

Schedule 1

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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address
 Site Reference
 Scheme Description

Queens Parade, North Road, Lancing, BN15 9BA

Proposed upwards extension to create additional 22no. flats (Class C3) plus aesthetic improvements to the existing building

Date
 Site Area (hectares)
 Author & Organisation
 Housing Corporation Officer

01/08/2024
 0.379
 S106 Management Ltd

Residential Mix Assumptions

Affordable Housing Tenure 1: Social Rented

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

Affordable Housing Tenure 2: Intermediate - Shared Ownership

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

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

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

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

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

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

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

* Other = User-defined

Open Market Housing Type 1:

Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						77.48
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						21

Open Market Housing Type 2:

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

Open Market Housing Type 3:

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

Open Market Housing Type 4:

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

Open Market Housing Type 5:

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

Total number of residential car parking spaces

(Open Market and Affordable)

Value of each residential car parking space

(Average value of all parking spaces)

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

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1:

Social Rented

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

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

Affordable Housing Tenure 3:

Intermediate - Discounted Market Sale

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

Affordable Housing Tenure 4:

Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0
Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 4 Purchase Payment	Start Month	End Month (whole number, minimum of 1)
Affordable Housing Tenure 5: Intermediate - Discounted Market Rented		
Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		
Management Costs (% of rent)		(% of gross rent per annum)
Voids / bad debts (% of rent)		(% of gross rent per annum)
Repairs Fund (% of rent)		(% of gross rent per annum)
Yield (%)		(to capitalise the net rent)
Timing of Affordable Housing Tenure 5 Purchase Payment	Start Month	End Month (whole number, minimum of 1)
Open Market Values		
Open Market Housing Type 1:	Flats	Capital Value (£ psm) £3,709
Open Market Housing Type 2:	-	
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	-	
Timing of First Open Market Housing Sale		Month 14 (whole number, minimum of 1)
Timing of Last Open Market Housing Sale		20 (whole number, minimum of 1)
Overall Scheme End Date (this must be completed)		
Final End Date of Scheme - scheme built and fully let/sold		Month 20 (whole number, minimum of 1)
Social Housing Grant & Other Funding		
Affordable Housing Tenure 1:	Social Rented	Grant per unit (£)
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity	
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	
Timing Social Housing Grant Paid		Timing of 1st Payment Timing of 2nd Payment
Other Sources of Funding for A/H (£) (could include RSL cross-subsidy from reserves)	Value (£) £0	Timing of Payment (whole number, minimum of 0, maximum of 60)

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Flats	£2,315	90%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

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

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

Section 106 Payments (£) *

	Cost (£)	Month of Payment
Open Space	£65,000	
Part L Building Regs		
Biodiversity Net Gain		
Planning Fees		
Others		

* This section excludes Affordable Housing section 106 payments

	Cost (£)	Month of Payment
Site Abnormals (£)	£418,501	
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Site Specific Sustainability Initiatives**	EITHER	

Building Cost Percentage Increase (if any)

	%
Site Specific Sustainability Initiatives (%)**	OR
Wheelchair provision (%)	
Code for Sustainable Homes (%)	
Other (%)	

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

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

OTHER COSTS**SITE ACQUISITION COSTS**

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

FINANCE COSTS

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

Marketing Costs

	Cost (£)	Timing (month)
Affordable Housing Marketing Costs		
Developer cost of sale to RSL (£)		
RSL on-costs (£)		
Intermediate Housing Sales and Marketing (£)		

Open Market Housing Marketing Costs

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

2.00%
£1,000

(typically around 6%)
 (typically around £600 per u

BUILDING PERIOD

	Timing (month)	
Construction Start	1	(whole number, minimum of 0, maximum of 60)
Construction End	14	(whole number, minimum of 0, maximum of 60)

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	20.00%	(typically around 15%)
Affordable Housing (%)		(typically around 6%)

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

SUMMARY

Site Address	Queens Parade, North Road, Lancing, BN15 9BA
Site Reference	
Scheme Description	Proposed upwards extension to create additional 22no. flats (Class C3) plus aesthetic improvements to the existing building
Date	01/08/2024
Site Area (hectares)	0.379
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	21	units
Total Number of Open Market Units	21	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,627	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.38	hectares
Net Internal Housing Area / Hectare	4.293	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

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

Total Capital Value of Affordable Housing Tenure 1

£0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 2 £0

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

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

% of Open Market Value 100%

Total Capital Value of Affordable Housing Tenure 3 £0

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

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

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

Total Capital Value of Affordable Housing Tenure 4 £0

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

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

Total Capital Value of Affordable Housing Tenure 5 £0

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

Social Housing Grant

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

Social Housing Grant per Affordable Housing Person -

Social Housing Grant per Social Rented Person -

Social Housing Grant per Intermediate Person -

TOTAL VALUE OF SOCIAL HOUSING GRANT	£0
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	£0
OTHER SUBSIDIES SUCH AS EP GAP FUNDING	£0
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)	£0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	1,627	£3,709	£6,035,000
-	-	-	-
-	-	-	-
-	-	-	-
Total	1,627	-	£6,035,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£6,035,000
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Car Parking

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

TOTAL VALUE OF CAR PARKING	£0
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TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£6,035,000
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Non-Residential Values

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

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
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TOTAL VALUE OF SCHEME	£6,035,000
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£4,185,006	£4,185,006

Cost Multipliers

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

Residential Car Parking Build Costs	£0
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Total Building Costs	£4,185,006
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OTHER SITE COSTS

Building Contingencies	5.0%	£209,250
Building Cost Fees (Architects, QS etc):	10.0%	£439,426
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

Open Space	£65,000
Part L Building Regs	£0
Biodiversity Net Gain	£0
Planning Fees	£0
Others	£0

Site Abnormals

Infrastructure Costs	£418,501
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Contamination Costs		£0
Demolition Costs		£0
Other Costs		£0
Sustainability Initiatives		£0
Total Other Site Costs		£1,132,176

Marketing (Open Market Housing ONLY)

Sales Fees:	2.0%	£120,700
Legal Fees (per Open Market unit):	£1,000	£21,000

Marketing (Affordable Housing)

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

Total Marketing Costs		£141,700
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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:		£5,458,881.97
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Finance (finance costs are only displayed if there is a positive residual site value)

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

Total Finance Costs	-
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Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£1,207,000
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£1,207,000
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Residual Site Value

SITE VALUE TODAY	-£821,167
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EXISTING USE VALUE	£50,000
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£871,167

Checks:

Site Value as a Percentage of Total Scheme Value	-13.6%
Site Value per hectare	-£2,166,667

Schedule 2

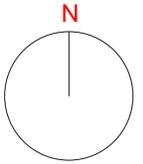
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All measurements in millimetres unless otherwise stated

Dimensions are taken to either masonry or plasterboard, not plaster.

