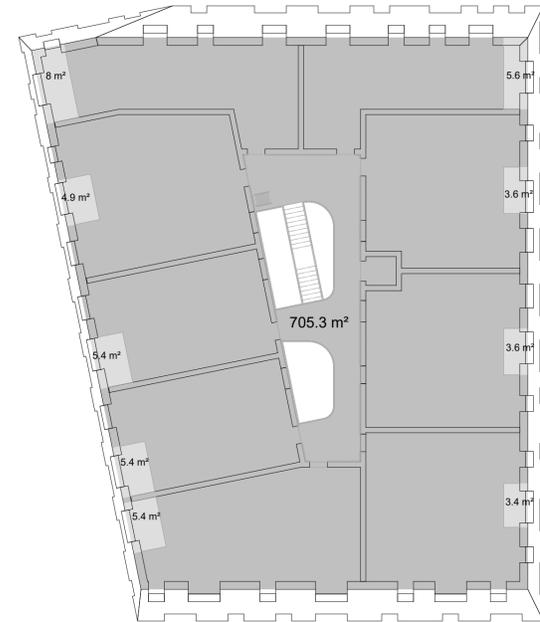
1
A042 Level 0 GEA



2
A042 Level 1 GEA



3
A042 Level 2 GEA



4
A042 Level 3 GEA

AREA LEGEND

RICS Property Measurement

GEA IPMS 1

GIA IPMS 2

NIA IPMS 3B

Plan excludes areas 1.5m (5ft) in height

AREA TOTAL (GEA)

Level	Area
GEA	
Level 0	335.2 m ²
Level 1	873.9 m ²
Level 2	827.5 m ²
Level 3	705.3 m ²
	2741.9 m²
GEA EXT	
Level 0	656.1 m ²
Level 1	208.5 m ²
Level 2	61.5 m ²
Level 3	45.3 m ²
	971.5 m²



Do not scale from this drawing
Check all dimensions on site

Rev	Purpose	Date
	DRAFT Planning	23.12.2024

DRAFT

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KEYMER HOUSING

Client: Star Garages (Brighton) Ltd
Project Address:
60 Keymer Rd, Hassocks BN6 8AR, UK

Project No:	BMCL005
Scale at A1:	1:100
Drawing No:	Revision:

Schedule 3



e.g. 'Dalberg Road', 'York', or 'SW16 1QS'

Search

House Prices in BN6 8AR

Sales of flats around BN6 8AR have an overall average sold price of £237,417 over the last year.

Overall, the historical sold prices for flats around BN6 8AR over the last year were 9% down on the previous year.

Properties Sold

Within ¼ mile

Within the last 2 years

Flats / Apartments

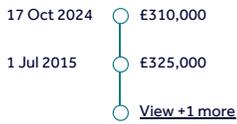
All tenures

18 results

Sort: Date sold

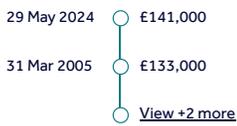
Flat 3, Orchard House, 2, Orchard Lane, Hassocks, West Sussex BN6 8QF

Flat Leasehold



9, Heron Tye, Hassocks, West Sussex BN6 8JU

Flat Leasehold



Flat 1, Crown Point House, Woodslan Road, Hassocks, West Sussex BN6 8HT

Flat 2 Leasehold

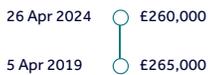


No other historical records.



7, Hassocks Lodge, Keymer Road, Hassocks, West Sussex BN6 8AT

Flat Leasehold



No other historical records.



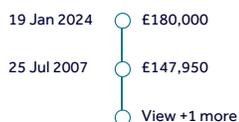
Flat 11, Crown Point House, Woodland Road, Hassocks, West Sussex BN6 8HT

 Flat  2  Leasehold



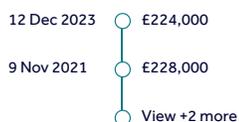
8, Heron Tye, Hassocks, West Sussex BN6 8JU

 Flat  Leasehold



Flat 16, Fitzjohn Court, 66, Keymer Road, Hassocks, West Sussex BN6 8QP

 Flat  Leasehold



127, Parklands Road, Hassocks, West Sussex BN6 8LE

 Flat  3  Leasehold



No other historical records.

