

**DEVELOPMENT VIABILITY REPORT
FOR RESIDENTIAL DEVELOPMENT ON LAND AT
LEONORA HOUSE AND 90-92 WOOD LANE,
CHIPPENHAM, WILTS, SN15 3DY.**

On behalf of Horizon Homes Ltd

**By Simon Corp BSc (Hons) MCIOB
30th January 2026**



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1.0 Introduction and Instructions

- 1.1 Simon Corp trading as s106 Affordable Housing has been instructed by Horizon Homes Ltd to prepare a development viability assessment to determine the viable level of affordable housing provision that can be provided on the proposed development of the former Leonora House residential care home and 90-92 Wood Lane, Chippenham providing 31no apartments, 9no newbuild houses and retaining 2no existing houses.
- 1.2 The report has been prepared by Simon Corp, I have a BSc (Hons) in Residential Development from Nottingham Trent University and 32 years experience in affordable housing development. During this period I have been employed by Registered Providers developing affordable housing projects including Aldwyck Housing Group, Raglan Housing Group now Stonewater and Eastleigh Housing now Vivid Group and for the last 12 years I have provided development viability consultancy services.
- 1.3 The purpose of the study is to set out the policy background, development details, viability and cost issues and make a case for the level of affordable housing provision the development can viably sustain. Our methodology will be to carry out a viability assessment without any affordable housing provision and compare the resultant residual land value with the benchmark existing land value to determine the total development subsidy that is available to fund any affordable housing provision.
- 1.4 The appraisal has been carried out using the HCA (now Homes England) economic Appraisal Toolkit (EAT), where information is not available any assumptions made are either in line with industry norms or the default settings of the toolkit.
- 1.5 The updated NPPF and Planning Practice Guidance (Viability) states that an applicant must make a case why a viability assessment is required and a viability assessment should refer back to the viability assumptions adopted at plan making stage. The council Local Plan policies were viability tested in the Local Plan Viability Assessment September 2023 provided by Urba and Potter Economics. In common with all borough wide assessments this is based on a range of development typologies and appraisal assumptions, it is therefore reasonable to provide a scheme specific assessment to compare the broad assumptions in the plan assessment with the site specific circumstances.
- 1.6 This report has been undertaken with objectivity, impartiality, without interference and this instruction does not result in any conflict of interest. This instruction is on a fixed fee basis, in preparing this report no performance related fees nor have any contingent fees have been agreed.

2.0 Executive Summary

- 2.1 The application site extends to 1.36 acres and is made up of the former Leonora House residential care home which provided 19no bedrooms and residential properties 90, 90a and 92 Wood Lane, Chippenham. The proposal is to demolish the existing properties (apart from 90 and 92 Wood Lane) and develop 31no one and two bedroom apartments across 5no blocks on the site occupied by Leonora House and 9no new three bedroom houses and retaining 2no existing properties on the land at 90-92 Wood Lane, Chippenham. Including the existing properties being refurbished the overall development will provide 42no dwellings.
- 2.2 The Wiltshire Core Strategy was adopted in January 2015 and policy CP43 requires affordable housing from residential developments providing 5 or more dwellings and in this part of the county 40% affordable housing is required. This will equate to a policy requirement to provide 16no dwellings, as the existing buildings have been vacant for a number of years we have applied the Vacant Building Credit which reduces the policy requirement to 7.4 dwellings which has been rounded down to 7no dwellings. We have assumed this will need to be delivered as 5no affordable rent and 2no shared ownership dwellings.
- 2.3 To assess if the development can viably support the policy level affordable housing requirement, we have been instructed to prepare a viability assessment to establish if a residual land value surplus is generated by the development which can be used to support affordable housing provision or other planning obligations. In line with the Planning Practice Guidance we have appraised the proposed development on a residual valuation basis and compared the resultant land value with the benchmark land value assessed on an existing use plus premium or Alternative Use basis.
- 2.4 We have prepared a EAT appraisal for the proposed scheme on a residual land value basis and the results are summarised below:

Appraisal Scenario	Residual land value (£)	Benchmark land value (£)	Surplus/deficit (£)
Open market	-£752,659	£1,720,000	-£2,472,659
Policy compliant	-£952,309	£1,720,000	-£2,672,309

- 2.5 The appraisal constructed on an open market basis with no affordable housing shows a viability deficit on the benchmark land value and so clearly no surplus is generated to support any affordable housing or other additional s106 costs.
- 2.6 The Planning Practice Guidance states that a viability assessment should refer back to the assumptions used at plan making stage. The Wiltshire Council

affordable housing policy has been tested with a Local Plan Viability Assessment provided by Urba and Porter Economics in September 2023 and so we have summarised below the assumptions used in the plan level assessment with the assumptions used to construct the viability assessment. This shows the assumptions are in the main either in line or at a lower level than the assumptions used in the Local Plan Viability Assessment.

Assumption	Local Plan Assumption	Scheme Assumption
Build costs	BCIS median rate	Scheme specific cost estimate
External works	10%	Included in estimate
Contingency	4%	Included in estimate
Professional fees	8%	8%
Sales costs	3% of GDV	2.5% of GDV
Finance costs	8%	7%
Open market return	17.5% of GDV	17.5% of GDV
Affordable housing return	6%	6%

- 2.7 In summary the appraisal on an open market basis shows a viability deficit and clearly therefore no surplus is generated to fund any affordable housing provision or other additional s106 costs.

3.0 Viability Assessment

- 3.1 The application site extends to 1.36 acres and is made up of the former Leonora House care home which provided 19no bedrooms and 90, 90a and 92 Wood Lane, Chippenham. The proposal is to demolish the existing buildings (apart from 90 and 92 Wood Lane) and develop 31no one and two bedroom apartments across 5no blocks on the site occupied by Leonora House and 9no new three bedroom houses and retaining 2no existing properties on the land at 90-92 Wood Lane, Chippenham. Including the existing properties being refurbished the overall development will provide 42no dwellings providing the following mix of accommodation:

No	Type	Floor Area (m ²)
9	1b2p apartment	50-51
22	2b3p apartment	61-70
9	3b5p house	101-121
2	3b5p existing	116-118
42		3,056

- 3.2 The Wiltshire Core Strategy was adopted in January 2015 and policy CP43 requires affordable housing from residential developments providing 5 or more dwellings and in this part of the county 40% affordable housing is required. This will equate to a policy requirement to provide 15no dwellings, as the existing buildings have been vacant for a number of years we have applied the Vacant Building Credit as set out below:

Total proposed gross floor area	3056m ²
Existing floor area	<u>1628m²</u>
Net increase in floor area	1428m ²
Percentage net to gross	46.72%
16no x 46.72%	7.4 say 7no dwellings

- 3.3 S106 Affordable Housing has been instructed to assess if the policy level affordable housing can be viably funded from the proposed development. A development is deemed to be viable if the residual land value derived by the scheme is above the existing land value assessed on an existing use plus premium or Alternative Use basis, the surplus providing the subsidy available to support the affordable housing provision. Our methodology is therefore to assess the residual land value derived by the scheme on an open market basis and compare the resultant land value with the benchmark existing land value to assess if a development surplus is generated to support affordable housing provision.
- 3.4 An EAT appraisal for the proposed open market scheme shows a negative residual land value at -£752,659 allowing for a developers return at 17.5% of

GDV which is at the mid point of the range set out in the Planning Practice Guidance at 15-20% of GDV. To generate a positive residual land value the developers profit will need to reduce to circa 9.5% of GDV.

- 3.5 To fully assess the viability of the scheme we need to compare the resultant level of residual value derived from the proposed scheme with the existing benchmark land value. The Planning Practice Guidance states that benchmark land value is based on an existing use plus premium valuation or a reasonable alternative use valuation. The EUV plus premium method is essentially valuing the property on an existing use value taking account of its current lawful planning use and allowing for an additional landowner's incentive to encourage the landowner to bring the site forward to the market. The Planning Practice Guidance also states that an Alternative Use Valuation (AUV) can be used if that alternative use complies with local plan policies but an AUV valuation is deemed to be inclusive of any landowner's premium.
- 3.6 The application extends to 1.36 acres and is currently occupied by the former Leonora House residential care home which provided 19no bedrooms with a gross floor area at 1394m² and the following residential properties:

Property	Type	Floor Area (m ²)	Use
90a Wood Lane	3b5p	165	demolished
90 Wood Lane	3b5p	116	retained
92 Wood Lane	3b5p	118	retained

To value Leonora House we have looked at comparable vacant residential care homes currently available in the market place, the best comparable is a property located on Draycott Road, Chiseldon, near Swindon. This property is vacant with lapsed registration providing 20 bedrooms and is currently on the market for £750,000. We also identified a 14 bedroom home in Warminster which is still trading on the market at £900,000. The subject property is located in a better trading location and position for a care home than the comparable properties, but to reflect the fact it is vacant and would require some investment to bring it up to a trading condition we have adopted an existing use value at £750,000. This value has been further tested in section 5 of this report.

- 3.7 For the 3no residential values we have adopted gross valuations in line with the evidence set out in section 5 of this report adopting an average value at the lower end of the range at circa £3,200/m² with a capped value at £475,000 for 90a Wood Lane and we have allowed for budget costs at £100,000 per property to bring them up to a marketable standard generating the following values:

Property	Type	Floor Area (m ²)	Gross Market Value (£)	EUV (£)
90a Wood Lane	3b5p	165	£475,000	£375,000
90 Wood Lane	3b5p	116	£395,000	£295,000
92 Wood Lane	3b5p	118	£400,000	£300,000
Total				£970,000

3.8 The combined existing use value is therefore £1,720,000. We have not allowed for any landowners premium as the site has been vacant and we do not consider any additional incentive would be required, so we have adopted a benchmark land value at £1,720,000 for viability assessment purposes.

3.9 In summary the appraisal results are set out below:

Appraisal Scenario	Residual land value (£)	Benchmark land value (£)	Surplus/deficit (£)
Open market	-£752,659	£1,720,000	-£2,472,659
Policy compliant	-£952,309	£1,720,000	-£2,672,309

3.10 The open market appraisal with no allowance for any affordable housing shows a viability deficit and therefore clearly no surplus is generated to support any affordable housing provision. In line with standard viability practice the appraisals allow for a developers return, we have adopted 17.5% of GDV which is at the mid point of the range set out in the Planning Practice Guidance at 15-20% of GDV. For the development to come forward the developer will need to take a commercial view to accept a lower level of return and the developer should not be expected to provide affordable housing until the threshold level of return as set out in the guidance has been achieved.

3.11 For comparative purposes we have also run a policy compliant iteration of the appraisal including the 7no affordable housing units which increases the scheme deficit to circa -£2.6m. Clearly introducing the affordable housing compounds the existing viability pressure and may prevent the development from coming forward.

3.12 The viability guidance states that we should consider the sensitivity of the appraisal results to changes in inputs, we have set out below on a cumulative basis the effect of increasing the sales values by 5% and reducing the construction costs by 5%. It can be seen from any reasonable viability test no surplus is generated to support any affordable housing:

Appraisal Scenario	Residual land value (£)	Benchmark land value (£)	Surplus/deficit (£)
Sales values +5%	-£377,440	£1,720,000	-£2,097,440
Build costs -5%	£15,255	£1,720,000	-£1,704,745

- 3.13 The assessment has been constructed with residential sales values based on local comparable evidence within 0.5 miles of the site which average £354/ft². The construction costs are based on a site specific cost estimate which is set out in section 5 of this report and all other assumptions are in line with standard viability assessment assumptions we have agreed on similar assessments across the region.
- 3.14 In summary the appraisal on an open market basis shows a viability deficit and so clearly no surplus is generated to support any affordable housing provision or other additional s106 costs.

4. Policy Background

Local Plan Policies

- 4.1 The Wiltshire Council Core Strategy was adopted in January 2015 and policy CP43 states that residential developments providing 5 or more homes in the Chippenham area should provide 40% affordable housing.
- 4.2 The policy goes on to state that only in exceptional circumstances the council may accept a financial contribution in place of onsite delivery of affordable housing and there is a recognition of the role of viability in the agreement of affordable housing provision.

National Planning Policy Framework

- 4.3 The NPPF was last updated in December 2024 and we have highlighted below the parts of the guidance that have relevance to viability assessment.
- 4.4 Section 35 states that Local Plans should set out the obligations that are expected from developments including affordable housing, however it says that such plans should not undermine the deliverability of the plan
- 4.5 As set out in the previous iterations of the framework planning obligations should only be sought where they meet the following tests:
 - Necessary to make the development acceptable in planning terms.
 - Directly related to the development
 - Fairly and reasonably related in scale and kind to the development
- 4.6 Section 59 of the framework sets out one of the key changes around viability, this states that where policies around contributions have been set out in the plan, schemes that comply with them will be deemed to be viable. It is up to the applicant to demonstrate that circumstances differ from the Local Plan assumptions which require a viability assessment. Such examples would be particular existing use that was not modelled at plan making stage, abnormal costs or movement in the market since the plan was adopted.
- 4.7 Section 65 states that affordable housing should not be sought from schemes which are not major developments, this is defined at 10 units except in designated rural areas where a lower threshold can apply.

Planning Practice Guidance

- 4.8 The viability section of the Planning Practice Guidance has also been updated and there have been some changes introduced in the recommended assumptions for constructing a viability assessment. The key change being land value should be based on an EUV plus premium valuation method. The guidance now also states that a viability assessment should refer back to the viability assumptions which backed up the Local Plan and should evidence how circumstances have changed to justify the need for a viability assessment.
- 4.9 The guidance now specifically states the EUV plus premium method should be adopted where as before a range of options were set out including the market value approach. This is a clear change of direction to provide more clarity on how to set a benchmark land value in a viability assessment.
- 4.10 The guidance also states that the use of an alternative use value is allowed if it is a reasonable alternative use and a planning consent on the site exists for that use.
- 4.11 The guidance states that developer's return in the range of 15-20% of gross development value is appropriate for plan making purposes but alternative levels can be utilised where it is justified by the scale and complexity of the development.
- 4.12 The guidance also states methodologies for assessing gross development value and build costs but these are broadly unchanged since the previous version of the guidance.
- 4.13 The guidance states that a viability assessment should be presented in a clear way so the assumptions for GDV, costs and developers profit are clear.

5. Cost and Value Assumptions

Benchmark Land Value

- 5.1 The Planning Practice Guidance states that benchmark land value is based on an existing use plus premium valuation or a reasonable alternative use valuation. The EUV plus premium method is essentially valuing the property on an existing use value taking account of its current lawful planning use and allowing for an additional landowner's incentive to encourage the landowner to bring the site forward to the market. The Planning Practice Guidance also states that an Alternative Use Valuation (AUV) can be used if that alternative use complies with local plan policies but an AUV valuation is deemed to be inclusive of any landowner's premium.
- 5.2 The application extends to 1.36 acres and is currently occupied by the former Leonora House residential care home which provided 19no bedrooms with a gross floor area at 1394m² and the following residential properties:

Property	Type	Floor Area (m ²)	Use
90a Wood Lane	3b5p	165	demolished
90 Wood Lane	3b5p	116	retained
92 Wood Lane	3b5p	118	retained

To value Leonora House we have looked at comparable vacant residential care homes currently available in the market place, the best comparable is a property located on Draycott Road, Chiseldon, near Swindon. This property is vacant with lapsed registration providing 20 bedrooms and is currently on the market for £750,000. We also identified a 14 bedroom home in Warminster which is still trading on the market at £900,000. The subject property is located in a better trading location and position for a care home than the comparable properties, but to reflect that it is vacant and would require some investment to bring it up to a trading condition we have adopted an existing use value in line with the Chiseldon comparable property at £750,000.

- 5.3 As a cross check a typical value for a care home bedroom which meets the CQC registration standards will be in the range of £150,000-200,000 per bedroom. If we adopt a gross value at the lower end of the range at say £160,000 per bedroom we have set out below a net value allowing for the costs of bringing the property back into use:

Gross value	£3,040,000
Refurbishment say £1500/m ²	£2,091,000
Surveyors fees 5%	£104,550

Net value £ 844,450

- 5.4 The valuation should also reflect additional acquisition, legal and associated costs so a net value at circa £750,000 would be a reasonable reflection of an achievable market value.
- 5.5 For the 3no residential values we have adopted gross valuations in line with the evidence set out in the following sections adopting an average value at the lower end of the range at circa £3,200/m² with a capped value at £475,000 for 90a Wood Lane and we have allowed for budget costs at £100,000 per property to bring them up to a marketable standard generating the following values:

Property	Type	Floor Area (m ²)	Gross Market Value (£)	EUV (£)
90a Wood Lane	3b5p	165	£475,000	£375,000
90 Wood Lane	3b5p	116	£395,000	£295,000
92 Wood Lane	3b5p	118	£400,000	£300,000
Total				£970,000

- 5.6 The combined existing use value is therefore £1,720,000. We have not allowed for any landowner's premium as the site has been vacant and we do not consider any additional incentive would be required, so we have adopted a benchmark land value at £1,720,000 for viability assessment purposes.

Residential Values

- 5.7 To establish the achievable residential gross development value we have looked at the market evidence provided by comparable properties on the market and sold transactions in the last twelve months within a 0.5 mile radius of the site.
- 5.8 The best evidence will be provided by comparable newbuild developments which reflect a new home premium, within the search area the only newbuild properties where retirement homes with the benefit of communal facilities and services which are not considered comparable. Extending the search area we identified the Langley Park development located on Foundry Lane, Chippenham, on this development a two bedroom apartment is being marketed at £235,000 and a one bedroom apartment at £187,000. We don't have any floor area data to enable any further analysis.
- 5.9 We also identified a conversion development on Market Place, Chippenham providing 8no properties within a listed building where one bedroom apartments are being marketed at £140,000.

- 5.10 Looking at the general second hand market to benchmark the one bedroom apartments we identified a large one bedroom apartment on St Marys Street, Chippenham with a floor area at 67.6m² on the market at £200,000 and a smaller one bedroom apartment on London Road with a floor area at 32.4m² on the market at £110,000. To benchmark the two bedroom apartments we identified a two bedroom apartment within The Paddocks, Chippenham with a floor area at 80m² on the market at £199,950 and a property on Pheonix Close with a floor area at 63.1m² on the market at £170,000.
- 5.11 To benchmark the three bedroom houses we identified a three bedroom semi-detached house on Hawkins Close with a floor area at 94.5m² on the market at £375,000 and a further three bedroom semi-detached house on Wood Lane, Chippenham on the market at £325,000.
- 5.12 We need to be cautious relying on properties on the market as the listed values can be subject to offers and price reductions. A more reliable evidence base will be sold values taken from Land Registry records from which we have identified the following comparable transactions. We have included evidence of each of these transactions within appendices attached to this report, the transactions are summarised below:

Property Address	Floor Area (m²)	Sales Value (£)	Sale Date	£/m²
20 Bowles Court, Westmead Lane, Chippenham- 2 bed flat	60	£130,000	Oct 2025	£2,166
56 Bowles Court, Westmead Lane, Chippenham- 2 bed flat	88	£175,000	Sept 2025	£1,988
34 Queens Square, Chippenham- 1 bed flat	36	£135,000	Aug 2025	£3,750
26 Louise Rayner Place, Chippenham-2 bed flat	82	£195,000	Aug 2025	£2,378
31 Bowles Court, Westmead Lane, Chippenham- 1 bed flat	59	£185,000	Aug 2025	£3,135
7 Queens Square, Chippenham- 1 bed flat	44	£152,000	Aug 2025	£3,750
4 Flowers Yard, Chippenham- 1 bed flat	39.1	£132,500	Aug 2025	£3,388
5 Pewsham Lock, Chippenham- 3 bed house	81	£282,000	Sept 2025	£3,481
66 Hardens Mead, Chippenham- 3 bed house	111	£370,000	Aug 2025	£3,333
78 Hardens Mead, Chippenham- 3 bed house	96	£365,000	April 2025	£3,802

5.13 The typical second hand value for an apartment appears to top out at £200,000 but we do need to reflect a new home premium and a value for a two bedroom apartment in line with the Langley Park evidence would seem reasonable. A base second hand value for a three bedroom house is in the range of £360,000-370,000 but it would be reasonable to adopt a slightly higher value to reflect a new home premium. For the refurbished existing houses we have adopted a lower new home premium. Taking account of the range of evidence, the floor areas and the location and setting of the site we have adopted the following range of sales values:

No	Type	Floor Area (m ²)	Sales Values (£)
9	1b2p apartment	50-51	£190,000
22	2b3p apartment	61-70	£235,000-265,000
9	3b5p house	101-121	£410,000-450,000
2	3b5p existing	116-118	£395,000-400,000
42		3,056	£11,650,000

5.14 The overall residential gross development value is £11,650,000 which equates to an average sales value at £3,812/m². The actual price achieved will be dependent on market conditions at the time of marketing, competitor developments and the completed specification and finishes.

