

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

On behalf of Horizon Homes Ltd

**By Simon Corp BSc (Hons) MCIOB
12th March 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 Wood Lane, Chippenham providing 31no apartments.
- 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 Poter 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 is currently occupied by the former Leonora House residential care home which provided 19no bedrooms located off Wood Lane, Chippenham. The proposal is to demolish the former care home and develop 31no one and two bedroom apartments across 5no blocks on the site.
- 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 12no 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 3.9 dwellings which has been rounded up to 4no dwellings. We have assumed this will need to be delivered as 3no affordable rent and 1no 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	-£673,989	£750,000	-£1,423,989
Policy compliant	-£791,742	£750,000	-£1,541,742

- 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 is currently occupied by the former Leonora House residential care home which provided 19no bedrooms located off Wood Lane, Chippenham. The proposal is to demolish the former care home and develop 31no one and two bedroom apartments across 5no blocks on the site providing the following mix of accommodation:

No	Type	Floor Area (m ²)
9	1b2p apartment	50-51
22	2b3p apartment	61-70
31		1,849

- 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 12no 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	2,068m ²
Existing floor area	<u>1,394m²</u>
Net increase in floor area	674m ²
Percentage net to gross	32.59%
12no x 32.59%	3.9 say 4no 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 -£673,989 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 5.5% 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. 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 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 £750,000 for viability assessment purposes.
- 3.8 In summary the appraisal results are set out below:

Appraisal Scenario	Residual land value (£)	Benchmark land value (£)	Surplus/deficit (£)
Open market	-£673,989	£750,000	-£1,423,989
Policy compliant	-£791,742	£750,000	-£1,541,742

- 3.9 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.
- 3.10 For comparative purposes we have also run a policy compliant iteration of the appraisal including the 4no affordable housing units which increases the scheme deficit to circa -£1.5m. Clearly introducing the affordable housing compounds the existing viability pressure and may prevent the development from coming forward.

- 3.11 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%	-£447,457	£750,000	-£1,197,457
Build costs -5%	-£198,649	£750,000	-£948,649

- 3.12 The assessment has been constructed with residential sales values based on local comparable evidence within 0.5 miles of the site which average £353/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.
- 3.13 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 is currently occupied by the former Leonora House residential care home which provided 19no bedrooms with a gross floor area at 1394m². 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 The combined existing use value is therefore £750,000. 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 £750,000 for viability assessment purposes.

Residential Values

- 5.6 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.
- 5.7 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.
- 5.8 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.
- 5.9 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.
- 5.10 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 (m ²)	Sales Value (£)	Sale Date	£/m ²
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,	82	£195,000	Aug 2025	£2,378

Chippenham-2 bed flat				
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

5.11 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. 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
31		1,849	£7,030,000

5.12 The overall residential gross development value is £7,030,000 which equates to an average sales value at £3,802/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

5.13 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 £5,258,670 which equates to £2,542m². This cost is in line with other assessments we have agreed across the region, in this case the cost is increased because the apartments are set out across 5 no separate blocks. A copy of the cost report is included in the appendices to this report.

5.14 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.

5.15 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.

- 5.16 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

- 5.17 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.
- 5.18 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.
- 5.19 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

- 5.20 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.
- 5.21 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%.
- 5.22 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.
- 5.23 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 £270,349. 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 31no dwellings and Wiltshire Council Core Strategy policy CP43 will require 40% affordable housing equating to 12no dwellings, but we have applied the Vacant Building Credit which reduces the requirement to 4no dwellings. We have assumed this will be required as 3no affordable rent and 1no 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 31 apartments open market
 Date 12th March 2026
 Site Area (hectares)
 Author & Organisation Simon Corp
 HCA Investment Manager

Housing Mix (Affordable + Open Market)

Total Number of Units	31	units
Total Number of Open Market Units	31	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,849	sq m
Total Habitable Rooms	84	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	84	Persons
Total Number of Persons	84	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	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0

SHG Total	-	0	£0
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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
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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
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TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)	£0
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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
	-	-	-
	-	-	-
	-	-	-
Total	1,849	-	£7,029,999

	Average value (£ per unit)
One Bed	£190,000
Two Bed	£241,818

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£7,029,999
---	-------------------

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:		£0
Open Market Housing Type 4:		£0
Open Market Housing Type 5:		£0

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

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£7,029,999
--	-------------------

Non-Residential Values

Office	£0
Retail	£0
Industrial	£0

Leisure	£0	
Community-use	£0	£0

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

TOTAL VALUE OF SCHEME	£7,029,999
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£5,258,670	£5,258,670

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%	£420,694
Other Acquisition Costs (£)		£0

Site Abnormals

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

Total Building Costs		£5,679,363
-----------------------------	--	-------------------

Section 106 Costs (£)

CIL		£270,349
S106		£0
		£0
		£0
		£0
		£0
		£0
0		£0

Section 106 costs		£270,349
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Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£175,750
Legal Fees (per Open Market unit):	£1,000	£31,000

Marketing (Affordable Housing)

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

Total Marketing Costs		£206,750
------------------------------	--	-----------------

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

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

Professional Fees (Building, Letting & Sales)

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

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

TOTAL DIRECT COSTS:		£6,156,462.48
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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'	£1,230,250
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£1,230,250
-------------------------------	-------------------

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

Residual Site Value

SITE VALUE TODAY	-£673,989
-------------------------	------------------

EXISTING USE VALUE	£750,000
--------------------	-----------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£1,423,989
--	-------------

Checks:

Site Value as a Percentage of Total Scheme Value	-9.6%
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 31 units inc AH
 Date 12th March 2026
 Site Area (hectares)
 Author & Organisation Simon Corp
 HCA Investment Manager

Housing Mix (Affordable + Open Market)

Total Number of Units	31	units
Total Number of Open Market Units	27	units
Total Number of Affordable Units	4	units
Total Net Internal Area (sq m)	1,849	sq m
Total Habitable Rooms	84	habitable rooms
% Affordable by Unit	12.9%	
% Affordable by Area	11.5%	
% Affordable by Habitable Rooms	10.7%	
% Social Rented within the Affordable Housing	75.0%	by number of units
% Social Rented within the Affordable Housing	76.4%	by area
% Social Rented within the Affordable Housing	77.8%	by habitable rooms
Total Number of A/H Persons	9	Persons
Total Number of Social Rented Persons	7	Persons
Total Number of Intermediate Persons	2	Persons
Total Number of Open Market Persons	75	Persons
Total Number of Persons	84	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	£11,250	5.50%	£204,549
2b3p	£6,854	5.50%	£124,622
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
Total	£18,104	-	£329,170

Total Capital Value of Affordable Housing Tenure 1

£329,170

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
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	50	£189,579

Owner-occupied / rented % share

40%

Capital Value of owner-occupied part

£75,831

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

Total (full capital value if sold at OMV)	£3,128	-	£56,874
---	--------	---	---------

Total Capital Value of Affordable Housing Tenure 2 **£132,705**

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) £461,875

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Affordable rent	£0	3	£0
Intermediate - Shared Ownership	£0	1	£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	-	4	£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)			£461,875

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
One Bed	301	£3,792	£1,141,264
Two Bed	1,336	£3,805	£5,084,062
	-	-	-
	-	-	-
	-	-	-
Total	1,637	-	£6,225,326

	Average value (£ per unit)
One Bed	£190,211
Two Bed	£242,098

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£6,225,326
---	-------------------

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:		£0
Open Market Housing Type 4:		£0
Open Market Housing Type 5:		£0
TOTAL CAPITALISED ANNUAL GROUND RENT		£0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£6,687,202
--	-------------------

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	£6,687,202
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£602,928	
Open Market Housing Build Costs	£4,655,729	£5,258,657

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%	£420,693
Other Acquisition Costs (£)		£0

Site Abnormals

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

Total Building Costs		£5,679,349
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Section 106 Costs (£)

CIL		£239,258
S106		£0
		£0
		£0
		£0
		£0
		£0
	0	£0

Section 106 costs		£239,258
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Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£155,633
Legal Fees (per Open Market unit):	£1,000	£27,000

Marketing (Affordable Housing)

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

Total Marketing Costs		£192,633
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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:		£6,111,240.54
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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'	£1,089,432
Affordable Housing 'Profit'	£27,713

Non-residential

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

Total Operating Profit	£1,117,145
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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	-£791,742
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EXISTING USE VALUE	£750,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£1,541,742
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Checks:

Site Value as a Percentage of Total Scheme Value	-11.8%
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
31			1849		£7,030,000.00

Cost Plan
11-Mar-26

Horizon Construction : Leonora (Blocks A - E)

Duncan Hay

Director

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Horizon Construction : Leonora (Blocks A - E) Cost Plan



QA & Distribution

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Horizon Construction	Sam Litt	1	11/03/2026
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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 (Blocks A - E) Cost Plan



1 EXECUTIVE SUMMARY

Block					
	A	B	C	D	E
Nr of Units	6	9	9	3	4
Substructure	53,300	72,800	72,800	32,000	47,000
Superstructure	297,000	379,700	368,400	167,100	176,900
Internal Finishes	70,600	106,400	106,400	41,100	44,400
Fixture and Furnishings	49,800	74,400	73,800	27,000	32,800
Services	153,465	232,216	232,216	83,842	102,718
	624,165	865,516	853,616	351,042	403,818
Preliminaries	99,866	138,482	136,578	56,167	64,611
	724,031	1,003,998	990,194	407,208	468,429
External Works					
	Blocks A - E				619,308
	Site Wide Works				237,900
					857,208
					Sub-Total
					Risk & OH&P
					4,451,068
					517,802
					4,968,870
Provisional Allowances					
Statutory Authority Charges (Water, Power, Telecoms etc)					100,000
Renewables					64,800
Site Clearance / Demolition					125,000
Forecast Net Construction Cost / Unit					5,258,670
Project Contingency @ 7.5%					394,400
Inflation					Excluded
Project Financing					Excluded
Forecast Net Construction Cost (Say)					5,653,070
S106 Works / CIL contribution					Excluded
Forecast Net Construction Cost (Say)					5,653,070
Professional Fees / On costs @ 10%					Excluded
Zurich/NHBC Fee					Excluded
Surveys / Site Investigations					25,000
Total Net Project Cost excl VAT					5,678,070

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.

