

**AFFORDABLE HOUSING VIABILITY REPORT
FOR RESIDENTIAL DEVELOPMENT AT 11-15 SOUTH
STREET, HAVANT, PO9 1BU.**

On behalf of JNP Developments and Investments Ltd

**By Simon Corp BSc (Hons) MCIOB
22nd November 2022**



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1.0 Introduction and Instructions

- 1.1 S106 Affordable Housing (Hampshire) Ltd have been instructed by JNP Developments and Investments Ltd to prepare an affordable housing viability assessment to determine the viable level of affordable housing provision that can be delivered on the proposed development at 11-15 South Street, Havant providing 17no dwellings.
- 1.2 The report has been prepared by Simon Corp. I have a BSc (Hons) in Residential Development from Nottingham-Trent University and 29 years experience in affordable housing development. I have previously worked for Registered Providers developing affordable housing including Aldwyck Housing Group, Raglan now Stonewater and Eastleigh Housing Association now Vivid Housing Group. I am a Director of S106 Affordable Housing a specialist consultancy providing viability, development and affordable housing 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 assess the development on a residual valuation basis without any affordable housing and compare the resultant residual land value with the existing use value of the land to determine the total development surplus 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) state that an applicant must make a case why a viability assessment is required. The current Local Plan requirement has been viability tested in the Local Plan and CIL Viability Assessment 2019 undertaken by Dixon Searle Partnership and in common with all whole plan assessments this is based on a range of standard broad based development typologies and appraisal assumptions. This in our opinion justifies the need for an application stage viability assessment to assess the viability of the scheme on a site specific basis to reflect the characteristics of the scheme and local market evidence.
- 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 made up of a range of two storey existing buildings with established use as office and workshops and an internal courtyard area. The proposed scheme proposes conversion of some of the existing buildings to provide 6no properties and a newbuild development providing a further 11no properties generating an overall development of 17no properties.
- 2.2 The Havant Borough Council Core Strategy was adopted in 2011 and policy CS9 states that 30-40% affordable housing will be required from this development but subject to a viability assessment. If we take the mid point at 35% this will equate to a requirement for 5.95 which we have rounded up to 6no dwellings. We have assumed this would need to be delivered as 4no affordable rent and 2no shared ownership dwellings.
- 2.3 To assess the viability of the scheme and to establish if a surplus is generated to deliver affordable housing or other s106 contributions, we have appraised the proposed scheme on a residual land value basis and compared the resultant land value with the benchmark existing land value based on an existing use plus premium or alternative use valuation of the site. If the residual land value generated by the scheme is above the benchmark land value the development is considered viable and the surplus can be used to fund affordable housing delivery.
- 2.4 The results of the assessment are set out below:

Appraisal Scenario	Residual land value (£)	Benchmark land value (£)	Surplus/deficit (£)
Open market	564,478	587,473	-22,995
Policy compliant	457,693	587,473	-129,780

- 2.5 The assessment shows on an all open market basis a viability deficit at - £22,995 based on a standard developers profit assumption at 17.5% of GDV which is at the mid point of the range in the Planning Practice Guidance at 15-20% of GDV. If we account for the viability deficit the scheme can come forward as all development costs are funded but the developer would need to take a commercial view to accept a return at 17% of GDV which is below the default level we usually agree at 17.5% of GDV with the DVS, Dixon Searle and other viability assessors.
- 2.6 The NPPF states that a viability assessment should refer back to the assumptions used at plan making stage. The Local Plan policies are based on a Local Plan Viability Assessment provided by Dixon Searle Partnership in January 2019 and so we have summarised below the assumptions used in the Local Plan assessment with the assumptions used to construct the scheme

viability assessment. This shows the assumptions are either in line or at a lower level than the assumptions used in the Local Plan Viability Assessment apart from finance costs which reflects recent increases in the base rate and where a different assumption has been used it is based on the usual assumptions we agree with the DVS on similar developments.

Assumption	Local Plan Assumption	Scheme Assumption
Build costs	BCIS median rate	BCIS median rate
External works	5-20%	10%
Contingency	5%	5%
Professional fees	10%	10%
Sales costs	1-6%	2.5% of GDV
Finance costs	6.5%	8.75%
Open market profit	20% of GDV	17.5% of GDV
Affordable return	6%	6%

- 2.7 In summary the viability assessment on an all open market development basis shows a viability deficit and therefore no surplus is generated by the development to support any affordable housing or other s106 costs.

3.0 Viability Assessment

- 3.1 The application site is made up of a range of two storey existing buildings with established use as office and workshops and an internal courtyard area. The proposed scheme proposes conversion of some of the existing buildings to provide 6no properties and a newbuild development providing a further 11no properties generating an overall development of 17no properties.
- 3.2 The Havant Borough Council Core Strategy was adopted in 2011 and policy CS9 states that 30-40% affordable housing will be required from this development but subject to a viability assessment. If we take the mid point at 35% this will equate to a requirement for 5.95 which we have rounded up to 6no dwellings. We have assumed this would need to be delivered as 4no affordable rent and 2no shared ownership dwellings.
- 3.3 S106 Affordable Housing have been instructed to assess if the policy compliant level of affordable housing provision can be viably provided and if not to establish the maximum level of affordable housing the scheme can viably support. A site is deemed to be viable if the residual land value derived from the proposed scheme is above the existing use benchmark value of the site and therefore generates a surplus to support affordable housing provision. Our methodology will therefore be to prepare an EAT appraisal with no affordable housing and compare the resultant residual land value to the existing use or alternative use value of the site to determine if a surplus is generated to support any affordable housing provision.
- 3.4 The EAT for an all open market development with no affordable housing provision shows a residual land value at £564,478 based on a standard developers profit assumption at 17.5% of GDV which is the level we usually agree with the DVS for schemes across the region and is at the mid point of the range in the Planning Practice Guidance at 15-20% of GDV.
- 3.5 To assess the viability of the development we need to compare the residual land value generated by the development with the benchmark existing land value. The Planning Practice Guidance (Viability) states the benchmark land value should be based on an existing use plus premium valuation, this is essentially valuing the site taking account of its current planning use with an additional landowners' premium to provide an incentive for the landowner to bring the site forward for development. The guidance also states the benchmark land value can be based on an alternative use valuation (AUV) if the proposed use accords with planning policy but an AUV is deemed to already include a landowner's premium.
- 3.6 The existing use in this case is made up of existing properties at 15a-c South Street with established uses as offices and workshops and some internal courtyard space used as informal car parking. We have taken the floor areas

of the existing properties from VOA records and valued the properties on an investment valuation basis based on a blended average rent at £8.19/ft² and capitalised the income stream on a yield at 8% to reflect the condition of the buildings. We have set out the comparable evidence and the existing use value (EUV) assessment in section 5 of this report which shows an EUV at £483,346.

- 3.7 For the balance of the site we have assumed there is capacity for 11no car parking spaces which would have a value at £2,500 per space, generating an additional £27,500. The overall EUV is therefore £510,846.
- 3.8 It is standard practice and an integral part of the EUV plus premium valuation method to allow for an additional landowner's premium to provide an incentive for the landowner to bring the land forward for development. The usual range is 15-30%, in this case we consider a 15% premium would provide sufficient incentive so we have adopted a benchmark land value at £587,473.
- 3.9 In summary the results of the appraisals are set out below:

Appraisal Scenario	Residual land value (£)	Benchmark land value (£)	Surplus/deficit (£)
Open market	564,478	587,473	-22,995
Policy compliant	457,693	587,473	-129,780

- 3.10 The all open market appraisal with no affordable housing based on a standard developers return at 17.5% of GDV shows a viability deficit at -£22,995 and for the development to come forward the developer will need to take a commercial view to accept a lower level of return. Accounting for the viability deficit the developer will be returning circa 17% of GDV. This will allow the development to come forward as all development costs are funded but the return is below the default assumption we usually agree for developers return at 17.5% of GDV so no viability surplus is generated.
- 3.11 For comparative purposes we have also run an EAT with 6no affordable housing units delivered as 4no affordable rent and 2no shared ownership. This shows an increased deficit at -£129,780 and will compound the viability pressure generating a lower return at 12% of GDV.
- 3.12 The viability guidance states that we should consider the affect on viability to changes in improvement, the BCIS All In Tender Price Index is currently increasing at 7.8% for the year to November 2022 and therefore any increase in sales values is likely to be offset by increases in build costs. Mortgage rates are now at a higher level than we have seen for the last few years and there is additional pressure on household incomes from high levels of inflation and energy costs so most market commentators expect house prices to stagnate or reduce over the near term. It therefore seems unlikely increases in revenues will outstrip construction cost increases.

- 3.13 The appraisal has been constructed with sales values based on local comparable sales evidence, the construction costs are based on the BCIS median rate and all the other assumptions are in line with standard viability assumptions we have agreed with the DVS across the region. The principle reason for the viability pressure is increased construction and finance costs.
- 3.14 In summary the appraisal without any affordable housing shows a viability deficit of -£22,995 and therefore no surplus is generated by the development to support any affordable housing provision or other s106 contributions.

4.0 Policy Background

Local Plan Policies

- 4.1 Havant Borough Council affordable housing policy is contained within the Core Strategy which was adopted in March 2011.
- 4.2 The affordable housing Policy CS9 states that planning permission will be granted for housing proposals that will deliver on average 30-40% affordable housing on sites of 15no dwellings or more and secure a suitable contribution, or on-site provisions, equivalent to on average 30-40% on smaller housing developments between 5no and 14no dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.

National Planning Policy Framework July 2021

- 4.3 The NPPF was last updated in July 2021 and we have highlighted below the parts of the guidance that have relevance to viability assessment.
- 4.4 Section 34 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 2012 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 58 of the framework sets out one of the keys 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 64 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 Updated May 2019

- 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.

Statement In Response to Covid 19

- 4.14 On the 13th May 2020 the government issued additional guidance to councils in response to the Covid 19 Crisis, under the heading of s106 agreements the following statement has been made;

There are greater flexibilities within s106 planning obligations than CIL. Where the delivery of a planning obligation, such as a financial contribution, is triggered during this period, local authorities are encouraged to consider whether it would be appropriate to allow the developer to defer delivery. Deferral periods could be time-limited, or linked to the government's wider

legislative approach and the lifting of CIL easements (although in this case we would encourage the use of a back-stop date). Deeds of variation can be used to agree these changes. Local authorities should take a pragmatic and proportionate approach to the enforcement of section 106 planning obligations during this period. This should help remove barriers for developers and minimise the stalling of sites.

5 Cost and Values

Benchmark Land Value

5.1 The Planning Practice Guidance (Viability) states the benchmark land value should be based on an existing use plus premium valuation, this is essentially valuing the site taking account of its current planning use with an additional landowners' premium to provide an incentive for the landowner to bring the site forward for development. The guidance also states the benchmark land value can be based on an alternative use valuation (AUV) if the proposed use accords with planning policy but an AUV is deemed to already include a landowner's premium.