Construction Costs

5.15 We have been provided with a budget cost plan for the development provided by Cubix Construction Consultants. The total cost including abnormal costs and a contingency allowance is £8,372,264 which equates to £2,740/m². This cost is in line with other assessments we have agreed where the development is predominantly apartments, in this case the cost is increased because the apartments are set out across 5no separate blocks. A copy of the cost report is included in the appendices to this report.

5.16 It should be noted the cost plan includes a contingency allowance, so to avoid any double counting we have not included a separate contingency allowance in the viability appraisal.

5.17 It should also be noted we have not made any allowance at this stage for Bio Diversity Net Gain (BNG) credit costs, when this information is available the assessment may need to be updated.

5.18 We have separately allowed for design and professional fees at 8% which is in line with the Local Plan Viability Assessment and the assumption we have agreed on other similar developments across the region.

Developers Profit

- 5.19 The revised Planning Practice Guidance recommends a developers profit allowance in the range of 15-20% of GDV and the developer's profit should reflect the developers risk profile. The Local Plan Viability Assessment has adopted an open market developers profit at 17.5% of GDV which is in line with other viability assessments we have agreed in the Wiltshire area.
- 5.20 Over the last few years we have agreed a 17.5-18% of GDV profit level as a default position but with a backdrop of a strong economy and a rising market. Coming out of the Covid 19 pandemic, leaving the EU and the conflict in the Ukraine all contributed to inflationary pressure in the economy leading to several increases in the base lending rate from 2022. The base rate have since reduced to 3.75% but remain higher than the average for the last few years and the growth forecasts for the economy remain pessimistic.
- 5.21 Although a case can be made for a higher level of return to reflect the challenging economic conditions, we have adopted the same profit assumption for the open market housing at 17.5% of GDV and the affordable housing return has been set at the standard 6%.

Affordable Housing Assumption

- 5.22 To model the affordable housing value we have assumed the affordable rent units will have rents set at 80% of market rents subject to being no more than the relevant Local Housing Allowance rate. Local market rents would result in an affordable rent well in excess of the LHA and so we have adopted the LHA rate at £136.93pw for a one bedroom apartment and £166.85pw for a two bedroom apartment.
- 5.23 The shared ownership has been based on initial sales at 40% of open market value and a rent on the unsold equity at the Homes England maximum level of 2.75%.
- 5.24 In line with HCA guidance in the AHP bidding round that grant would not be supported on s106 units, we have not included any grant funding in the appraisals.
- 5.25 The net affordable housing revenue reflect average sector cost allowances for management, repairs, sinking fund and voids and has been capitalised at 5.5%.

6 Other Model Assumptions and Inputs

- 6.1 The basis for assumptions on sales values, construction costs and profit are set out in section 5.

Programme

- 6.2 The EAT assumes a 6 month lead in to site start for detail design, building regulations approval, clearing pre-start planning conditions and site set up. The contract period is 18 months with a sales period of 10 months.

S106 and CIL Contributions

- 6.3 We have allowed for CIL using the 2026 Zone 1 index linked rate at £130.73m² generating a CIL cost for the open market scheme at £410,100. In line with standard practice we have not included for any s106 costs so we can assess the total surplus which is generated to fund all other planning obligations.

Interest Rates

- 6.4 Over the last few years we have agreed a standard finance rate at 6.5% but during that time base lending rates have been set at 0.5-0.75% which equates to a lending margin in excess of 5.75 points. The base rate increased significantly to 5.25% before dropping back to the current rate at 3.75% and it would be reasonable to now adopt a higher finance cost assumption. We have therefore adopted an increased finance rate at 7% which is an assumption we have agreed on recent similar assessments.

Sales and marketing costs

- 6.5 We have allowed for an allowance to fund sales and marketing costs at 2.5% of GDV this will fund a showhome, sales agent, development branding, advertising and promotion. We have also allowed for £1,000 a dwelling for sales legal costs.

7 Conclusion

- 7.1 The combined proposed development will provide 40no dwellings and Wiltshire Council Core Strategy policy CP43 will require 40% affordable housing equating to 15no dwellings, but we have applied the Vacant Building Credit which reduces the requirement to 7no dwellings. We have assumed this will be required as 5no affordable rent and 2no shared ownership dwellings.
- 7.2 To establish if the requirement can be viably delivered we have appraised the development on an all open market basis to establish if a surplus is generated over the existing land value based on an Existing Use plus Premium or Alternative Use Valuation. This approach is in line with the Planning Practice Guidance and accepted standard practice.
- 7.3 The appraisal constructed on an open market basis excluding any affordable housing provision shows a viability deficit and clearly no surplus is generated to fund any affordable housing provision or other s106 costs. The development can still come forward as all the costs are funded, but the developer should not be expected to contribute towards affordable housing until the benchmark level of return at 15-20% of GDV is achieved.

GVA GRIMLEY & BESPOKE PROPERTY GROUP HCA ECONOMIC APPRAISAL TOOL

(Worksheet 4)

SUMMARY

Site Address Leonora House, Wood Lane, Chippenham
 Site Reference
 File Source
 Scheme Description 40 units and 2no existing retained
 Date 28th January 2026
 Site Area (hectares)
 Author & Organisation Simon Corp
 HCA Investment Manager

Housing Mix (Affordable + Open Market)

Total Number of Units	42	units
Total Number of Open Market Units	42	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	3,056	sq m
Total Habitable Rooms	128	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	0.0%	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	-	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	139	Persons
Total Number of Persons	139	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Affordable rent

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
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 (£)
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	-	-

Owner-occupied / rented % share

40%

Capital Value of owner-occupied part

-

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-

Total (full capital value if sold at OMV)	-	-	-
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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 (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

% of Open Market Value -

Total Capital Value of Affordable Housing Tenure 3 £0

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

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total (full capital value if sold at OMV)	-	-	-

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 (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
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 (£)
Affordable rent	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Own / Shared Equity	£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
--	-----------

RSL Cross Subsidy	£0
HCA Infrastructure Grant	£0
LA re-cycled SHG	£0
Other source of funding 1	£0
Other source of funding 2	£0
Land Remediation Tax Relief	£0

OTHER SOURCES OF AFFORDABLE HOUSING 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 (£)
One Bed	451	£3,792	£1,710,000
Two Bed	1,398	£3,805	£5,320,000
Three Bed House	973	£3,931	£3,825,000
Existing	234	£3,397	£795,000
	-	-	-
Total	3,056	-	£11,650,000

	Average value (£ per unit)
One Bed	£190,000
Two Bed	£241,818
Three Bed House	£425,000
Existing	£397,500

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£11,650,000
---	--------------------

Car Parking

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

TOTAL VALUE OF CAR PARKING	£0
-----------------------------------	-----------

Ground rent

		Capitalised annual ground rent
Affordable Housing Tenure 1:	Affordable rent	£0
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	£0
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	£0
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Own / Shared Equity	£0
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	£0
Open Market Housing Type 1:	One Bed	£0
Open Market Housing Type 2:	Two Bed	£0
Open Market Housing Type 3:	Three Bed House	£0
Open Market Housing Type 4:	Existing	£0
Open Market Housing Type 5:		£0

TOTAL CAPITALISED ANNUAL GROUND RENT	£0
---	-----------

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£11,650,000
--	--------------------

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	£11,650,000
------------------------------	--------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£8,372,264	£8,372,264

Cost Multipliers

Site Specific Sustainability Initiatives (%)	0.0%	£0
Lifetime Homes (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

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

Other site costs

Building Contingencies	0.0%	£0
Building Cost Fees (Architects, QS etc):	8.0%	£669,781
Other Acquisition Costs (£)		£0

Site Abnormals

Demolition		£0
		£0
	0	£0
	0	£0
		£0
		£0
		£0
		£0

Total Building Costs		£9,042,045
-----------------------------	--	-------------------

Section 106 Costs (£)

CIL		£410,000
S106		£0
		£0
		£0
		£0
		£0
		£0
	0	£0

Section 106 costs		£410,000
--------------------------	--	-----------------

Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£291,250
Legal Fees (per Open Market unit):	£1,000	£42,000

Marketing (Affordable Housing)

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

Total Marketing Costs		£333,250
------------------------------	--	-----------------

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:		£9,785,294.84
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Finance and acquisition costs**(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 and Acquisition Costs	-
--	----------

Developer's return for risk and profit**Residential**

Open Market Housing Operating 'Profit'	£2,038,750
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£2,038,750
-------------------------------	-------------------

(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Residual Site Value

SITE VALUE TODAY	-£752,659
-------------------------	------------------

EXISTING USE VALUE	£1,720,000
--------------------	-------------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£2,472,659
--	-------------

Checks:

Site Value as a Percentage of Total Scheme Value	-6.5%
Site Value per hectare	#VALUE!

GVA GRIMLEY & BESPOKE PROPERTY GROUP HCA ECONOMIC APPRAISAL TOOL

(Worksheet 4)

SUMMARY

Site Address Leonora House, Wood Lane, Chippenham
 Site Reference
 File Source
 Scheme Description 40 units and 2no existing retained inc AH
 Date 28th January 2026
 Site Area (hectares)
 Author & Organisation Simon Corp
 HCA Investment Manager

Housing Mix (Affordable + Open Market)

Total Number of Units	42	units
Total Number of Open Market Units	35	units
Total Number of Affordable Units	7	units
Total Net Internal Area (sq m)	3,056	sq m
Total Habitable Rooms	128	habitable rooms
% Affordable by Unit	16.7%	
% Affordable by Area	12.6%	
% Affordable by Habitable Rooms	13.3%	
% Social Rented within the Affordable Housing	71.4%	by number of units
% Social Rented within the Affordable Housing	71.0%	by area
% Social Rented within the Affordable Housing	70.6%	by habitable rooms
Total Number of A/H Persons	17	Persons
Total Number of Social Rented Persons	12	Persons
Total Number of Intermediate Persons	5	Persons
Total Number of Open Market Persons	122	Persons
Total Number of Persons	139	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Affordable rent

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1b2p	£16,875	5.50%	£306,823
2b3p	£13,708	5.50%	£249,244
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
Total	£30,584	-	£556,066

Total Capital Value of Affordable Housing Tenure 1

£556,066

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1b2p	£3,792	50	£189,579
2b3p	£3,801	62	£235,658
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	112	£425,237

Owner-occupied / rented % share

40%

Capital Value of owner-occupied part

£170,095

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1b2p	£3,128	5.50%	£56,874
2b3p	£3,888	5.50%	£70,697
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-

Total (full capital value if sold at OMV)	£7,016	-	£127,571
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Total Capital Value of Affordable Housing Tenure 2 **£297,666**

Affordable Housing Tenure 3: **Intermediate - Discounted Market Sale**

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

% of Open Market Value -

Total Capital Value of Affordable Housing Tenure 3 **£0**

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

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part **-**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total (full capital value if sold at OMV)	-	-	-

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 (£)
1 Bed Flat	-	-	-
2 Bed Flat	-	-	-
3 Bed Flat	-	-	-
2 Bed House	-	-	-
3 Bed House	-	-	-
4 Bed House	-	-	-
Other	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 5 **£0**

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING) **£853,732**

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Affordable rent	£0	5	£0
Intermediate - Shared Ownership	£0	2	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Own / Shared	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0

SHG Total	-	7	£0
Social Housing Grant per Affordable Housing Person			£0
Social Housing Grant per Social Rented Person			£0
Social Housing Grant per Intermediate Person			£0
TOTAL VALUE OF SOCIAL HOUSING GRANT			£0
RSL Cross Subsidy			£0
HCA Infrastructure Grant			£0
LA re-cycled SHG			£0
Other source of funding 1			£0
Other source of funding 2			£0
Land Remediation Tax Relief			£0
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING			£0
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)			£853,732

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
One Bed	251	£3,792	£951,685
Two Bed	1,212	£3,805	£4,612,188
Three Bed House	973	£3,931	£3,825,000
Existing	234	£3,397	£795,000
	-	-	-
Total	2,670	-	£10,183,874

	Average value (£ per unit)
One Bed	£190,337
Two Bed	£242,747
Three Bed House	£425,000
Existing	£397,500

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£10,183,874
---	--------------------

Car Parking

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

TOTAL VALUE OF CAR PARKING	£0
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Ground rent

		Capitalised annual ground rent
Affordable Housing Tenure 1:	Affordable rent	£0
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	£0
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	£0
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Own / Shared Equity	£0
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	£0
Open Market Housing Type 1:	One Bed	£0
Open Market Housing Type 2:	Two Bed	£0
Open Market Housing Type 3:	Three Bed House	£0
Open Market Housing Type 4:	Existing	£0
Open Market Housing Type 5:		£0

TOTAL CAPITALISED ANNUAL GROUND RENT	£0
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TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£11,037,606
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Non-Residential Values

Office	£0
Retail	£0
Industrial	£0

Leisure	£0	
Community-use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
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TOTAL VALUE OF SCHEME	£11,037,606
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£1,057,491	
Open Market Housing Build Costs	£7,314,772	£8,372,264

Cost Multipliers

Site Specific Sustainability Initiatives (%)	0.0%	£0
Lifetime Homes (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs		£0
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Other site costs

Building Contingencies	0.0%	£0
Building Cost Fees (Architects, QS etc):	8.0%	£669,781
Other Acquisition Costs (£)		£0

Site Abnormals

Demolition		£0
		£0
0		£0
0		£0
		£0
		£0
		£0

Total Building Costs		£9,042,045
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Section 106 Costs (£)

CIL		£355,966
S106		£0
		£0
		£0
		£0
		£0
0		£0

Section 106 costs		£355,966
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Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£254,597
Legal Fees (per Open Market unit):	£1,000	£35,000

Marketing (Affordable Housing)

Developer cost of sale to RSL (£)		£10,000
RSL on-costs (£)		£0
Intermediate Housing Sales and Marketing (£)		£0

Total Marketing Costs		£299,597
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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
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TOTAL DIRECT COSTS:		£9,697,607.69
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Finance and acquisition costs**(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 and Acquisition Costs	-
--	----------

Developer's return for risk and profit**Residential**

Open Market Housing Operating 'Profit'	£1,782,178
Affordable Housing 'Profit'	£51,224

Non-residential

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

Total Operating Profit	£1,833,402
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(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Residual Site Value

SITE VALUE TODAY	-£952,309
-------------------------	------------------

EXISTING USE VALUE	£1,720,000
--------------------	-------------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£2,672,309
--	-------------

Checks:

Site Value as a Percentage of Total Scheme Value	-8.6%
Site Value per hectare	#VALUE!

LEONORA HOUSE, WOOD LANE, CHIPPENHAM
SCHEDULE OF ACCOMMODATION

<u>No</u>	<u>Type</u>	<u>Area (sqm)</u>	<u>Total Area</u>	<u>Value (£)</u>	<u>Total Value (£)</u>
	8 1b2p	50	400	£190,000.00	£1,520,000.00
	<u>1</u> 1b2p	51	<u>51</u>	£190,000.00	<u>£190,000.00</u>
	9		451		£1,710,000.00
					£3,791.574
	12 2b3p	62	744	£235,000.00	£2,820,000.00
	4 2b3p	61	244	£235,000.00	£940,000.00
	2 2b3p	65	130	£250,000.00	£500,000.00
	<u>4</u> 2b3p	70	<u>280</u>	£265,000.00	£1,060,000.00
	22		1398		£5,320,000.00
					£3,805.436
Newbuild Houses					
	3 3b5p	121	363	£450,000.00	£1,350,000.00
	1 3b5p	105	105	£425,000.00	£425,000.00
	<u>5</u> 3b5p	101	<u>505</u>	£410,000.00	<u>£2,050,000.00</u>
	9		973		£3,825,000.00
					£3,931.141
Existing houses					
	1 3b5p	116	116	395000	395000
	1 3b5p	118	<u>118</u>	400000	<u>400000</u>
	2		234		795000
					3397.436
			3056		£11,650,000.00
					£3,812.17

Cost Plan
28-Jan-26

Horizon Construction : Leonora

Duncan Hay

Director

Cubix Construction Consultants

St Brandon's House
29 Great George Street
Bristol BS1 5QT

Telephone: 01179 200 0080

E-Mail: dhay@cubix-cc.com

Website: www.cubix-cc.com



Horizon Construction : Leonora Cost Plan



QA & Distribution

DOCUMENT DETAILS

Document Type: Indicative Cost Plan
Project Title Horizon Construction : Leonora
Project Stage Cost Plan
CCC document no:
Author: L:\CCC\1 Projects\1 Live\0930 Leonara\Rev D 22-01-26\[26-01-28 Leonora CP Rev C.xlsx]Cover
Revision: Duncan Hay
Date: -
Note for Distribution Party: 28/01/2026
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Rev	Issue Date	Issue Status	Revision Status	Prep	Check
1	28/01/2026	Internal	Draft	AL	DH

Current Rev. Issued to	Name	Copies	Issue Date
Horizon Construction	Sam Litt Penelope Merrick	1 1	28/01/2026 28/01/2026



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- 1.0 Executive Summary
- 2.0 Area Schedule
- 3.0 Basis
- 4.0 Exclusions / Assumptions
- 5.0 Cost Plan Build-up
- 6.0 Appendices :
 - 6.1 - Design Information Used

Horizon Construction : Leonora Cost Plan



1 EXECUTIVE SUMMARY

Nr of Buildings / Blocks Nr of Units	Block					Woodlane			
	A	B	C	D	E	Nr 88	Nr 90/90A	Nr 92	Nr 94
	1	1	1	1	1	2	1	1	1
	6	9	9	3	4	5	2	1	3
Strip out / Alterations	0	0	0	0	0	0	13,200	12,400	0
Substructure	53,300	72,800	72,800	32,000	47,000	94,000	24,800	0	47,900
Superstructure	303,400	379,700	368,400	167,100	176,300	495,500	116,600	38,400	250,400
Internal Finishes	70,600	106,400	106,400	41,100	44,400	85,000	34,400	17,000	59,900
Fixture and Furnishings	49,800	74,400	73,800	27,000	32,800	50,000	14,000	12,600	26,400
Services	153,465	232,216	232,216	83,842	102,718	168,543	64,779	33,402	93,737
	630,565	865,516	853,616	351,042	403,218	893,043	267,779	113,802	478,337
Preliminaries	100,890	138,482	136,578	56,167	64,515	142,887	42,845	18,208	76,534
	731,455	1,003,998	990,194	407,208	467,733	1,035,930	310,624	132,010	554,870

5,634,022

External Works

Blocks A - D	536,308	
Block E	83,000	
Nr 88	52,500	
Nr 90/90A	40,960	
Nr 92	33,262	
Nr 94	55,780	
Site Wide Works	237,900	1,039,710
Sub-Total	6,673,732	
Risk & OH&P	753,221	
		7,426,953

Provisional Allowances

Statutory Authority Charges (Water, Power, Telecoms etc)	120,000
Renewables	91,200
Site Clearance / Demolition	150,000

Forecast Net Construction Cost / Unit **7,788,153**

Project Contingency @ 7.5%	584,111
Inflation	Excluded
Project Financing	Excluded

Forecast Net Construction Cost (Say) **8,372,264**

S106 Works / CIL contribution	Excluded
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Forecast Net Construction Cost (Say) **8,372,264**

Professional Fees / On costs @ 10%	Excluded
Zurich/NHBC Fee	Excluded
Surveys / Site Investigations	25,000

Total Net Project Cost excl VAT **8,397,264**

Important Note

This Executive Summary has been extracted from a larger, more detailed document and it is important that reference is made thereto so that a full understanding of the basis, content and limitation of the figures is achieved.



2.0 Schedule of Residential Accommodation

Property Types

	Block A Area		Block B Area		Block C Area		Block D Area		Block E Area		88 Woodland Area		90/90A Woodland		92 Woodland Area		94 Woodland Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
Ground Floor	135	1,452	200	2,153	200	2,153	80	862	130	1,399	44	470	119	1,277	58	624	122	1,308
First Floor	135	1,452	200	2,153	200	2,153	80	862	130	1,399	44	470	120	1,287	58	624	122	1,308
Second Floor	118	1,272	200	2,153	200	2,153	59	639	-	-	39	419	16	170	-	-	122	1,308
Sub-Total	388	4,177	600	6,458	600	6,458	220	2,363	260	2,799	126	1,359	254	2,734	116	1,249	365	3,923
Nr of units	6	Nr	9	Nr	9	Nr	3	Nr	4	Nr	5	Nr	2	Nr	1	Nr	3	Nr



3.0 Basis

The purpose of this document is to provide an indication of cost for the residential project located at Woodwell Road, Chippenham on the former site of the Leonora Nursing Home. The works comprise of the construction of:

- four apartment buildings containing one and two units
- a stand alone apartment building containing 4 units
- a row of five, three storey terraced properties
- refurbishment of Nr 92 Wood Lane
- refurbishment and extension of Nr 90 Wood Lane to form two properties
- a terrace of three storey, three bed properties

This is subject to a number of exclusions and assumptions which are listed in Section 4.0.