15, Hassocks Lodge, Keymer Road, Hassocks, West Sussex BN6 8AT

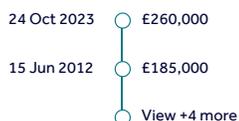
 Flat  Leasehold



No other historical records.

20, Hassocks Lodge, Keymer Road, Hassocks, West Sussex BN6 8AT

 Flat  Leasehold



BN6 8AR

Clear + 1/4 mile

Filters (1)

Flats For Sale in BN6 8AR, including sold STC, within 0.25 miles > ☆ Save search 🔔 Create Alert

13 results

Newest Listed ▾

☰ Prioritise properties with... + Add keyword

1/17



Keymer Road, Hassocks ✕

Flat 🏠 2 🛏 2

0.06 miles

****NO CHAIN**** Top floor spacious two bedroom apartment with views of the South Downs from the living area, two bathrooms, huge kitchen/living/dining area, one allocated parking space and central village location.

Added on 09/01/2025 by Fox & Sons, Burgess Hill

£275,000 NO CHAIN fox & sons 📞 ✉ ❤ Save

1/13



Keymer Road, Hassocks, Sussex, BN6 ✕

Apartment 🏠 2 🛏 1

0.11 miles

2-Bedroom Apartment for Over 55's within walking distance of Hassocks High Street, and with no onward chain. Requiring no work internally,

SOLD STC

Reduced on 02/01/2025 by Hunters Estate Agents, Burgess Hill

£185,000 HUNTERS 📞 ✉ ❤ Save

1/13



Windmill Avenue, Hassocks, West Sussex, BN6 8LJ ✕

Ground Flat 🏠 1 🛏 1

0.24 miles

A purpose built ground floor flat in a small two storey block in need of updating and with a vacant possession and no ongoing chain. The flat provides an ideal opportunity for Investors, first time buyers or downsizers.

Reduced on 11/12/2024 by Marchants, Hassocks

£180,000 MARCHANTS 📞 ✉ ❤ Save

1/13



Windmill Avenue, Hassocks, BN6 ✕

Flat 🏠 1 🛏 1

0.21 miles

A recently redecorated in very good order, 1 double bedroom, ground floor flat with low service charges located in a prime location within 400 m of the village High Street and the glorious countryside of the South Downs National Park. Offered to the market as a vacant possession with

Added on 04/12/2024 by Mansell McTaggart, Hassocks

£200,000 MANSSELL MCTAGGART 📞 ✉ ❤ Save

Property hidden this time Show

Hide this property every time

[Tell us why you've hidden this property ▾](#)



Flat 2 2

0.05 miles

A spacious first floor apartment, situated in the centre of the village, which will appeal to first-time buyers, downsizers or investors for a buy to let opportunity. Features include a large open plan living room/kitchen, ensuite shower room, electric underfloor heating & allocated parking

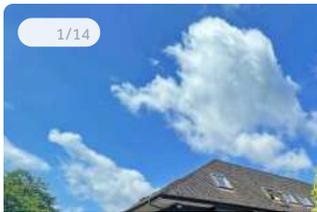
Added on 18/11/2024 by Marchants, Hassocks

£250,000

Offers in Excess of



Save



1/14

Fitzjohn Court, Hassocks, West Sussex, BN6 8QP

Flat 1 1

0.09 miles

First floor apartment with a pleasant view over the front aspect. The property benefits from a share of the freehold, electric heating, security entry-phone system, residents and visitors parking area and is in close proximity to local shops and Adastral Park. Offered with no ongoing

Reduced on 08/10/2024 by Marchants, Hassocks

£185,000



Save

Property hidden this time

Show

Hide this property every time

Sign in

Tell us why you've hidden this property



1/10

Keymer Road, Adastral Place, BN6

Flat 2 2

0.05 miles

A two bedroom first floor purpose built apartment with two bathrooms, conveniently situated with one allocated parking space in the heart of

SOLD STC

Added on 22/08/2024 by Mansell McTaggart, Hassocks

£240,000



Save



1/16

Parklands Road, Hassocks, BN6

Penthouse 2 1

0.11 miles

A lovely spacious two bedroom penthouse apartment close to the village centre, having the additional benefit of a substantial west facing roof