Horizon Construction : Leonora (Blocks A - E) Cost Plan



2.0 Schedule of Residential Accommodation

Property Types

	Block A Area		Block B Area		Block C Area		Block D Area		Block E Area	
	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
First Floor	135	1,452	200	2,153	200	2,153	80	862	130	1,399
Second Floor	118	1,272	200	2,153	200	2,153	59	639	-	-
Sub-Total	388	4,177	600	6,458	600	6,458	220	2,363	260	2,799
Nr of units	6	Nr	9	Nr	9	Nr	3	Nr	4	Nr

Horizon Construction : Leonora (Blocks A - E) Cost Plan



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:

- five apartment buildings containing one and two units
- external works including hard/soft landscaping, bin/bike stores and new access provision

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 (Blocks A - E)											PROJECT ANALYSIS	
Cost Plan		Block A		Block B		Block C		Block D		Block E		
Ref	Breakdown of Elemental Costs	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Cost (£)	£/m²	Notes
1	1 Substructure	53,300	137	72,800	121	72,800	121	32,000	146	47,000	181	
2	2A Frame / Upper floors	37,000	95	58,400	97	58,400	97	20,400	93	19,000	73	
3	2C Roof	66,300	171	88,200	147	101,500	169	47,200	215	36,500	140	
4	2D Stairs	9,600	25	9,600	16	9,600	16	9,600	44	3,600	14	
5	2E External Walls	100,700	260	99,400	166	72,900	122	43,500	198	57,000	219	
6	2F Windows & External Door	20,700	53	24,100	40	25,900	43	12,500	57	20,900	80	
7	2G Internal Walls/Partitions	42,100	108	62,700	105	62,800	105	23,400	107	31,600	122	
8	2H Internal Doors	20,600	53	37,300	62	37,300	62	10,500	48	8,300	32	
9	3A Wall Finishes	30,200	78	44,000	73	44,000	73	18,000	82	21,700	83	
10	3B Floor Finishes	22,400	58	34,500	58	34,500	58	12,900	59	10,600	41	
11	3C Ceiling Finishes	18,000	46	27,900	47	27,900	47	10,200	46	12,100	47	
12	4 Fittings & Furnishings	49,800	128	74,400	124	73,800	123	27,000	123	32,800	126	
13	5 Services	153,465	395	232,216	387	232,216	387	83,842	382	102,718	395	
14	Sub Total	624,165	1,609	865,516	1,443	853,616	1,423	351,042	1,599	403,818	1,553	
	6 External works	Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		Refer to Exec Sum		
	Sub Total	624,165	1,609	865,516	1,443	853,616	1,423	351,042	1,599	403,818	1,553	
15	7 Main Contractor Preliminaries	99,866	257	138,482	231	136,578	228	56,167	256	64,611	249	
16	8 Main Contractor Risk (2.5%)	18,101	47	25,100	42	24,755	41	10,180	46	11,711	45	
17	9 Main Contractors OH&P (7%)	51,949	134	72,037	120	71,046	118	29,217	133	33,610	129	
	Total	794,081	2,046	1,101,135	1,835	1,085,995	1,810	446,606	2,034	513,749	1,976	
11/03/2026												

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

		Block A				Block B		Block C		Block D		Block E			
Ref 1	Demolition / Alterations	Unit	Rate	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		
2	Piling	Nr	480		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		
4	Trench footings	m	375	76	28,500	96	36,000	96	36,000	46	17,250	62	23,063		
5	Beam / block flooring	m ²	130	135	17,541	200	26,000	200	26,000	80	10,410	130	16,900		
6	Screed / topping	m ²	34	135	4,588	200	6,800	200	6,800	80	2,723	130	4,420		
Package Total					53,327		72,800		72,800		31,985		46,983		
To Summary					53,300		72,800		72,800		32,000		47,000		

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

		Block A				Block B		Block C		Block D		Block E		
Ref 2A	Super-structure	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Upper floors to apartment	m ²	146	253	36,954	400	58,400	400	58,400	139	20,364	130	18,980	
2	Ditto to houses	m ²	86											
Package Total					36,954		58,400		58,400		20,364		18,980	
Summary					37,000		58,400		58,400		20,400		19,000	

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

COST PLAN
Superstructure / Upper floors

		Block A				Block B		Block C		Block D		Block E		Comments
Ref 2C	Roof	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Pitched roof covering incl structure	m ²	190	258	49,020	371	70,490	407	77,330	149	28,348	176	33,345	
2	Rainwater downpipes, gutters and the like	m	42	76	3,192	74	3,108	74	3,108	67	2,814	76	3,192	
3	Velux roof lights	Nr	850	2	1,700		N/A	5	4,250		N/A		N/A	
4	Allowance to form dormer windows	Nr	2,200	4	8,800	5	11,000	6	13,200	4	8,800		N/A	
5	Porch roof	It	3,600	1	3,600	1	3,600	1	3,600	2	7,200			
Package Total					66,312		88,198		101,488		47,162		36,537	
To Summary					66,300		88,200		101,500		47,200		36,500	

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

COST PLAN
Stairs

				Block A		Block B		Block C		Block D		Block E		
Ref 2D	Stairs	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments
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	
Package Total				9,600		9,600		9,600		9,600		3,600		
To Summary				9,600		9,600		9,600		9,600		3,600		

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

COST PLAN
External Walls

				Block A		Block B		Block C		Block D		Block E		
Ref 2E	External Walls	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments
1	Block/feature stone cavity wall	m²	220	236	51,998							132	28,987	
2	Cavity block/render wall	m²	160	167	26,775	428	68,544	422	67,451			154	24,678	
3	EO feature bath stone banding	m	180	122	21,960	172	30,888	30	5,454	17	3,024	19	3,330	
4	Cavity brick/block wall	m²	160							253	40,464			
				Package Total		100,733		99,432		72,905		43,488		
				To Summary		100,700		99,400		72,900		43,500		

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

COST PLAN
Windows / External Doors

		Block A				Block B		Block C		Block D		Block E		
Ref 2F	Windows / External Doors	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Comments
1	Window units (slim profile uPVC)													
	600 x 1000	Nr	276	4	1,104	3	828	3	828	4	1,104			
	600 x 1400	Nr	386	4	1,546									
	1000 x 800	Nr	368									7	2,576	
	1000 x 1200	Nr	552									10	5,520	
	1200 x 1200	Nr	662	17	11,261	18	11,923	18	11,923	13	8,611			
	1000 x 1500	Nr	690											
	1200 x 1800	Nr	994									6	5,962	
	1400 x 1800	Nr	994	4	3,974	3	2,981	4	3,974					
2	Patio / French doors (2 x 2.2)													
	Single	No	1,800		N/A	1	1,800				N/A		N/A	
	Double	No	2,600		N/A	2	5,200	3	7,800		N/A	1	2,600	
3	Secure entrance door	No	1,400	2	2,800	1	1,400	1	1,400	2	2,800	3	4,200	
		Package Total		20,685		24,132		25,926		12,515		20,858		
		To Summary		20,700		24,100		25,900		12,500		20,900		

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

COST PLAN
Internal Partitions

		Block A				Block B		Block C		Block D		Block E		Comments
Ref 2G	Internal Partitions	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
1	Internal Party Walls	lm	230	42	9,660	84	19,320	84	19,320	17	3,910	26	5,980	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	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	
Package Total				42,054		62,662		62,783		23,375		31,559		
To Summary				42,100		62,700		62,800		23,400		31,600		

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

COST PLAN
Internal Doors

		Block A				Block B		Block C		Block D		Block E		Comments
Ref 2H	Internal Doors	Unit	Rate	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	Nr	480	31	14,880	48	23,040	48	23,040	18	8,640	12	5,760	Rate inclusive of labour, ironmongery, frame, architrave etc
	Ditto double doors	Nr	605									1	605	
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		8,265	
To Summary					20,600		37,300		37,300		10,500		8,300	

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

		Block A				Block B		Block C		Block D		Block E		
Ref 3A	Wall Finishes	Unit	Rate	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	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	Res
3	Tiling to splashbacks	m²	75.00	29	2,160	43	3,240	43	3,240	14	1,080	19	1,440	Res
4	Gloss painted mdf skirtings	lm	12.00	545	6,541	781	9,366	781	9,374	310	3,715	410	4,916	Res
Package Total				30,150		43,980		44,002		17,999		21,656		
To Summary				30,200		44,000		44,000		18,000		21,700		

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

		Block A				Block B		Block C		Block D		Block E		
Ref 3B	Floor Finishes	Unit	Rate	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	
2	Non slip ceramic tile flooring	m²	80.00	26	2,112	40	3,168	40	3,168	23	1,824	18	1,408	
3	Entrance matting incl framing etc	nr	250.00	1	250	1	250	1	250	1	250		Excl	
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	
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	
6	Acoustic protection to floors	m²	24.00	253	6,075	400	9,600	400	9,600	139	3,348		N/A	
Package Total					22,421		34,471		34,471		12,927		10,616	
To Summary					22,400		34,500		34,500		12,900		10,600	

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

		Block A				Block B		Block C		Block D		Block E		
Ref 3C	Ceiling Finishes	Unit	Rate	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	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	Res
3	Covings to ceilings				Excluded		Excluded		Excluded		Excluded		Excluded	
Package Total					18,044		27,900		27,900		10,210		12,090	
To Summary					18,000		27,900		27,900		10,200		12,100	

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

COST PLAN
Fixtures and fittings

		Block A				Block B		Block C		Block D		Block E		Comments
Ref 4	Fixtures and Fittings	Unit	Rate	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	Qty	TOTAL £	
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	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	
3	En-suite fit out	Nr	1,200		N/A		N/A		N/A	2	2,400		N/A	
4	WC fit out	Nr	600	1	600	1	600		N/A		N/A		N/A	
5	Utility room fit out	Nr	2,600		N/A		N/A		N/A		N/A		N/A	
6	Built in wardrobes	Nr	1,500		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	
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	
Package Total					49,800		74,400		73,800		27,000		32,800	
Summary					49,800		74,400		73,800		27,000		32,800	

Horizon Construction : Leonora (Blocks A - E) Cost Plan

Services Installation

		Block A				Block B		Block C		Block D		Block E			
Ref 5	Services Installation	Unit	Rate	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	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		
	Houses	Pts	3,780												
4	Toilet, Kitchen & Bathroom extract / MVHR	Nr	720	12	8,640	18	12,960	18	12,960	9	6,480	8	5,760	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												
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												
7	Small Power / Lighting installation	m2	80	388	31,043	600	48,000	600	48,000	220	17,565	260	20,800		
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		
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	BT, Gas, Electrics, Water etc	
10	Lightning protection	It			Excluded		Excluded		Excluded		Excluded		Excluded		
11	Cold water booster set	It			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		
13	External lighting to entrances	It	400	2	800	4	1,600	4	1,600	2	800	2	800		
				Sub-Total		139,513		211,105		211,105		76,220		93,380	
				M&E BWIC @ 5%		6,976		10,555		10,555		3,811		4,669	
				Trade Contract Preliminaries @ 5%		6,976		10,555		10,555		3,811		4,669	
				Total to Summary		153,465		232,216		232,216		83,842		102,718	