5.2 The existing use in this case is made up of the existing properties at 15a-c South Street with established uses as offices and workshops and some internal courtyard space used as informal car parking. We have taken the floor areas of the existing properties from VOA records which shows the following:

15a South St Offices	57.37m ²
15b South St Offices	87.3m ²
15c South St Workshop	<u>341.32m²</u>
	485.99m ²

5.3 To assess the achievable rent levels we have looked at comparable commercial buildings currently available to let within 0.5 miles of the site, comparable evidence is limited but we did identify offices at 8-10 East Street a 1,065ft² office available at £11.26/ft². We have therefore adopted an achievable rent at £11/ft² for the office space, we could not find any comparable evidence for the workshop space so we have adopted a typical level at £7/ft². Applying these to relevant floor areas generates a gross overall rental income at £42,845pa and this has been capitalised at an 8% yield to reflect the condition of the existing properties with allowances for a six month rent free period and buyers costs. The EUV assessment is set out below:

Rental income	£42,845pa
Capitalise 8% yield	£535,563
Six months rent free	£21,422
Buyers costs	<u>£30,795</u>
EUV	£483,346

5.4 For the balance of the site we have assumed there is capacity for 11no car parking spaces which would have a value at £2,500 each generating an additional £27,500. The overall EUV is therefore £510,846.

- 5.5 It is standard practice and an integral part of the EUV plus premium valuation method to allow for an additional landowner's premium to provide an incentive for the landowner to bring the land forward for development. The usual range is 15-30%, in this case we consider a 15% premium would provide sufficient incentive so we have adopted a benchmark land value at £587,473.

Residential values

- 5.6 To establish the achievable sales values we have looked at comparable properties either on the market or recently sold within 0.25 miles of the site. We could not identify any directly comparable newbuild developments so we have relied on second hand evidence and will adopt values at the upper end of the evidence range to reflect a new home premium.
- 5.7 Looking at second hand properties on the market in the search area we identified a one bedroom apartment on South Street with a floor area at 49m² on the market at £185,000 which equates to £3,775/m² but has the benefit of a private garden. We also identified a one bedroom apartment on East Street with a floor area at 41.6m² on the market at £160,000 which equates to £3,846/m². For the two bedroom apartments we identified a property on Juniper Square with a floor area at 71.1m² on the market at £230,000 which equates to £3,234/m² and a property in Watermill Court with a floor area at 67.4m² on the market at £200,000 which equates to £2,967/m².
- 5.8 For the two bedroom houses a good comparable is a two bedroom semi-detached house on West St with a floor area at 78.9m² on the market at £290,000 which equates to £3,675/m². For the three bedroom houses we identified a terrace house on The Parchment with a floor area at 85.7m² on the market at £360,000 and a further three bedroom terrace house on Juniper Square with a floor area at 84.4m² on the market at £285,000.
- 5.9 We need to be cautious relying on properties on the market as the listed values are asking prices and can be subject to offers and asking price reductions. A more reliable evidence base will be sold values taken from Land Registry records from which we identified the following:

Flat 28 Watermill Court two bed 89m² sold £158,160 June 2022 (£1,777/m²)
Flat 39 Watermill Court one bed 49m² sold £135,000 July 2022 (£2,755/m²)
Flat 6 Watermill Court one bed 45m² sold £135,000 June 2022 (£3,000/m²)
Flat 3 Chapmans Court, Twittens Way 53m² sold £150,000 March 2022 (£2,830/m²)
Flat 4, 5 North Street one bed 40m² sold £121,500 March 2022 (£3,005/m²)
20B East Street one bed 44m² sold £180,000 July 2022 (£4,090/m²)
85 West Street two bed house 79m² sold £225,000 July 2022 (£2,848/m²)
The Parchment three bed house 90m² sold £322,000 Feb 2022 (£3,577/m²)

5.10 Taking account of the spread of evidence, the setting of the site, car parking and garden sizes we have adopted the following sales values:

Housetype	Floor Area (m ²)	Sales Value (£)
1b2p flat	51	192,500
2b3p flat	59.1	230,000
2b3p flat	61.4	235,000
2b3p flat	66	252,000
2b3p flat	73.6	280,000
2b4p flat	80.7	300,000
2b4p house	80	315,000
1b2p house	58.2	200,000
3b5p house	92	340,000
3b5p house	96.2	350,000

5.11 The overall gross development value is £4,694,494 which equates to a blended average sales value at £3,765/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

5.12 A Quantity Surveyor developed Order of Cost Estimate is not yet available for this development so in line with standard practice we have set the construction costs by reference to the BCIS market benchmark rates. In line with other recent assessments we have agreed across the region with have used the median rate rebased to Havant which currently shows the following:

Newbuild terrace house	£1,489/m ²
Newbuild apartment	£1,750/m ²
Conversion apartment	£1,475/m ²

5.13 The BCIS rates exclude all allowances in connection with external works and the usual assumption is 10-15% and the Local Plan viability assessment assumes 10%. The scheme requires new parking areas, hard and soft landscaping and new boundary treatments so in line with other similar assessments we have agreed across the town we have also used a 10% external works allowance increasing the build cost rates to the following:

Newbuild terrace house	£1,638/m ²
Newbuild apartment	£1,925/m ²
Conversion apartment	£1,622/m ²

- 5.14 The Local Plan viability assessment also bases construction costs on the BCIS median level and so the proposed build cost methodology is consistent with the Local Plan policy evidence base.
- 5.15 We have allowed for demolition costs at £30,000 but we are not aware of any other abnormal costs.
- 5.16 We have separately allowed for design and professional fees at 10% and a contingency of 5%, both of which are in line with the assumptions in the Local Plan assessment.

Developers Profit

- 5.17 The revised Planning Practice Guidance recommends a developers profit allowance in the range of 15-20% and on similar schemes have agreed a mid point developers profit at 17.5% of GDV with the DVS and other viability consultants.
- 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 and with the effects of leaving the EU and the conflict in Ukraine causing supply chain issues, inflation is sharply increasing putting significant pressure on interest rates. The growth forecasts for the economy are also being downgraded with the UK economy now in technical recession, so the economic picture is now looking increasingly gloomy and lenders may require a higher level of return to offset the perceived market risk.
- 5.19 Although a case can be made for a higher level of return to offset the increased market risk, a profit assumption at the mid point of the range at 17.5% of GDV is considered a reasonable and balanced assumption. We have also allowed for a standard 6% return on the affordable housing element of the policy compliant appraisal.

Affordable Housing Assumptions

- 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, so we have adopted the LHA rate at £134.63pw for a one bedroom 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 has been capitalised at 4.5% which is a sector average.

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 15months with a sales period of 5 months.

CIL and S106 Contributions

- 6.3 The appraisal allows for the 2022 index linked CIL rate at £118.57/m² on the net increase in floor area, but we have not allowed for any additional s106 costs and it should be noted no allowance has been made for any nutrient offset payments at this stage.

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 at 5.75 points. The base rate has increased significantly to 3% and so we have adopted a consistent finance cost at 8.75%.

Sales and marketing costs

- 6.5 We have made an allowance of 2.5% of gross sales value for sales and marketing. This is to allow for agent's fees at 1.5% together with additional costs for a show home, development branding, production of sales particulars and promotion.

7 Conclusion

- 7.1 The proposed development will provide 17no dwellings and the policy compliant affordable housing requirement at 35% will require the provision of 6no affordable housing 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 EUV plus premium valuation of the site.
- 7.3 The appraisal shows a deficit at -£22,995 and therefore we have to conclude no surplus is generated by the development to support any affordable housing provision. For the site to come forward the developer will need to take a commercial view to accept a lower level of return below the usual benchmark level. It is therefore clearly evident no surplus is generated by the development to support any affordable housing provision.

GVA GRIMLEY & BESPOKE PROPERTY GROUP HCA ECONOMIC APPRAISAL TOOL

(Worksheet 4)

SUMMARY

Site Address 11-15 South St Havant
 Site Reference
 File Source
 Scheme Description 17 units open market
 Date 22nd November 2022
 Site Area (hectares)
 Author & Organisation Simon Corp
 HCA Investment Manager

Housing Mix (Affordable + Open Market)

Total Number of Units	17	units
Total Number of Open Market Units	17	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	1,247	sq m
Total Habitable Rooms	53	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	#REF!	Persons
Total Number of Persons	#REF!	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Affordable rent

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

Total Capital Value of Affordable Housing Tenure 1

£0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	-	-

Owner-occupied / rented % share

40%

Capital Value of owner-occupied part

-

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

Total (full capital value if sold at OMV)	-	-	-
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Total Capital Value of Affordable Housing Tenure 2 £0

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

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

% of Open Market Value -

Total Capital Value of Affordable Housing Tenure 3 £0

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

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

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

Total Capital Value of Affordable Housing Tenure 4 £0

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

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

Total Capital Value of Affordable Housing Tenure 5 £0

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

Social Housing Grant

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

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

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
1 bed flats newbuild	51	£3,775	£192,500
2 bed flats newbuild	184	£3,827	£705,000
2 bed flats conversion	413	£3,821	£1,576,997
Houses newbuild	599	£3,707	£2,219,997
	-	-	-
Total	1,247	-	£4,694,494

	Average value (£ per unit)
1 bed flats newbuild	£192,500
2 bed flats newbuild	£235,000
2 bed flats conversion	£262,833
Houses newbuild	£317,142

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£4,694,494
---	-------------------

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:	1 bed flats newbuild	£0
Open Market Housing Type 2:	2 bed flats newbuild	£0
Open Market Housing Type 3:	2 bed flats conversion	£0
Open Market Housing Type 4:	Houses newbuild	£0
Open Market Housing Type 5:		£0

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

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£4,694,494
--	-------------------

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	£4,694,494
------------------------------	-------------------

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£2,349,321	£2,349,321

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	5.0%	£117,466
Building Cost Fees (Architects, QS etc):	10.0%	£246,679
Other Acquisition Costs (£)		£0

Site Abnormals

Demolition		£30,000
	0	£0
	0	£0
	0	£0
		£0
		£0
		£0

Total Building Costs		£2,743,466
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Section 106 Costs (£)

CIL		£90,232
Nitrates contribution		£0
		£0
		£0
		£0
		£0
	0	£0

Section 106 costs		£90,232
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Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£117,362
Legal Fees (per Open Market unit):	£750	£12,750

Marketing (Affordable Housing)

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

Total Marketing Costs		£130,112
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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:		£2,963,810.64
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Finance and acquisition costs**(finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£5,645
Legal Fees	£4,234
Stamp Duty	£22,579
Total Interest Paid	£312,211

Total Finance and Acquisition Costs	£344,669
--	-----------------

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

Open Market Housing Operating 'Profit'	£821,536
Affordable Housing 'Profit'	£0

Non-residential

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

Total Operating Profit	£821,536
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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	£564,478
-------------------------	-----------------

EXISTING USE VALUE	£587,473
--------------------	-----------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£22,995
--	----------

Checks:

Site Value as a Percentage of Total Scheme Value	12.0%
Site Value per hectare	#VALUE!