All dimensions to be confirmed on-site. Any discrepancies to be notified to the designer for clarification



Site Plan



Block Plan

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JOB	CHECKED
Queens Parade North Road Lancing	- DRAWN ES
CLIENT	DATE
Greatlen Estates	31.01.24
	SCALE
	1:500 @ A0
DRAWING	REVISION
Site / Block Plan	NUMBER
	7281/SK001

notes

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Culver Road

North Road

First Floor Plan - Existing 1:100@A0



EDWSArchitects

25 Wilers Road Brighton BN1 3AQ | 01793 532275
 e: enw@edwsarchitects.co.uk w: www.edwsarchitects.co.uk

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Queens Parade North Road Lancing	ES
CLIENT	DATE
Greatlens Estates	31.01.24
DRAWING	SCALE
Existing First Floor Plan	1:100 @ A0
	REVISION
	NUMBER
	72815K/010

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notes

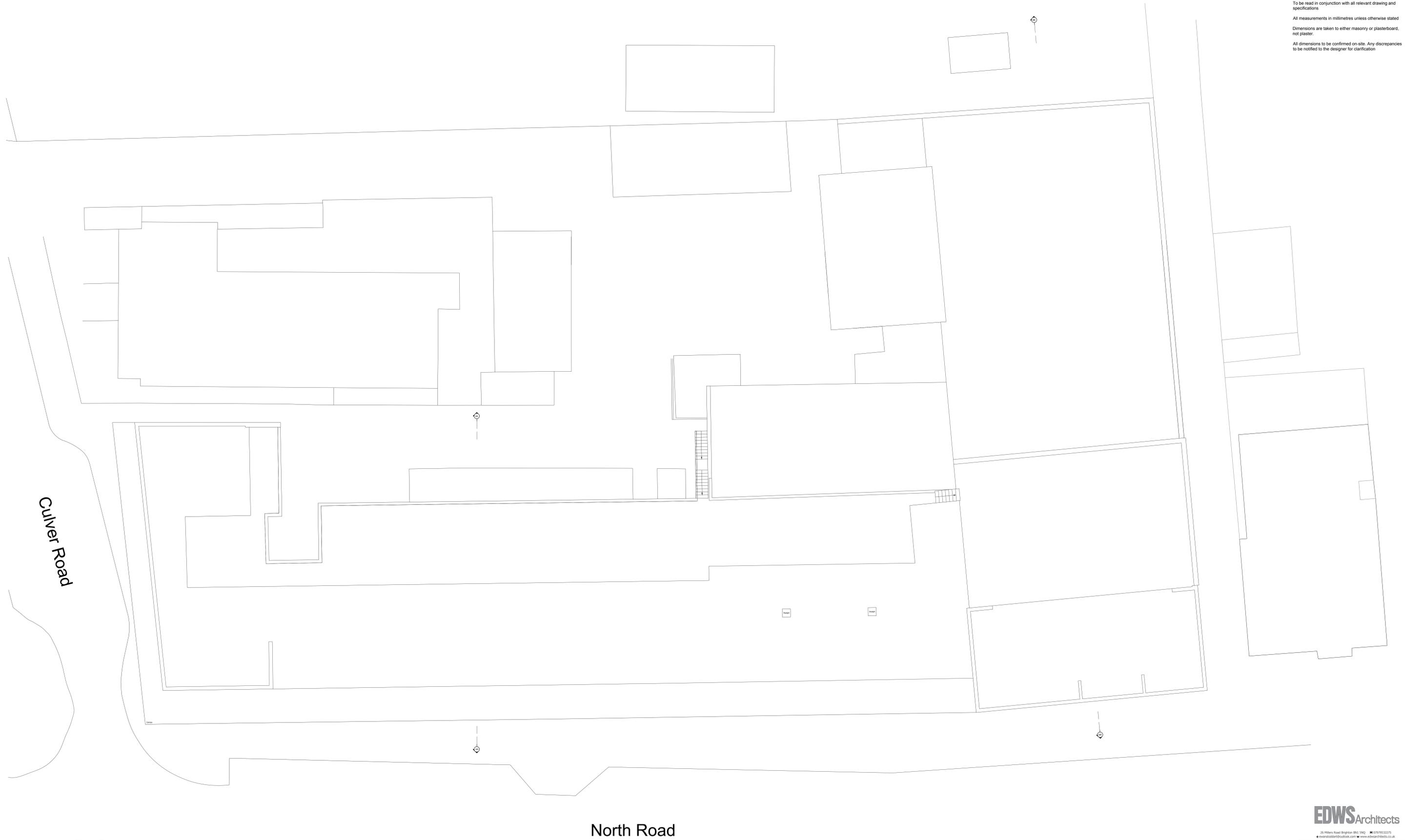
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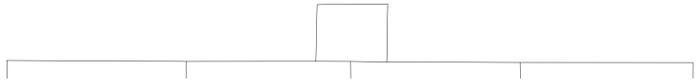
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Culver Road

North Road

Roof Plan - Existing 1:100@A0



EDWSArchitects

25 Wilms Road Brighton BN1 3NQ | 01793 532275
✉ edw@edwsarchitects.co.uk | www.edwsarchitects.co.uk

J O B	CHECKED
Queens Parade North Road Lancing	-
CLIENT	DATE
Greatlen Estates	31.01.24
DRAWING	SCALE
Existing Roof Plan	1:100 @ A0
	REVISION
	NUMBER
	72815K006

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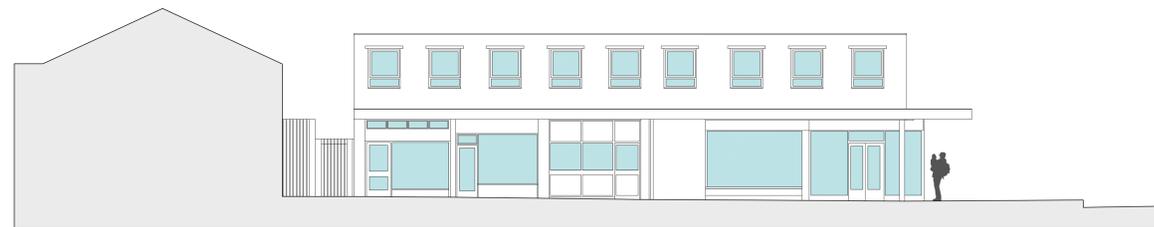
All dimensions to be confirmed on-site. Any discrepancies to be notified to the designer for clarification



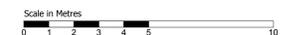
West Elevation - Existing 1:100@A0



East Elevation - Existing 1:100@A0



West Elevation - Existing 1:100@A0



J O B	CHECKED
Queens Parade North Road Lancing	ES
CLIENT	DATE
Greatlen Estates	31.01.24
	SCALE
	1:100 @ A0
DRAWING	REVISION
Existing Elevations	
	NUMBER
	72815K015