The costs reflect a base date of 1Qtr26; no allowance for inflation has been included beyond this date.

The Cost Plan Also Includes:

Contingency - An allowance of 7.5% for contingency has been included to reflect the current position with regard to the design information.



4.0 Exclusions / Assumptions

The estimate does not currently allow for the following:

- Exclusions noted within the detailed cost plan.
- Fees:
 - Land Acquisition
 - Land remediation
 - Condition Reports
 - Archaeological Brief
 - Rights of Light Surveys
 - Party wall agreements
 - Section 106 conditions and CIL contributions
 - Fire insurance valuation
 - Legal Fees
 - Landlord approvals
- The upgrade of any Services Infrastructure including electrical, gas, drainage, water and communication installations, etc to the perimeter of the site.
- Methane / gas suppression measures
- Out of hours working / accelerated programmes

It should be noted that at the time that these costs were generated the design information was limited as such the following assumptions have been made:

- Assumptions noted within the detailed cost plan.
- No allowance has been included for piling or enhanced foundations rising from abnormal ground conditions
- That the Contractor will be appointed on a Design and Build basis



5.0 COST ESTIMATE BUILD-UP

Horizon Construction : Leonora																			PROJECT ANALYSIS			
Cost Plan		Block A		Block B		Block C		Block D		Block E		88 Woodlane		90 Woodlane		92 Woodlane		94 Woodlane				
Ref	Breakdown of Elemental Costs	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Notes		
0	0 Demolition / Alterations													13,200	52	12,400	107					
1	1 Substructure	53,300	137	72,800	121	72,800	121	32,000	146	47,000	181	18,800	149	24,800	98			47,900	131			
2	2A Frame / Upper floors	37,000	95	58,400	97	58,400	97	20,400	93	19,000	73	7,100	56	5,800	23			20,900	57			
3	2C Roof	72,700	187	88,200	147	101,500	169	47,200	215	36,500	140	17,000	135	25,400	100			62,700	172			
4	2D Stairs	9,600	25	9,600	16	9,600	16	9,600	44	3,600	14	3,600	29	3,600	14			10,800	30			
5	2E External Walls	100,700	260	99,400	166	72,900	122	43,500	198	57,000	219	52,100	413	32,600	128	3,600	31	66,700	183			
6	2F Windows & External Door	20,700	53	24,100	40	25,900	43	12,500	57	20,900	80	8,200	65	21,500	85	22,600	195	32,800	90			
7	2G Internal Walls/Partitions	42,100	108	62,700	105	62,800	105	23,400	107	31,600	122	7,700	61	21,000	83	7,400	64	42,100	116			
8	2H Internal Doors	20,600	53	37,300	62	37,300	62	10,500	48	7,700	30	3,400	27	6,700	26	4,800	41	14,400	40			
9	3A Wall Finishes	30,200	78	44,000	73	44,000	73	18,000	82	21,700	83	5,900	47	13,700	54	6,700	58	28,900	79			
10	3B Floor Finishes	22,400	58	34,500	58	34,500	58	12,900	59	10,600	41	5,200	41	8,900	35	4,900	42	14,100	39			
11	3C Ceiling Finishes	18,000	46	27,900	47	27,900	47	10,200	46	12,100	47	5,900	47	11,800	46	5,400	47	16,900	46			
12	4 Fittings & Furnishings	49,800	128	74,400	124	73,800	123	27,000	123	32,800	126	10,000	79	14,000	55	12,600	109	26,400	72			
13	5 Services	153,465	395	232,216	387	232,216	387	83,842	382	102,718	395	33,709	267	64,779	255	33,402	288	93,737	257			
	Sub Total	630,565	1,625	865,516	1,443	853,616	1,423	351,042	1,599	403,218	1,551	178,609	1,415	267,779	1,054	113,802	981	478,337	1,312			
14	6 External works	Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum				
	Sub Total	630,565	1,625	865,516	1,443	853,616	1,423	351,042	1,599	403,218	1,551	178,609	1,415	267,779	1,054	113,802	981	478,337	1,312			
15	7 Main Contractor Preliminaries	100,890	260	138,482	231	136,578	228	56,167	256	64,515	248	28,577	226	42,845	169	18,208	157	76,534	210			
16	8 Main Contractor Risk (2.5%)	18,286	47	25,100	42	24,755	41	10,180	46	11,693	45	5,180	41	7,766	31	3,300	28	13,872	38			
17	9 Main Contractors OH&P (7%)	52,482	135	72,037	120	71,046	118	29,217	133	33,560	129	14,866	118	22,287	88	9,472	82	39,812	109			
	Total	802,223	2,067	1,101,135	1,835	1,085,995	1,810	446,606	2,034	512,986	1,973	227,231	1,800	340,676	1,341	144,782	1,248	608,554	1,670			
29/01/2026																						

29/01/2026

**Horizon Construction : Leonora
Cost Plan**

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 1	Site preparation / Sub-structure	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
	Strip out; remove from site and dispose of:																					
1	Floor finishes	m ²	5		N/A		N/A		N/A		N/A		N/A		N/A	127	635	116	580		N/A	
2	Ceiling finishes	m ²	6		N/A		N/A		N/A		N/A		N/A		N/A	127	762	116	696		N/A	
3	Existing M&E services	m ²	22		N/A		N/A		N/A		N/A		N/A		N/A	127	2,794	116	2,552		N/A	
4	Partitions	lm	48		N/A		N/A		N/A		N/A		N/A		N/A	127	6,096	116	5,568		N/A	
5	Doors/frames	Nr	40		N/A		N/A		N/A		N/A		N/A		N/A	7	280	8	320		N/A	
6	Strip out existing kitchen	lm	1,200		N/A		N/A		N/A		N/A		N/A		N/A	1	1,200	1	1,200		N/A	
7	Ditto to bathroom	Nr	800		N/A		N/A		N/A		N/A		N/A		N/A	1	800	1	800		N/A	
8	Remove existing windows / doors	Nr	40		N/A		N/A		N/A		N/A		N/A		N/A	17	680	16	640		N/A	
Package Total					0		0		0		0		0		0		13,247		12,356		0	
To Summary					0		0		0		0		0		0		13,200		12,400		0	

**Horizon Construction : Leonora
Cost Plan**

		Block A				Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 1	Demolition / Alterations	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Excavation to reduce levels; disposal off site	m ²	20	135	2,699	200	4,000	200	4,000	80	1,602	130	2,600	44	874	59	1,187		N/A	122	2,430	
2	Piling	Nr	480		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A	
3	Pile caps	Nr	950		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A	
4	Trench footings	m	375	76	28,500	96	36,000	96	36,000	46	17,250	62	23,063	29	10,800	37	13,875		N/A	68	25,500	
5	Beam / block flooring	m ²	130	135	17,541	200	26,000	200	26,000	80	10,410	130	16,900	44	5,678	59	7,712		N/A	122	15,795	
6	Screed / topping	m ²	34	135	4,588	200	6,800	200	6,800	80	2,723	130	4,420	44	1,485	59	2,017		N/A	122	4,131	
Package Total					53,327		72,800		72,800		31,985		46,983		18,837		24,791		0		47,856	
To Summary					53,300		72,800		72,800		32,000		47,000		18,800		24,800		0		47,900	

Horizon Construction : Leonora
Cost Plan

		Block A				Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 2A	Super-structure	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Upper floors to apartment	m²	146	253	36,954	400	58,400	400	58,400	139	20,364	130	18,980									
2	Ditto to houses	m²	86											83	7,100	68	5,820		N/A	243	20,898	
Package Total					36,954		58,400		58,400		20,364		18,980		7,100		5,820		0		20,898	
Summary					37,000		58,400		58,400		20,400		19,000		7,100		5,800		0		20,900	

Horizon Construction : Leonora
Cost Plan

COST PLAN
Superstructure / Upper floors

		Block A				Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 2C	Roof	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Pitched roof covering incl structure	m²	190	258	49,020	371	70,490	407	77,330	149	28,348	176	33,345	41	7,695	73	13,870		N/A	238	45,144		
2	Ditto flat roof	m²	200											20	4,050	21	4,200						
3	Rainwater downpipes, gutters and the like	m	42	76	3,192	74	3,108	74	3,108	67	2,814	76	3,192	21	882	36	1,512		N/A	55	2,318		
4	Velux roof lights	Nr	850	2	1,700		N/A	5	4,250		N/A		N/A										
5	Allowance to form dormer windows	Nr	2,200	4	8,800	5	11,000	6	13,200	4	8,800		N/A	2	4,400	1	2,200			2	4,400		
6	Porch roof	It	3,600	1	3,600	1	3,600	1	3,600	2	7,200					1	3,600		N/A	3	10,800		
7	Finish to bay window	It	2,600	1	2,600																		
8	Allowance for dummy chimney	It	3,800	1	3,800																		
		Package Total			72,712		88,198		101,488		47,162		36,537		17,027		25,382		0		62,662		
		To Summary			72,700		88,200		101,500		47,200		36,500		17,000		25,400		0		62,700		

Horizon Construction : Leonora
Cost Plan

COST PLAN
Stairs

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		Comments
Ref 2D	Stairs	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Communal stairs incl balustrade	Flts	4800	2	9,600	2	9,600	2	9,600	2	9,600											Rate inclusive of balustrade/handrail ect
2	Internal stairs	Flts	1800									2	3,600	2	3,600	2	3,600		N/A	6	10,800	
Package Total					9,600		9,600		9,600		9,600		3,600		3,600		3,600		0		10,800	
To Summary					9,600		9,600		9,600		9,600		3,600		3,600		3,600		0		10,800	

**Horizon Construction : Leonora
Cost Plan**

**COST PLAN
External Walls**

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		Comments
Ref 2E	External Walls	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Block/feature stone cavity wall	m ²	220	236	51,998							132	28,987	145	31,944							
	Party wall between units	m ²	160											91	14,592							
2	Cavity block/render wall	m ²	160	167	26,775	428	68,544	422	67,451			154	24,678			179	28,666			334	53,440	
3	EO feature bath stone banding	m	180	122	21,960	172	30,888	30	5,454	17	3,024	19	3,330	31	5,580	22	3,960			74	13,230	
4	Cavity brick/block wall	m ²	160							253	40,464											
5	Make good external walls and apply masonry grade paint	m ²	18													119		201	3,618			
Package Total					100,733		99,432		72,905		43,488		56,996		52,116		32,626		3,618		66,670	
To Summary					100,700		99,400		72,900		43,500		57,000		52,100		32,600		3,600		66,700	

Horizon Construction : Leonora
Cost Plan

COST PLAN
Windows / External Doors

		Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 2F	Windows / External Doors	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Window units (slim profile uPVC)	Nr	276	4	1,104	3	828	3	828	4	1,104			1	276	3	828	8	2,208		
	600 x 1000	Nr	386	4	1,546							2	883	2	1,104	10	3,864				
	600 x 1400	Nr	442																		
	600 x 1600	Nr	552																		
	600 x 2000	Nr	368							7	2,576	1	368			3	2,070				
	1000 x 800	Nr	690																		
	1000 x 1500	Nr	552																		
	2000 x 600	Nr	552																		
	1000 x 1200	Nr	662	17	11,261	18	11,923	18	11,923	13	8,611	10	5,520	2	1,104	6	3,312	6	3,312		
	1200 x 1200	Nr	690																		
	1000 x 1500	Nr	994																		
	1200 x 1800	Nr	994																		
	1400 x 1800	Nr	994	4	3,974	3	2,981	4	3,974			6	5,962								
	1000 x 2600	Nr	1,196																		
2	Patio / French doors (2 x 2.2)	No	1,800		N/A	1	1,800				N/A	1	1,800	2	3,600	1	1,800	3	5,400		
	Single	No	2,600		N/A	2	5,200	3	7,800		N/A	1	2,600	2	5,200	1	2,600	3	7,800		
3	Secure entrance door	No	1,400	2	2,800	1	1,400	1	1,400	2	2,800	3	4,200	1	1,400	2	2,800	1	1,400	3	4,200
4	Railings / balustrade	m	425		N/A		N/A		N/A		N/A		N/A								
5	Ditto glass balustrade	No	550						N/A		N/A		N/A								
6	Allowance for lean-to conservatory	It														It	10,000				
Package Total					20,685		24,132		25,926		12,515		20,858		8,155		21,536		22,562		32,801
To Summary					20,700		24,100		25,900		12,500		20,900		8,200		21,500		22,600		32,800

**Horizon Construction : Leonora
Cost Plan**

**COST PLAN
Internal Partitions**

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 2G	Internal Partitions	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Internal Party Walls	lm	230	42	9,660	84	19,320	84	19,320	17	3,910	26	5,980			24	5,520			54	12,420	Refer to Section 2E	
2	Internal plasterboard partitions; 2400 high	lm	190	120	22,705	174	33,060	176	33,345	71	13,395	99	18,715	29	5,510	59	11,210	39	7,410	114	21,660	Rate inclusive of plaster skim finish	
3	Dry lining to external walls	m ²	24	404	9,689	428	10,282	422	10,118	253	6,070	286	6,864	91	2,189	179	4,300			334	8,016		
Package Total				42,054		62,662		62,783		23,375		31,559		7,699		21,030		7,410		42,096			
To Summary				42,100		62,700		62,800		23,400		31,600		7,700		21,000		7,400		42,100			

Horizon Construction : Leonora
Cost Plan

COST PLAN
Internal Doors

Ref 2H	Internal Doors	Unit	Rate	Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		Comments
				Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Apartment entrance doors	Nr	950	6	5,700	9	8,550	9	8,550	2	1,900	2	1,900									Rate inclusive of labour, ironmongery, frame, architrave etc
2	Internal single doors Ditto double doors	Nr Nr	480 605	31	14,880	48	23,040	48	23,040	18	8,640	12 1	5,760	7	3,360	14	6,720	10	4,800	30	14,400	Rate inclusive of labour, ironmongery, frame, architrave etc
3	Communal Doors	Nr	950		N/A	6	5,700	6	5,700		N/A		N/A									Rate inclusive of labour, ironmongery, frame, architrave etc
Package Total					20,580		37,290		37,290		10,540		7,660		3,360		6,720		4,800		14,400	
To Summary					20,600		37,300		37,300		10,500		7,700		3,400		6,700		4,800		14,400	

**Horizon Construction : Leonora
Cost Plan**

				Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 3A	Wall Finishes	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £		
1	Emulsion paint finish to internal walls	m²	9.00	1,308	11,773	1,873	16,859	1,875	16,873	743	6,686	983	8,849	254	2,282	644	5,796	218	1,966	1,275	11,473	Res	
2	Full height tiling to bathrooms/ensuites	m²	80.00	121	9,677	181	14,515	181	14,515	81	6,518	81	6,451	24	1,920	48	3,840	41	3,264	122	9,792	Res	
3	Tiling to splashbacks	m²	75.00	29	2,160	43	3,240	43	3,240	14	1,080	19	1,440	5	405	11	810	5	405	16	1,215	Res	
4	Gloss painted mdf skirtings	lm	12.00	545	6,541	781	9,366	781	9,374	310	3,715	410	4,916	106	1,268	268	3,220	91	1,092	531	6,374	Res	
		Package Total		30,150		43,980		44,002		17,999		21,656		5,875		13,665		6,727		28,854			
		To Summary		30,200		44,000		44,000		18,000		21,700		5,900		13,700		6,700		28,900			

**Horizon Construction : Leonora
Cost Plan**

		Block A				Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 3B	Floor Finishes	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Carpet flooring inc underlay	m²	30.00	249	7,483	404	12,132	404	12,132	134	4,007	198	5,952	101	3,034	230	6,912	91	2,727	300	9,012	
2	Non slip ceramic tile flooring	m²	80.00	26	2,112	40	3,168	40	3,168	23	1,824	18	1,408	7	568	6	448	7	568	10	808	
3	Entrance matting incl framing etc	nr	250.00	1	250	1	250	1	250	1	250		Excl	1	250	1	250	1	250	1	250	
4	Engineered timber flooring to kitchen/dining area	m²	74.00	66	4,884	99	7,326	99	7,326	33	2,442	44	3,256	18	1,332	18	1,332	18	1,332	54	3,996	
5	Provision of hard wearing finishes to communal areas	m²	35.00	46	1,617	57	1,995	57	1,995	30	1,057		N/A		N/A		N/A		N/A		N/A	
6	Acoustic protection to floors	m²	24.00	253	6,075	400	9,600	400	9,600	139	3,348		N/A		N/A		N/A		N/A		N/A	
Package Total					22,421		34,471		34,471		12,927		10,616		5,184		8,942		4,877		14,066	
To Summary					22,400		34,500		34,500		12,900		10,600		5,200		8,900		4,900		14,100	

**Horizon Construction : Leonora
Cost Plan**

Ref 3C	Ceiling Finishes	Unit	Rate	Block A		Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
				Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Plasterboard ceilings	m²	38.00	388	14,746	600	22,800	600	22,800	220	8,343	260	9,880	126	4,797	254	9,652	116	4,408	365	13,851	Res
2	Emulsion paint finish to ceilings	m²	8.50	388	3,298	600	5,100	600	5,100	220	1,866	260	2,210	126	1,073	254	2,159	116	986	365	3,098	Res
3	Covings to ceilings				Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded	
Package Total					18,044		27,900		27,900		10,210		12,090		5,870		11,811		5,394		16,949	
To Summary					18,000		27,900		27,900		10,200		12,100		5,900		11,800		5,400		16,900	

**Horizon Construction : Leonora
Cost Plan**

**COST PLAN
Fixtures and fittings**

		Block A				Block B		Block C		Block D		Block E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref #	Fixtures and Fittings	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments	
1	Kitchen fit out excl. white goods etc Apartments	Nr	4,800	6	28,800	9	43,200	9	43,200	3	14,400	4	19,200	1	6,000	2	6,000	1	4,800	3	14,400	Bath, shower/screen, WC, vanity unit, taps etc WC, WHB, shower/screen, vanity unit, tap WC, WHB, vanity unit mirror etc Units / Sink etc	
2	Bathroom fit out (Sanitaryware ect)	Nr	1,900	6	11,400	9	17,100	9	17,100	3	5,700	4	7,600	1	1,900	2	3,800	1	1,900	3	5,700		
3	En-suite fit out	Nr	1,200		N/A		N/A		N/A	2	2,400		N/A		N/A		N/A	1	1,200		N/A		
4	WC fit out	Nr	600	1	600	1	600		N/A		N/A		N/A	1	600	2	1,200	1	600	3	1,800		
5	Utility room fit out	Nr	2,600		N/A		N/A		N/A		N/A		N/A		N/A		N/A	1	2,600		N/A		
6	Built in wardrobes	Nr	1,500		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		N/A		
7	Allowance for forming cupboards / stores etc	Nr	800	6	4,800	9	7,200	9	7,200	3	2,400	4	3,200	1	800	2	1,600	1	800	3	2,400		
8	Sundry timber (Window boards / pattresses / noggins etc)	Nr	700	6	4,200	9	6,300	9	6,300	3	2,100	4	2,800	1	700	2	1,400	1	700	3	2,100		
Package Total					49,800		74,400		73,800		27,000		32,800		10,000		14,000		12,600		26,400		
o Summary					49,800		74,400		73,800		27,000		32,800		10,000		14,000		12,600		26,400		