Horizon Construction : Leonora (Blocks A - E)
Cost Plan

Blocks A - E

Ref 6	External Works	Unit	Rate	Qty	TOTAL £	
1	Soft Landscaping/Planting	It			28,600	
2	Areas laid to grass incl imported top soil	m ²	18	1,063	19,134	
3	Permeable block paving to parking bays	m ²	120	435	52,200	
4	Formation of hammerheads	It			40,000	
5	Street furniture (signage, benches ect)	It			5,000	
6	Combined trench for service connections	m	160	100	16,000	
7	Storm / Foul water drainage					
	Site wide storm / foul drains	m	210	136	28,560	
	Manholes / inspection chambers	Nr	1400	20	28,000	
	Connection to main drainage system	Nr	3000	5	15,000	
8	Sud Drainage	m ²	170	105	17,850	
9	Communal footpaths	m ²	90	82	7,344	
10	1200mm high wall	m	600	37	22,200	
11	Boundary railings	m	360	32	11,520	
12	Fencing to rear of residential units	m	110	136	14,960	
13	EO gate	Nr	140	2	280	
14	Paving slabs	m ²	95	36	3,420	
15	Communal bin / Bike Store	It	9000	2	18,000	
16	Individual bike / bin stores	Nr	400	4	1,600	
17	EV charging points incl BWIC / electric cables etc	Nr	2800	31	86,800	
18	Formation of new road surface incl sub-base	m ²	140	506	70,840	
19	Bio revention pond	it	11000	12	132,000	
Package Total					619,308	
Preliminaries					86,703	
OH&P					42,361	
To Summary					748,400	

Horizon Construction : Leonora (Blocks A - E)
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 (Blocks A - E) 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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Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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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

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.





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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CONTACT

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E: enquiries@christieinsurance.com

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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

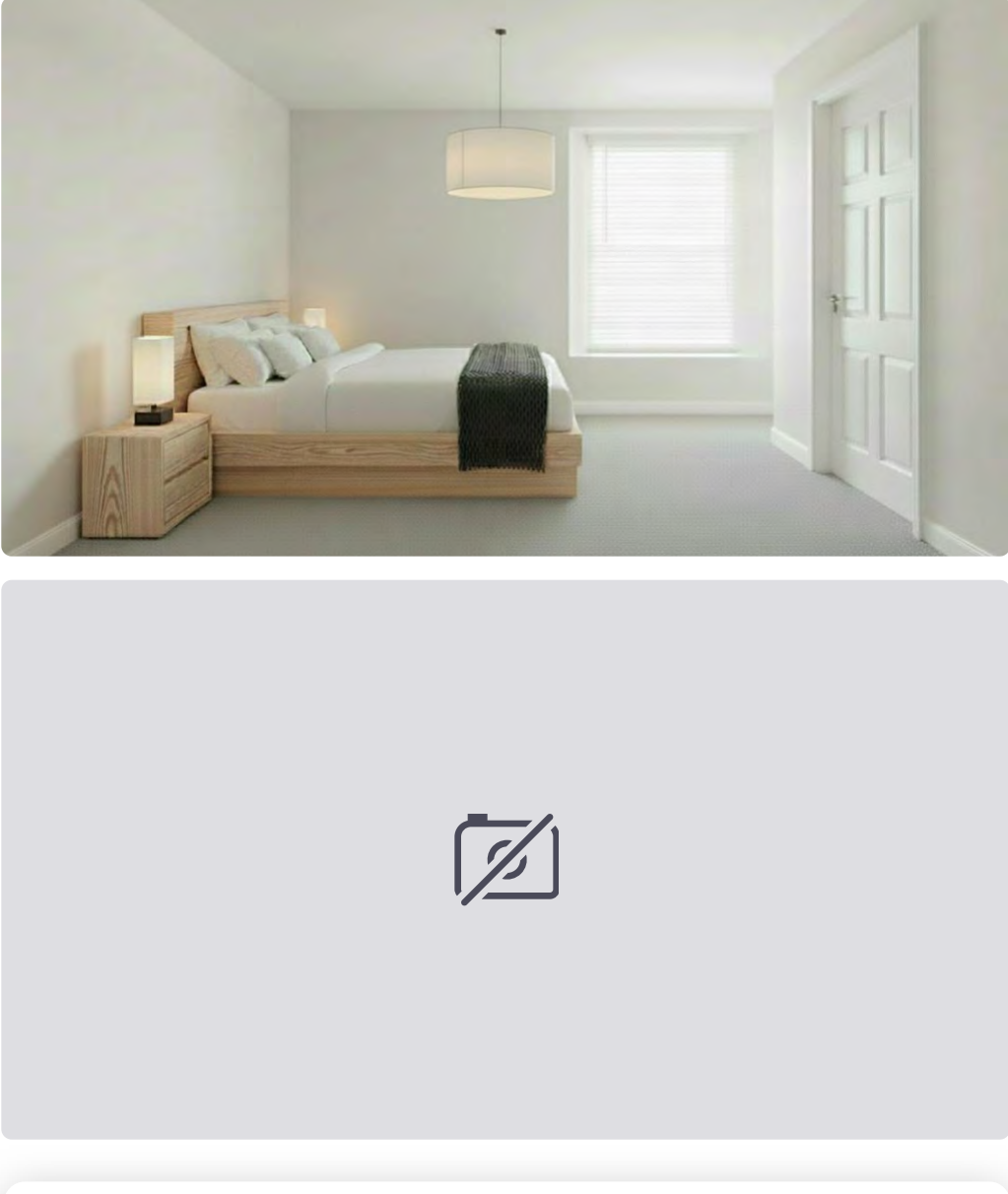
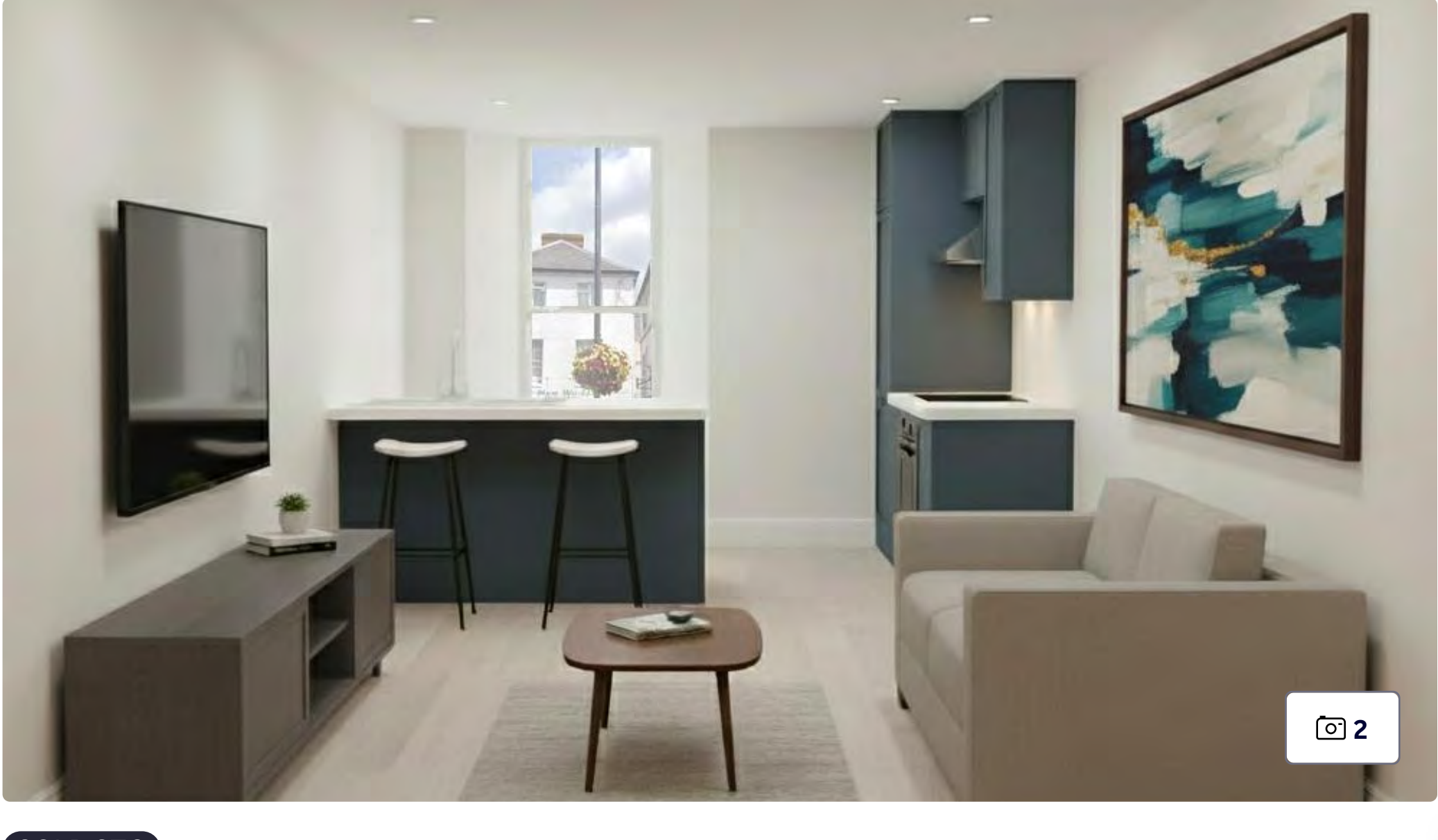
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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.



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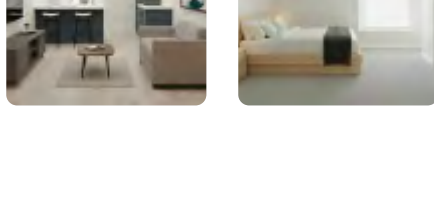
Market Place, Chippenham

£140,000

Can you afford it?