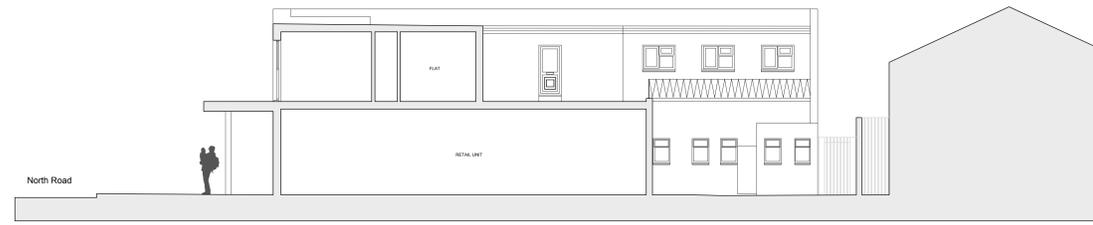
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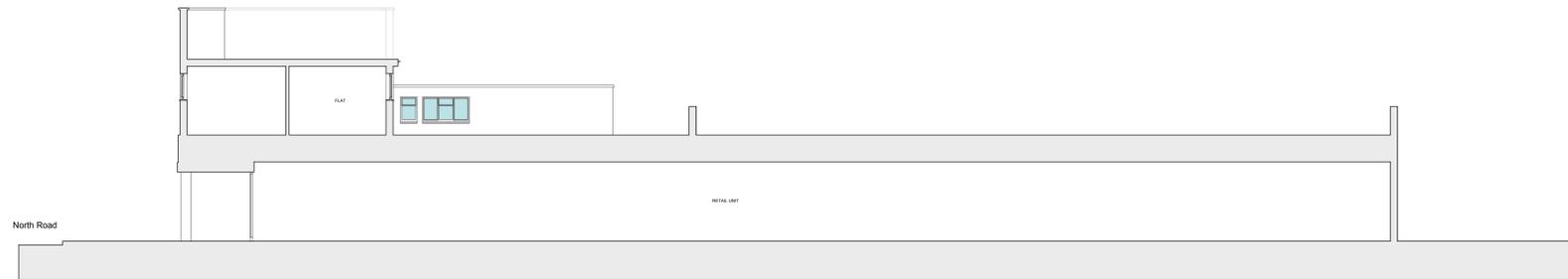
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Section AA - Existing 1:100@A0



Section BB - Existing 1:100@A0



J O B	CHECKED
Queens Parade North Road Lancing	ES
CLIENT	DATE
Greatlen Estates	31.01.24
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	1:100 @ A0
DRAWING	REVISION
Existing Sections	
	NUMBER
	72815K016

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Culver Road

North Road

First Floor Plan - Proposed 1:100@A0



REV A - Client request changes 24/02/23

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 e: edws@edwsarchitects.co.uk w: www.edwsarchitects.co.uk

J O B	CHECKED
Queens Parade North Road Lancing	ES
CLIENT	DATE
Greatlens Estates	31.01.24
DRAWING	SCALE
Proposed First Floor Plan	1:100 @ A0
	REVISION
	A
	NUMBER
	72815KR020

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Second Floor Plan - Proposed 1:100@A0



REV A - Client request changes 24/02/23

EDWSArchitects
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J O B	CHECKED
Queens Parade North Road Lancing	ES
CLIENT	DATE
Greatlens Estates	31.01.24
DRAWING	SCALE
Proposed Second Floor Plan	1:100 @ A0
	REVISION
	A
	NUMBER
	72819K001

Do not scale from drawing

To be read in conjunction with all relevant drawing and specifications

All measurements in millimetres unless otherwise stated

Dimensions are taken to either masonry or plasterboard, not plaster.

All dimensions to be confirmed on-site. Any discrepancies to be notified to the designer for clarification



Culver Road

North Road

Third Floor Plan - Proposed 1:100@A0



REV A - Client request changes 24/02/23

EDWS Architects

25 Millers Road Brighton BN1 3AQ | 01793 532275
 e: enw@edwsarchitects.co.uk w: www.edwsarchitects.co.uk

J O B	CHECKED
Queens Parade North Road Lancing	ES
CLIENT	DATE
Greatlen Estates	31.01.24
DRAWING	SCALE
Proposed Third Floor Plan	1:100 @ A0
	REVISION
	A
	NUMBER
	72815KR022

Do not scale from drawing

To be read in conjunction with all relevant drawing and specifications

All measurements in millimetres unless otherwise stated

Dimensions are taken to either masonry or plasterboard, not plaster.

All dimensions to be confirmed on-site. Any discrepancies to be notified to the designer for clarification



West Elevation - Proposed 1:100@A0



East Elevation - Proposed 1:100@A0



West Elevation - Proposed 1:100@A0



J O B	CHECKED
Queens Parade North Road Lancing	ES
CLIENT	DATE
Greatlen Estates	31.01.24
	SCALE
	1:100 @ A0
DRAWING	REVISION
Proposed Elevations	
	NUMBER
	72815K025

Do not scale from drawing

To be read in conjunction with all relevant drawing and specifications

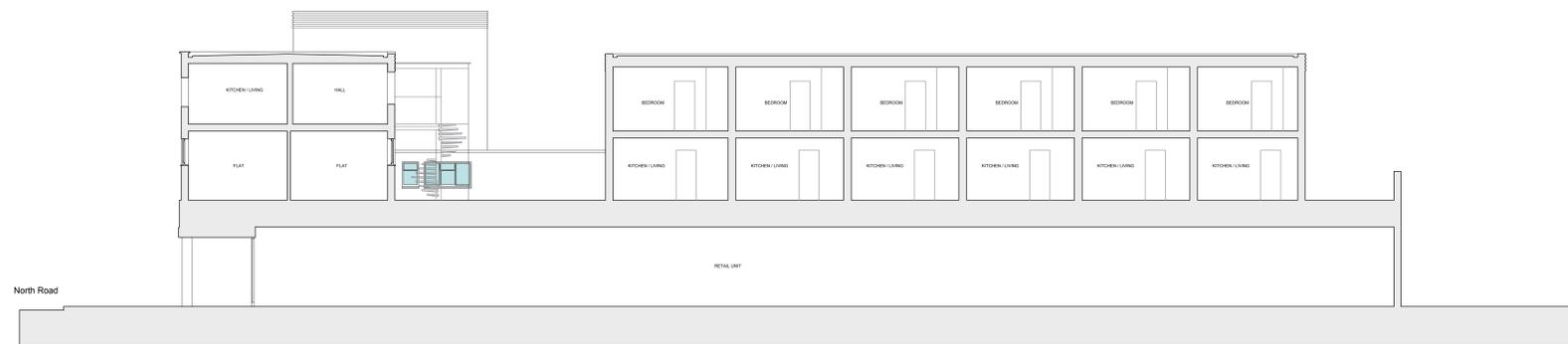
All measurements in millimetres unless otherwise stated

Dimensions are taken to either masonry or plasterboard, not plaster.