Horizon Construction : Leonora
Cost Plan

#REF!
Services Installation

		Block A				Block B				Block C				Block D				Block E				88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane			
Ref 5	Services Installation	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments			
1	Sanitary fittings	m2																											Included elsewhere		
2	Soil waste stacks / Foul water disposal	Nr	620	12	7,440	18	11,160	18	11,160	9	5,580	8	4,960	3	1,860	6	3,720	3	1,860	9	5,580								Allowance for bathroom/kitchen/en-suite		
3	Hot/cold water installation excl heat source																														
	Apartments	Pts	3,240	6	19,440	9	29,160	9	29,160	3	9,720	4	12,960	1	3,240																
	Houses	Pts	3,780													2	7,560	1	3,780	3	11,340										
4	Toilet, Kitchen & Bathroom extract / MVHR	Nr	720	12	8,640	18	12,960	18	12,960	9	6,480	8	5,760	1	720	2	1,440	1	720	3	2,160								Kitchen, WC's and en-suites		
5	Heating / hot water system boiler																														
	Apartments	Nr	3,000	6	18,000	9	27,000	9	27,000	3	9,000	4	12,000																		
	Houses	Nr	3,600											1	3,600	2	3,600	1	3,600	3	3,600										
6	Radiators incl installation, valves and pipework																														
	Apartments	Nr	1,625	6	9,750	9	14,625	9	14,625	3	4,875	4	6,500																		
	Houses	Nr	2,925											1	2,925	2	5,850	1	2,925	3	8,775										
7	Small Power / Lighting installation	m2	80	388	31,043	600	48,000	600	48,000	220	17,565	260	20,800	126	10,099	254	20,320	116	9,280	365	29,160										
8	Security / fire alarm / door entry / TV	Nr	2,600	6	15,600	9	23,400	9	23,400	3	7,800	4	10,400	1	2,600	2	5,200	1	2,600	3	7,800										
9	Incoming service supplies to each unit	Nr	2,400	6	14,400	9	21,600	9	21,600	3	7,200	4	9,600	1	2,400	2	4,800	1	2,400	3	7,200								BT, Gas, Electrics, Water etc		
10	Lightning protection	It			Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded										
11	Cold water booster set	It			Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded										
12	PV installation	Nr	2,400	6	14,400	9	21,600	9	21,600	3	7,200	4	9,600	1	2,400	2	4,800	1	2,400	3	7,200										
13	External lighting to entrances	It	400	2	800	4	1,600	4	1,600	2	800	2	800	2	800	4	1,600	2	800	6	2,400										
				Sub-Total		139,513		211,105		211,105		76,220		93,380		30,644		58,890		30,365		85,215									
				M&E BWIC @ 5%		6,976		10,555		10,555		3,811		4,669		1,532		2,945		1,518		4,261									
				Trade Contract Preliminaries @ 5%		6,976		10,555		10,555		3,811		4,669		1,532		2,945		1,518		4,261									
				Total to Summary		153,465		232,216		232,216		83,842		102,718		33,709		64,779		33,402		93,737									

**Horizon Construction : Leonora
Cost Plan**

		Blocks A - D				Blocks E		88 Woodlane		90/90A Woodlane		92 Woodlane		94 Woodlane		
Ref 3B	Floor Finishes	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Soft Landscaping/Planting	It			25,000		3,600		1,800		1,800		1,800		1,800	
2	Areas laid to grass incl imported top soil	m ²	18	973	17,514	90	1,620	165	2,970	210	3,780	84	1,512	240	4,320	
3	Permeable block paving to parking bays	m ²	120	385	46,200	50	6,000	63	7,500	50	6,000	38	4,500	75	9,000	
4	Formation of hammerheads	It			40,000		N/A		N/A		N/A		N/A		N/A	
5	Street furniture (signage, benches ect)	It			5,000		N/A		N/A		N/A		N/A		N/A	
6	Combined trench for service connections	m	160	82	13,120	18	2,880	35	5,600	25	4,000	28	4,480	26	4,160	
7	Storm / Foul water drainage															
	Site wide storm / foul drains	m	210	124	26,040	12	2,520	18	3,780	14	2,940	16	3,360	36	7,560	
	Manholes / inspection chambers	Nr	1400	16	22,400	4	5,600	4	5,600	4	5,600	4	5,600	4	5,600	
	Connection to main drainage system	Nr	3000	4	12,000	1	3,000	1	3,000	1	3,000	1	3,000	1	3,000	
8	Sud Drainage	m ²	170	105	17,850											
9	Communal footpaths	m ²	90	82	7,344											
10	1200mm high wall	m	600	16	9,600	21	12,600									
11	Boundary railings	m	360	22	7,920	10	3,600									
12	Fencing to rear of residential units	m	110	108	11,880	28	3,080	40	4,400	34	3,740	36	3,960	64	7,040	
13	EO gate	Nr	140			2	280	1	140	2	280	1	140	2	280	
14	Paving slabs	m ²	95			36	3,420	18	1,710	36	3,420	18	1,710	36	3,420	
15	Communal bin / Bike Store	It	9000	2	18,000											
16	Individual bike / bin stores	Nr	400			4	1,600	5	2,000	2	800	1	400	3	1,200	
17	EV charging points incl BWIC / electric cables etc	Nr	2800	27	75,600	4	11,200	5	14,000	2	5,600	1	2,800	3	8,400	
18	Formation of new road surface incl sub-base	m ²	140	506	70,840											
19	Bio revention pond	it	11000	10	110,000	2	22,000									
		Package Total			536,308		83,000		52,500		40,960		33,262		55,780	
		Preliminaries			75,083		11,620		7,350		5,734		4,657		7,809	
		OH&P			36,683		5,677		3,591		2,802		2,275		3,815	
		To Summary			648,100		100,300		63,400		49,500		40,200		67,400	

Horizon Construction : Leonora
Cost Plan

COST PLAN
Site Wide Works

Ref 6	Site Wide Works	Rate	Unit	Qty	TOTAL £		Comments
1	Divert existing drainage including reinstating carriageway		It		20,000		Provisional Allowance
	Traffic management						Provisional Allowance
	Storm	74	m	450	33,300		
	Foul	74	m	450	33,300		
2	New access road to rear of Block E	390	m ²	140	54,600		
3	Post and rail fence	80	m	68	5,440		Provisional allowance
4	1.8m high boundary wall	739	m	68	50,252		
		Package Total			196,892		
		Preliminaries			27,565		
		OH&P			13,467		
		To Summary			237,900		

6.0 APPENDICES

6.1 - Schedule of information

6.1 - DESIGN DRAWINGS & INFORMATION

Horizon Construction : Leonora Cost Plan

6.1 DESIGN DRAWINGS & INFORMATION

The following drawings & information were used as the basis for this cost plan.

Drwg Nr	Avec Design	
	Rev	Title
2316 - 010	A	Block A Floor Plans
2316 - 011	A	Block A Elevations
2316 - 012	A	Block B Floor Plans
2316 - 013	A	Block B Floor Plans
2316 - 014	A	Block B Elevations
2316 - 015	B	Block C Ground Floor Plans
2316 - 016	B	Block C First and Second Floor Plans
2316 - 017	A	Block C Elevations
2316 - 018	B	Block D Floor Plans
2316 - 019	B	Block D Elevations
2316 - 020	B	Block D Elevations
2316 - 21	B	Block E Floor Plans
2316 - 23	A	Block E Elevations



Seahorses

- Vacant care home
- Lapsed CQC registration for 20
- Detached property with modern extension
- Suitable for a variety of care categories
- Potential redevelopment opportunity (STPP)
- Affluent Wiltshire village

73 Draycott Road, Chiseldon, Swindon, SN4 0LT

Freehold: £750,000

Ref: 3470753



DESCRIPTION

This former Dementia care home was registered with CQC for 20 clients, located in an affluent village in Wiltshire.

This detached property is situated in a desirable residential road, with far reaching views across the neighbouring countryside.

The original property was built in the 1950s, and a modern five-bed extension was completed in 2009. Total capacity was for 20 clients in 18 bedrooms, 15 of which have en suite facilities.

Further accommodation comprises a three-bed self-contained flat on the top floor. This was previously used as the owners' accommodation, and now houses the manager's offices and training room. This could easily revert to staff/owners' accommodation or potentially could increase the number of registered bedrooms, subject to planning.

LOCATION

This former care home is in Chiseldon, just off Junction 15 of the M4 on the A346 between Swindon and the historic market town Marlborough.

The care home is located on the edge of the village with scenic views across the Downs. This affluent village also has a good selection of local shops, pubs and two hotels.

INTERNAL DETAILS

Ground Floor - Reception, hallway and good day space areas including a dining room, sitting room, conservatory, kitchen laundry, 12 bedrooms, bathroom and WC.

First Floor - The remaining six bedrooms, bathroom and WC.

Second Floor - Staff bedroom, two offices, kitchen, bathroom and staff/training room.

The property also has a shaft lift to the first floor. The top floor can be accessed via an internal staircase with an additional external wrought iron fire escape to the side elevation.

EXTERNAL DETAILS

Approach is via a driveway leading to the front elevation with parking for several vehicles to the front.

To the rear is an attractive garden accessed via the conservatory. The extension, built in 2009, leads through the rear gardens.



THE OPPORTUNITY

Seahorses care home ceased trading in July 2024 and now offered on a closed basis with vacant possession. The CQC registration has lapsed.

The property represents an outstanding opportunity to re-establish a quality care home with exciting development potential. It would also suit specialist care providers.

Alternatively, we believe the property and site may lend itself to redevelopment for alternative uses, subject to the necessary consents. The current owner was exploring converting the site to 5 apartments and we do have plans on file for interested parties.

We are instructed to invite offers based on £750,000 for the freehold interest. Our client's preference is to sell the property on an unconditional basis.

REGULATORY





△

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



OLIVER MCCARTHY

Director - Care

T: +44 7702 809 198

E: oliver.mccarthy@christie.com

CONDITIONS OF SALE

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Wren House

- Reputable, boutique care home reg for 14
- Average fee £1,640 per week
- T/O y/e December 2024 £914,018
- Stunning character Georgian residence
- Run by manager with full staff team
- Energy Rating C

32 Vicarage Street, Warminster, BA12 8JF

Freehold: £900,000

Ref: 3470725



DESCRIPTION

Having been established as a care home since 1981, the original property has been sympathetically extended over the years, to include a five bedroom ground floor wing to the rear and a two bedroom extension at one side.

The home provides high quality care in luxurious and exclusive surroundings and all of the clients' bedrooms are spacious, ranging in size from around 16 to 32 sq m. There are seven client bedrooms on the ground floor with direct access to the gardens.

LOCATION

The home is located in Warminster where the cathedral cities of Salisbury and Bath are about 20 miles south east and north west respectively, and the Dorset Heritage Coast is approximately one hour's drive to the south. Road communications are excellent with the London-Exeter A303 being just eight miles to the south and the A36 linking Bristol to Southampton within easy reach.

The property is located close to the town centre and is within walking distance of amenities.

STAFF

The home is run by a registered manager with a full staff team.

REGULATORY

The home is registered with the CQC to accommodate a maximum of 14 residents.

INTERNAL DETAILS

The home has exclusive accommodation for 12 residents in well-appointed bedrooms at ground and first-floor levels. The bedrooms all have either en-suite facilities or access to an adjacent private bathroom. They have converted the 13th bedroom into the managers office, this room is still registered with CQC.

Ground floor: reception, nine bedrooms, day space room, dining room, bathroom

First floor: 4 bedrooms, bathroom

Second floor: two store rooms

Lower ground floor: office

EXTERNAL DETAILS

The property stands on a good-sized level site with enclosed rear garden and on-site car parking for about six vehicles.

LETTING ACCOMMODATION

A detached two bedroom coach house currently being used as a training room could be converted to staff accommodation.



THE OPPORTUNITY

The availability of the home represents a unique opportunity to acquire a profitable, boutique residential care facility which, we believe, will be of particular interest to experienced operators in the region seeking to expand their portfolios and first time buyers/investors seeking a managed care facility.

In 2002/2003, Retirement Apartments were developed at the rear of the property by the previous owners. These apartments have been sold on a long leasehold basis and comprise of eight high quality apartments.

Wren House benefits from the ground rents, totalling around £1,600 per annum with a nominal annual administration charge.

TRADING INFORMATION

Management accounts to December 2024 show an income of £914,018.

Current fees at the home range from £1,378 to £2,033 and all residents are privately funded. The average fee is £1,664 and the current weekly income is £19,736





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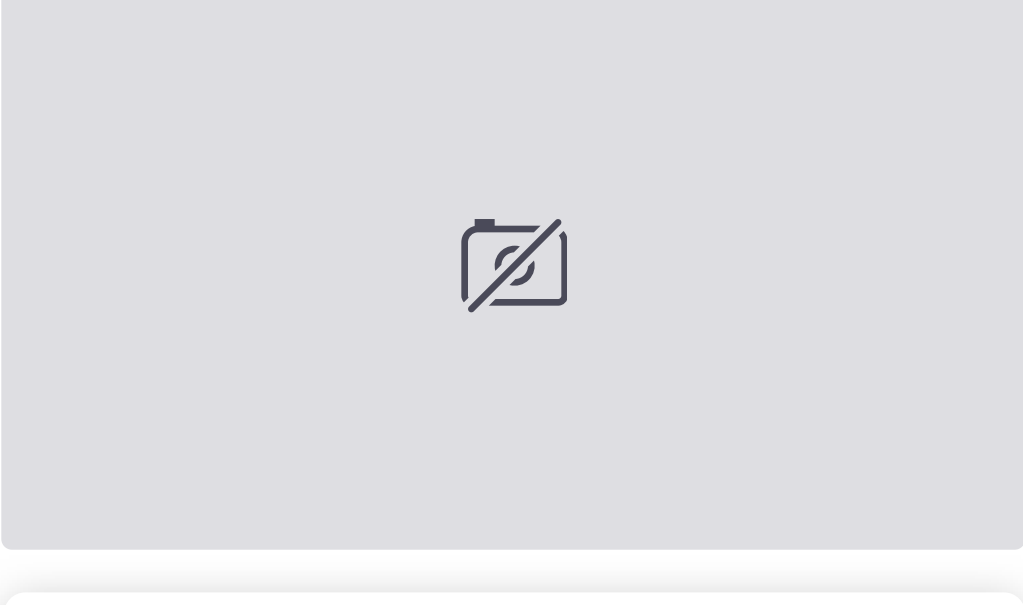
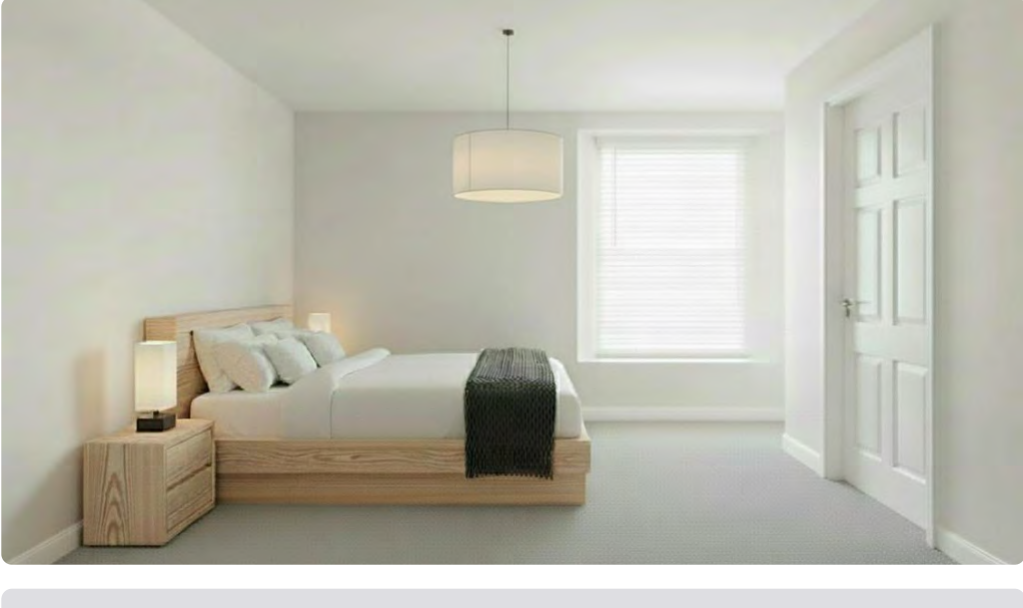
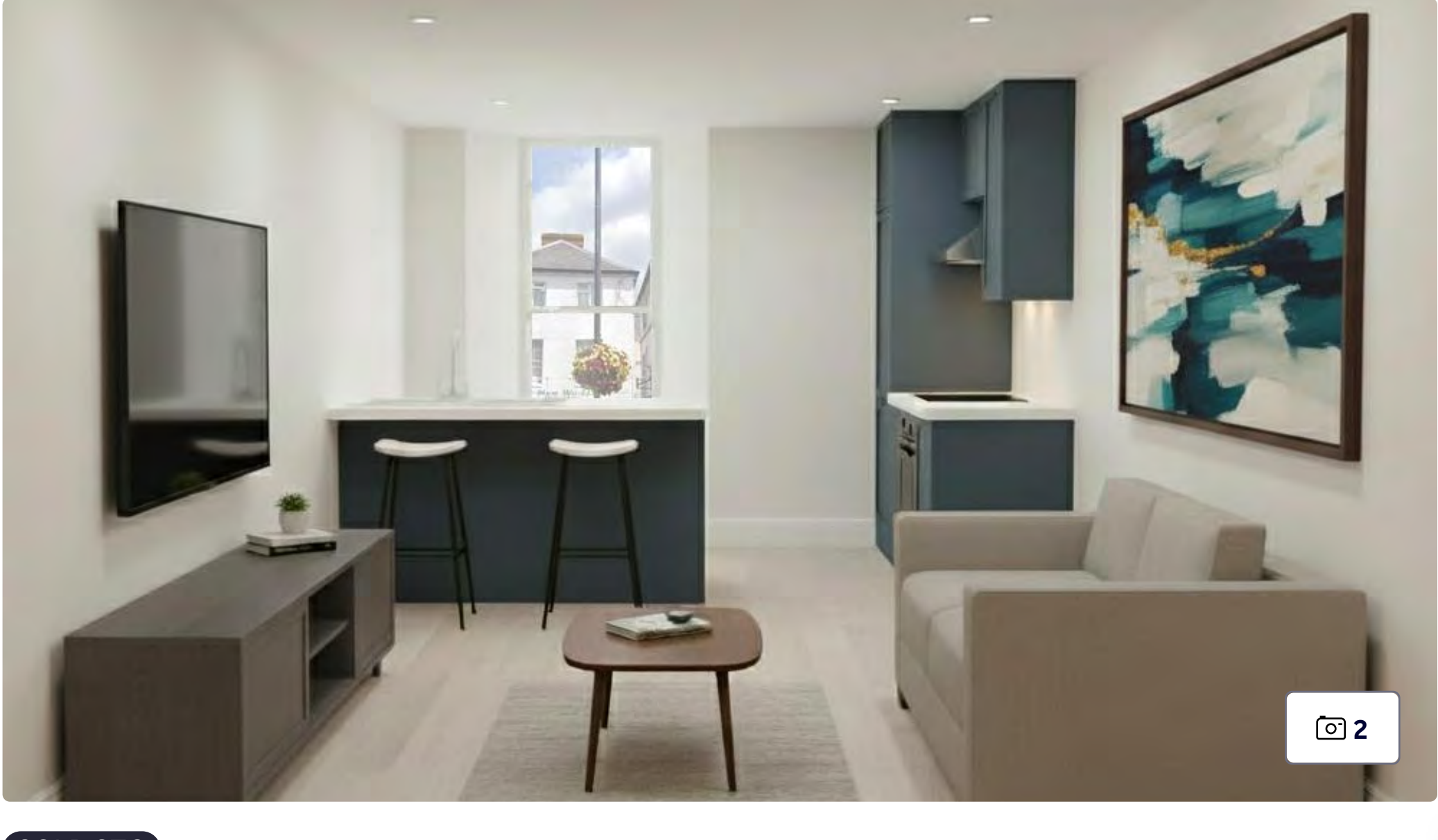
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Back to search results



SOLD STC

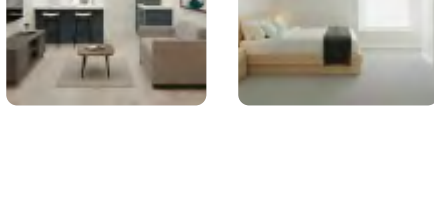
Market Place, Chippenham

£140,000

Can you afford it?