GVA GRIMLEY & BESPOKE PROPERTY GROUP HCA ECONOMIC APPRAISAL TOOL

(Worksheet 4)

SUMMARY

Site Address	11-15 South St Havant
Site Reference	
File Source	
Scheme Description	17 units including AH
Date	22nd November 2022
Site Area (hectares)	
Author & Organisation	Simon Corp
HCA Investment Manager	

Housing Mix (Affordable + Open Market)

Total Number of Units	17	units
Total Number of Open Market Units	11	units
Total Number of Affordable Units	6	units
Total Net Internal Area (sq m)	1,247	sq m
Total Habitable Rooms	53	habitable rooms
% Affordable by Unit	35.3%	
% Affordable by Area	31.7%	
% Affordable by Habitable Rooms	32.1%	
% Social Rented within the Affordable Housing	66.7%	by number of units
% Social Rented within the Affordable Housing	59.5%	by area
% Social Rented within the Affordable Housing	64.7%	by habitable rooms
Total Number of A/H Persons	19	Persons
Total Number of Social Rented Persons	11	Persons
Total Number of Intermediate Persons	8	Persons
Total Number of Open Market Persons	#REF!	Persons
Total Number of Persons	#REF!	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	£5,531	4.50%	£122,902
2b3p	£20,563	4.50%	£456,947
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
Total	£26,093	-	£579,849

Total Capital Value of Affordable Housing Tenure 1

£579,849

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
2b4p	£3,938	160	£630,080
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	160	£630,080

Owner-occupied / rented % share

40%

Capital Value of owner-occupied part

£252,032

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
2b4p	£10,396	5.50%	£189,024
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-

Total (full capital value if sold at OMV)	£10,396	-	£189,024
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Total Capital Value of Affordable Housing Tenure 2 **£441,056**

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) £1,020,905

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Affordable rent	£0	4	£0
Intermediate - Shared Ownership	£0	2	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Own / Shared	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0

SHG Total	-	6	£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)			£1,020,905

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
1 bed flats newbuild	-	£3,775	-
2 bed flats newbuild	-	£3,827	-
2 bed flats conversion	413	£3,821	£1,576,997
Houses newbuild	439	£3,707	£1,626,812
	-	-	-
Total	852	-	£3,203,808

	Average value (£ per unit)
1 bed flats newbuild	#DIV/0!
2 bed flats newbuild	#DIV/0!
2 bed flats conversion	£262,833
Houses newbuild	£325,362

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	£3,203,808
---	-------------------

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:	1 bed flats newbuild	£0
Open Market Housing Type 2:	2 bed flats newbuild	£0
Open Market Housing Type 3:	2 bed flats conversion	£0
Open Market Housing Type 4:	Houses newbuild	£0
Open Market Housing Type 5:		£0

TOTAL CAPITALISED ANNUAL GROUND RENT	£0
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TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£4,224,713
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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	£4,224,713
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£814,226	
Open Market Housing Build Costs	£1,535,095	£2,349,321

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	5.0%	£117,466
Building Cost Fees (Architects, QS etc):	10.0%	£246,679
Other Acquisition Costs (£)		£0

Site Abnormals

Demolition		£30,000
	0	£0
	0	£0
	0	£0
		£0
		£0
		£0

Total Building Costs		£2,743,466
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Section 106 Costs (£)

CIL		£58,651
Nitrates contribution		£0
		£0
		£0
		£0
		£0
	0	£0

Section 106 costs		£58,651
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Marketing (Open Market Housing ONLY)

Sales Fees:	2.5%	£80,095
Legal Fees (per Open Market unit):	£750	£8,250

Marketing (Affordable Housing)

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

Total Marketing Costs		£98,345
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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:		£2,900,462.51
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Finance and acquisition costs**(finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£4,577
Legal Fees	£3,433
Stamp Duty	£18,308
Total Interest Paid	£218,320

Total Finance and Acquisition Costs	£244,637
--	-----------------

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

Open Market Housing Operating 'Profit'	£560,666
Affordable Housing 'Profit'	£61,254

Non-residential

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

Total Operating Profit	£621,921
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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	£457,693
-------------------------	-----------------

EXISTING USE VALUE	£587,473
--------------------	-----------------

DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£129,780
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Checks:

Site Value as a Percentage of Total Scheme Value	10.8%
Site Value per hectare	#VALUE!

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 19-Nov-2022 05:39

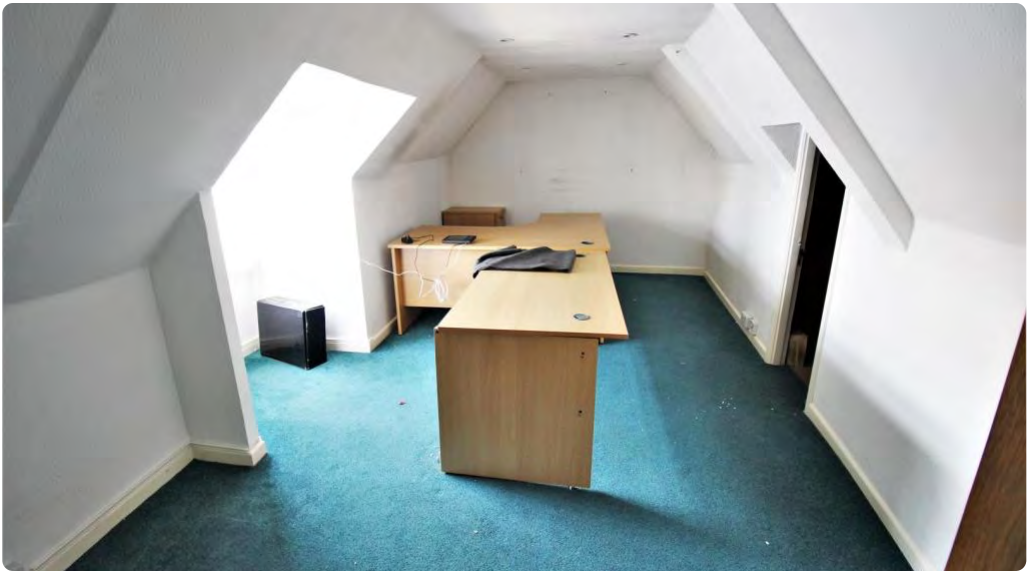
➤ Rebased to Havant (110; sample 22)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810.1 Estate housing							
Generally (15)	1,584	763	1,350	1,524	1,736	5,509	1423
Single storey (15)	1,792	1,075	1,530	1,732	1,989	5,509	231
2-storey (15)	1,528	763	1,325	1,484	1,672	3,317	1104
3-storey (15)	1,652	986	1,341	1,569	1,883	3,251	83
4-storey or above (15)	3,339	1,616	2,674	2,986	4,444	4,972	5
810.11 Estate housing detached (15)	2,045	1,175	1,614	1,782	2,136	5,509	23
810.12 Estate housing semi detached							
Generally (15)	1,586	932	1,354	1,556	1,739	2,902	341
Single storey (15)	1,762	1,153	1,520	1,729	1,944	2,902	73
2-storey (15)	1,538	932	1,351	1,500	1,678	2,736	257
3-storey (15)	1,534	1,165	1,228	1,507	1,741	2,262	11
810.13 Estate housing terraced							
Generally (15)	1,629	950	1,322	1,525	1,791	4,972	246
Single storey (15)	1,867	1,195	1,548	1,913	2,161	2,635	20
2-storey (15)	1,560	950	1,311	1,489	1,714	3,317	186
3-storey (15)	1,677	986	1,314	1,544	1,900	3,251	38
4-storey or above (10)	4,708	4,444	-	-	-	4,972	2
816. Flats (apartments)							
Generally (15)	1,865	917	1,547	1,761	2,105	6,393	854
1-2 storey (15)	1,778	1,090	1,498	1,673	2,005	3,801	186
3-5 storey (15)	1,835	917	1,542	1,750	2,087	3,896	569
6 storey or above (15)	2,210	1,360	1,800	2,077	2,378	6,393	96
Rehabilitation/Conversion							
810.1 Estate housing (25)	1,092	371	634	846	1,216	4,681	43
810.11 Estate housing detached (30)	377	331	-	-	-	422	2
810.12 Estate housing semi detached (25)	1,250	522	758	864	1,419	2,967	8

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
810.13 Estate housing terraced (20)	960	584	832	937	1,119	1,297	7
816. Flats (apartments)							
Generally (15)	1,950	560	1,147	1,520	2,012	6,686	79
1-2 storey (15)	2,486	825	1,270	1,555	2,907	6,686	17
3-5 storey (15)	1,672	560	1,168	1,475	1,838	6,257	46
6 storey or above (15)	2,256	651	1,045	1,524	3,113	5,604	15

Back to search results



COMMERCIAL

8-10 East Street, Havant, Hants, PO9 1AQ

See map



£1,000 pcm

£12,000 pa

Letting details

Let available date: Now

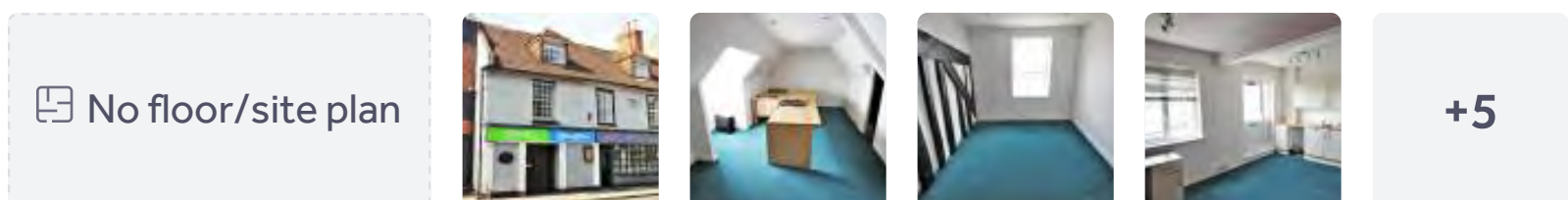
Deposit: £1,153

Let type: Long term

Furnish type: Unfurnished

PROPERTY TYPE

Office



Key features

- SUITE OF OFFICES
- HAVANT TOWN CENTRE LOCATION
- 7 SELF CONTAINED OFFICES
- LADIES AND GENTS W/C
- OWN ENTRANCE
- SUIT A GROWING BUSINESS
- KITCHEN/STAFF ROOM
- BUSINESS PREMISES

Property description

A Flexible and versatile suite of offices suited to a growing business providing self-contained office space split over both the first and second floors with its own entrance door on the ground floor.

The accommodation boasts 7 individual offices all ranging in size with a kitchen/staff room and ladies and gents w/cs. The property also benefits from loft storage area, spot lighting, and mains wired smoke alarms, carpet flooring and a mixture of double glazing and original sash windows throughout.

ACCOMMODATION

First Floor
Office 1: 12.02 sq.m approx.
Office 2: 11.48 sq.m approx.
Office 3: 9.47 sq.m approx.
Office 4: 18.85 sq.m approx.
Office 5: 23.64 sq.m approx.
Second Floor
Office 6: 7.95 sq.m approx.
Office 7: 15.56 sq.m approx.

Total Office area 98.97 sq.m approx.
Kitchen 17.22 sq.m approx.

TERMS

Rent £12,000 per annum
Rents are exclusive of VAT (if applicable) and all other outgoings
A new lease with a term to be agreed

BUSINESS RATES

Rateable Value £3,900 (source)
All interested parties should clarify the rates payable through Havant Borough Council before making a commitment.

OTHER COSTS

Building insurance is payable.