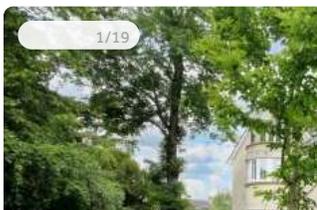
SOLD STC

Added on 03/07/2024 by Mansell McTaggart, Hassocks

£315,000



Save



1/19

Orchard Lane, Orchard House, BN6

Ground Flat 2 1

0.11 miles

A two double bedroom, ground floor purpose built apartment with privately owned patio area, one of just six built to a very high specification

SOLD STC

Added on 21/06/2024 by Mansell McTaggart, Hassocks

£345,000



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BN6 8AR

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1/15 FEATURED NEW HOME - OUTSIDE SPACE



Torch, Hassocks Road, BN6

Flat 🛏️ 3 🚿 3

1.47 miles

An exquisite first floor apartment with incredible views, ideally suited to downsizers or those seeking the perfect rural home in a village setting.

NEW HOME

Added on 30/10/2024 by Henry Adams Simply New Homes, Horsham

£625,000

Fixed Price



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1/15

Church Road, Burgess Hill

Apartment 🛏️ 2 🚿 1

2.20 miles

This 2 double bedroom centrally located apartment has been designed & built to exceptional standards. Newly created - the property benefits from high quality contemporary finishes throughout. 999 year lease & a Share of the F/H. Arrange a private viewing today!

NEW HOME

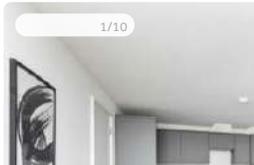
Added on 26/12/2024 by Connells, Burgess Hill

£290,000

HIGH SPECIFICATION



Save



1/10

Circus, Crescent Way, Burgess Hill, West Sussex, RH15

Apartment 🛏️ 2 🚿 1

2.30 miles

A bright, contemporary second floor, 2 bedroom apartment with private balcony.

NEW HOME

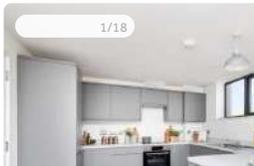
Added on 12/11/2024 by Savills New Homes, covering Southeast

£285,000

Guide Price



Save



1/18

Circus, Crescent Way, Burgess Hill

Apartment 🛏️ 2 🚿 2

2.30 miles

Last two bedroom new apartment with a balcony available in the Circus development in Burgess Hill.

NEW HOME

Added on 06/11/2024 by Oakley Property, Lewes

£285,000

From

PREMIUM LISTING



Save

1/10

Chase House, 18 Gradwell End, Gradwell Park, South Chailey, East Sussex BN8 4FP

Retirement Property 🛏️ 2 🚿 2

4.94 miles

Gradwell boasts a full activities calendar including an E gym, Thai Chi, and Pilates classes. A place to thrive within our established community or just lock up and leave and

NEW HOME UNDER OFFER

Added on 30/10/2024 by Retirement Villages, London

£487,000



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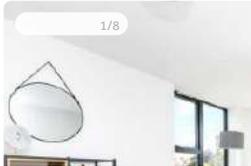
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1/8

Circus, Crescent Way, Burgess Hill, West Sussex, RH15

Apartment 2 1

2.30 miles

A bright, contemporary first floor, 2 bedroom apartment with private balcony.

NEW HOME

Added on 18/09/2024 by Savills New Homes, covering Southeast

£285,000

Guide Price



Save



1/10

Circus, Crescent Way, Burgess Hill, West Sussex, RH15

Apartment 2 1

2.30 miles

A bright, contemporary first floor, 2 bedroom apartment with private balcony

NEW HOME RESERVED

Added on 09/08/2024 by Savills New Homes, covering Southeast

£270,000

Guide Price



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1/9

Victoria Road, Burgess Hill

Apartment 2 2

2.07 miles

INCLUDING WHITE GOODS, FITTED WARDROBES & CHOSEN FURNITURE PACK FROM <https://davidphillips.com>. 2 DOUBLE BEDROOMS - 2 BALCONIES - EN-SUITE - NEW HOME

Reduced on 22/02/2019 by [Hunters Estate Agents, Burgess Hill](#)

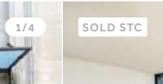
£295,000

×

♡ Save

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