Added on 10/01/2026

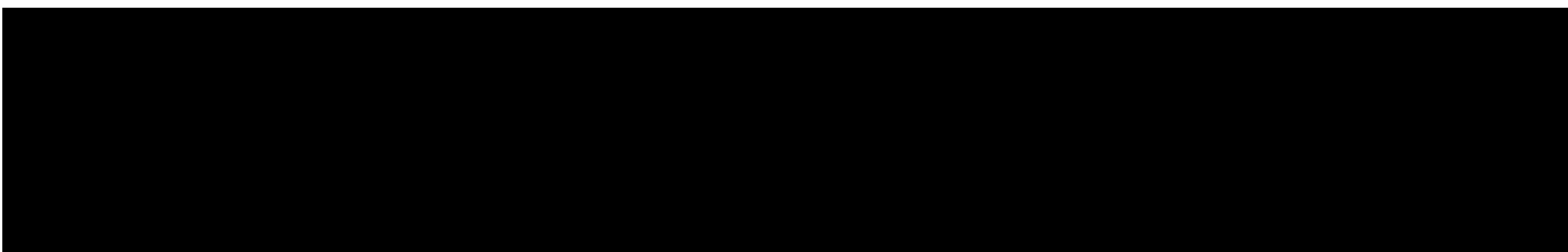
PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Apartment	1	1	Ask agent	Leasehold



Key features

- One of Eight Newly Converted Apartments
- Set within a Grade II Listed House
- Modern Open Plan Living Room/Kitchen
- Long Lease Term of 999 Years
- Ideal First Time Buy, Investment Buy or 'Lock up and Leave'
- Central Chippenham Location
- Kitchen with Built-in Oven and Hob

Description



Read full description

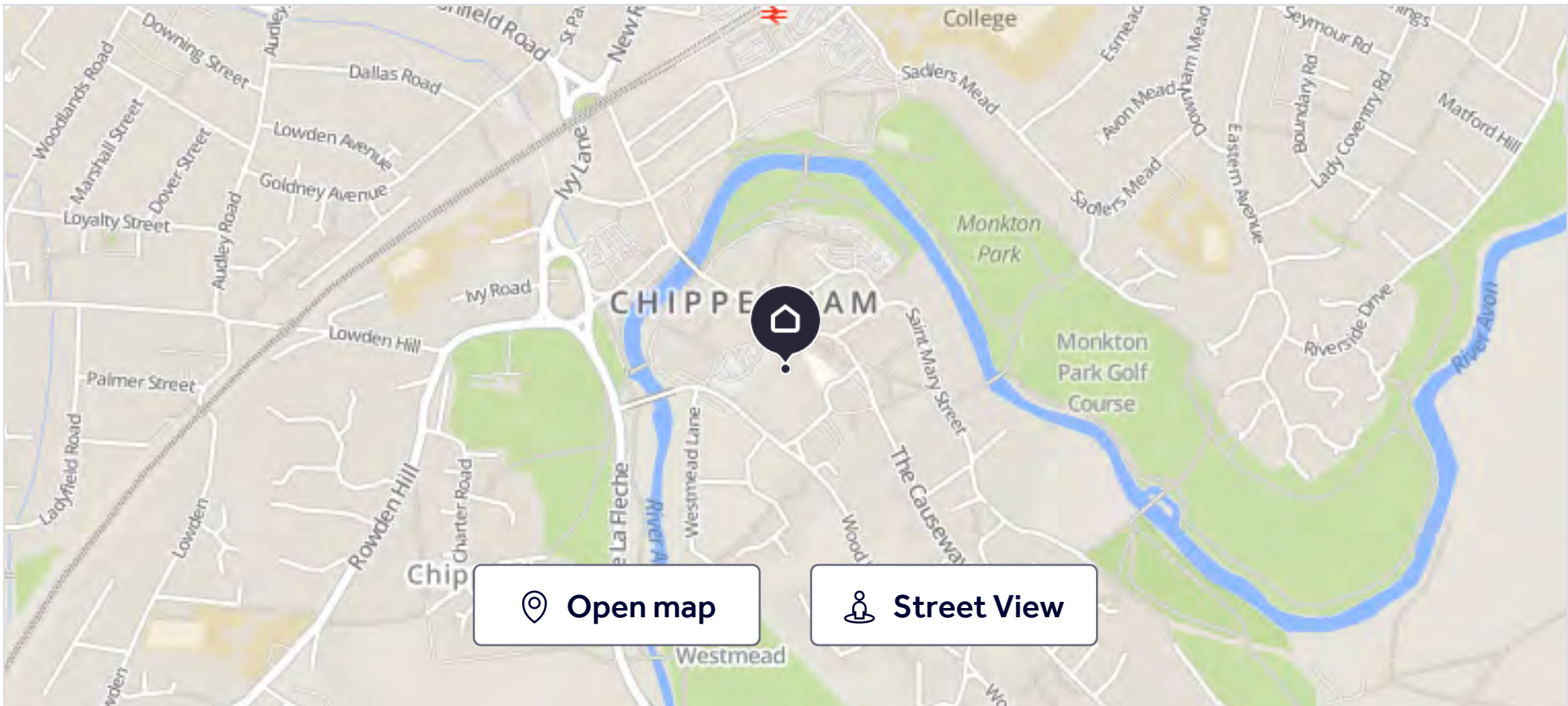
COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Ask agent	Ask agent	Ask agent	Ask agent

Leasehold

Energy performance certificate - ask agent

Utilities, rights & restrictions

Market Place, Chippenham



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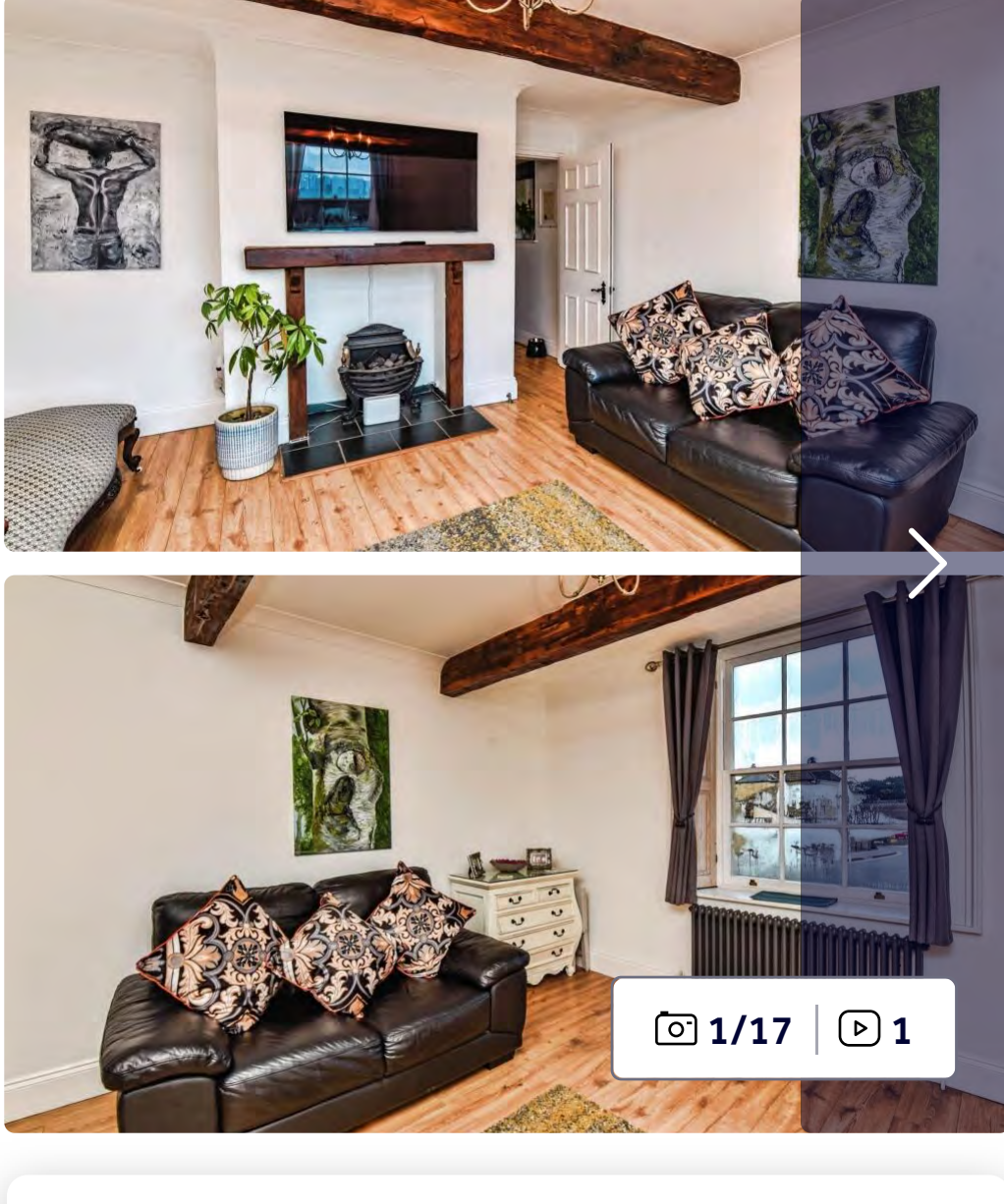
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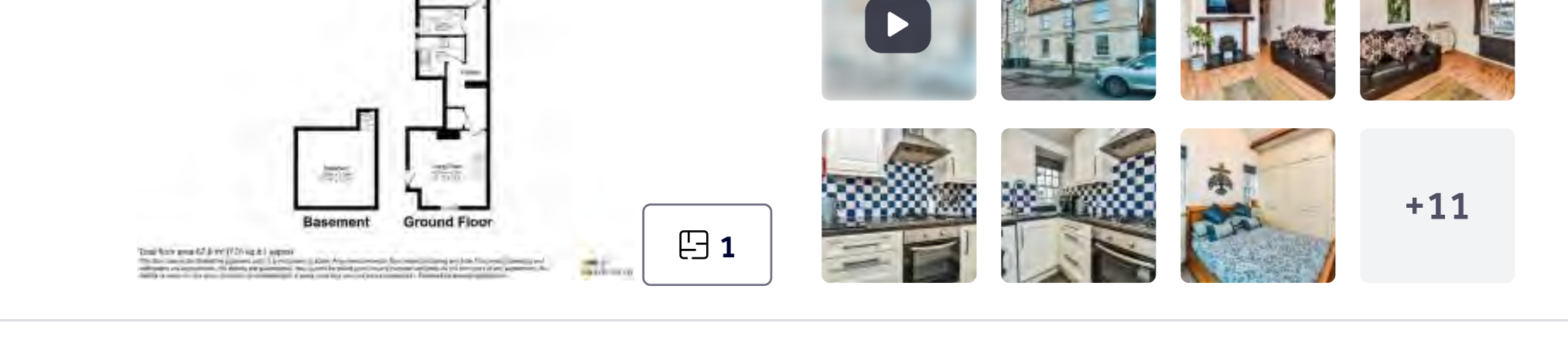
St. Mary Street, Chippenham

£200,000

Can you afford it?

Added on 26/12/2025

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Ground Flat	1	1	Ask agent	Leasehold



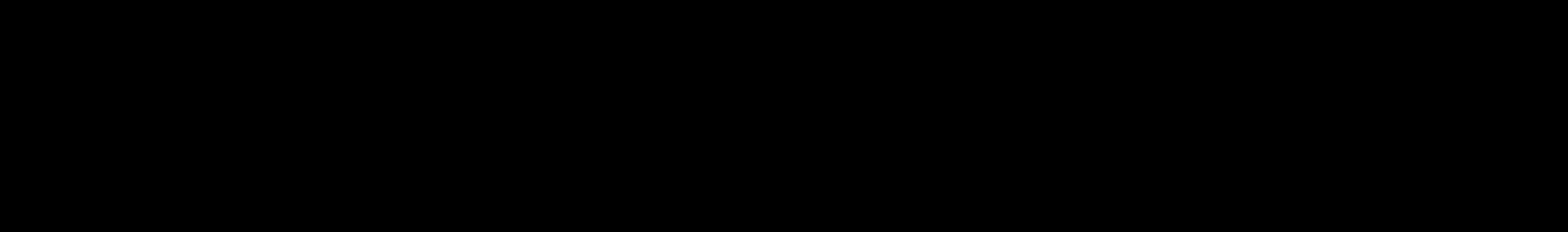
Key features

- Charming Grade II listed ground floor flat in the heart of Chippenham
- Characterful living room with sash window and shutters, feature fireplace, exposed beams
- Good sized basement with conversion potential
- Double bedroom with built-in wardrobes and doors opening to shared courtyard

Prime central location within walking distance of

- town centre amenities and Chippenham railway station

Description



Read full description

COUNCIL TAX Band: B	LISTED PROPERTY Listed	PARKING Ask agent	GARDEN Ask agent
------------------------	---------------------------	----------------------	---------------------

ACCESSIBILITY
Ask agent

- Leasehold
- Energy Performance Certificate
- Utilities, rights & restrictions

St. Mary Street, Chippenham

Approximate location

Open map Street View

My places Stations Schools

Add an important place to see how long it'd take to get there from our property listings.

mins driving to your place

- Check how much you can borrow
- Renovation potential
- Broadband speed
- Property sale history
- Recently sold & under offer

About Allen & Harris, Chippenham

37 Market Place, Chippenham, Wiltshire, SN15 3HT

Read more

Your mortgage

Property price: £ 200,000

Household income: £ Per year

Deposit: £ 14,000 7 %

Repayment period: 30 Years

Interest rate: 4.5 %

Monthly repayments: £943

Get a Mortgage in Principle

Notes

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Add your thoughts on this property...

Save note

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MARKETED BY

Allen & Harris, Chippenham

37 Market Place, Chippenham, Wiltshire, SN...

Call agent

Request details

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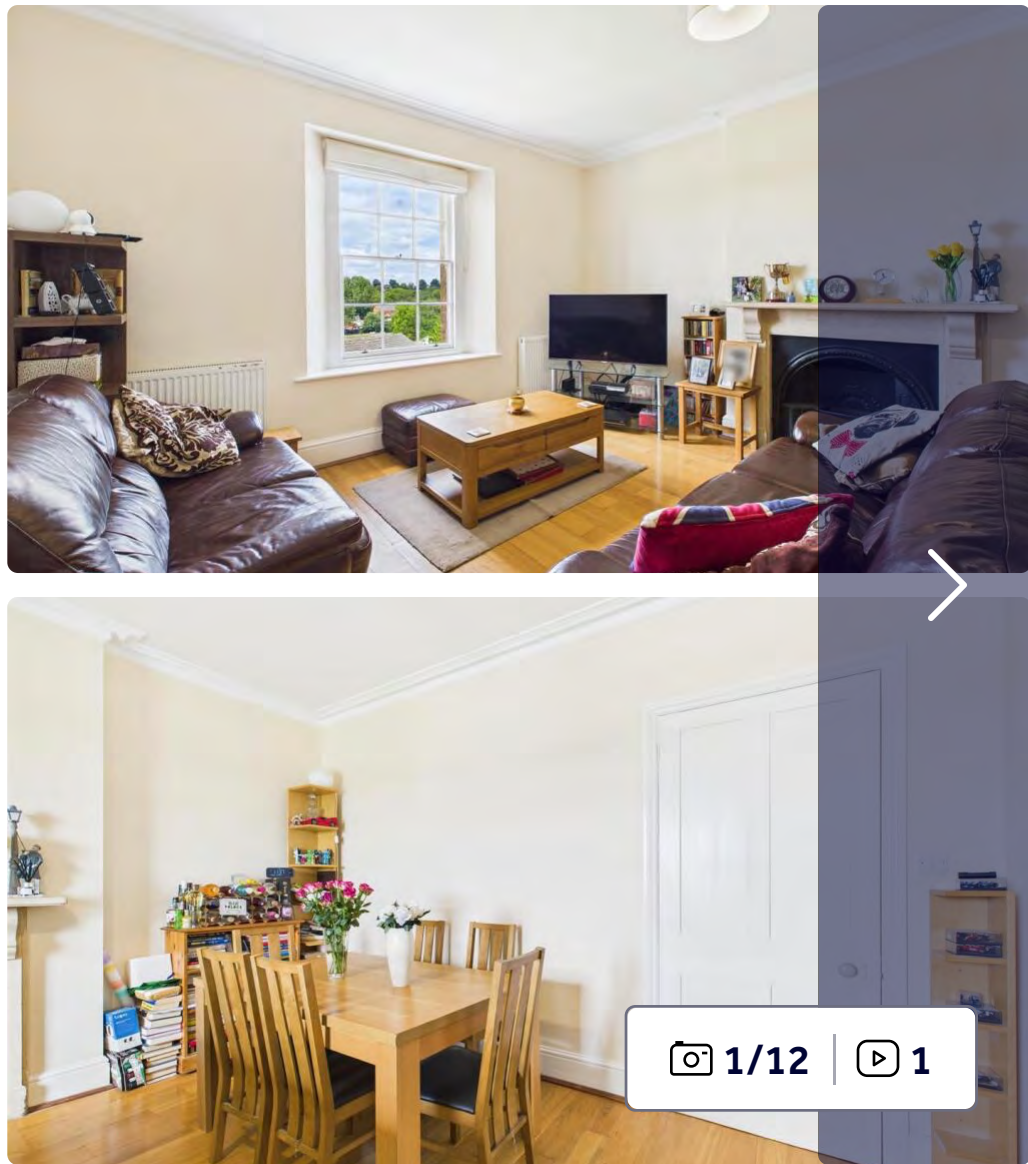
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SOLD STC

The Paddocks, Chippenham

Guide Price

£199,950

Can you afford it?

Added on 26/06/2025

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Apartment	2	1	858 sq ft 80 sq m	Leasehold



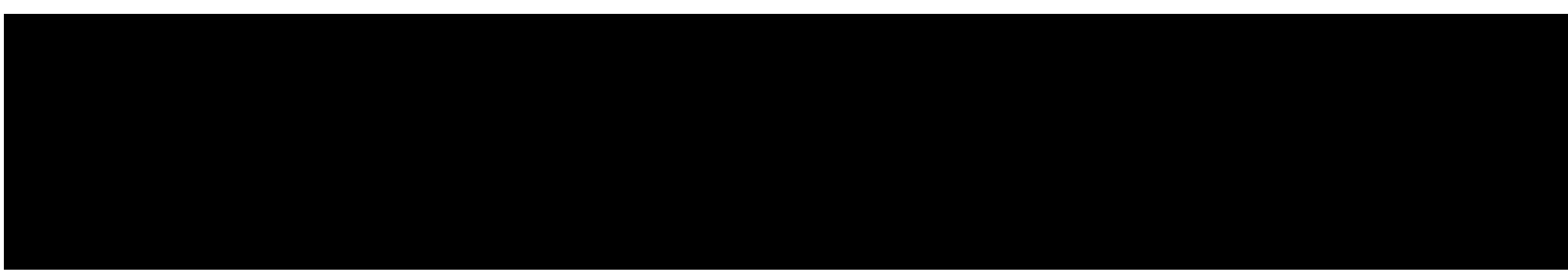
1



Key features

- First Floor Apartment
- A Charming Conversion of this Historical Gem
- Countryside Views
- Centrally Located for All the Towns Amenities
- Walking Distance to the towns Mainline Rail Links
- Two Generous Double Bedrooms
- Sitting / Dining Room with Feature Fireplace
- Fitted Kitchen & Bathroom
- Allocated Parking & Visitor Parking
- A Pleasure to View! Virtual Tour Available Now

Description



Read full description

COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Band: A	Residents	Yes	Ask agent

- Leasehold
- Energy Performance Certificate
- Utilities, rights & restrictions

The Paddocks, Chippenham

Open map

Street View

My places

Stations

Schools

Add an important place to see how long it'd take to get there from our property listings.

__mins

driving to your place

- Check how much you can borrow
- Renovation potential
- Broadband speed
- Property sale history
- Recently sold & under offer

About Atwell Martin, Chippenham

65 New Road Chippenham SN15 1ES

Industry affiliations:

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Your mortgage

Property price

Household income

Deposit

Repayment period

Interest rate

Monthly repayments

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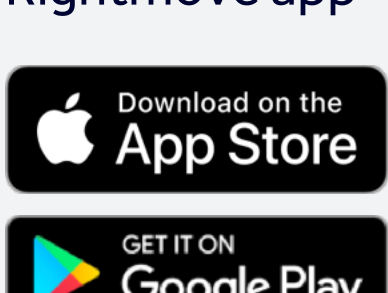
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Phoenix Close, Chippenham

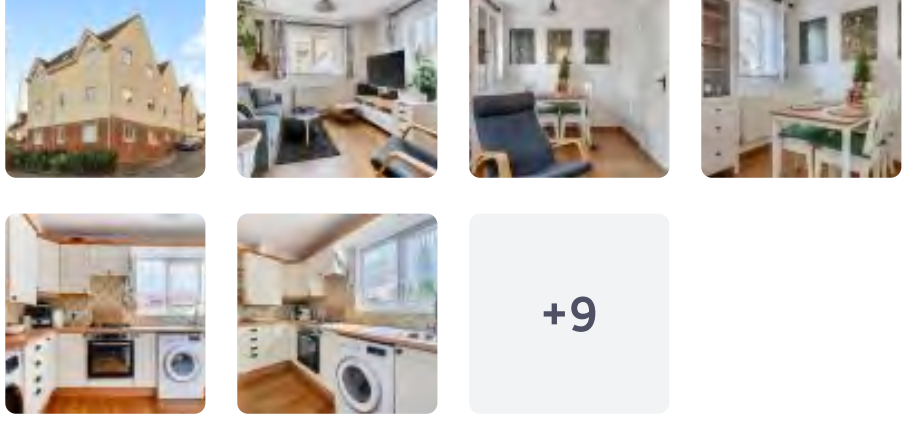
Offers in Excess of

£170,000

Can you afford it?