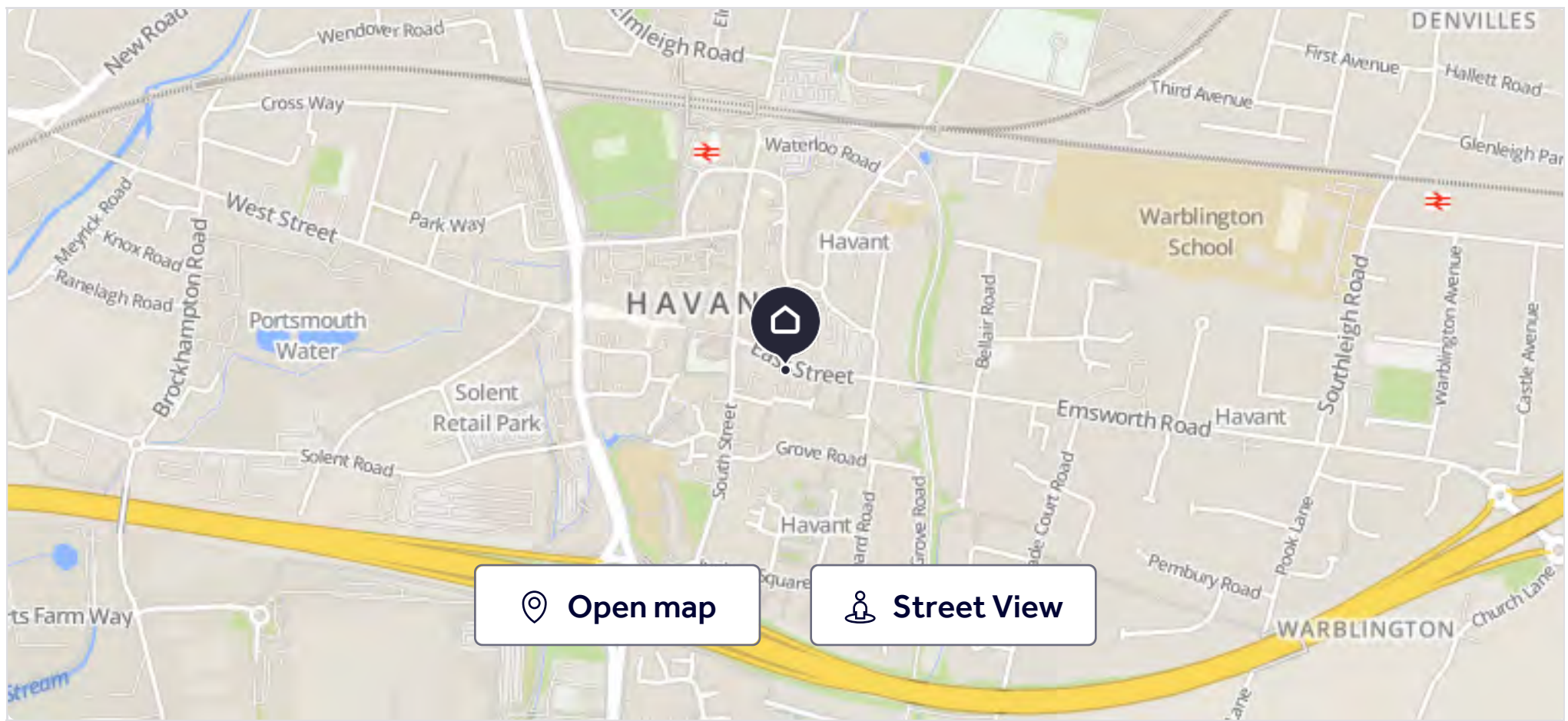
Brochures

8-10 East Street, Havant, Hants, PO9 1AQ

Brochure

Show less

8-10 East Street, Havant, Hants, PO9 1AQ



NEAREST STATIONS

- | | |
|---------------------|-----------|
| Havant Station | 0.2 miles |
| Warblington Station | 0.6 miles |
| Bedhampton Station | 0.7 miles |

About the agent

Tully & Co, Southsea

157-159 Albert Road, Southsea, PO4 0JW



Tully & Co have been operating as independent estate agents for over 40 years. As well as offering an extensive service to buyers and sellers, our team specialises in residential lettings and property management and have an enviable reputation for providing quality accommodation at affordable prices.

Industry affiliations

Notes

These notes are private, only you can see them.

Add your thoughts on this property...

Save note

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PO9 1BU (+ 0.25 miles)
For Sale – 3 bed, Houses

PO9 1BU (+ 0.25 miles)
For Sale – 2 – 3 bed, Houses

PO9 1BU (+ 0.25 miles)
For Sale – 2 bed, Houses

PO9 1BU (+ 0.25 miles)
For Sale – 2 bed, Houses

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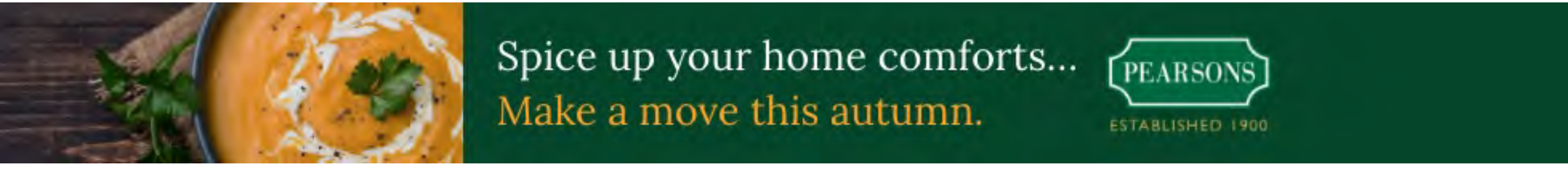
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Back to search results



Elmore Court, East Street, Havant [See map](#)

£160,000

Monthly mortgage payments

Added on 12/08/2022

PROPERTY TYPE

Flat

BEDROOMS

×1

BATHROOMS

×1

TENURE

Leasehold



Key features

- NO FORWARD CHAIN
- ALLOCATED PARKING
- CENTRAL HAVANT LOCATION
- FIRST FLOOR ONE BEDROOM FLAT
- OPEN PLAN KITCHEN / LOUNGE

Property description

COMING SOON - This one bedroom first floor flat sits in the heart of Old Havant. Set in this period property, this converted apartment is one of four and retains many original features and boasts a parking space. In brief the property consists of: entrance hall, double bedroom, bathroom, and open plan kitchen living space. There is also an allocated parking space. Pearsons will be offering this property with **NO FORWARD CHAIN**.

Service charge £100 per calendar month

Council Tax Band A

Tenure: Leasehold

GROUND RENT

£0 per year

ANNUAL SERVICE CHARGE

£0

LENGTH OF LEASE

Ask agent

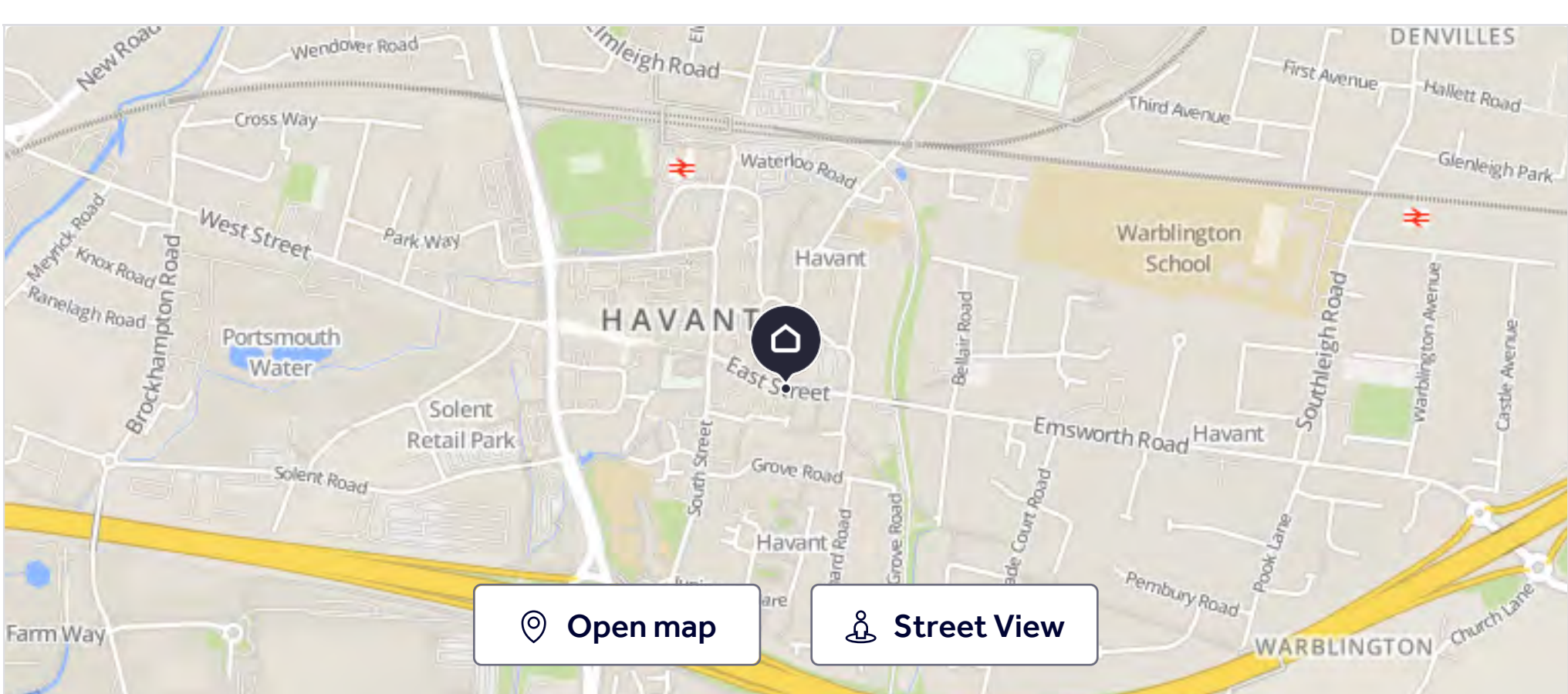
Energy Performance Certificates

Council Tax

EPC

Band: A

Elmore Court, East Street, Havant



Stations		Schools
NEAREST STATIONS		
Havant Station	0.2 miles	
Warblington Station	0.6 miles	
Bedhampton Station	0.8 miles	

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Get a Mortgage in Principle

You'll have a personalised result in just 20 minutes and you could get viewings faster when you find the home you want, with no impact on your credit score.

Nationwide Building Society

Broadband speed

Working with

Property sale history

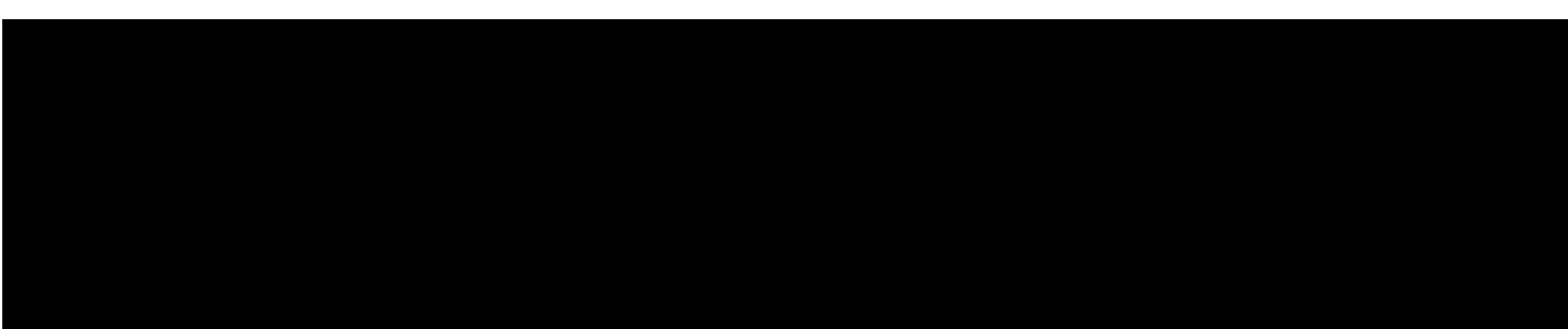
Recently sold & under offer

See similar nearby properties

About the agent

Pearsons, Havant

7 North Street, Havant, PO9 1PW



Read more

Industry affiliations

Stamp Duty calculator

I am...