All dimensions to be confirmed on-site. Any discrepancies to be notified to the designer for clarification



Section AA - Proposed 1:100@A0



Section BB - Proposed 1:100@A0



J O B	CHECKED
Queens Parade North Road Lancing	ES
CLIENT	DATE
Greatlens Estates	31.01.24
	SCALE
	1:100 @ A0
DRAWING	REVISION
Proposed Sections	
	NUMBER
	72815K/R026

Schedule 3



BN15 9BA

Search

House Prices around BN15 9BA

Sales of flats around BN15 9BA had an overall average price of £190,778 over the last year.

Overall, sold prices for flats around BN15 9BA over the last year were 3% up on the previous year.

Who provides this information?

English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 7 August 2024.

Properties sold

Filter:

Within ¼ ... ▾

Last 2 years ▾

Flat ▾

All tenures ▾

20 sold properties

Date sold ▾

Flat 4, The Hollies, Crabtree Lane, Lancing, West Sussex BN15 9PN

1 bed, flat

£155,000	22 Jan 2024	 <div style="display: flex; justify-content: center; gap: 5px; margin-top: 5px;"> 8 </div>
£160,000	13 Oct 2021	
£135,000	16 Mar 2018	

2, Luxor Court, South Street, Lancing, West Sussex BN15 8FH

Flat

£192,000	19 Jan 2024	
£187,500	7 Aug 2019 (New Build)	

No other historical records

7, Luxor Court, South Street, Lancing, West Sussex BN15 8FH

Flat

£180,000

8 Dec 2023



£190,000

7 Aug 2019
(New Build)

No other historical records

9, Queensway, Lancing, West Sussex BN15 9AY

3 bed, flat

£185,000

30 Oct 2023



£119,950

14 Oct 2005
(New Build)

No other historical records

2, St Nicholas Court, Penstone Park, Lancing, West Sussex BN15 9AN

Flat

£232,000

23 Oct 2023



£215,500

21 Mar 2022

No other historical records

Flat 12, Warren Court, Sompting Road, Lancing, West Sussex BN15 9HR

Flat

£235,000

26 Sep 2023



£164,000

19 Mar 2020

No other historical records

10, St Nicholas Court, Penstone Park, Lancing, West Sussex BN15 9AN

Flat

£225,000

8 Aug 2023



£135,000

14 Oct 2010

No other historical records

19, Freshbrook Court, Freshbrook Road, Lancing, West Sussex BN15 8DT

Flat

**£138,000**

8 Aug 2023

£67,500

21 Sep 2011

No other historical records

Flat 15, Monks Court, North Road, Lancing, West Sussex BN15 9BD

Flat

**£175,000**

2 Aug 2023

£58,000

15 Nov 2004

No other historical records

Flat 23, St Bernards Court, Sompting Road, Lancing, West Sussex BN15 9HH

Flat

**£235,000**

23 Jun 2023

£170,000

6 Nov 2015

£99,950

15 Jan 2003

Flat 66, Courtfields, Elm Grove, Lancing, West Sussex BN15 8PA

1 bed, flat

**£170,000**

19 May 2023

No other historical records

Flat 26, St Bernards Court, Sompting Road, Lancing, West Sussex BN15 9HH

Flat

**£228,500**

31 Mar 2023

£189,950

12 Jul 2017

£100,000

18 Jun 2009

8, Freshbrook Court, Freshbrook Road, Lancing, West Sussex BN15 8DT

Flat

£118,000

17 Mar 2023

No other historical records



Flat 2, The Hollies, Crabtree Lane, Lancing, West Sussex BN15 9PN

1 bed, flat

£182,000

5 Jan 2023

No other historical records



Flat 76, Courtfields, Elm Grove, Lancing, West Sussex BN15 8PA

1 bed, flat

£120,000

19 Dec 2022

£115,000

26 Nov 2014

No other historical records



Flat 3, St Bernards Court, Sompting Road, Lancing, West Sussex BN15 9HH

Flat

£212,500

15 Dec 2022

£100,000

24 Feb 2003

£79,000

5 Sep 2002



Flat 28, Courtfields, Elm Grove, Lancing, West Sussex BN15 8PA

1 bed, flat

£140,000

21 Nov 2022

£150,000

23 Nov 2018

No other historical records



Flat 21, Crabtree Lodge, Crabtree Lane, Lancing, West Sussex BN15 9NG

Flat

**£207,000**

11 Nov 2022

£157,000

14 Dec 2018

£124,000

3 Oct 2007

3 Crabtree Lodge, Crabtree Lane, Lancing, West Sussex BN15 9NG

1 bed, flat

£180,000

14 Oct 2022

£152,000

12 Jul 2019

No other historical records

**4, Luxor Court, South Street, Lancing, West Sussex BN15 8FH**

Flat

**£235,000**

30 Sep 2022

£197,000

7 Aug 2019
(New Build)

No other historical records

[← Previous](#)

Page 1 of 1

[Next →](#)**Find out how much your property is worth**

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



Jacobs Steel
Lancing



Fox & Sons
Lancing

 **Middleton Estates**
Lancing

 **Bacon & Company**
Worthing

 **Robert Luff & Co**
Lancing

 **King & Chasemore**
Worthing

[Request agent valuation](#)

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Source acknowledgement: House price data produced by Land Registry.

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BN15 9BA

Clear

+ 1/4 mile

Filters (2)

Flats For Sale in BN15 9BA, within 0.25 miles, including sold STC, don't show retirement

☆ Save search

🔔 Create Alert

29 results

Highest Price



☰ Prioritise properties with... + Add keyword



1/13

Crabtree Lane, Lancing, BN15



Apartment 2 1

0.19 miles

Rare freehold building in Lancing with a ground-floor shop earning £12,000 per annum and a two-bedroom maisonette

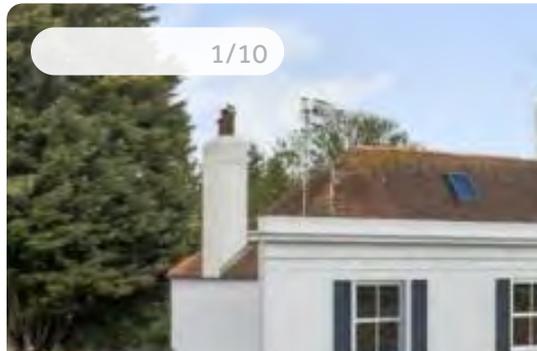
Added on 18/04/2024 by Pear Properties, Lancing