Added on 08/01/2026

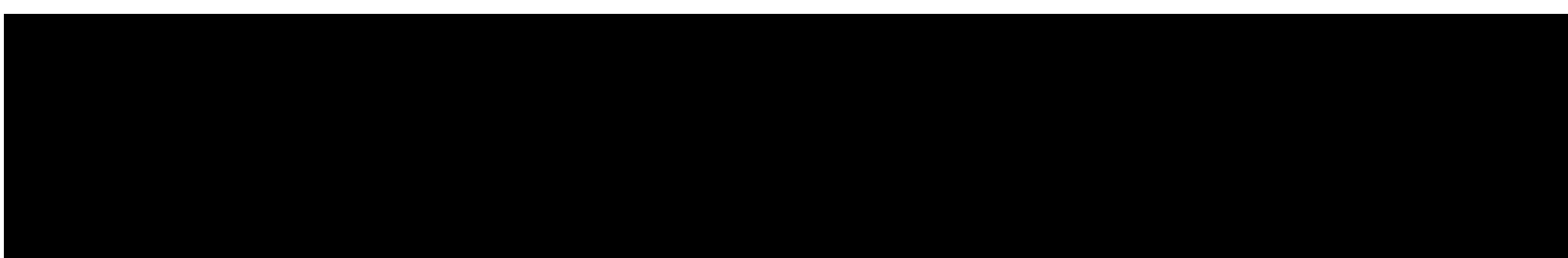
PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Flat	2	1	Ask agent	Leasehold



Key features

- Modern Ground Floor Apartment
- Beautifully Presented & Much Improved
- Fitted Kitchen
- Allocated Parking Space & Further Guest Parking Available
- Ideal First Time Purchase or Investment Opportunity
- Two Double Bedrooms
- Newly Appointed Shower Room
- New Flooring Throughout
- Quiet Cul-De-Sac, Close to Town Centre
- 999 Year Lease, Affordable Monthly Charges

Description



Read full description

COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Band: B	Yes	Ask agent	Ask agent

- Leasehold
- Energy Performance Certificate
- Utilities, rights & restrictions

Phoenix Close, Chippenham

Map area with location pin and buttons: Open map, Street View

My places Stations Schools

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mins driving to your place

- Check how much you can borrow
- Renovation potential
- Broadband speed
- Property sale history
- Recently sold & under offer

About Strakers, Chippenham

33/34 Market Place Chippenham Wiltshire, SN15 3HP

Read more

View our properties for sale

Find out more about us

Your mortgage

Property price: £ 170,000

Household income: £ Per year

Deposit: £ 14,000 8 %

Repayment period: 30 Years

Interest rate: 4.5 %

Monthly repayments: £791

We think you can borrow up to £

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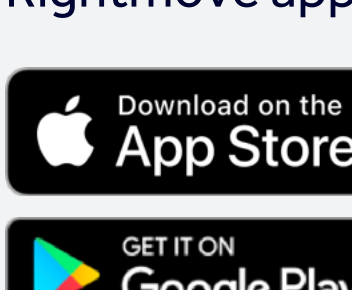
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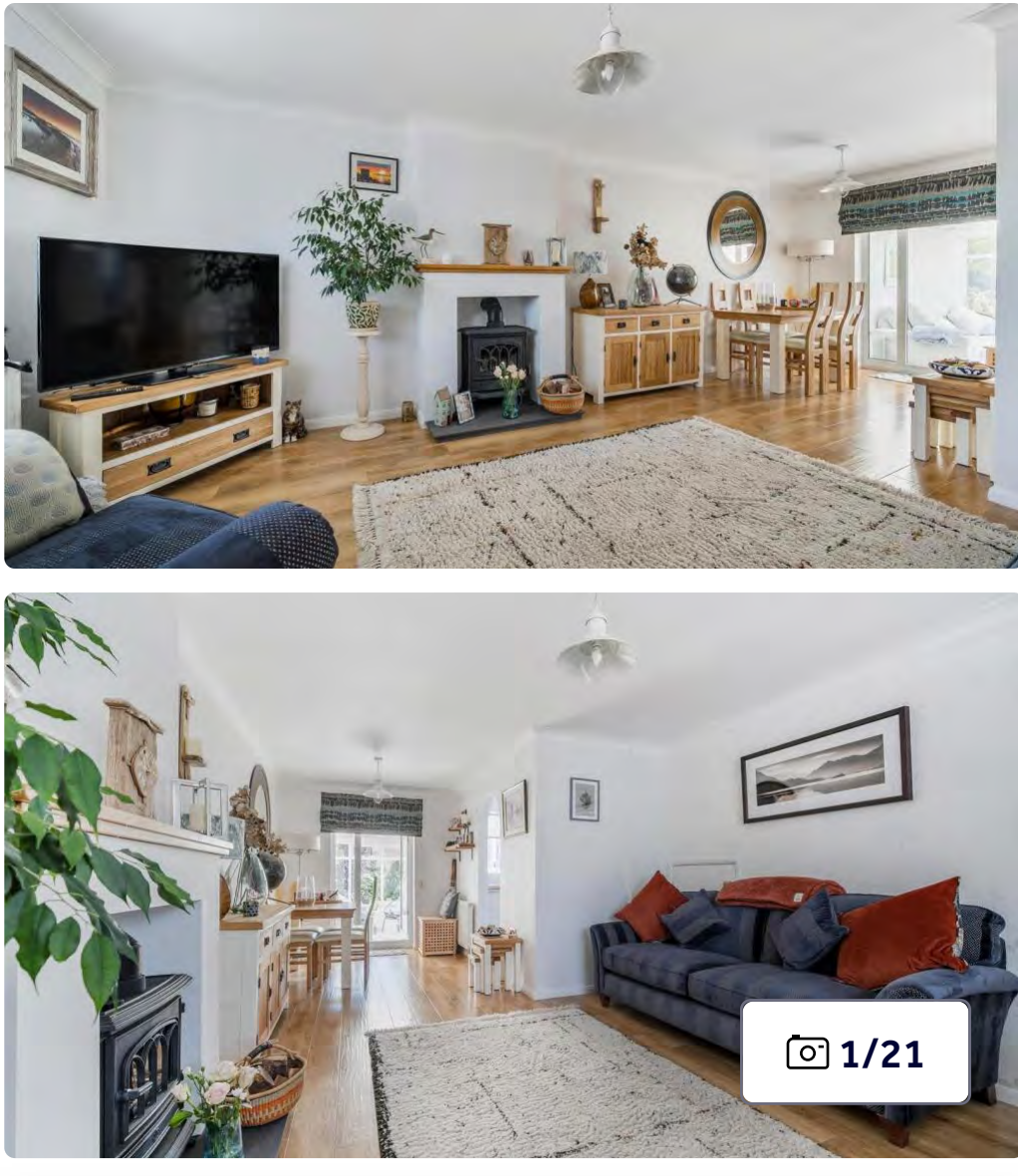
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SOLD STC

Hawkins Close, Chippenham

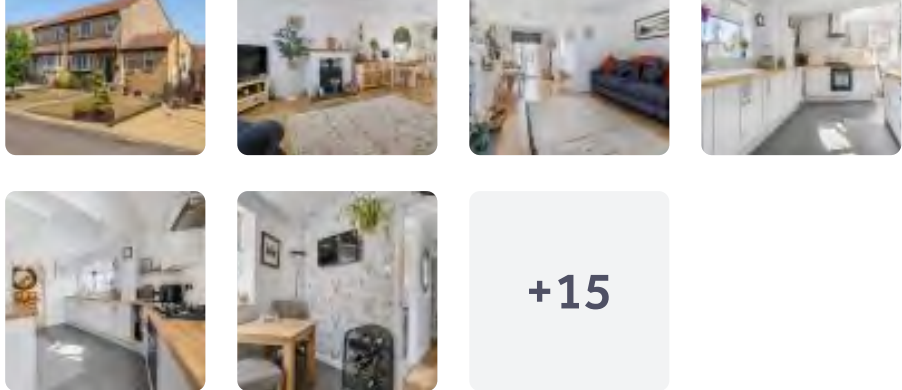
Guide Price

£375,000

Can you afford it?

Added on 31/07/2025

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Semi-Detached	3	1	Ask agent	Freehold



Key features

- Beautifully Presented
- Semi-Detached
- Quiet Cul-De-Sac
- Front & Rear Gardens
- Conservatory
- Recently Extended
- Three Bedrooms
- Popular Residential Development
- Ample Parking & Garage
- Close to Local Amenities

Description



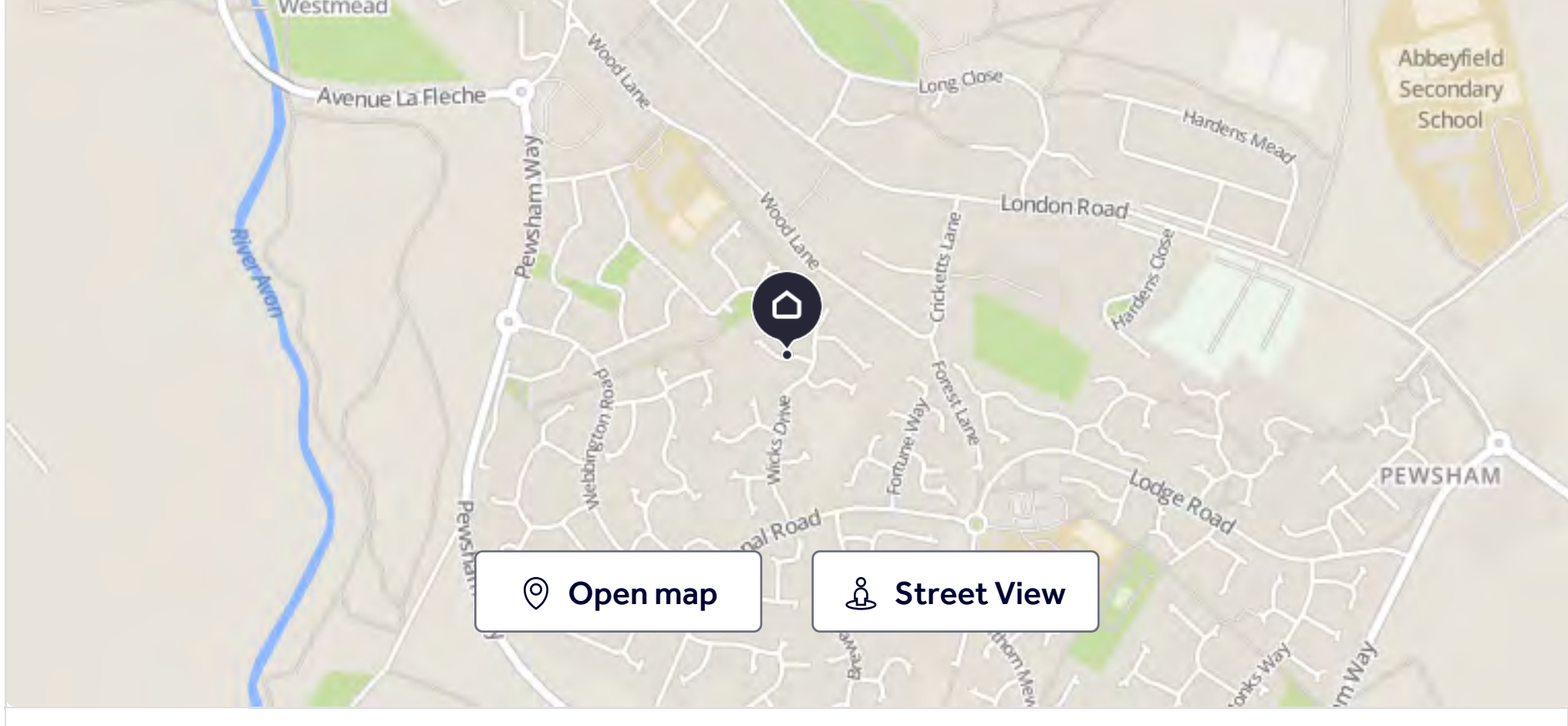
Read full description

COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Band: C	Yes	Yes	Ask agent

Energy Performance Certificate

Utilities, rights & restrictions

Hawkins Close, Chippenham



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mins driving to your place

Check how much you can borrow

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- Show sellers you're serious
- Secure viewings faster with agents
- No impact on your credit score

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Renovation potential

Broadband speed

Property sale history

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About Strakers, Chippenham

33/34 Market Place Chippenham Wiltshire, SN15 3HP

Read more

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Your mortgage

Property price: £ 375,000

Household income: £ Per year

Deposit: £ 14,000 4 %

Repayment period: 30 Years

Enter a minimum deposit of 5%

Choose between 2 and 40 years

Interest rate: 4.5 %

Current average is 4.5%

Monthly repayments: £1,830

We think you can borrow up to: Add your household income above

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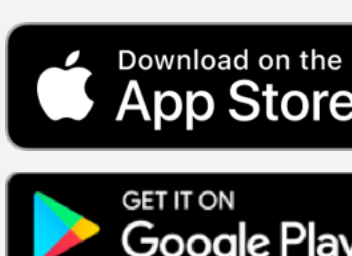
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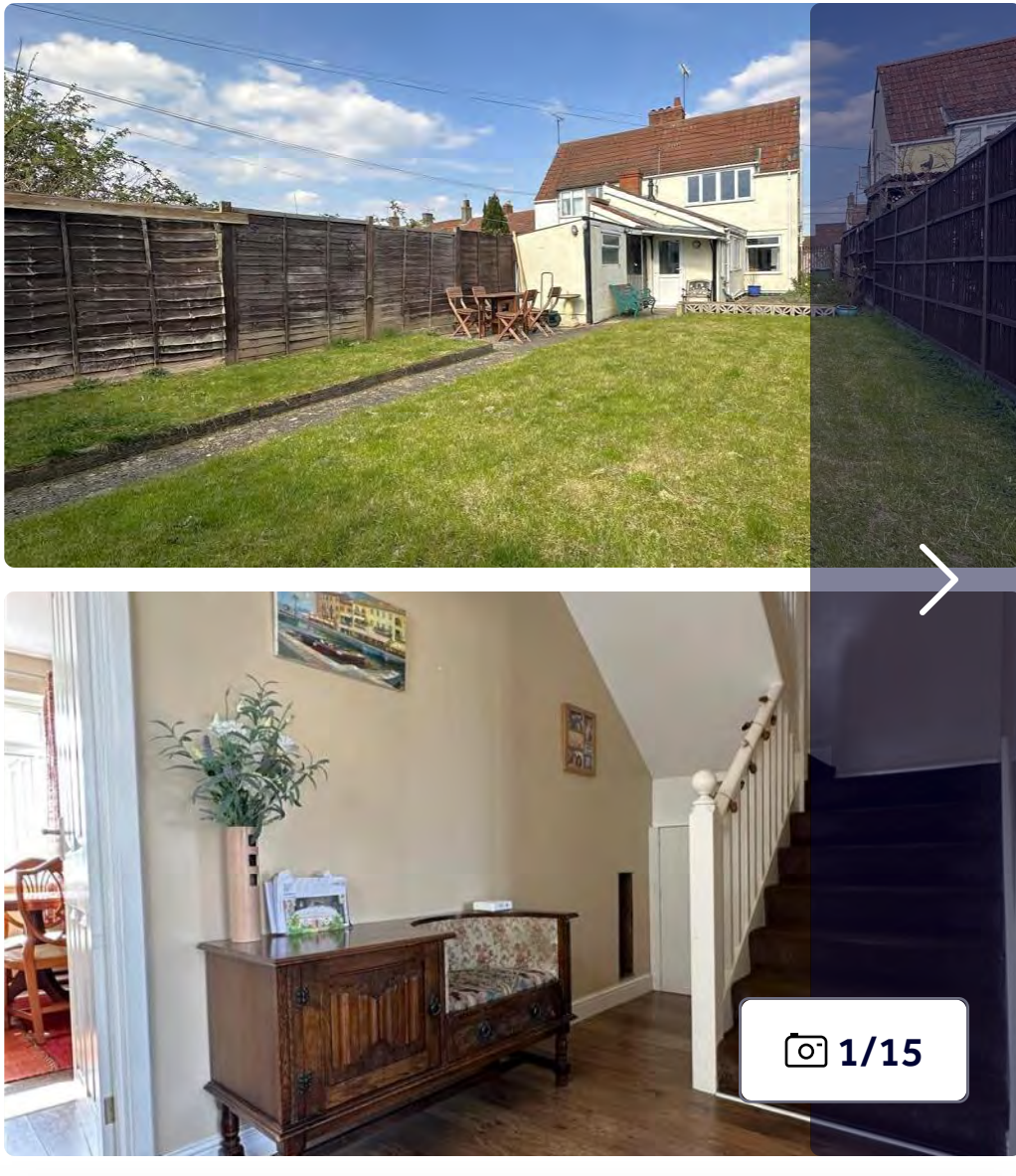
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SOLD STC

London Road, Chippenham

£300,000

Can you afford it?

Added on 11/04/2025

PROPERTY TYPE

Semi-Detached

BEDROOMS

3

BATHROOMS

1

SIZE

Ask agent

TENURE

Freehold

1

+9

MARKETED BY

Kingsley Pike Estate Agents, Chippenham

63 New Road, Chippenham, SN15 1ES

More properties from this agent

Call agent

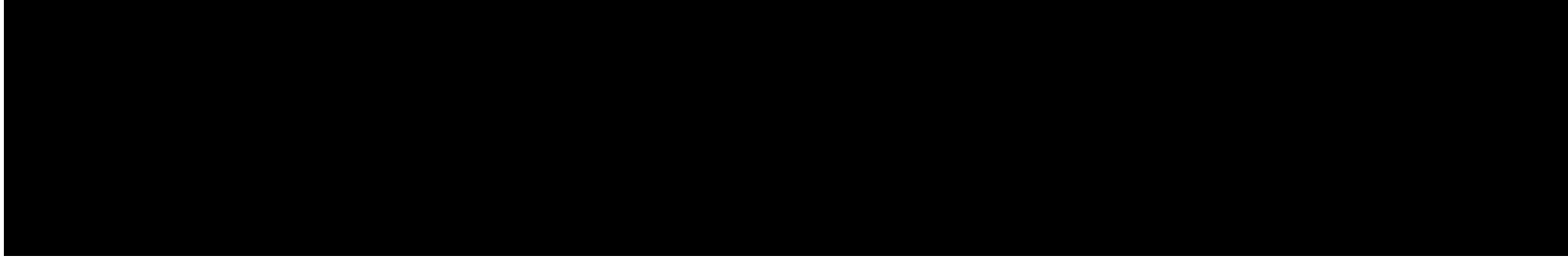
Request details



Key features

- Semi Detached House
 - Entrance Porch & Hallway
 - Kitchen
 - Bathroom
- Three Bedrooms
 - Lounge & Dining Room
 - Utility & Cloakroom
 - South Westerly Facing Garden

Description



Read full description

COUNCIL TAX

Band: C

PARKING

On street

GARDEN

Yes

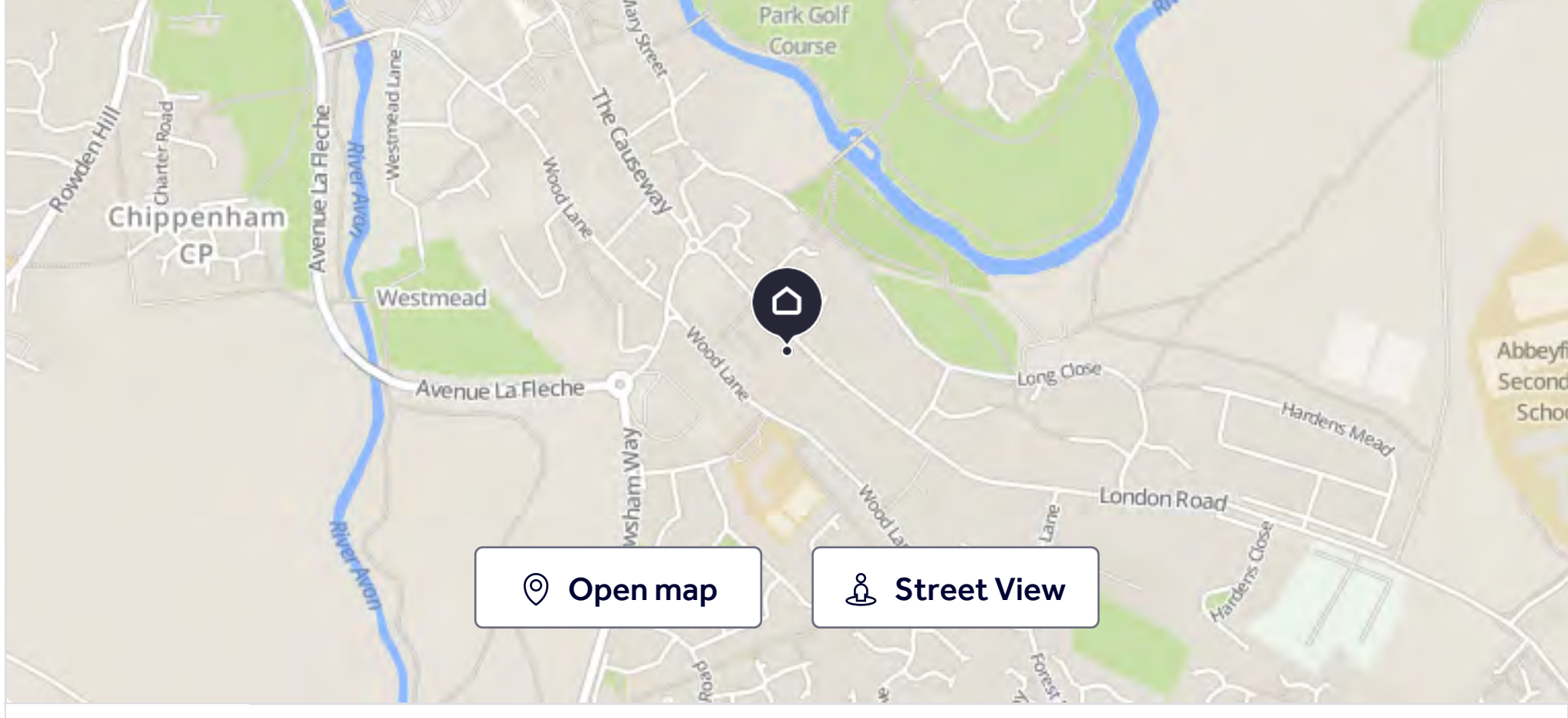
ACCESSIBILITY

Ask agent

Energy Performance Certificate

Utilities, rights & restrictions

London Road, Chippenham



My places

Stations

Schools

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__mins

driving to your place

Check how much you can borrow

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- Show sellers you're serious
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Renovation potential