Property price

£ 160,000

Calculate

Rightmove mortgage repayment calculator

Property price

£ 160,000

Deposit

£ 16,000

0% Lenders may expect more than a 10% deposit

Annual interest

5.96 %

Repayment period

25 years

Monthly repayments: £0

Need more info? See Rightmove's mortgage guide and calculators

Search for a Nationwide mortgage now

Advertisement Nationwide Building Society

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Notes

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Save note

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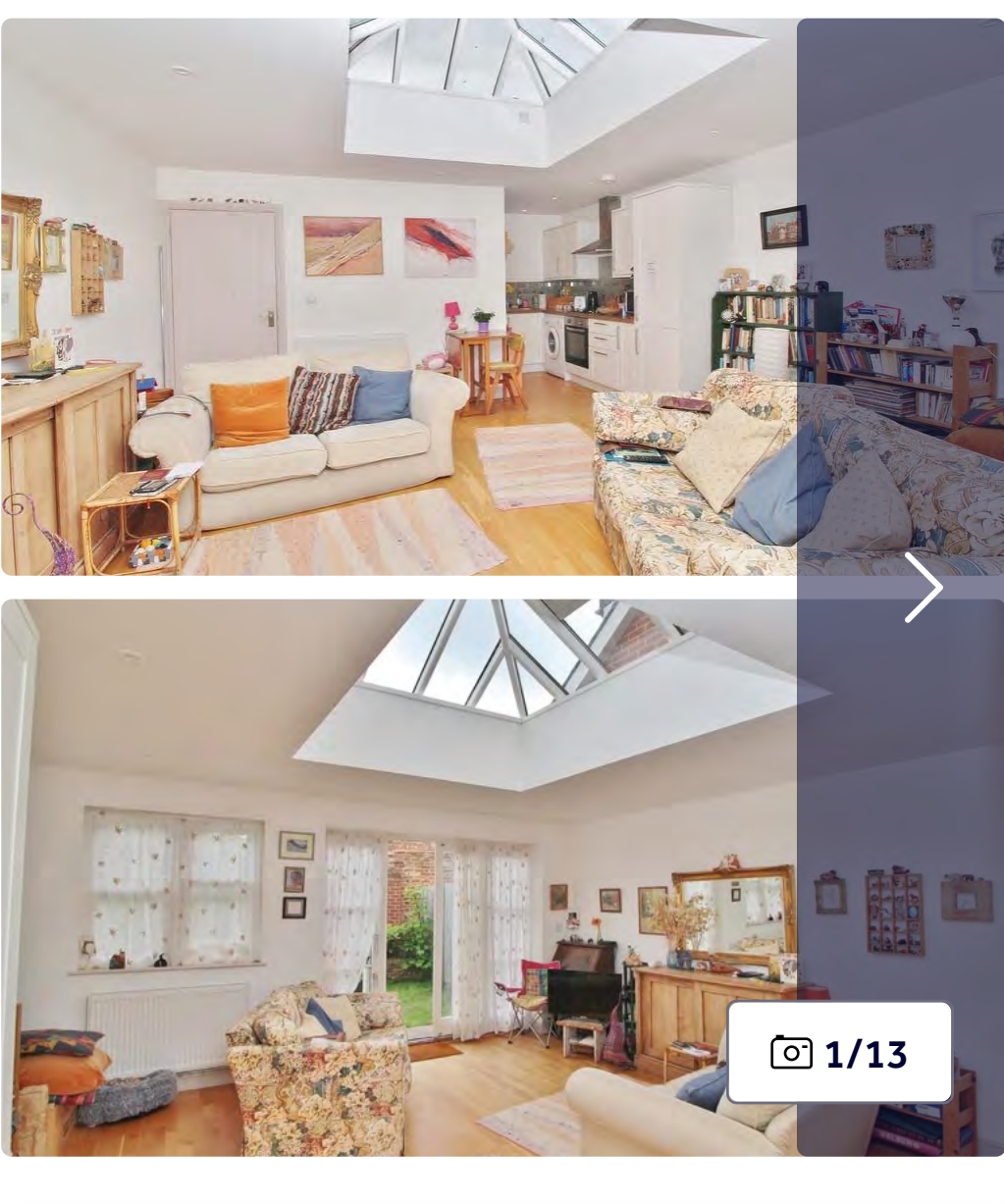
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Your search history

- PO9 1BU (+ 0.25 miles)
For Sale – 1 bed, Flats
- PO9 1BU (+ 0.5 miles)
For Sale – Flats & Houses
- HP2 4TN (+ 0.5 miles)
For Sale – 1 bed, Flats
- HP2 4TN (+ 0.5 miles)
For Sale – 1 – 2 bed, Flats
- HP2 4TN (+ 0.5 miles)
For Sale – 2 bed, Flats

Back to search results



SOLD STC

South Street, Havant

See map



£185,000



Monthly mortgage payments

Added on 30/08/2022

PROPERTY TYPE

Flat

BEDROOMS

1

BATHROOMS

1

TENURE

Share of Freehold



1

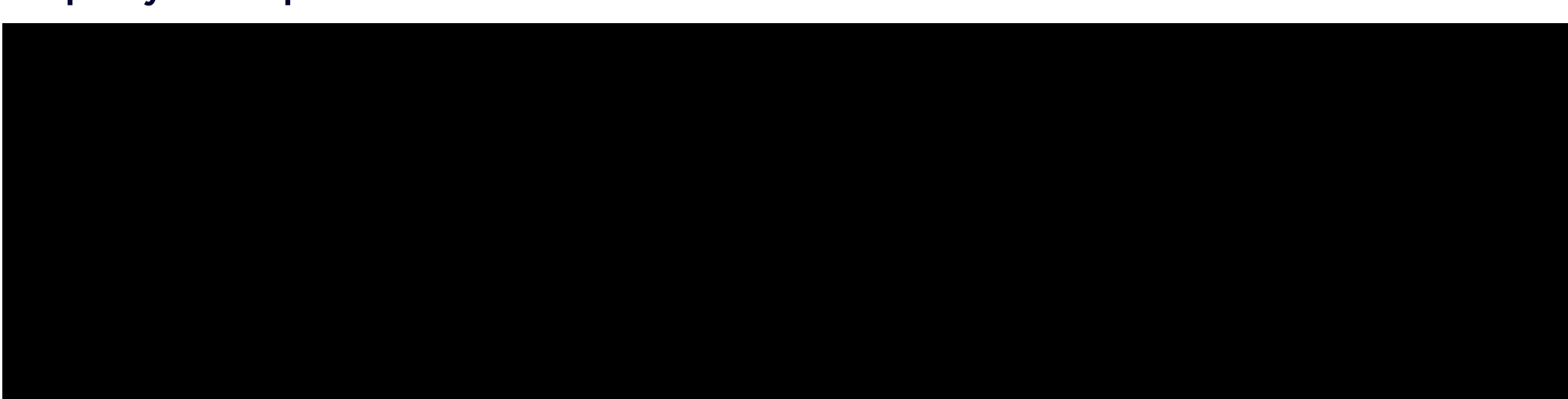


+7

Key features

- Wonderful Ground Floor Apartment
- Town Centre Location
- Open Plan Living Space
- Havant Town
- Lovely Enclosed Garden
- Share Of Freehold
- No Ground Rent or Service Charge
- Well Presented Accommodation

Property description



Read more

Tenure: Share of Freehold

For details of the leasehold, including the length of lease, annual service charge and ground rent, please contact the agent

Energy Performance Certificates

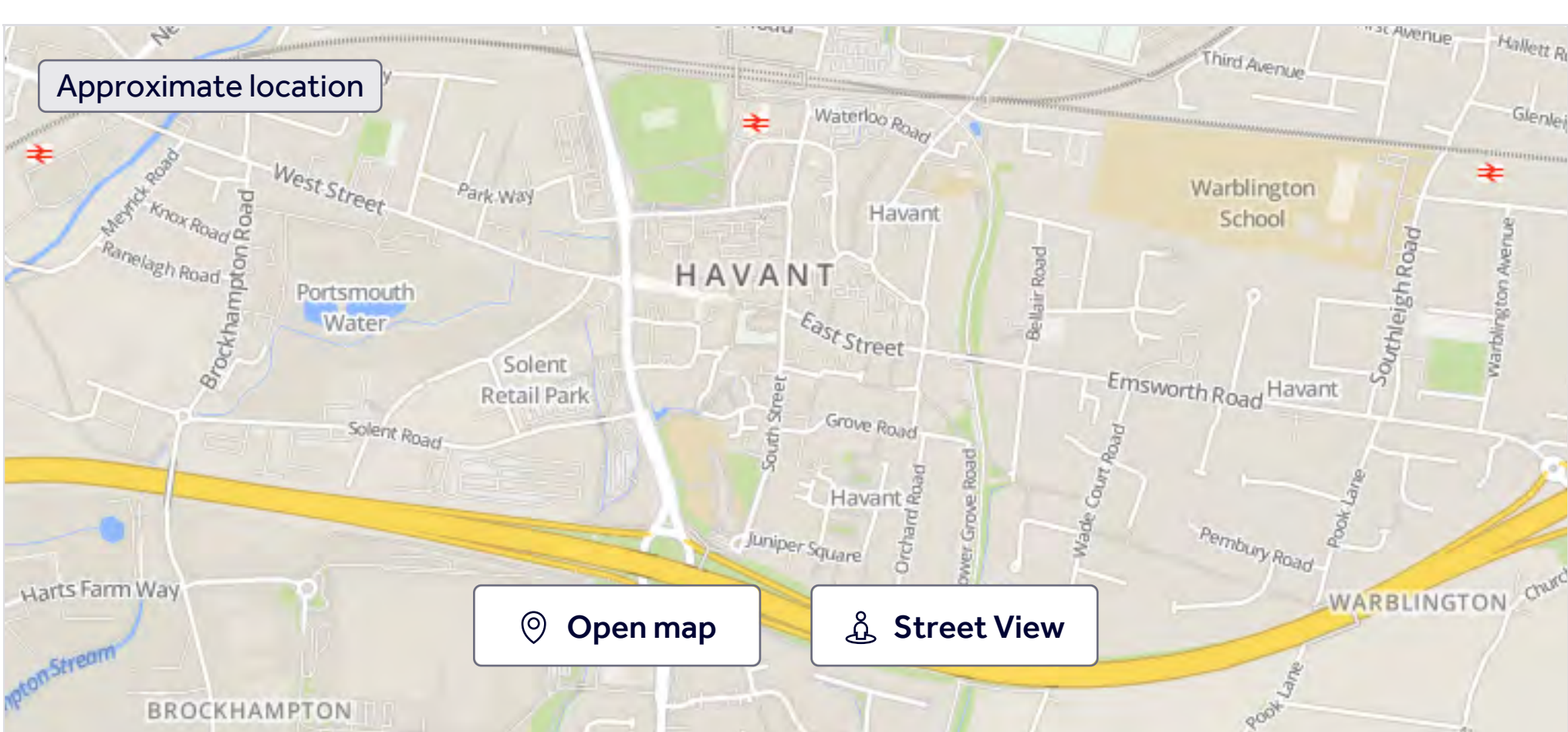
EPC 1

Council Tax

Ask agent

EPC Front Page

South Street, Havant



Stations

Schools

NEAREST STATIONS

- | | |
|---------------------|-----------|
| Havant Station | 0.2 miles |
| Warblington Station | 0.7 miles |
| Bedhampton Station | 0.7 miles |

Check how much you can borrow

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You'll have a personalised result in just 20 minutes and you could get viewings faster when you find the home you want, with no impact on your credit score.