£350,000

Guide Price



Save



1/10

The Presbytery, 127 North Road, BN15



Flat 2 1

0.05 miles

Stunning 2 bed flat in historic Georgian building. Modern yet

NEW HOME UNDER OFFER

Added on 28/12/2023 by Pear Properties, Lancing

£280,000

Offers Over



Save

1/22

North Road, Lancing, West Sussex, BN15



Apartment 2 1

0.11 miles

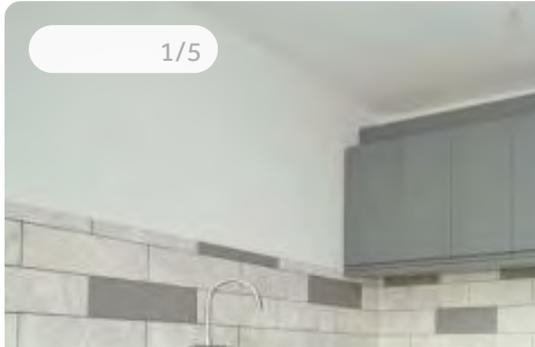
Middleton Estates are delighted to present to market a rare opportunity to acquire a two double bedroom ground floor

Added on 13/05/2024 by Middleton Estates, Lancing

£275,000



Save



1/5

Crabtree Lane, Lancing, West Sussex



Apartment 4 1

0.19 miles

Middleton Estates are pleased to offer this 4 bedroom maisonette on the popular Crabtree Lane parade with a long

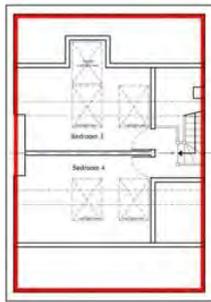
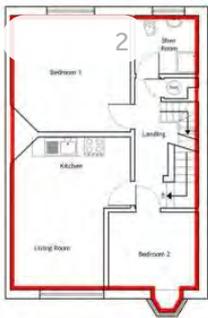
Reduced on 10/05/2024 by Middleton Estates, Lancing

£265,000

Offers in Region of



Save



Crabtree Lane, Lancing



Maisonette 4 1

0.19 miles

WE HAVE KEYS FOR VIEWINGS, CALL TO BOOK AN APPOINTMENT. PRODUCING IMMEDIATE INCOME OF

Reduced on 17/05/2024 by Avard Estate Agents, Brighton

£265,000



Save



1/9

North Road, Lancing, BN15



Maisonette 2 1

0.12 miles

Ideal for modern homeowners, this immaculate two-bedroom maisonette in Lancing Village boasts a spacious

Added on 02/05/2024 by Pear Properties, Lancing

£250,000

Offers Over



Save



£250,000

Russell Court, Bridge Close, Lancing



Flat 2 1

0.23 miles

Robert Luff and Co are delighted to offer for sale this

SOLD STC

Added on 20/03/2024 by Robert Luff & Co, Lancing



Save



£250,000

Freshbrook Road, Lancing



Maisonette 2 1

0.18 miles

Welcome to Freshbrook Road, Lancing - a charming location that offers the best of coastal living! This delightful two-

Reduced on 16/07/2024 by Robert Luff & Co, Lancing



Save



£250,000

Offers Over

Annweir Avenue, Lancing, West Sussex, BN15



Flat 2 1

0.19 miles

This charming first and second-floor apartment, available as a freehold, offers a private entrance and a delightful west-

Reduced on 10/08/2024 by Michael Jones & Bacon, Lancing



Save

SPONSORED

Selling a property can feel like staging the Olympic games. But it doesn't have to.



Jacobs Steel

Find out more



1/8

North Road, Lancing



Maisonette 2 1

0.12 miles

A modern fitted generously proportioned two bedroom maisonette arranged over two floors with its own private

Added on 25/04/2024 by Jacobs Steel, Lancing

£250,000

Guide Price



Save



1/9

North Road, Lancing



Apartment 2 1

0.11 miles

Robert Luff & Co are delighted to offer this WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT

Added on 18/07/2024 by Robert Luff & Co, Lancing

£250,000

Offers in Excess of



Save



1/10

North Road, Lancing, West Sussex, BN15



Apartment 2 1

0.11 miles

Middleton Estates are pleased to offer for sale this two double bedroom maisonette in the centre of Lancing within a

Added on 27/01/2023 by Middleton Estates, Lancing

£250,000



Save



1/20

Penstone Park, Lancing



Flat 2 1

0.11 miles

We are delighted to offer this SPACIOUS and well presented,

SOLD STC

Added on 01/05/2024 by Robert Luff & Co, Lancing

£240,000

Offers in Region of



Save



1/10

Freshbrook Road, Lancing



Apartment 1 1

0.18 miles

Robert Luff & Co are delighted to offer this spacious and well

SOLD STC

Reduced on 28/02/2024 by Robert Luff & Co, Lancing

£225,000

Offers in Excess of



Save



1/6

Sompting Road, Lancing



Flat 2 1

0.13 miles

We are delighted to offer for sale this TWO DOUBLE

SOLD STC

Added on 17/06/2024 by Robert Luff & Co, Lancing

£225,000

Offers in Excess of



Save

S CELEBRATING **40** YEARS

GET AN ONLINE VALUATION



1/9

North Road, Lancing, West Sussex, BN15



Flat 1 1

0.14 miles

This delightful second-floor apartment is ideally situated in the vibrant heart of Lancing Village Centre, offering the

Added on 14/08/2024 by Michael Jones & Bacon, Lancing

£220,000

Guide Price



Save



1/6

36 Crabtree Lane, Lancing, BN15



Apartment 2 1

0.19 miles

Welcome to a 2-bedroom apartment located in the heart of Lancing.

Added on 18/04/2024 by Pear Properties, Lancing

£200,000

Guide Price



Save



1/10

Penstone Park, Lancing



Flat 1 1

0.11 miles

Welcome to this charming ground floor apartment located in

SOLD STC

Added on 10/07/2024 by Robert Luff & Co, Lancing

£200,000

Offers in Excess of



Save



1/8

Crabtree Lane, Lancing, West Sussex



Apartment 2 1

0.21 miles

Charming 2-bed maisonette in the centre of Lancing. This property boasts a private garden and patio, perfect for

Added on 19/02/2024 by Middleton Estates, Lancing

£200,000



Save



1/8

Ground Floor Flat, 38 Crabtree Lane



Ground Flat 1 1

0.20 miles

A rare opportunity to acquire this one bedroom ground

SOLD STC

Added on 25/01/2024 by Jacobs Steel, Lancing

£200,000

Offers Over



Save



1/11

Crabtree Lane, Lancing



Maisonette 2 1

0.19 miles

Robert Luff & Co are delighted to present this TWO BEDROOM MAISONETTE with PRIVATE GARDEN, ideally