Broadband speed

Property sale history

Recently sold & under offer

See similar nearby properties

About Kingsley Pike Estate Agents, Chippenham

63 New Road, Chippenham, SN15 1ES

Industry affiliations:

Read more

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Your mortgage

Property price

€ 300,000

Household income

€ Per year

Deposit

€ 14,000 5 %

Repayment period

30 Years

Lenders usually expect a 10% deposit

Choose between 2 and 40 years

Interest rate

4.5 %

Current average is 4.5%

Monthly repayments

£1,450

We think you can borrow up to

Add your household income above

Get a Mortgage in Principle

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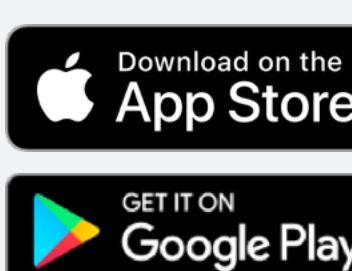
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NEW HOME SOLD STC

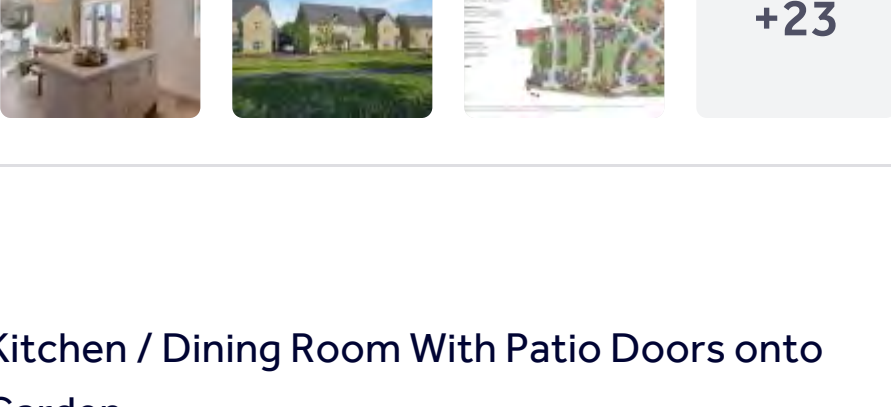
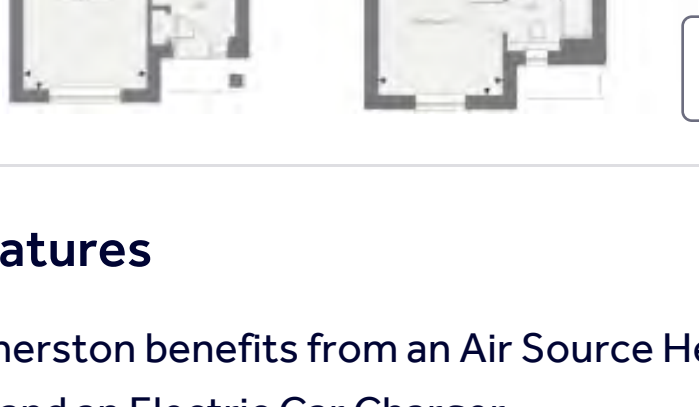
The Sherston, Plot 155, Lackham Place

£395,000

Can you afford it?

Added yesterday

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Semi-Detached	3	2	1,017 sq ft 94 sq m	Freehold



Key features

- The Sherston benefits from an Air Source Heat Pump and an Electric Car Charger.
- Generous Three Bedroom Detached Home @ 1017 sqft
- Single garage with Parking for 2 cars
- First Time Buyers pay No Stamp Duty on first £300,000
- Easy access to train station and M4
- Kitchen / Dining Room With Patio Doors onto Garden
- Master with En-Suite and Downstairs cloakroom
- No Onward Chain
- No Stamp Duty to pay on the first £125,000 of this home for house movers

Description

'The Sherston' is a delightful home featuring an open-plan kitchen/dining area and a separate living room, together with an en-suite main bedroom, two further bedrooms, and a family bathroom. Externally, there is a single garage and 2 parking spaces.

This property benefits from an Air Source Heat Pump and an Electric Car Charger.

Strakers are delighted to support Redcliffe Homes with their exciting new Development at Lackham Place. All Show Home viewings pre booked by appointment. Please kindly call to book.

Comprising a range of two, three, four and five bedroom homes and offering swift and easy access to the A4, the M4 Motorway and Chippenham station (with direct rail connections to Reading and London).

Situation - Redcliffe Homes is delighted to welcome you to Lackham Place, Rowden Park Garden Village, a new collection of individually designed 2, 3 and 4-bedroom homes. Lackham Place is nestled among picturesque countryside and just a stones throw away from the beautiful thriving market town of connections, enjoying the very best of town and country living. An ideal base to explore Wiltshire and the Cotswolds.

Accommodation - GROUND FLOOR

Kitchen/
Dining Area 5366mm x 3803mm 17' 7" x 12' 6"
Living Room 5343mm x 3116mm 17' 6" x 10' 3"

FIRST FLOOR

Bedroom 1 3810mm x 3116mm 12' 6" x 10' 3"
Bedroom 2 3138mm x 2978mm 10' 4" x 9' 9"
Bedroom 3 3532mm x 2128mm 11' 7" x 7' 0"

TOTAL AREA: 1017 SQ FT | 94.5 SQ M

The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Advisor. These floor plans are a guide only and may be subject to change. Total area is approximate only. Computer generated image indicative only

Agents Note - NB - Computer generated images (CGI), photographs, internal and external room layouts, house layouts and site plans are produced in good faith and are intended to give potential customers a flavour of each particular house type. They do not necessarily represent specific plots or developments and actual external finishes. Plot sizes and landscaping will vary. For details of specific plots, please refer to the sales consultant.

Brochures

The Sherston, Plot 155, Lackham Place

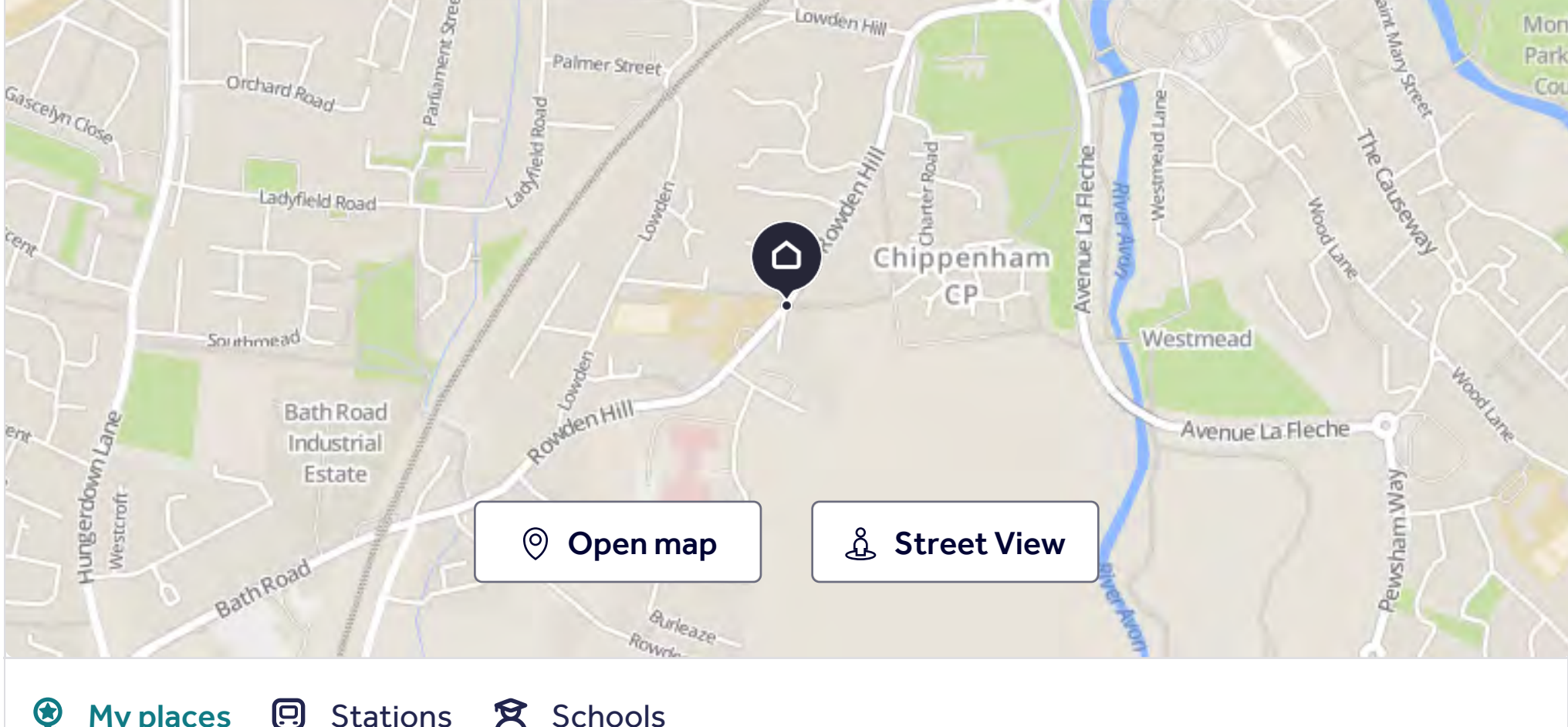
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COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Ask agent	Yes	Yes	Ask agent

Energy Performance Certificate

Utilities, rights & restrictions

The Sherston, Plot 155, Lackham Place



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33/34 Market Place Chippenham Wiltshire, SN15 3HP

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Your mortgage

Property price	Household income
£ 395,000	£ Per year
Deposit	Repayment period
£ 14,000 4 %	30 Years
Enter a minimum deposit of 5%	
Choose between 2 and 40 years	
Interest rate	
4.5 %	
Current average is 4.5%	
Monthly repayments	We think you can borrow up to
£1,931	Add your household income above
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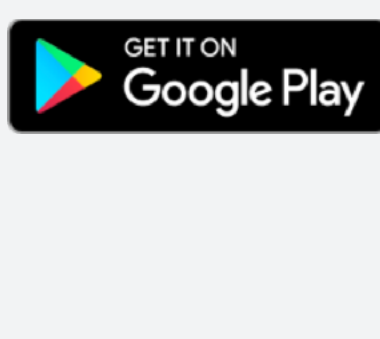
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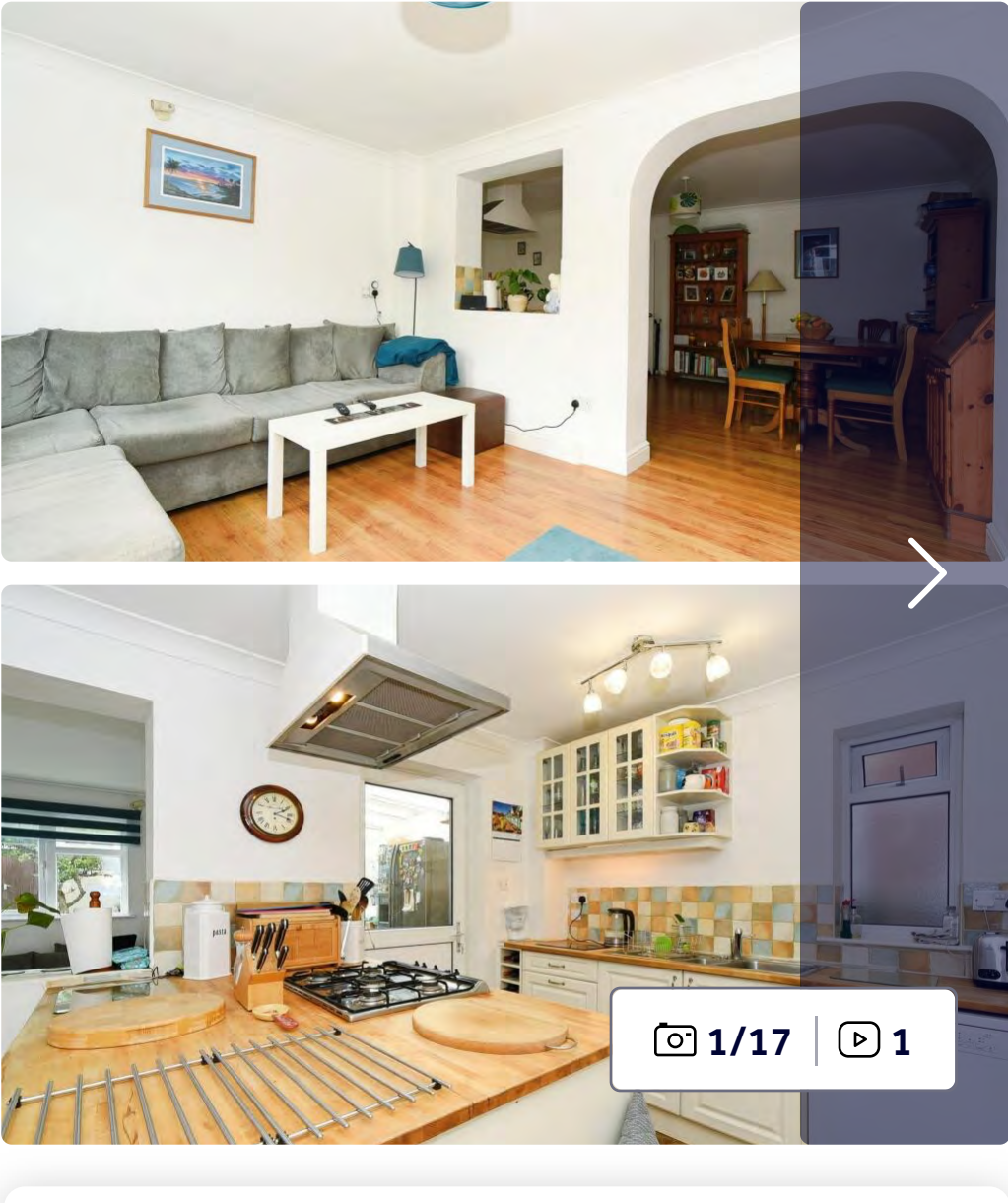
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SOLD STC

Wood Lane, Chippenham

Offers Over

£325,000

Can you afford it?

Reduced on 23/09/2025

Share icon

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PROPERTY TYPE

Semi-Detached

BEDROOMS

3

BATHROOMS

1

SIZE

Ask agent

TENURE

Freehold

Ground Floor

First Floor

Garage

1

Video thumbnail

Image thumbnail 1

Image thumbnail 2

Image thumbnail 3

Image thumbnail 4

Image thumbnail 5

Image thumbnail 6

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Allen & Harris, Chippenham

37 Market Place, Chippenham, Wiltshire, SN...

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Key features

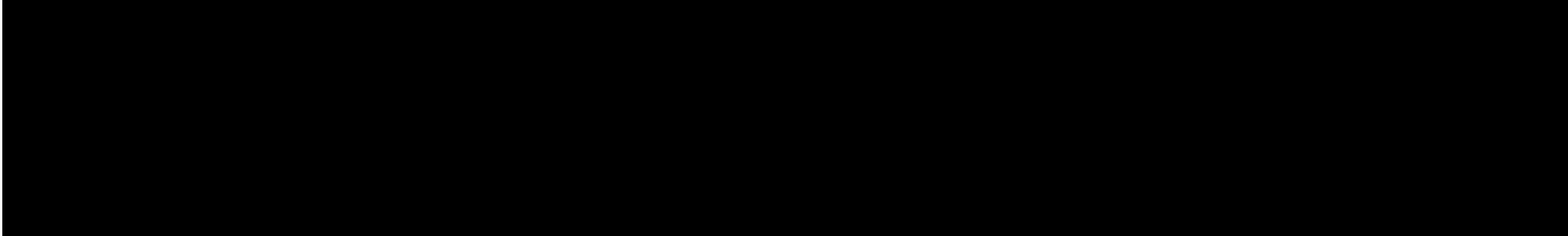
- Three Bedroom Semi-Detached House

• Garage with EV Charger

• Central Location in Chippenham
- Spacious Accommodation Throughout

• Front and Rear Garden

Description



Read full description

COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Band: C	Garage	Front garden, Back garden	Ask agent

Energy Performance Certificate

Utilities, rights & restrictions

Wood Lane, Chippenham

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Your mortgage

Property price

£ 325,000

Household income

£

Per year

Deposit

£ 14,000

4

%

Repayment period

30

Years

Enter a minimum deposit of 5%

Choose between 2 and 40 years

Interest rate

4.5

%

Current average is 4.5%

Monthly repayments

£1,576

We think you can borrow up to

Add your household income above

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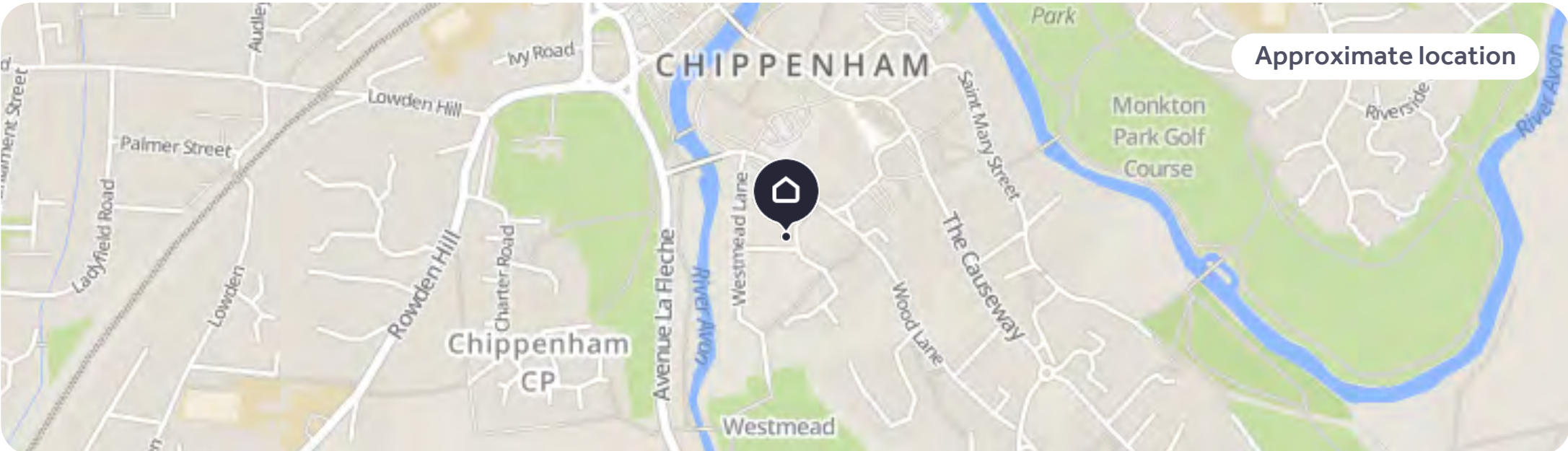
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4, Flowers Yard, Chippenham SN15 3BN