Broadband speed

Working with

Property sale history

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About the agent

Jeffries & Dibbens Estate and Letting Agents, Havant

13 North Street, Havant, PO9 1PW



Read more

Industry affiliations

Stamp Duty calculator

I am...

Select

Property price

£ 185,000

Calculate

Rightmove mortgage repayment calculator

Property price

£ 185,000

Deposit

£ 18,500

0%

Lenders may expect more than a 10% deposit

Annual interest

5.96 %

Repayment period

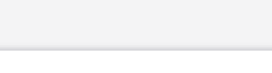
25 years

Monthly repayments: £0

Need more info? See Rightmove's mortgage guide and calculators

Search for a Nationwide mortgage now

Advertisement



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For Sale - 1 bed, Flats

PO9 1BU (+ 0.5 miles)

For Sale - Flats & Houses

HP2 4TN (+ 0.5 miles)

For Sale - 1 bed, Flats

HP2 4TN (+ 0.5 miles)

For Sale - 1 - 2 bed, Flats

HP2 4TN (+ 0.5 miles)

For Sale - 2 bed, Flats

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- Search sold prices
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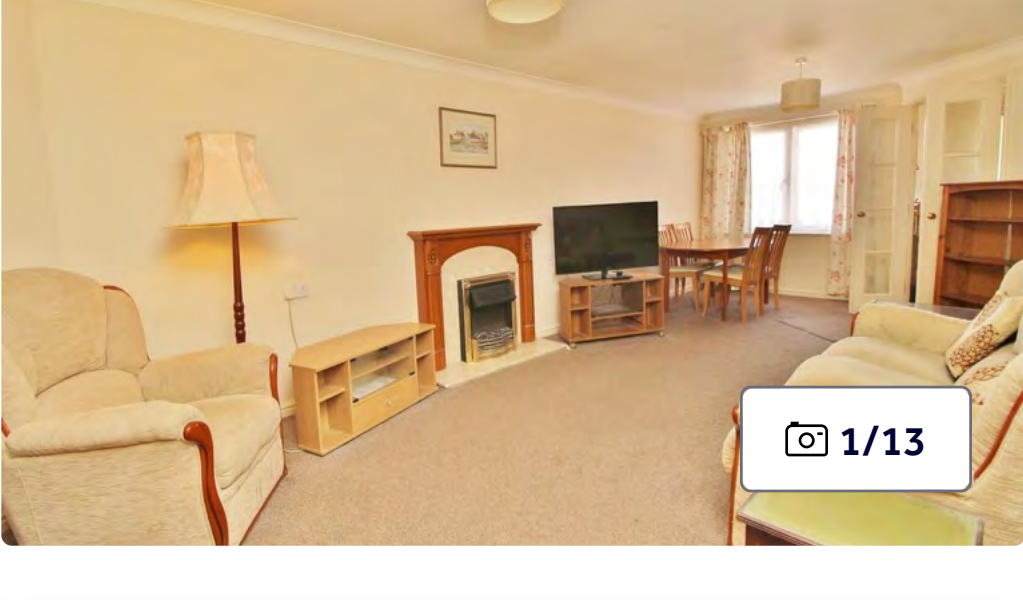
Locations

- England
- Scotland
- Northern Ireland
- Wales
- London
- London stations
- Spain
- France
- Portugal
- All Countries

Professional

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- Data Services
- Agents, Developers and Build to Rent
- Overseas Agents and Developers
- Home and Property Related Services
- Advertise commercial property

Back to search results



Watermill Court, Havant

See map



£200,000

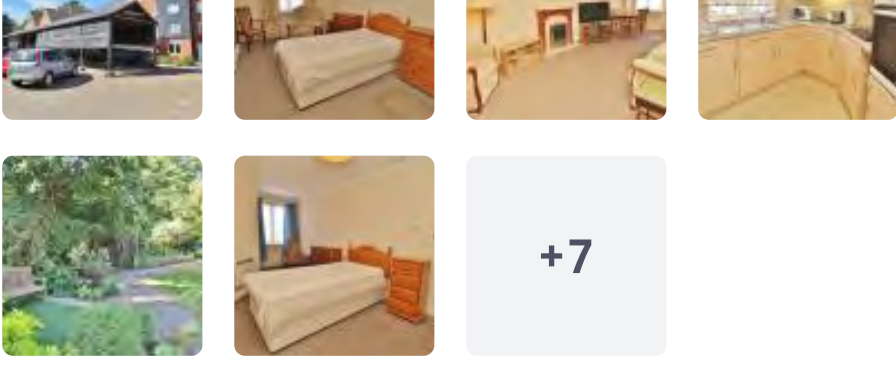
Monthly mortgage payments

Added on 07/09/2022

PROPERTY TYPE: Apartment, BEDROOMS: x2, BATHROOMS: x1, TENURE: Leasehold



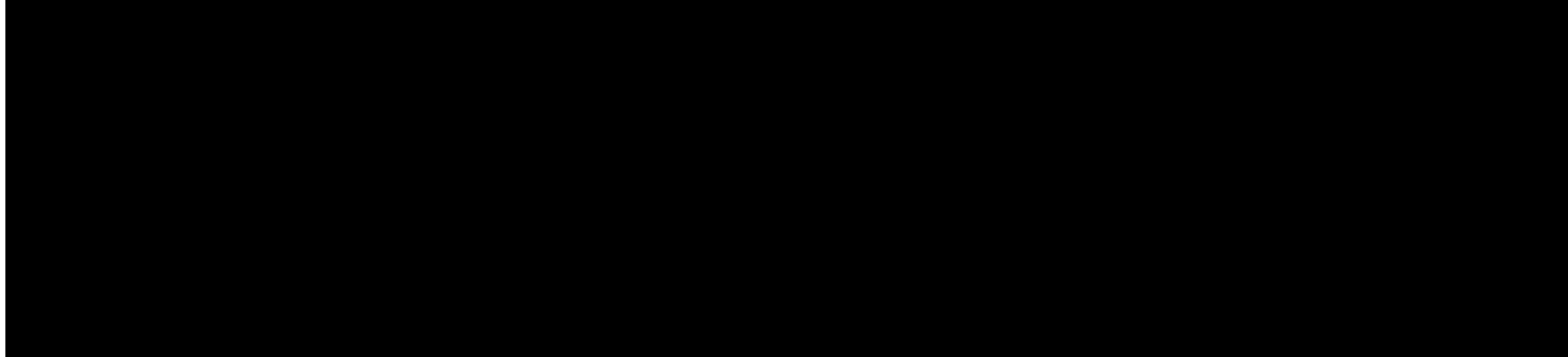
1



Key features

- Lovely Retirement Apartment
- No Forward Chain
- Top Floor Apartment
- Well Presented
- Near To Town Centre
- Two Bedrooms
- Lift To All Floors
- Modern Kitchen & Shower Room

Property description



Read more

Tenure: Leasehold

For details of the leasehold, including the length of lease, annual service charge and ground rent, please contact the agent

Energy Performance Certificates

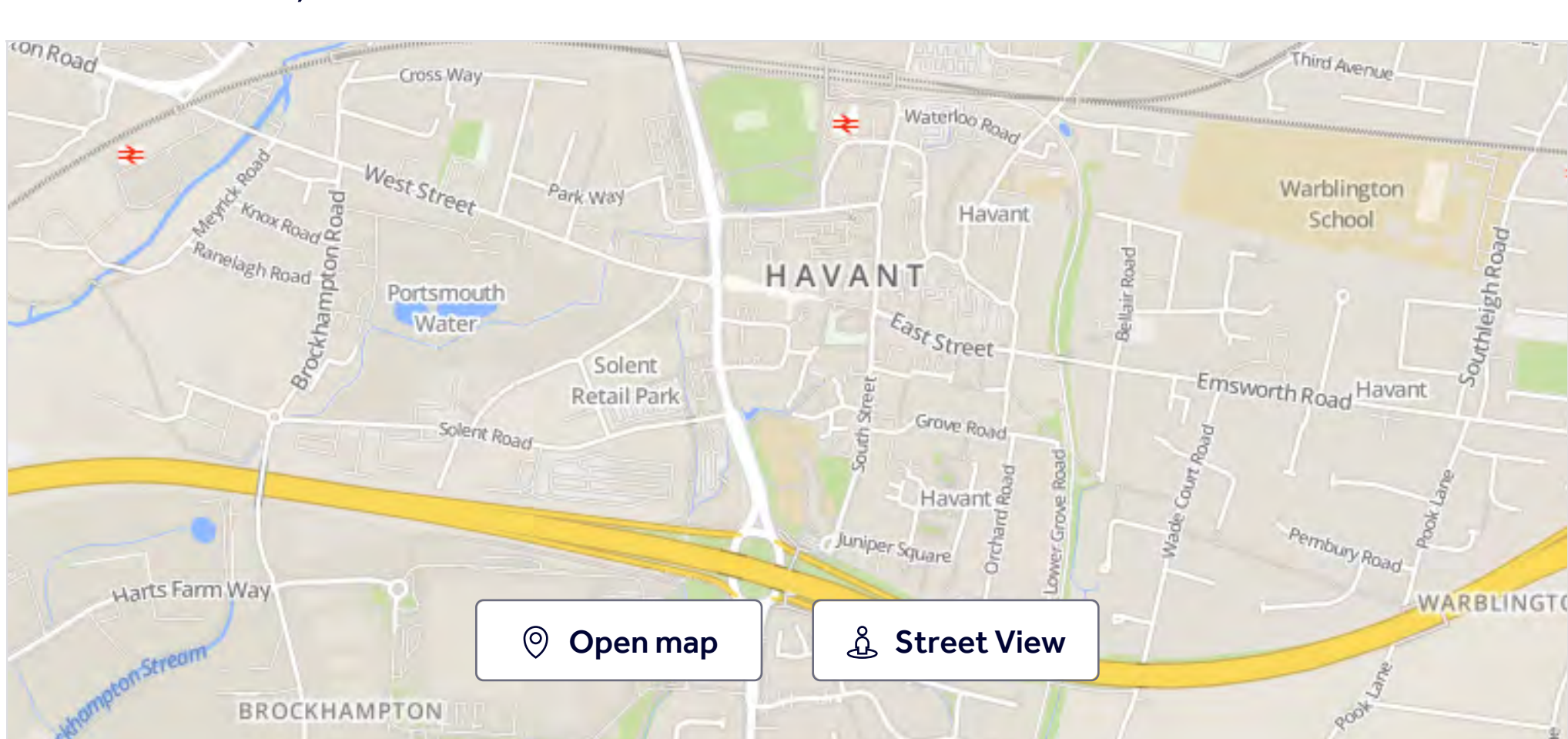
Council Tax

EPC Front Page

Ask agent

EPC 2

Watermill Court, Havant



Stations	Schools
NEAREST STATIONS	
Havant Station	0.3 miles
Bedhampton Station	0.6 miles
Warblington Station	0.8 miles

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You'll have a personalised result in just 20 minutes and you could get viewings faster when you find the home you want, with no impact on your credit score.