Added on 10/01/2026

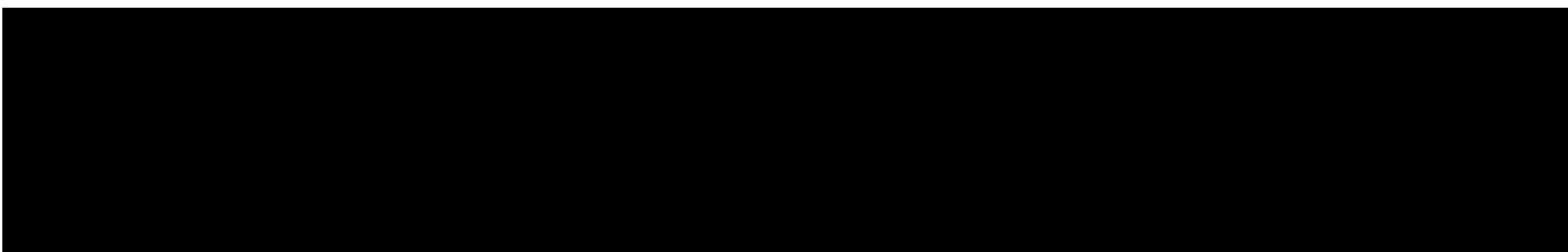
PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Apartment	1	1	Ask agent	Leasehold



Key features

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

Description



Read full description

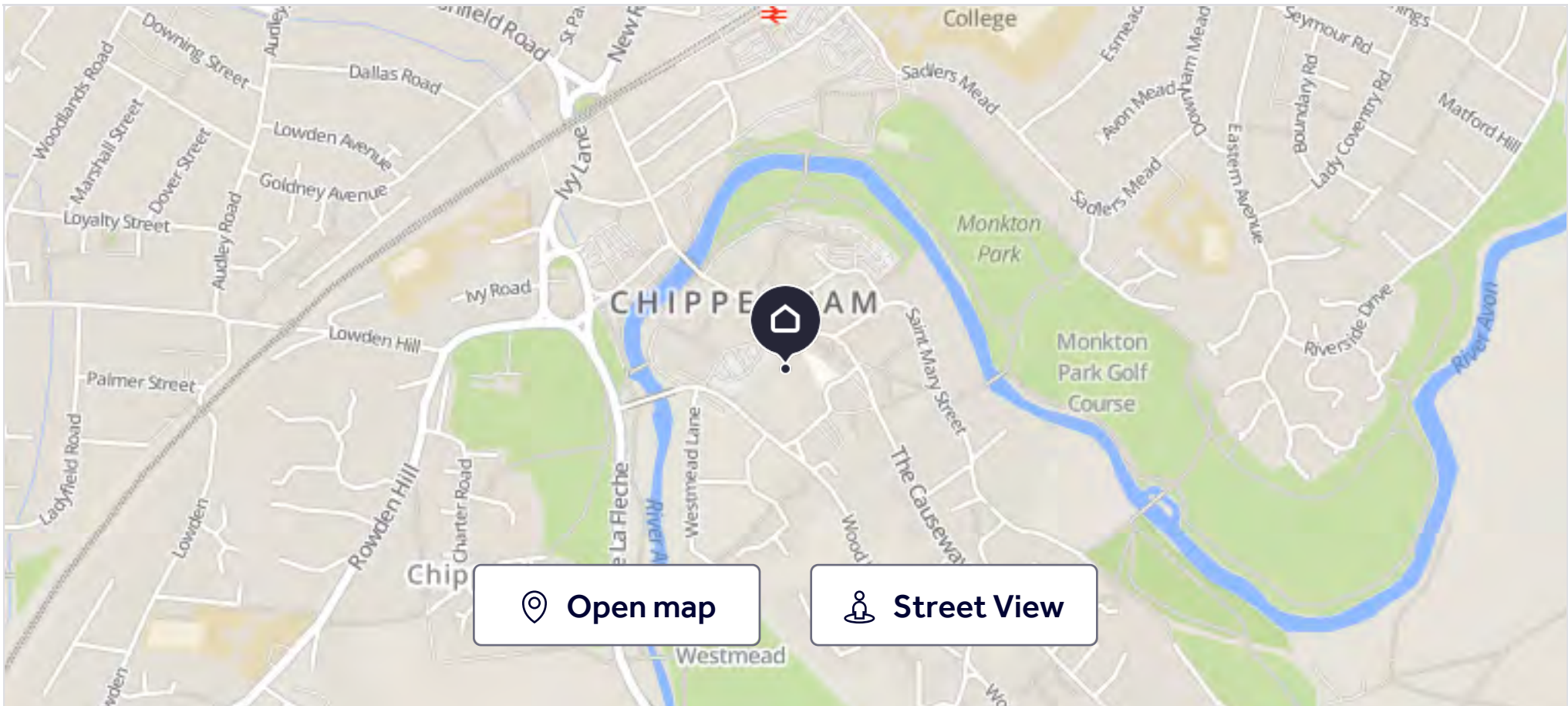
COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Ask agent	Ask agent	Ask agent	Ask agent

Leasehold

Energy performance certificate - ask agent

Utilities, rights & restrictions

Market Place, Chippenham



My places Stations Schools

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__mins driving to your place

Check how much you can borrow

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

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Renovation potential

Broadband speed

Property sale history

Recently sold & under offer

See similar nearby properties

About Goodman Warren Beck, Chippenham

64 Market Place, Chippenham, SN15 3HG

Industry affiliations:

Read more

Placeholder for additional content or image.

Your mortgage

Property price: £ 140,000

Household income: £ Per year

Deposit: £ 14,000 10 %

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: £639

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

Get a Mortgage in Principle

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Save note

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MARKETED BY

Goodman Warren Beck, Chippenham

64 Market Place, Chippenham, SN15 3HG

More properties from this agent

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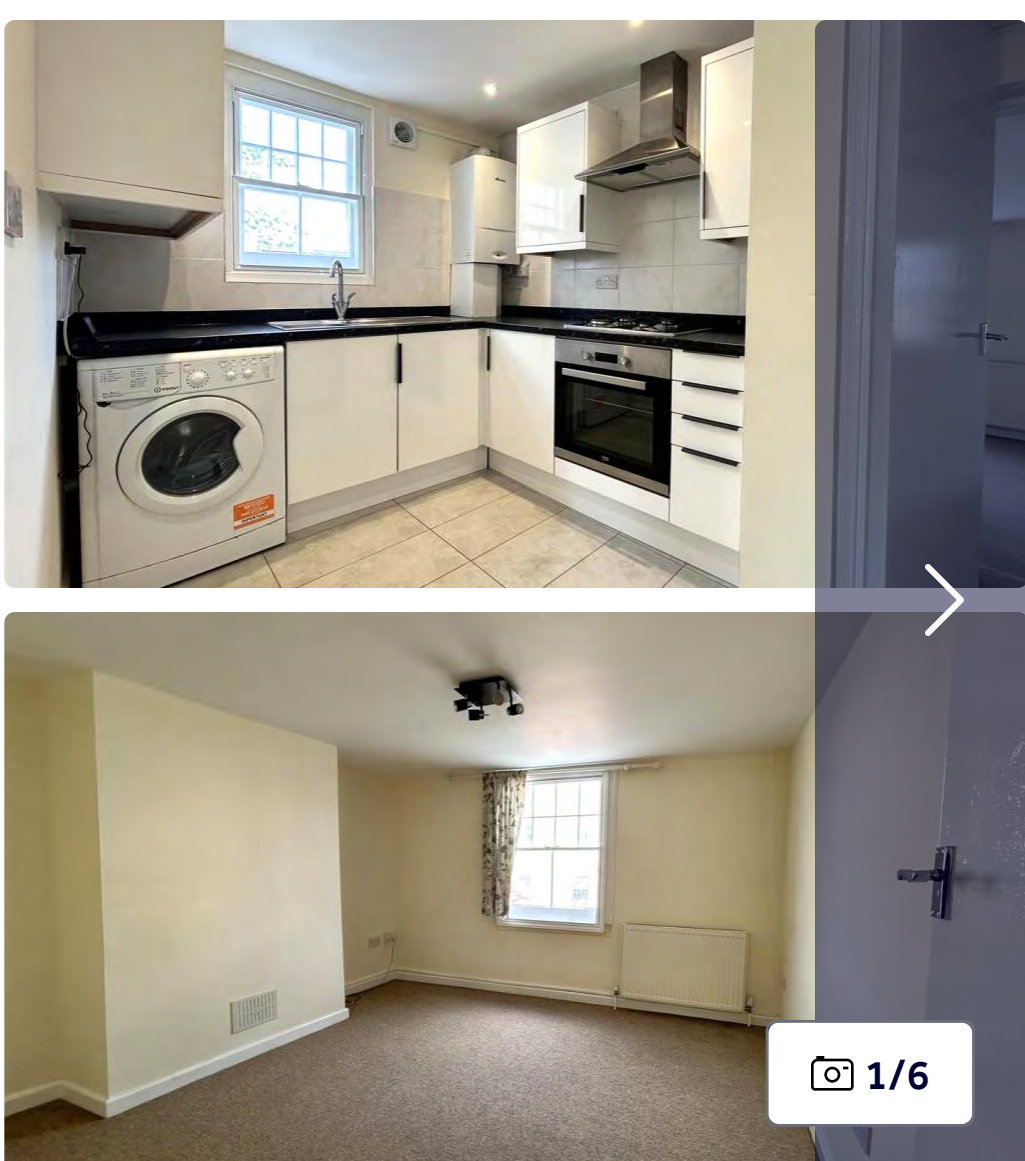
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SOLD STC

London Road, Chippenham

Guide Price

£110,000

Can you afford it?