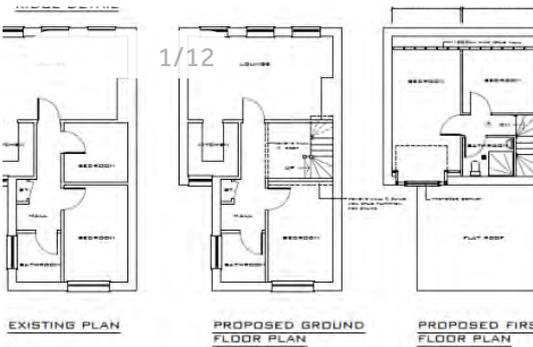
Added on 28/06/2024 by Robert Luff & Co, Lancing

£199,950

Offers in Excess of



Save



1/12

North Road, Lancing



Flat 2 1

0.10 miles

A current two bedroom apartment with plans to convert the

SOLD STC

Added on 18/03/2024 by Jacobs Steel, Lancing

£190,000

Offers Over



Save



1/8

North Road, Lancing, West Sussex, BN15 9AH



Maisonette 1 1

0.10 miles

A beautifully presented one double bedroom maisonette with private front door benefitting deceptively spacious

Added on 15/05/2024 by Jacobs Steel, Lancing

£185,000

Offers Over



Save



1/7

North Road, Lancing



Apartment 1 1

0.11 miles

Robert Luff & Co are delighted to present this ONE DOUBLE BEDROOM apartment, ideally located in the heart of Lancing

Added on 18/07/2024 by Robert Luff & Co, Lancing

£185,000

Offers in Excess of



Save

RECENTLY SOLD NEAR

BN15 by Fox & Sons



ok Road, Lancing



£195,000
Elm Grove, Lancing



£555,000
The Crescent, Lancing



Fox & Sons
Lancing

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Sold House Prices

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BN15 9BA

Clear

+ 1/4 mile

Filters (2)

Flats For Sale in BN15 9BA, including sold STC, within 0.25 miles, don't show retirement

☆ Save search

🔔 Create Alert

23 results

Newest Listed



☰ Prioritise properties with... + Add keyword



1/11

Penstone Park, Lancing, West Sussex, BN15



Flat 1 1

0.19 miles

King & Chasemore are delighted to present this modern and spacious, ideally located close to Lancing village centre and the railway station. The property boasts a spacious hallway, large living room with big window allowing in ample natural light and door leading onto the private b...

Reduced on 08/01/2025 by King & Chasemore, Worthing

£180,000

NO CHAIN



Save



1/13

Sompting Road, Lancing



Flat 2 1

0.13 miles

Welcome to Sompting Road, Lancing - a charming location that offers the perfect blend of convenience and comfort.

Reduced on 07/01/2025 by Robert Luff & Co, Lancing

£240,000



Save



1/14

Annweir Avenue, Lancing, West Sussex, BN15



Flat 2 1

0.19 miles

This charming first and second-floor apartment, available as a freehold, offers a private entrance and a delightful west-

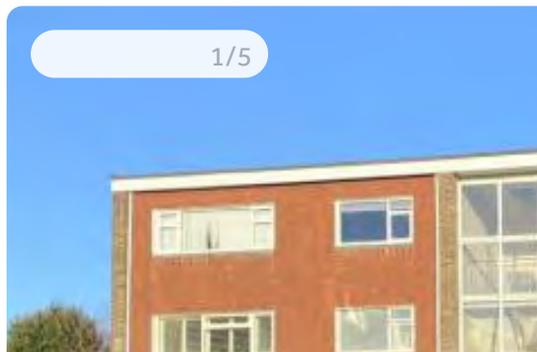
Reduced on 01/01/2025 by Michael Jones & Bacon, Lancing

£240,000

Offers Over



Save



1/5

St Bernards Court, Sompting Road, Lancing, West...



Apartment 2 1

0.13 miles

BRIGHT & SPACIOUS TWO DOUBLE BEDROOM

SOLD STC

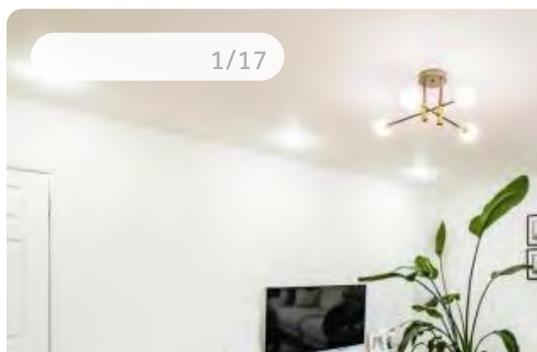
Added on 26/12/2024 by Gary Evans & Co, West Sussex

£200,000

Offers Over



Save



1/17

Sompting Road, Lancing



Flat 2 1

0.16 miles

GUIDE PRICE £230,000 TO £240,000 Two-bedroom flat on the top floor of St. Bernard's court. The property is beautifully presented and offers an open plan style of living. The flat is situated just a short distance from Lancing train station and comes with a garage.

Reduced on 26/12/2024 by Fox & Sons, Lancing



£230,000

Guide Price

CLOSE TO STATION



Save



1/10

Sompting Road, Lancing, BN15



Flat 2 1

0.22 miles

Conveniently located, this charming 2-bed flat offers modern

UNDER OFFER

Reduced on 29/11/2024 by Pear Properties, Lancing

£200,000

Offers Over



Save



1/14

North Road, Lancing, West Sussex, BN15



Flat 1 1

0.14 miles

*** NO CHAIN*** Guide Price £160,000 - £170,000. King and Chasemore are proud to present this generously sized one-bedroom apartment, ideally located in the heart of Lancing Town Centre. Offering a long lease and a designated parking space, it presents a perfect opport...