Nationwide Building Society

Broadband speed

Working with

Property sale history

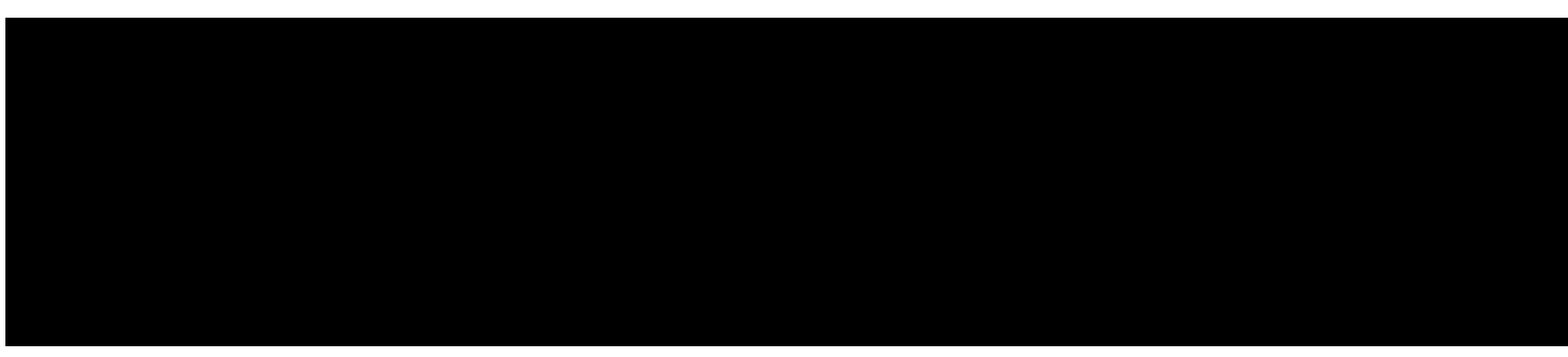
Recently sold & under offer

See similar nearby properties

About the agent

Jeffries & Dibbens Estate and Letting Agents, Havant

13 North Street, Havant, PO9 1PW



Read more

Industry affiliations

Stamp Duty calculator

I am... Property price

Select £ 200,000 Calculate

Rightmove mortgage repayment calculator

Property price: £ 200,000

Deposit: £ 20,000

Annual interest: 5.96 %

Repayment period: 25 years

Monthly repayments: £0

Need more info? See Rightmove's mortgage guide and calculators

Search for a Nationwide mortgage now

Nationwide Building Society

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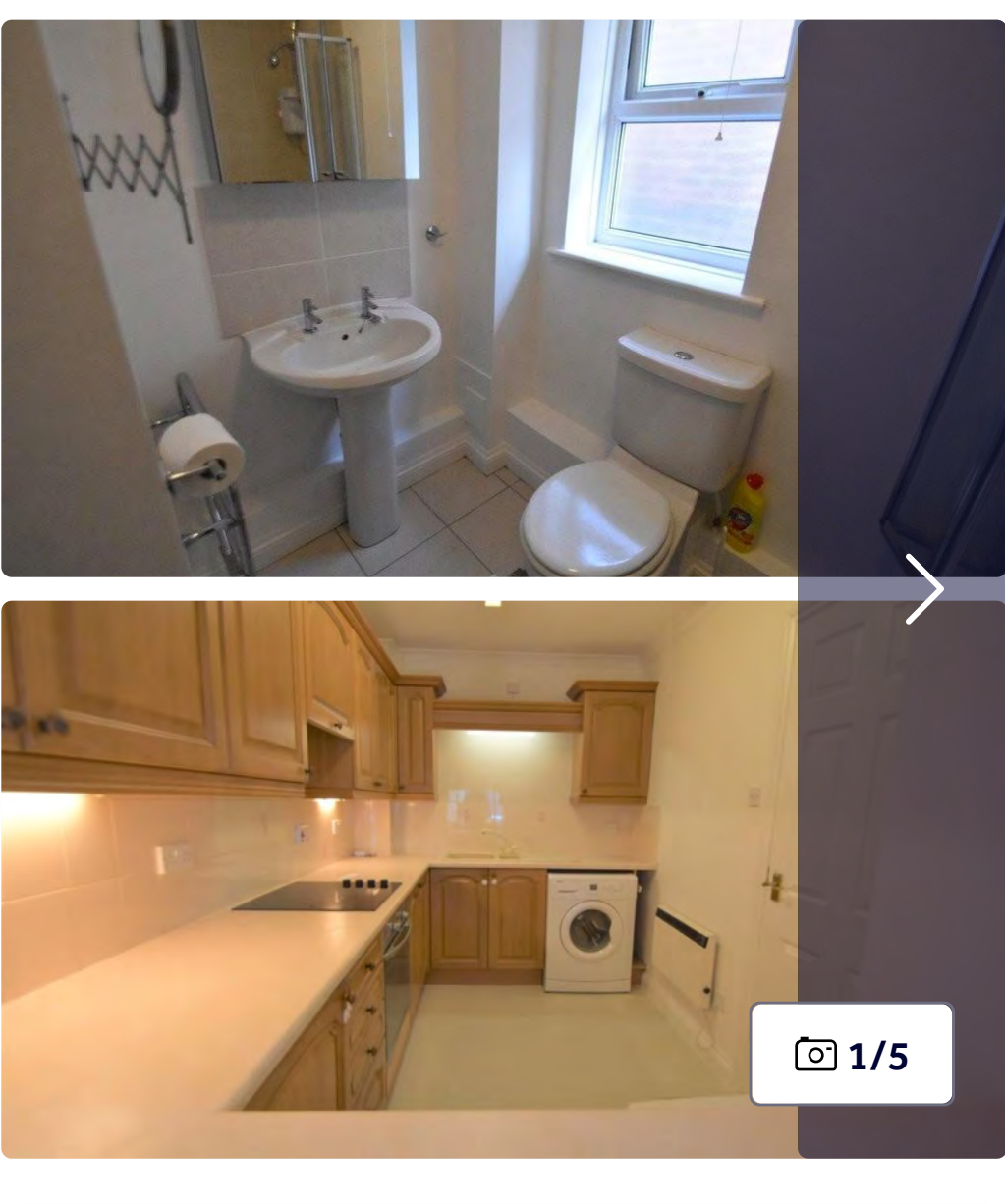
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Your search history

- PO9 1BU (+ 0.25 miles) For Sale – 2 bed, Flats
- PO9 1BU (+ 0.25 miles) For Sale – 1 – 2 bed, Flats
- PO9 1BU (+ 0.25 miles) For Sale – 1 bed, Flats
- PO9 1BU (+ 0.5 miles) For Sale – Flats & Houses
- HP2 4TN (+ 0.5 miles) For Sale – 1 bed, Flats

Back to search results



SOLD STC

East Street, Havant

£195,000

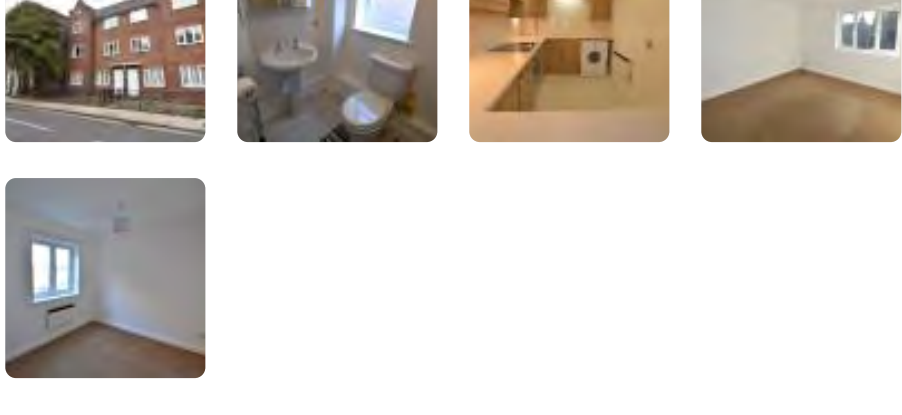
Monthly mortgage payments

Added on 23/03/2022

PROPERTY TYPE: Flat, BEDROOMS: x2, BATHROOMS: x1, TENURE: Leasehold



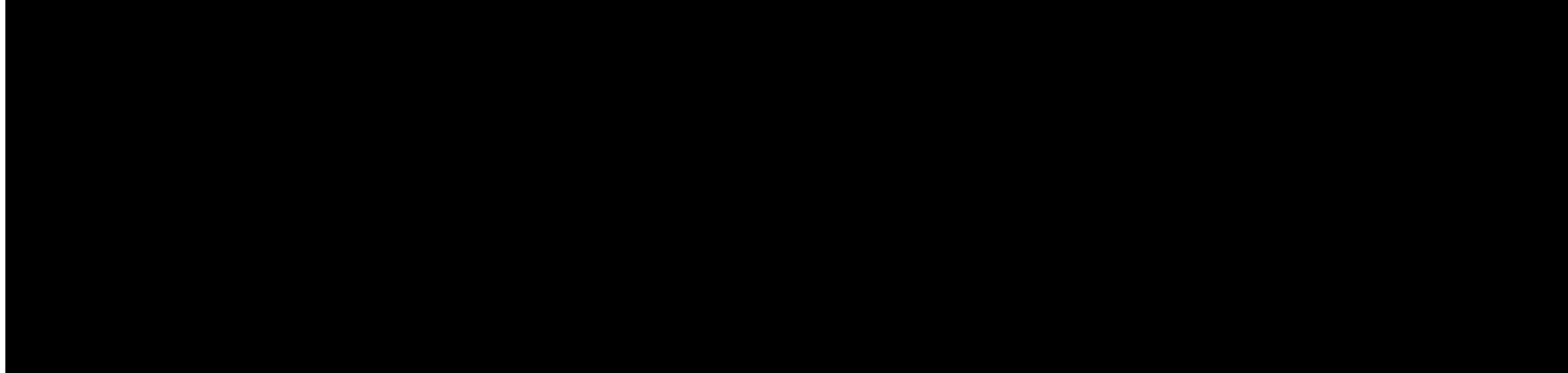
1



Key features

- APARTMENT
- LOUNGE
- BATHROOM
- ELECTRIC HEATING
- MUST BE VIEWED
- TWO BEDROOMS
- KITCHEN
- DOUBLE GLAZING
- PARKING SPACE
- CALL TODAY