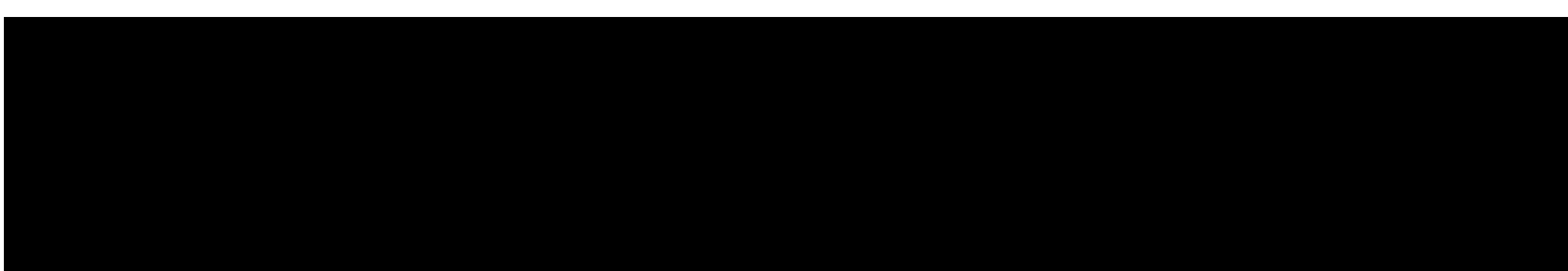
Added on 28/08/2025

PROPERTY TYPE	BEDROOMS	BATHROOMS	SIZE	TENURE
Flat	1	1	Ask agent	Share of Freehold

Key features

- Centrally Located
- Ground Floor
- Offered With No Onward Chain
- Gas Fired Central Heating
- Ideal First Time Purchase / Investment Opportunity
- One Bedroom
- Walking Distance of the Town Centre & Mainline Train Station
- Secondary Glazing Installed
- Modern Fitted Kitchen & Shower Room

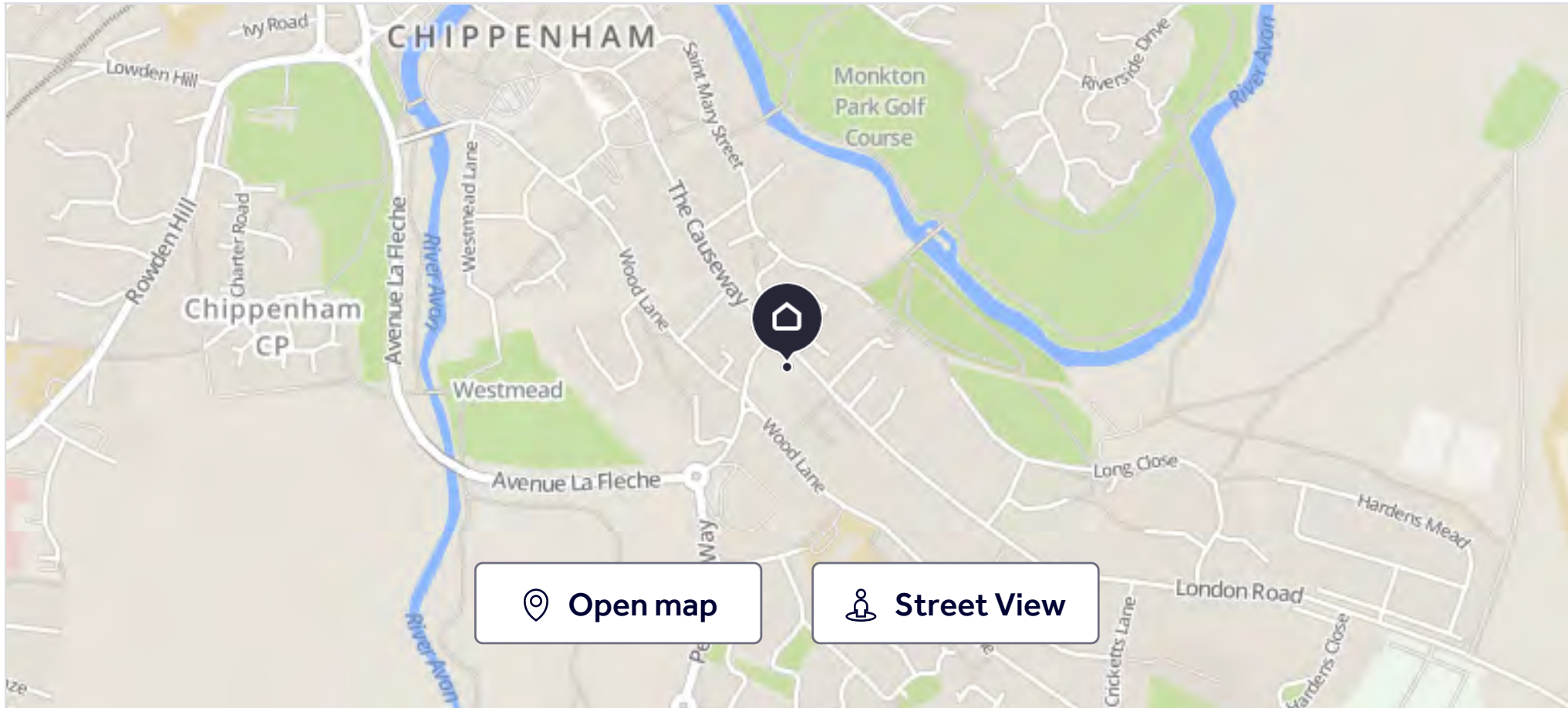
Description



Read full description

COUNCIL TAX	PARKING	GARDEN	ACCESSIBILITY
Ask agent	Ask agent	Yes	Ask agent
Share of Freehold			
Energy Performance Certificate			
Utilities, rights & restrictions			

London Road, Chippenham



My places

Stations

Schools

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Renovation potential

Broadband speed

Property sale history

Recently sold & under offer

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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

£ 110,000

Household income

£ Per year

Deposit

£ 14,000 13 %

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

£487

Get a Mortgage in Principle

We think you can borrow up to

Add your household income above

Powered by nationwide

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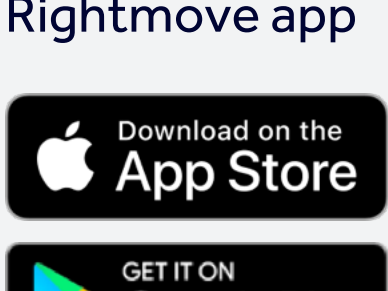
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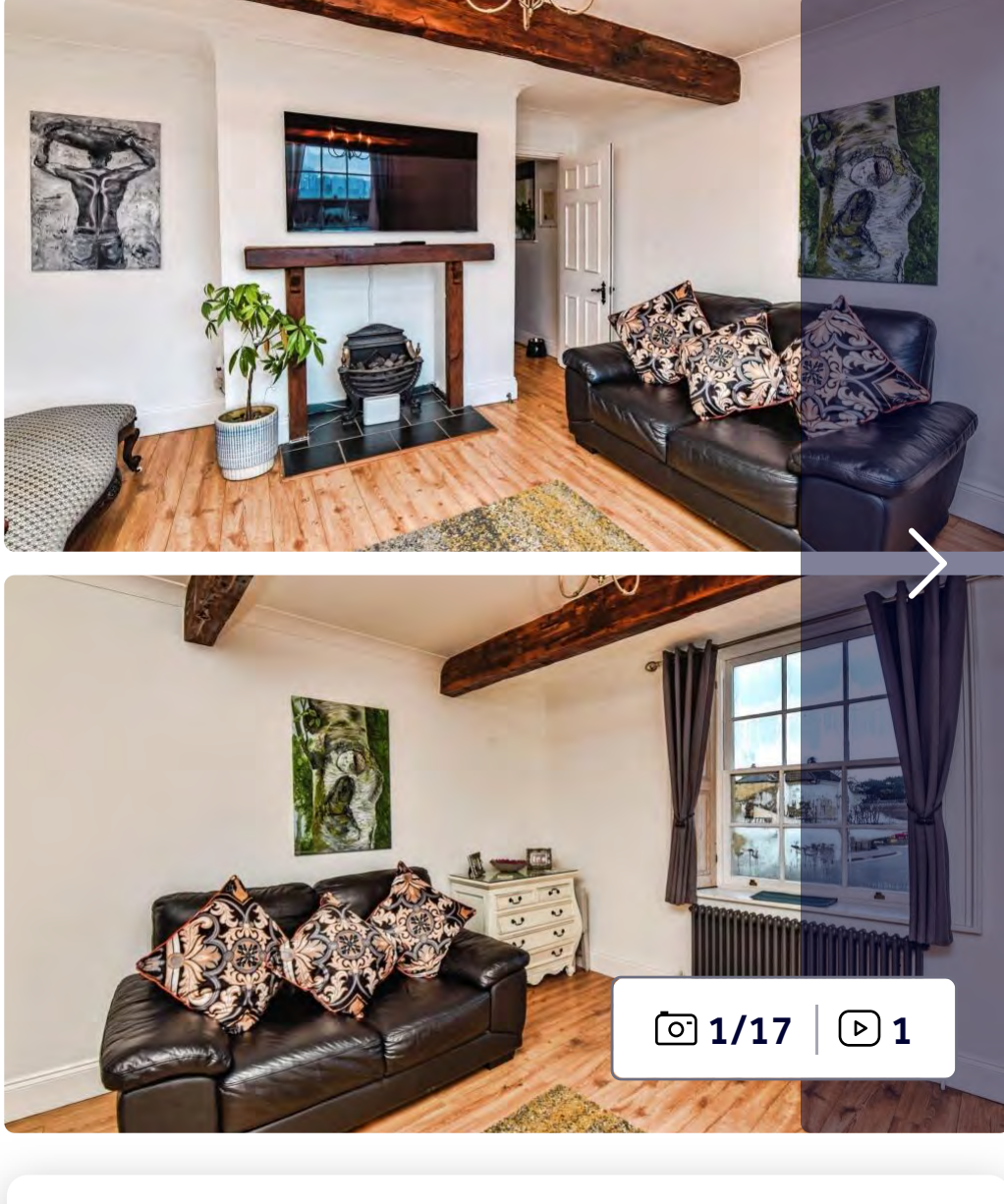
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St. Mary Street, Chippenham

£200,000

Can you afford it?