Apartment 1 1



Property sale history

Date sold	Price	Property	Tenure
11 Aug 2025	£132,500 -4%	Flat	Leasehold
22 Jul 2021	£138,500 +29%	Flat	Leasehold
18 Jul 2014	£107,000	Flat	Leasehold

Show more +1

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Previously listed for sale on Rightmove:

May 2025 to August 2025



PROPERTY TYPE
Apartment

BEDROOMS
1

BATHROOMS
1

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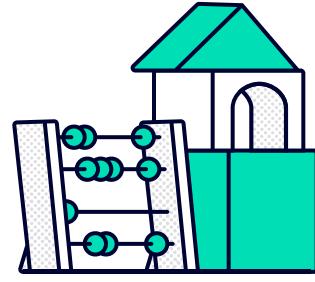
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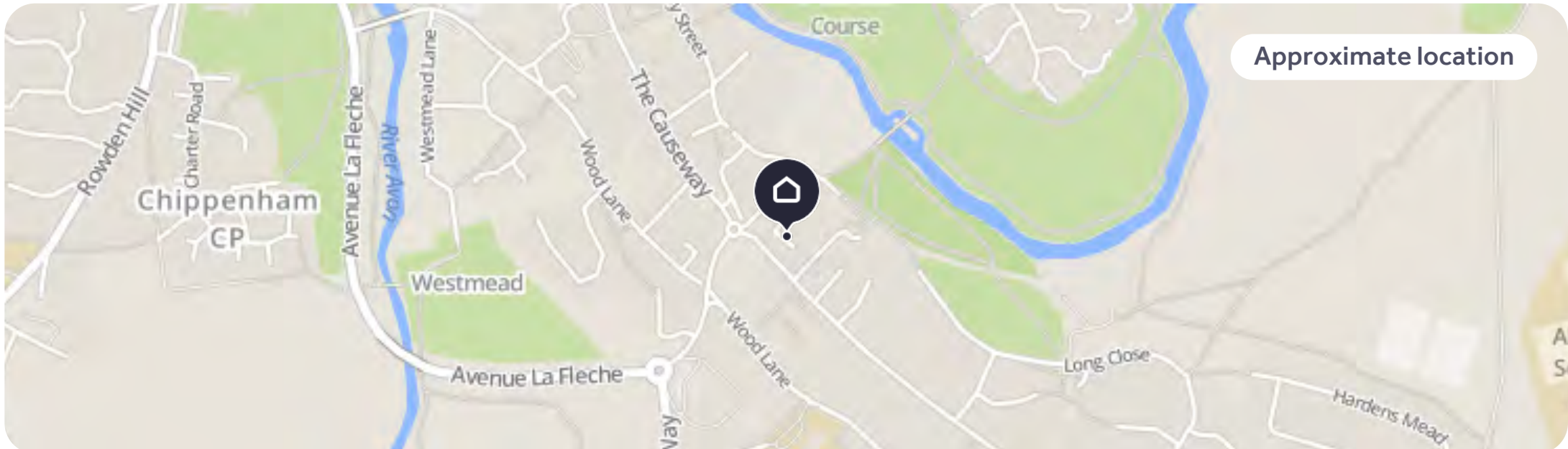
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7, Queens Square, Chippenham SN15 3BL

Apartment 2 1



Property sale history

Date sold		Price	Property	Tenure
20 Aug 2025		£152,000	Flat	Leasehold
	+23%			
06 Feb 2020		£124,000	Flat	Leasehold
	+11%			
31 May 2007		£111,500	Flat	Leasehold

Show more +1

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Estimated property value

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Previously listed for sale on Rightmove:

May 2025 to August 2025



PROPERTY TYPE
Apartment

BEDROOMS
2

BATHROOMS
1

Key features

- Two Bedroom
- Close to Town Centre
- Allocated Parking
- Ground Floor Floor Apartment
- Upvc Double Glazing
- Newly fitted thermostatic heaters

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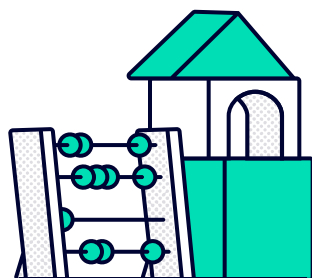
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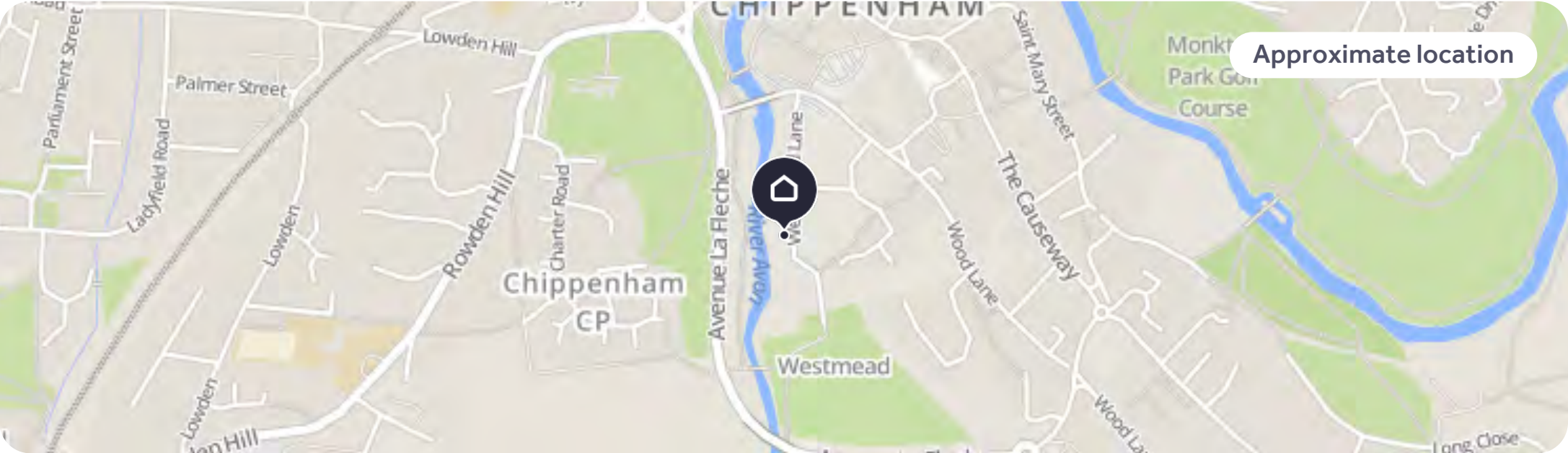
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20, Bowles Court, Westmead Lane, Chippenham SN15 3GU

Flat



Property sale history

Date sold	Price	Property	Tenure
20 Oct 2025	£130,000	Flat	Leasehold
29 Feb 2016	£217,500	Flat	Leasehold

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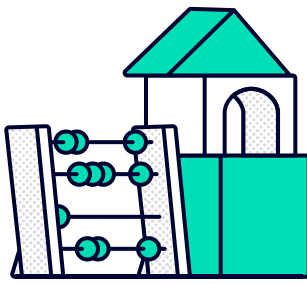
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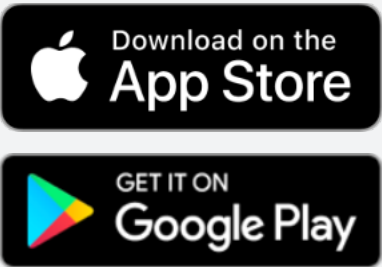
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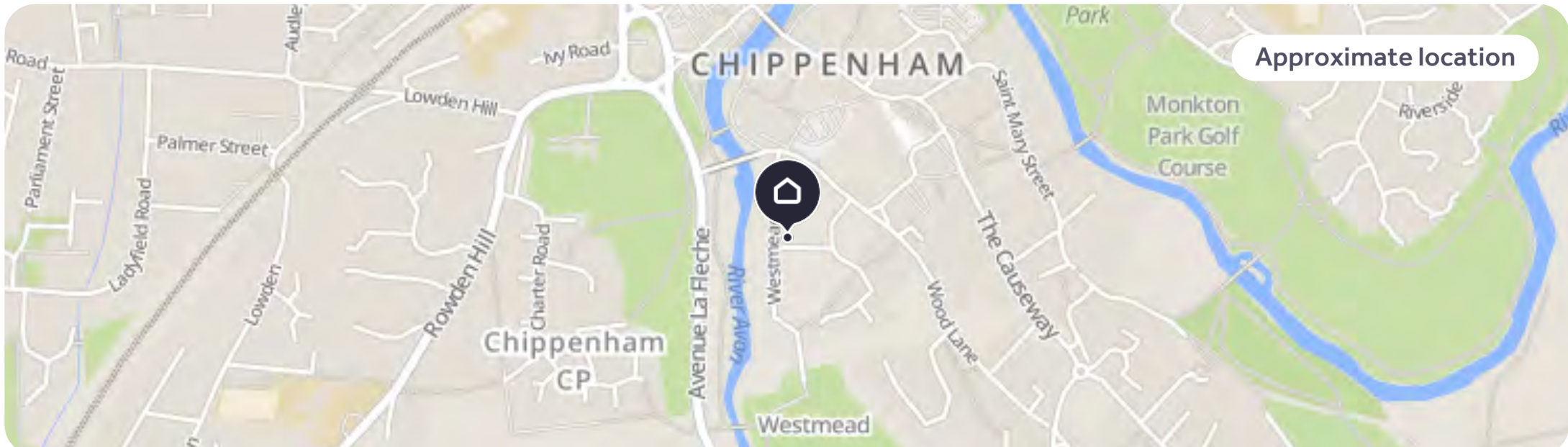
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26, Louise Rayner Place, Chippenham SN15 3BU

Flat 2 2



Property sale history

Date sold	Price	Property	Tenure
26 Aug 2025	£195,000	Flat	Leasehold
+36%			
22 Dec 2005	£143,445	Flat	Leasehold

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Estimated property value

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Previously listed to rent on Rightmove:

September 2025 to October 2025



PROPERTY TYPE

Flat

BEDROOMS

2

BATHROOMS

2

Key features

- Spacious, Well Presented, Maisonette With Own Front Door
- Bathroom & En Suite Shower Room
- UPVC Double Glazing & Gas Central Heating
- Two Good Sized Double Bedrooms
- Central Location
- Allocated Parking Space

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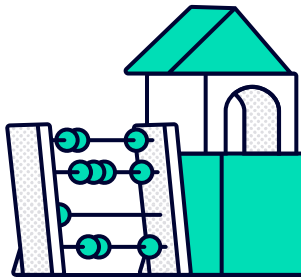
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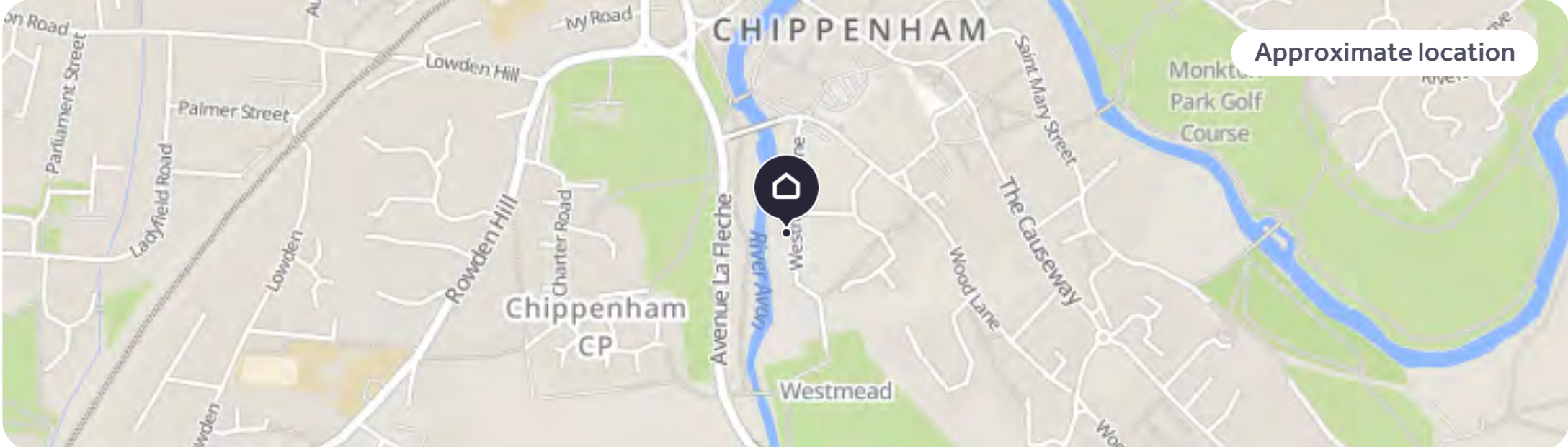
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31, Bowles Court, Westmead Lane, Chippenham SN15 3GU

Apartment 1 1



Property sale history

Date sold	Price	Property	Tenure
22 Aug 2025	£185,000	Flat	Leasehold
18 Dec 2015	£265,000	Flat	Leasehold

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Estimated property value

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Previously listed for sale on Rightmove:

April 2025 to August 2025



PROPERTY TYPE
Apartment

BEDROOMS
1

BATHROOMS
1

Key features

- First Floor Apartment - Lift Access To All Floors
- Well Equipped Kitchen With Integrated Appliances
- On Site Restaurant
- Landscaped Communal Gardens
- 24/7 On Site Estates Team and 24/7 Careline
- Walk Out Balcony With Stunning River Views
- Double Bedroom With Walk In Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Laundry Room & Mobility Scooter Store
- Tailor Made Care & Support Packages Available

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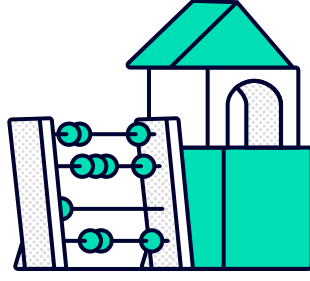
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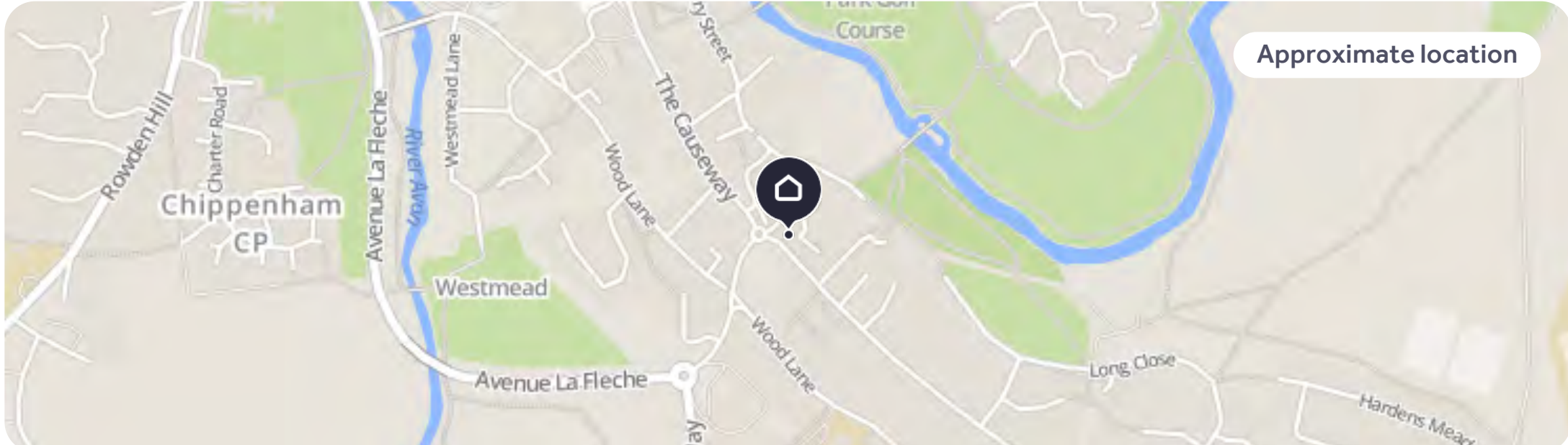
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34, Queens Square, Chippenham SN15 3BL

Flat 2 1



Property sale history

Date sold	Price	Property	Tenure
29 Aug 2025	£135,000	Flat	Leasehold
01 Nov 2017	£134,000	Flat	Leasehold
23 Sep 2005	£106,000	Flat	Leasehold

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House price data produced by the HM Land Registry. English and Welsh house price data is publicly available information produced by the HM Land Registry. Last updated 2 December 2025

Estimated property value

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Previously listed for sale on Rightmove:

February 2025 to September 2025



PROPERTY TYPE

Flat

BEDROOMS

2

BATHROOMS

1

Key features

- Second Floor Apartment
- Lounge
- Two Bedrooms
- Allocated Parking
- Entrance Hall
- Kitchen
- Bathroom

Similar nearby properties

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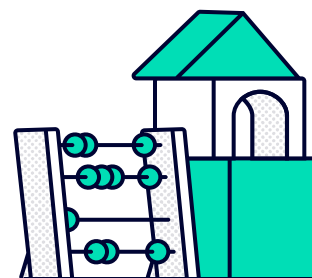
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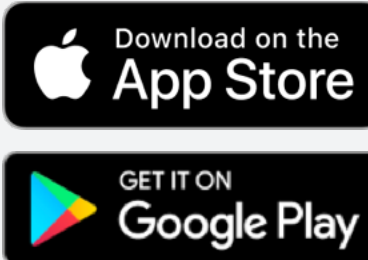
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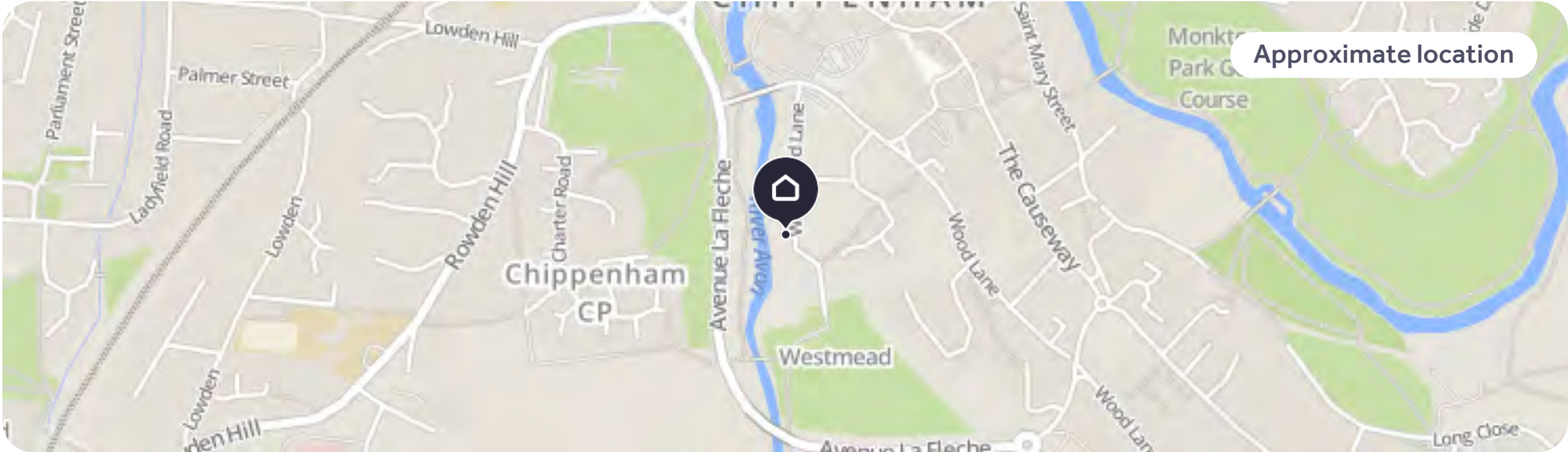
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56, Bowles Court, Westmead Lane, Chippenham SN15 3GU

Flat



Property sale history

Date sold	Price	Property	Tenure
30 Sep 2025	£175,000	Flat	Leasehold
	-24%		
26 Feb 2016	£229,950	Flat	Leasehold

House price data produced by the HM Land Registry. English and Welsh house price data is publicly available information produced by the HM Land Registry. Last updated 2 December 2025

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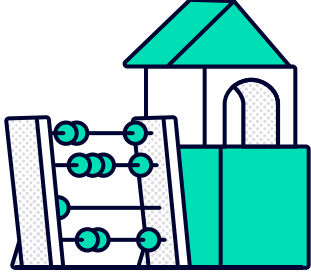
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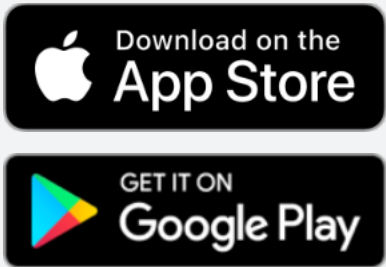
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