Reduced on 26/11/2024 by King & Chasemore, Worthing

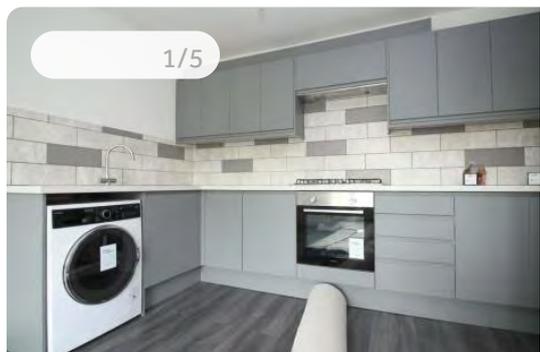
£160,000

Offers Over

NO CHAIN



Save



1/5

Crabtree Lane, Lancing, West Sussex, BN15



Apartment 4 1

0.19 miles

Middleton Estates are pleased to offer this 4 bedroom maisonette on the popular Crabtree Lane parade with a long

Reduced on 21/11/2024 by Middleton Estates, Lancing

£250,000

Offers in Excess of



Save



Crabtree Lane, Lancing



Maisonette 4 1

0.20 miles

A deceptively spacious four bedroom maisonette over three floors located in the heart of Lancing. The property is

Reduced on 21/11/2024 by Jacobs Steel, Lancing

£249,950

Guide Price



Save



North Road, Lancing



Apartment 1 1

0.13 miles

A generously proportioned one bedroom apartment situated in the heart of Lancing Town Centre benefitting long lease

Reduced on 18/11/2024 by Jacobs Steel, Lancing

£160,000

Guide Price



Save



Bridge Close, Lancing



Apartment 2 1

0.22 miles

A well presented, TWO Bedroom GROUND FLOOR FLAT in Lancing. The property features two well-proportioned Bedrooms, Lounge, Kitchen, Bathroom, separate W.C., entrance Hall with Storage, large communal Garden and garage in compound. This property is very close to the villa...

Reduced on 15/11/2024 by Fox & Sons, Lancing

£250,000

Offers Over



GARAGE



Save



Crabtree Lane, Lancing, West Sussex



Apartment 1 1

0.21 miles

An immaculate, one double bedroom apartment with 995 remaining on the lease close to Lancing station. A one-bedroom first floor flat at The Hollies on Crabtree Lane. The property is located in Lancing, which is a coastal village located between Worthing and Shoreham, with the South...



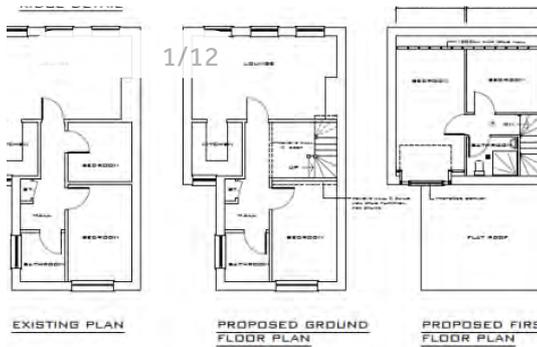
Added on 19/09/2024 by Leaders Sales, Worthing

£200,000

PREMIUM LISTING



Save



North Road, Lancing



Flat 2 1

0.10 miles

A current two bedroom apartment with plans to convert the

SOLD STC

Added on 05/09/2024 by Jacobs Steel, Lancing

£190,000

Offers Over



Save



St Bernards Court, Sompting Road, Lancing.



Flat 2 1

0.15 miles

A spacious two double bedroom first floor flat with South

SOLD STC

Added on 04/09/2024 by Jacobs Steel, Lancing

£225,000

Offers Over



Save



1/14

Bridge Close, Lancing



Flat 2 1

0.22 miles

This spacious two bedroom first floor apartment is offered to

SOLD STC

Added on 22/08/2024 by Jacobs Steel, Lancing

£250,000

Offers in Region of



Save



Thinking of selling?



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Jacobs Steel

Find out more



1/15

North Road, Lancing



Apartment 1 1

0.14 miles

** SHARE OF FREEHOLD ** ALLOCATED PARKING SPACE

** A superb opportunity to purchase this spacious, well proportioned GROUND FLOOR apartment located in Lancing Village offering level ground, easy access to the shops and train station. The property benefits from a 19'6...

SOLD STC

Reduced on 09/08/2024 by Hyman Hill, Shoreham By Sea



£167,000

GROUND FLOOR



Save



1/10

Penstone Park, Lancing



Flat 1 1

0.11 miles

Welcome to this charming ground floor apartment located in the heart of Penstone Park, Lancing. This delightful property...

SOLD STC

Added on 10/07/2024 by Robert Luff & Co, Lancing

£200,000

Offers in Excess of



Save



1/11

Crabbtree Lane, Lancing



Maisonette 2 1

0.19 miles

Robert Luff & Co are delighted to present this TWO BEDROOM MAISONETTE with PRIVATE GARDEN, ideally

Added on 28/06/2024 by Robert Luff & Co, Lancing

£199,950

Offers in Excess of



Save



1/6

Sompting Road, Lancing



Flat 2 1

0.13 miles

We are delighted to offer for sale this TWO DOUBLE

SOLD STC

Added on 17/06/2024 by Robert Luff & Co, Lancing

£225,000

Offers in Excess of



Save



1/6

36 Crabbtree Lane, Lancing, BN15



Apartment 2 1

0.19 miles

Welcome to a 2-bedroom apartment located in the heart of Lancing.

Added on 18/04/2024 by Pear Properties, Lancing

£200,000

Guide Price



Save



1/13

Crabbtree Lane, Lancing, BN15



Apartment 2 1

0.19 miles

Rare freehold building in Lancing with a ground-floor shop earning £12,000 per annum and a two-bedroom maisonette

Added on 18/04/2024 by Pear Properties, Lancing

£350,000



Save

Guide Price



1/8

Crabtree Lane, Lancing, West Sussex, BN15



Apartment 2 1

0.21 miles

Charming 2-bed maisonette in the centre of Lancing. This property boasts a private garden and patio, perfect for

Added on 19/02/2024 by Middleton Estates, Lancing

£200,000



Save



1/8

Ground Floor Flat, 38 Crabtree Lane



Ground Flat 1 1

0.20 miles

A rare opportunity to acquire this one bedroom ground

SOLD STC

Added on 25/01/2024 by Jacobs Steel, Lancing

£200,000

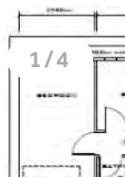
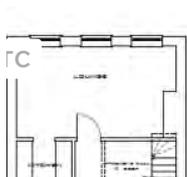
Offers Over



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BN15 by Jacobs Steel



ad, Lancing

£500,000
Penstone Park, Lancing

£225,000
St Bernards Court, Lancing



Jacobs Steel
Lancing

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Flat C 8-10 North Road, Lancing, BN15 9AE
Asking Price £170,000



We are delighted to offer this NEWLY REDECORATED one double bedroom LOFT STYLE APARTMENT, ideally located in the heart of Lancing village centre. A fine array of local shops, restaurants, supermarket and pubs are on the doorstep and Lancing mainline railway station provides easy access to Brighton and London. The generous accommodation comprises: Lounge/dining room, modern fitted kitchen/breakfast room, double bedroom and contemporary bathroom. The property benefits from double glazing, electric heating, a long lease and allocated parking space. NO ONWARD CHAIN!!

- Chain Free
- Off Road Parking
- Newly Decorated
- Close to Transport Links
- Living Room/Dining Room
- Extended Lease
- Double Glazed Throughout
- Viewing Highly Recommended



Communal Entrance Hall

Stairs to first floor landing.