Added on 26/12/2025

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

+11

MARKETED BY

Allen & Harris, Chippenham

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

More properties from this agent

Key features

- Charming Grade II listed ground floor flat in the heart of Chippenham
- Good sized basement with conversion potential
- Characterful living room with sash window and shutters, feature fireplace, exposed beams
- 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	LISTED PROPERTY	PARKING	GARDEN
Band: B	Listed	Ask agent	Ask agent

ACCESSIBILITY

Ask agent

Leasehold

Energy Performance Certificate

Utilities, rights & restrictions

St. Mary Street, Chippenham

Approximate location

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

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Renovation potential

Broadband speed

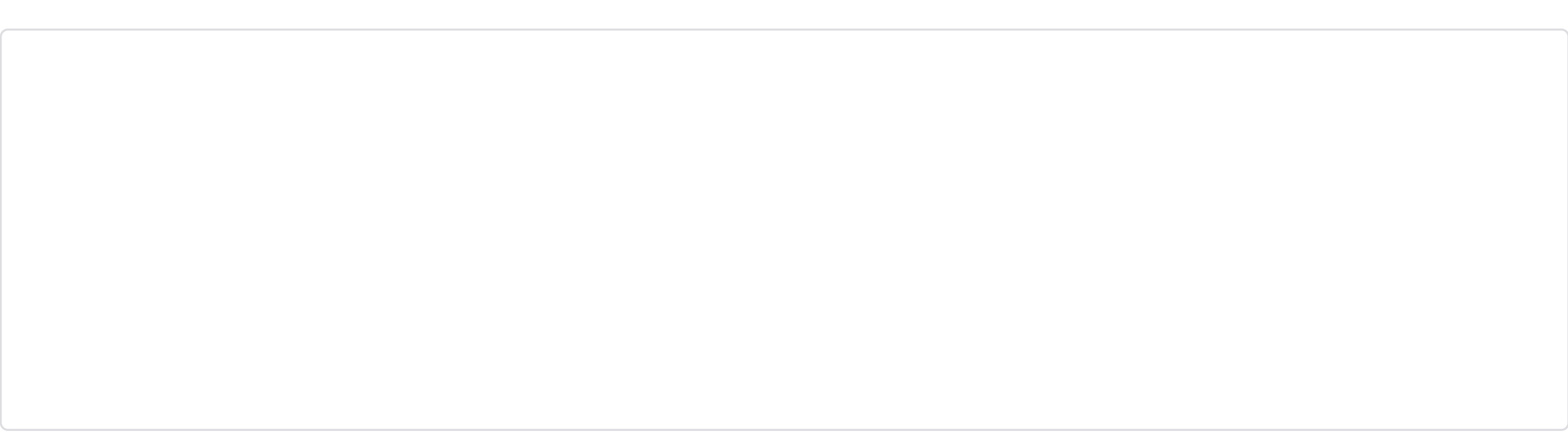
Property sale history

Recently sold & under offer See similar nearby properties

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

Lenders usually expect a 10% deposit

Choose between 2 and 40 years

Interest rate

4.5 %

Current average is 4.5%

Monthly repayments

£943

We think you can borrow up to

Add your household income above

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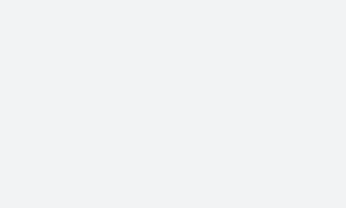
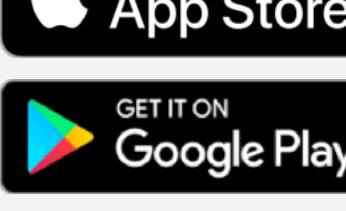
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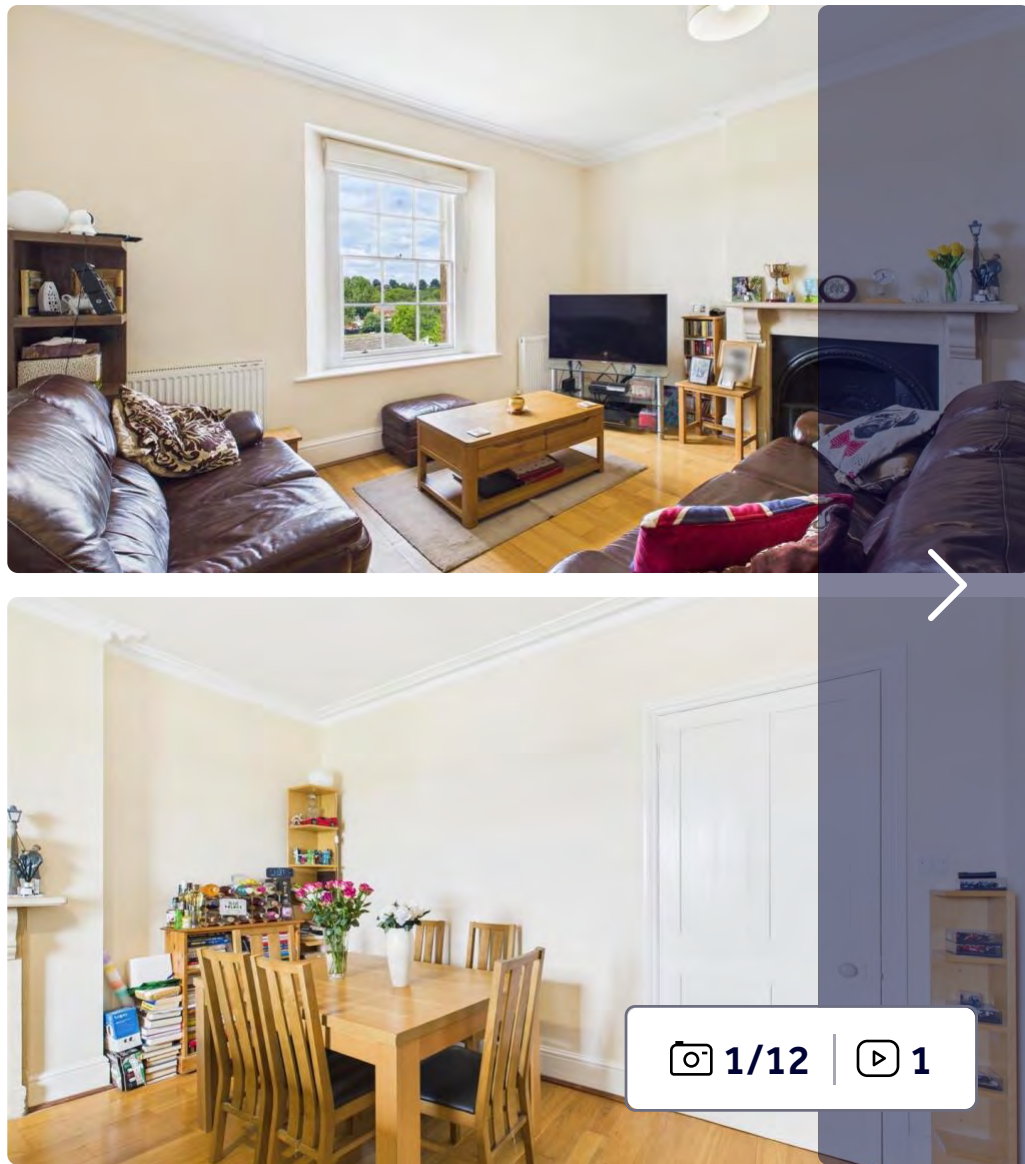
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SOLD STC

The Paddocks, Chippenham

Guide Price

£199,950

Can you afford it?

Added on 26/06/2025

PROPERTY TYPE

Apartment

BEDROOMS

2

BATHROOMS

1

SIZE

858 sq ft
80 sq m

TENURE

Leasehold

Floor plan

1

Virtual tour

+6

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

Band: A

PARKING

Residents

GARDEN

Yes

ACCESSIBILITY

Ask agent

Leasehold

Energy Performance Certificate

Utilities, rights & restrictions

The Paddocks, Chippenham

My places

Stations

Schools

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__mins

driving to your place

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Broadband speed

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65 New Road Chippenham SN15 1ES

Atwell Martin

Industry affiliations:

The National Landlords Association

Home Protection

Redress

NPSA

Read more

View our properties for sale

Find out more about us

Your mortgage

Property price

£ 199,950

Household income

£

Per year

Deposit

£ 14,000

7

%

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

£943

We think you can borrow up to

Add your household income above

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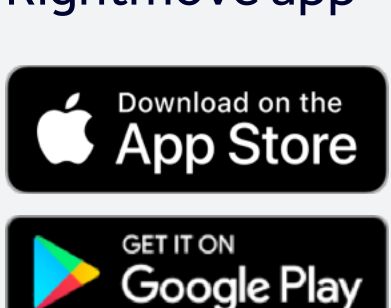
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Phoenix Close, Chippenham

Offers in Excess of

£170,000

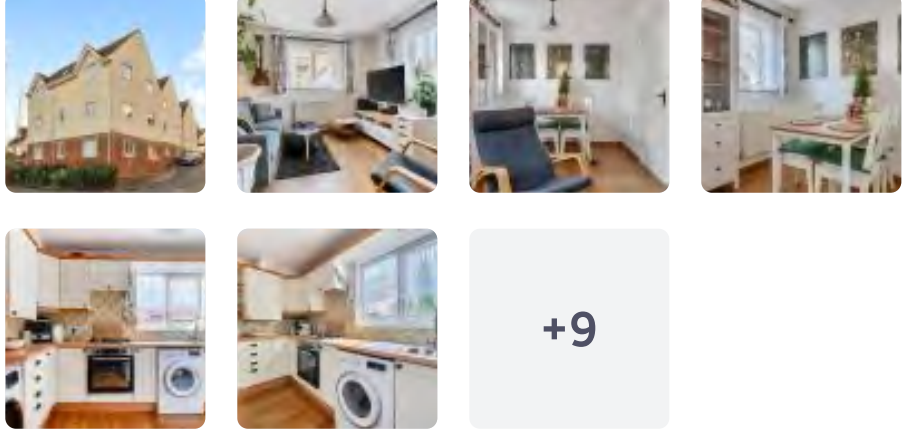
Can you afford it?

Added on 08/01/2026

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



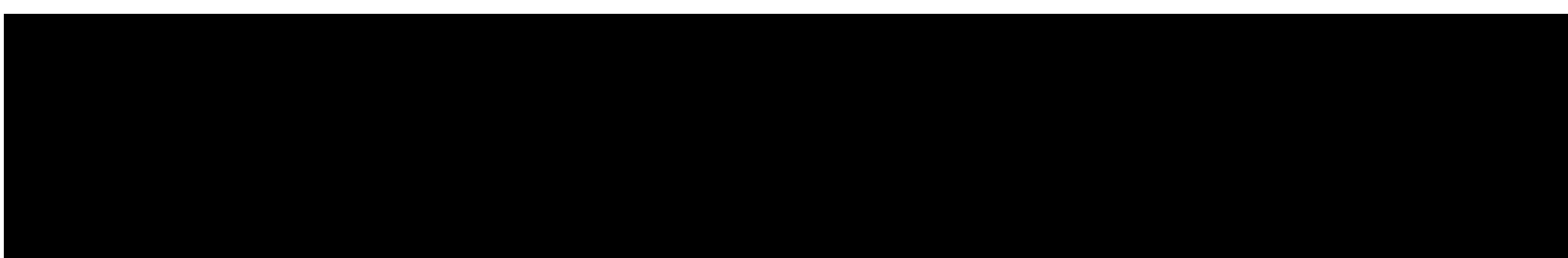
1



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 placeholder

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
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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: £ 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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Notes

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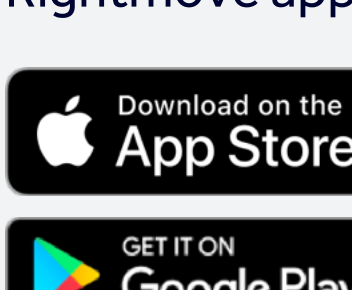
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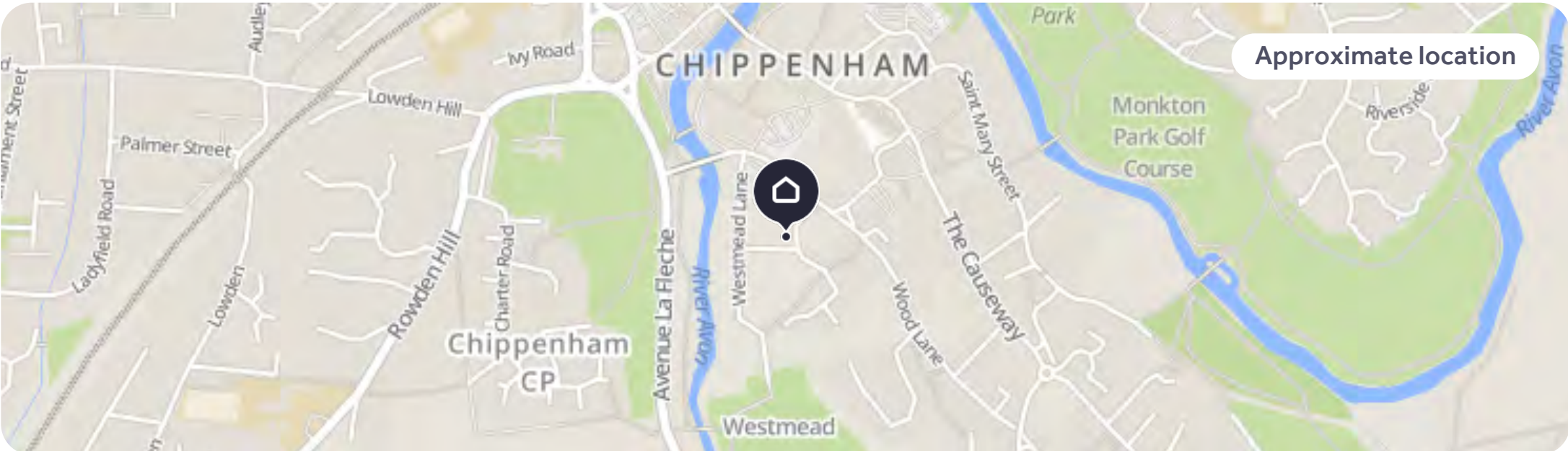
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4, Flowers Yard, Chippenham SN15 3BN

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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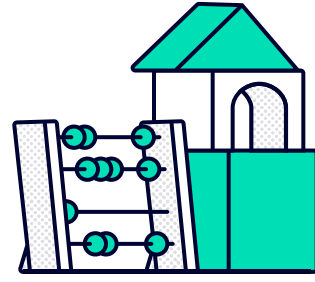
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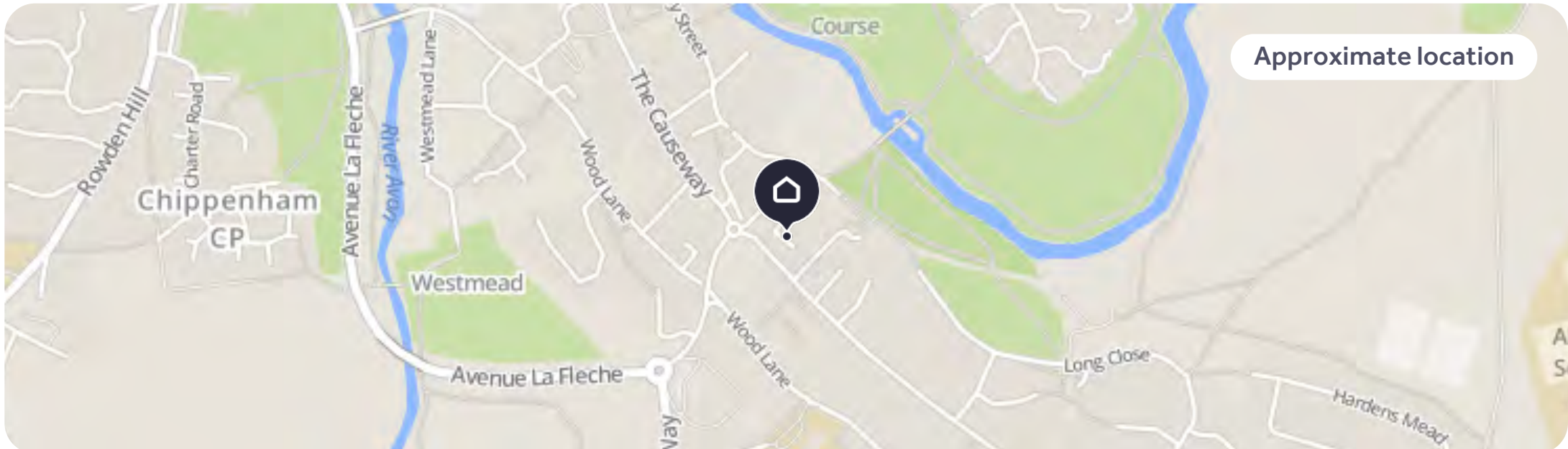
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7, Queens Square, Chippenham SN15 3BL

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

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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

Similar nearby properties

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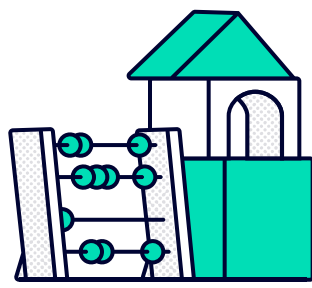
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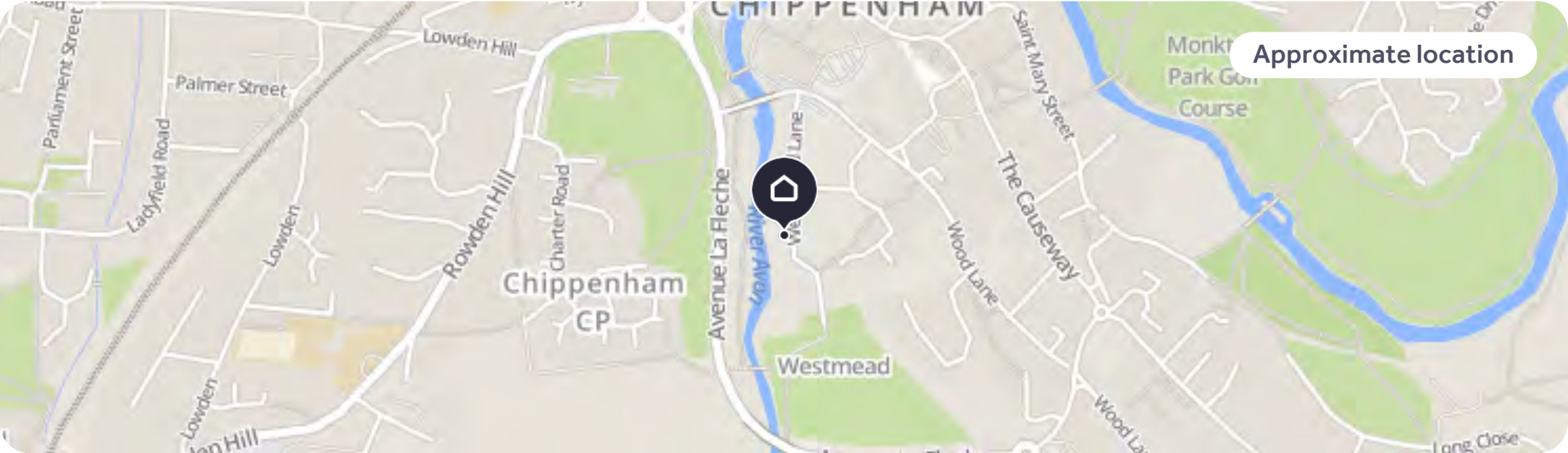
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20, Bowles Court, Westmead Lane, Chippenham SN15 3GU

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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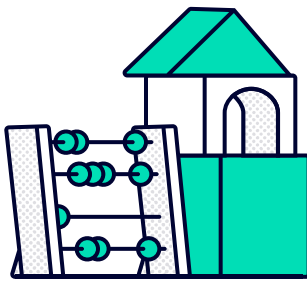
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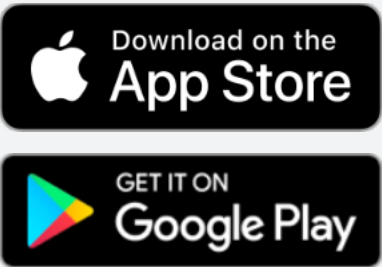
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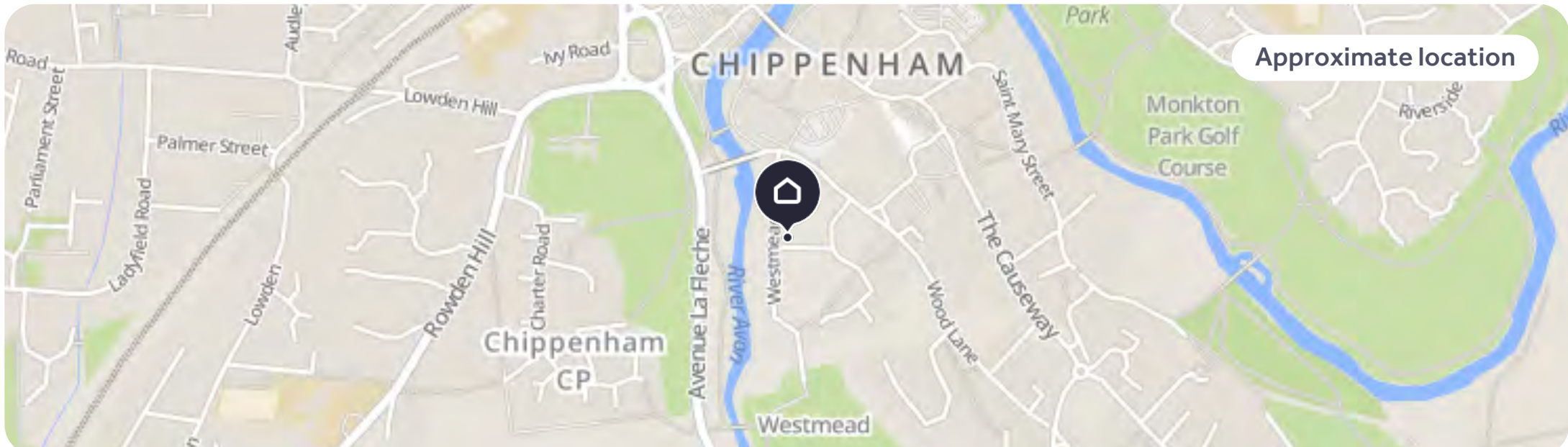
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26, Louise Rayner Place, Chippenham SN15 3BU