Private Front Door

Stairs Leading to:

Living Room/Dining Room

5.8 x 4.5 (19'0" x 14'9")

Double glazed window to front, storage cupboards into eaves, electric heater, newly fitted carpet.

Kitchen

3.7 x 3.3 (12'1" x 10'9")

Double glazed window to rear, electric heater, eaves storage cupboards. Fitted kitchen comprising: Base level units, fitted roll edged work surfaces incorporating stainless steel sink unit with mixer tap, double electric oven, hob and hood, integrated washing machine & dishwasher, breakfast bar.



Bedroom

4.6 x 3.3 (15'1" x 10'9")

Double glazed window to front, electric heater, storage cupboard, newly fitted carpet.

Bathroom

Double glazed window to rear. Modern fitted suite comprising: Panel enclosed bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan, heated towel rail, storage into eaves.

Outside

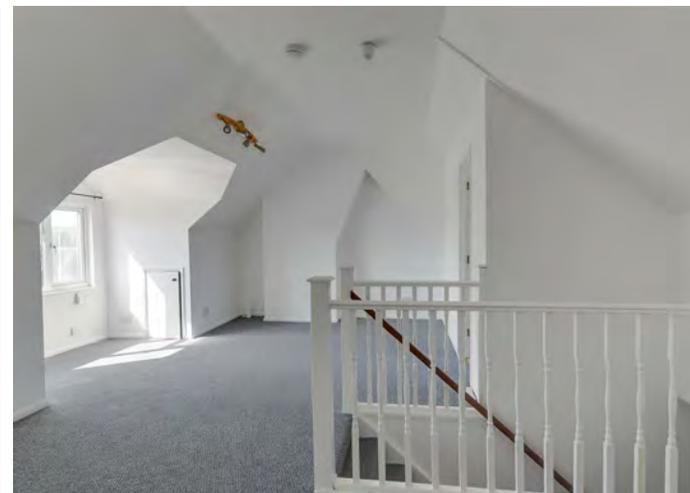
Off Road Parking

Parking space for one vehicle

Required Information

Length of lease: 167 Years Remaining

Annual service charge: £2,000 - £3,500 already paid in reserve for decoration of the communal



areas.

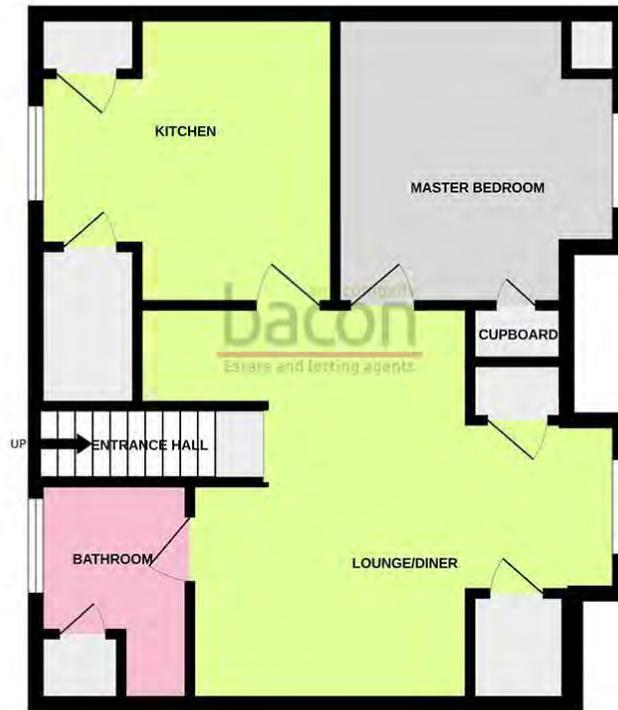
Roof was replaced in 2017.

Council tax band: A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

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goring@baconandco.co.uk

Schedule 4

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

SUMMARY

Site Address	Queens Parade, North Road, Lancing, BN15 9BA
Site Reference	
Scheme Description	Proposed upwards extension to create additional 22no. flats (Class C3) plus aesthetic improvements to the existing building
Date	01/08/2024
Site Area (hectares)	0.379
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	9	units
Total Number of Open Market Units	9	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	563	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	#DIV/0!	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	0	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Site Area	0.38	hectares
Net Internal Housing Area / Hectare	1.485	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

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

Total Capital Value of Affordable Housing Tenure 1

£0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

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

Owner-occupied / rented % share

-

Capital Value of owner-occupied part

-

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

Total Capital Value of Affordable Housing Tenure 2 £0

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

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

% of Open Market Value 100%

Total Capital Value of Affordable Housing Tenure 3 £0

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

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

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

Total Capital Value of Affordable Housing Tenure 4 £0

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

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

Total Capital Value of Affordable Housing Tenure 5 £0

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

Social Housing Grant

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

Social Housing Grant per Affordable Housing Person -

Social Housing Grant per Social Rented Person -

Social Housing Grant per Intermediate Person -

TOTAL VALUE OF SOCIAL HOUSING GRANT	£0
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	£0
OTHER SUBSIDIES SUCH AS EP GAP FUNDING	£0
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)	£0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	563	£4,121	£2,320,000
-	-	-	-
-	-	-	-
-	-	-	-
Total	563	-	£2,320,000

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£2,320,000
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Car Parking

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

TOTAL VALUE OF CAR PARKING	£0
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TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£2,320,000
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Non-Residential Values

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

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
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TOTAL VALUE OF SCHEME	£2,320,000
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£1,301,781	£1,301,781

Cost Multipliers

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

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

Total Building Costs	£1,301,781
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OTHER SITE COSTS

Building Contingencies	5.0%	£65,089
Building Cost Fees (Architects, QS etc):	10.0%	£136,687
Other Acquisition Costs (£)		£0

Section 106 Costs (£)

Open Space	£25,382
Part L Building Regs	£0
Biodiversity Net Gain	£0
Planning Fees	£0
Others	£0

Site Abnormals

Infrastructure Costs	£130,178
----------------------	----------

Contamination Costs		£0
Demolition Costs		£0
Other Costs		£0
Sustainability Initiatives		£0

Total Other Site Costs £357,336

Marketing (Open Market Housing ONLY)

Sales Fees:	2.0%	£46,400
Legal Fees (per Open Market unit):	£1,000	£9,000

Marketing (Affordable Housing)

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

Total Marketing Costs £55,400

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: £1,714,517.29

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

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£480
Legal Fees	£360
Stamp Duty	£2,401
Total Interest Paid	£90,223

Total Finance Costs £93,465

Developer 'Profit'

Residential

Open Market Housing Operating 'Profit'	£464,000
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit £464,000

Residual Site Value

SITE VALUE TODAY £48,018

EXISTING USE VALUE	
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	£48,018

Checks:

Site Value as a Percentage of Total Scheme Value	2.1%
Site Value per hectare	£126,697