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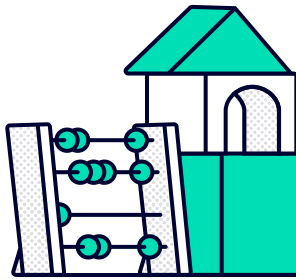
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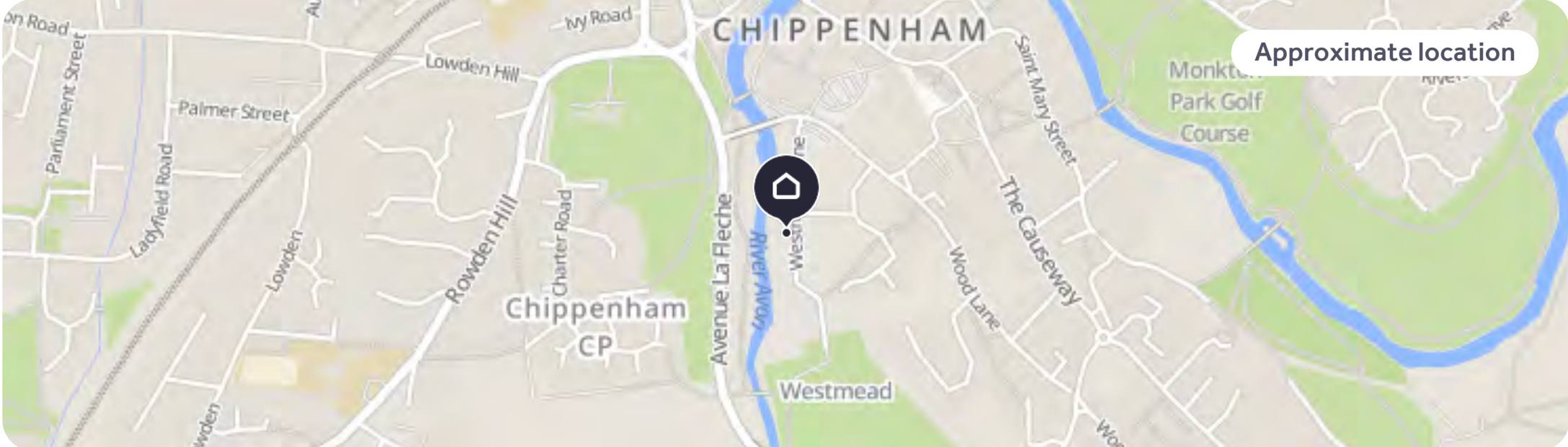
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31, Bowles Court, Westmead Lane, Chippenham SN15 3GU

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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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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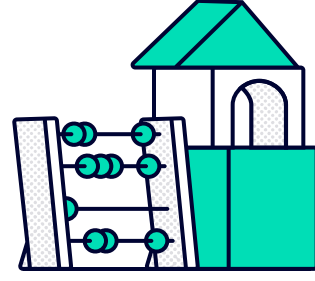
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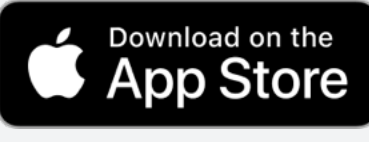
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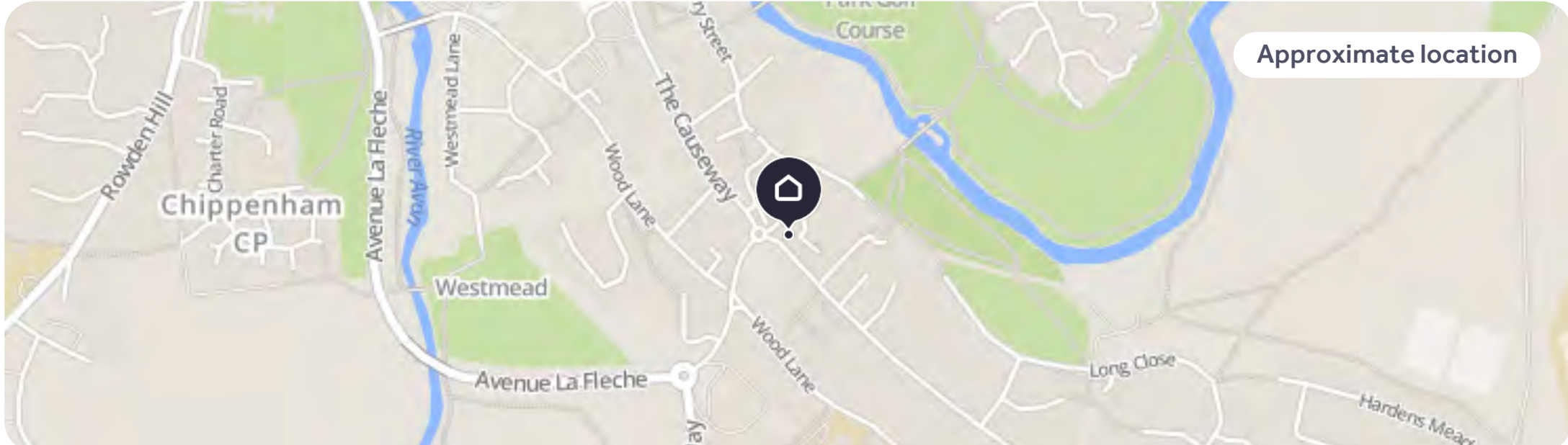
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34, Queens Square, Chippenham SN15 3BL

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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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

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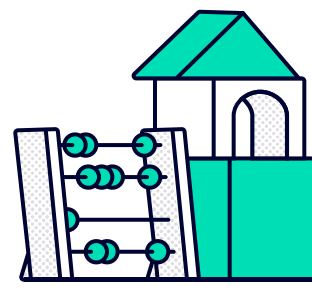
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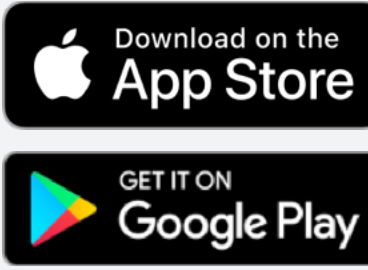
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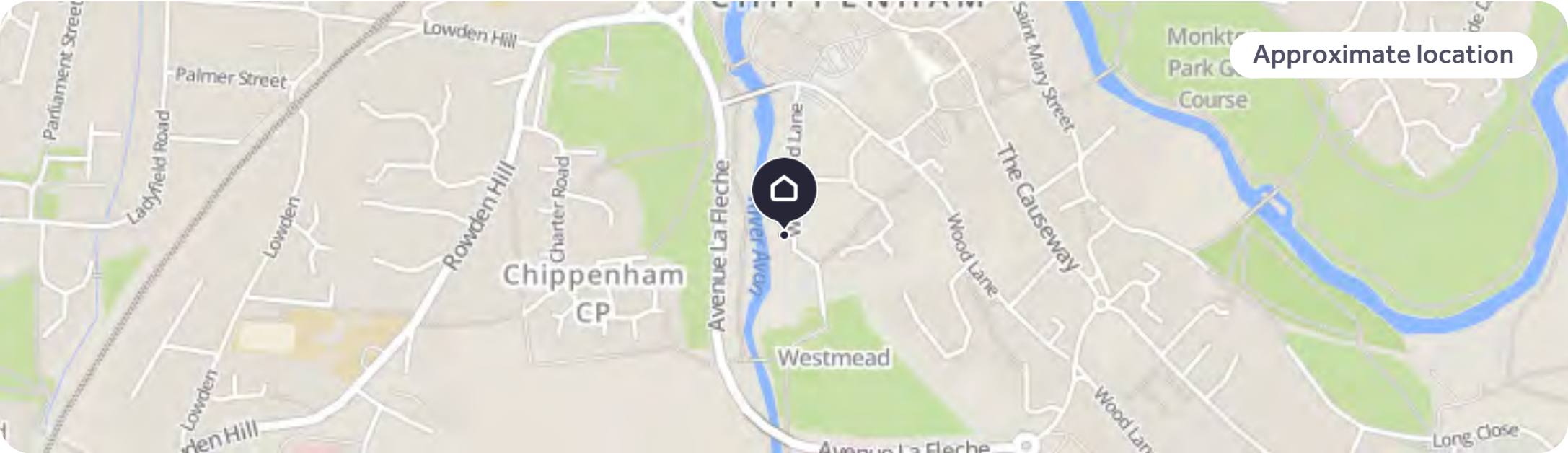
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56, Bowles Court, Westmead Lane, Chippenham SN15 3GU

Flat



Property sale history

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

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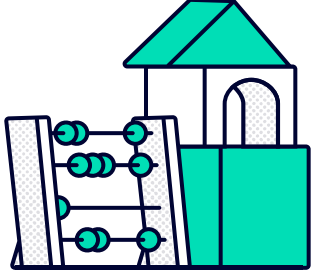
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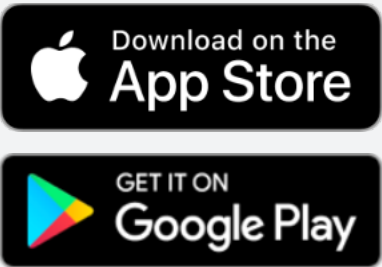
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