Property description



Read more

Tenure: Leasehold

For details of the leasehold, including the length of lease, annual service charge and ground rent, please contact the agent

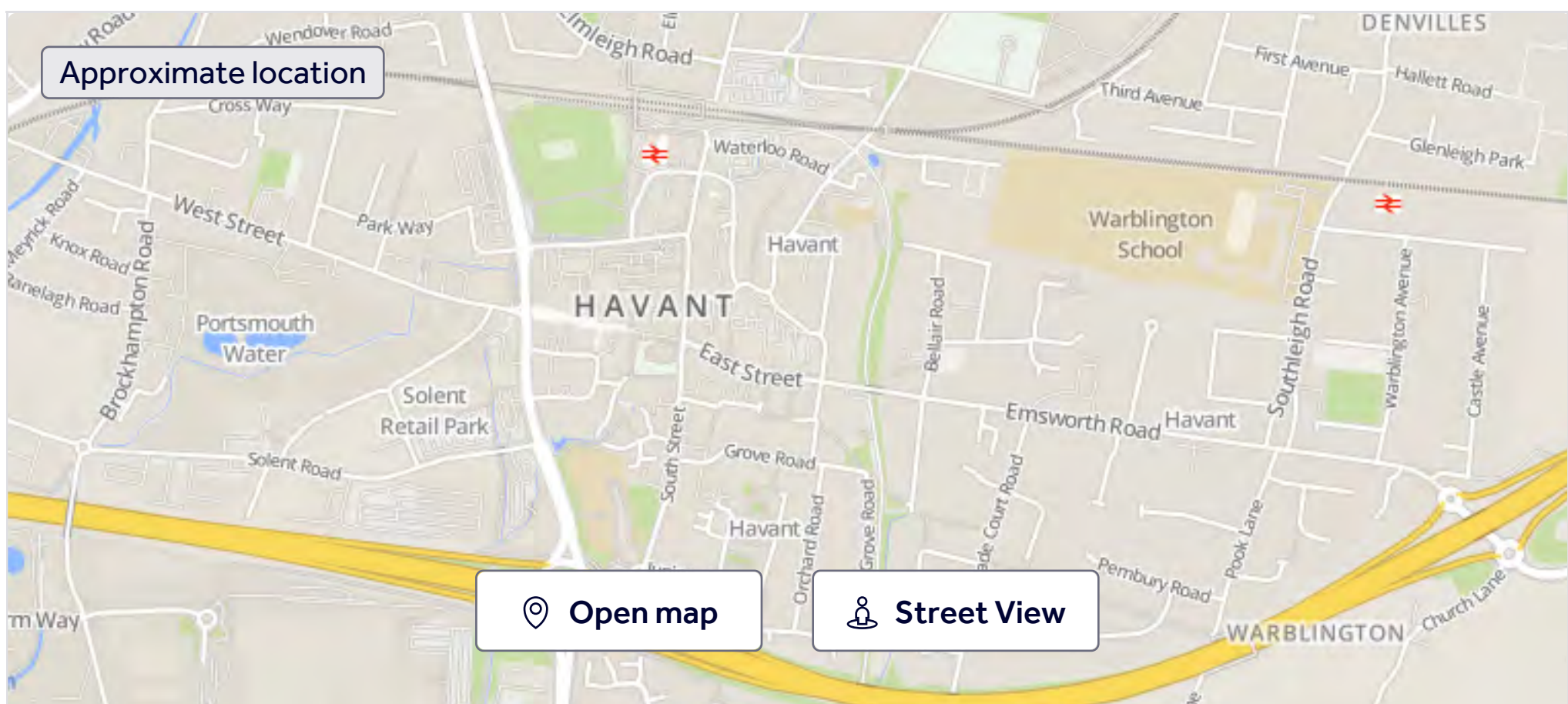
Energy Performance Certificates

EPC 1

Council Tax

Ask agent

East Street, Havant



Stations, Schools

NEAREST STATIONS

- Havant Station 0.2 miles
- Warblington Station 0.6 miles
- Bedhampton Station 0.8 miles

Check how much you can borrow

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Broadband speed

Working with

Property sale history

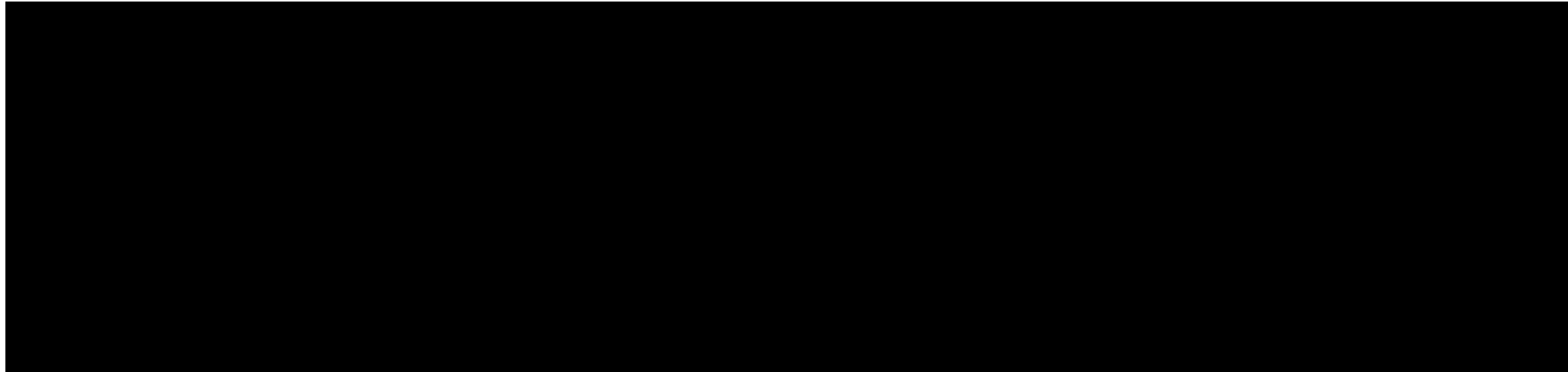
Recently sold & under offer

See similar nearby properties

About the agent

Beals, Havant

10 West Street, Havant, PO9 1PF



Read more

Industry affiliations

Stamp Duty calculator

I am...

Property price

Select

£ 195,000

Calculate

Rightmove mortgage repayment calculator

Property price

£ 195,000

Deposit

£ 19,500

0%

Lenders may expect more than a 10% deposit

Annual interest

5.96 %

Repayment period

25 years

Monthly repayments: £0

Need more info? See Rightmove's mortgage guide and calculators

Search for a Nationwide mortgage now

Advertisement



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Your search history

PO9 1BU (+ 0.25 miles)

For Sale - 2 bed, Flats

PO9 1BU (+ 0.25 miles)

For Sale - 1 - 2 bed, Flats

PO9 1BU (+ 0.25 miles)

For Sale - 1 bed, Flats

PO9 1BU (+ 0.5 miles)

For Sale - Flats & Houses

HP2 4TN (+ 0.5 miles)

For Sale - 1 bed, Flats

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- Cheap houses for sale
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- Contact us
- Careers

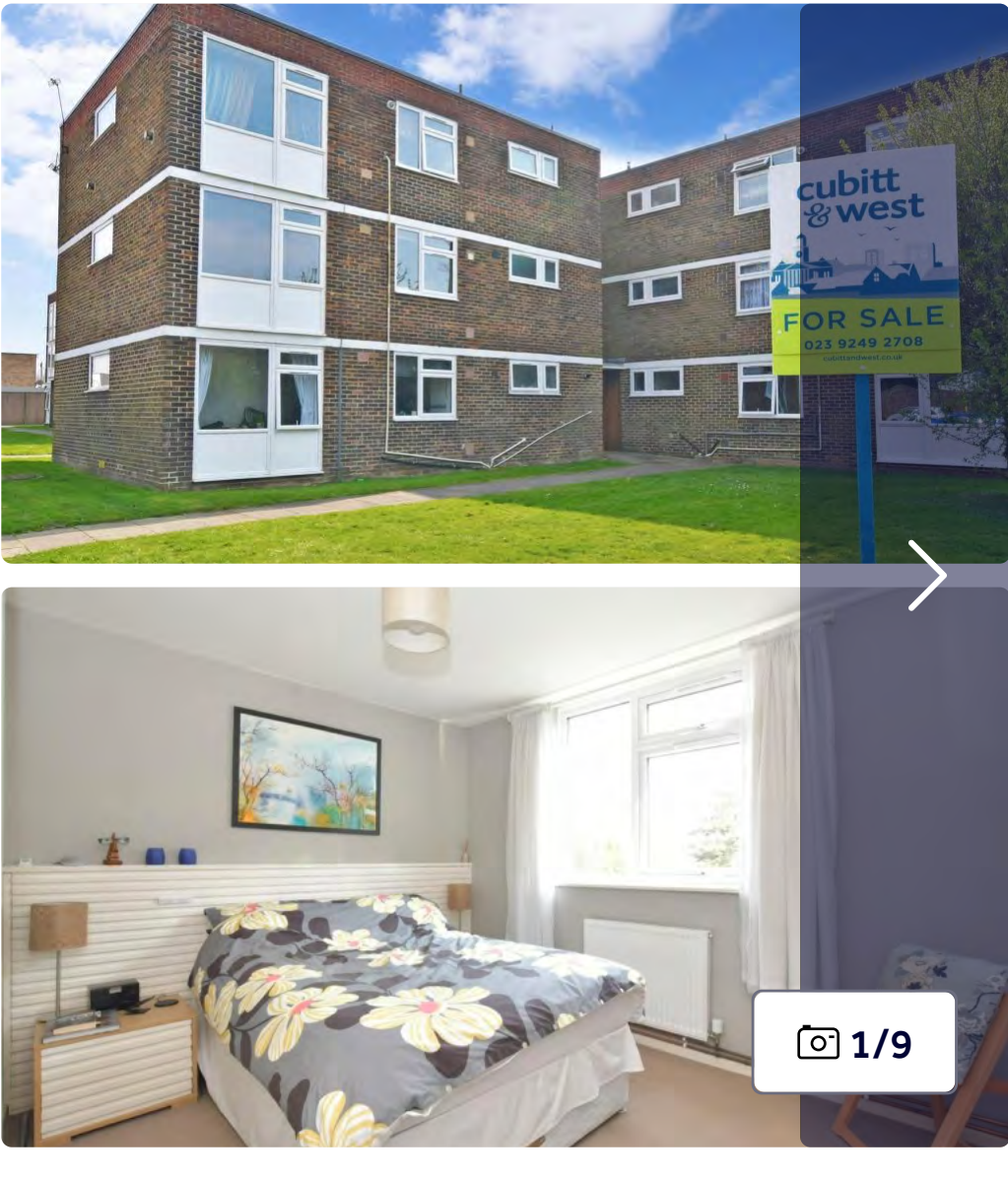
Locations

- England
- Scotland
- Northern Ireland
- Wales
- London
- London stations
- Spain
- France
- Portugal
- All Countries

Professional

- Rightmove Plus
- Data Services
- Agents, Developers and Build to Rent
- Overseas Agents and Developers
- Home and Property Related Services
- Advertise commercial property

Back to search results



SOLD STC

Juniper Square, Havant, Hampshire

See map

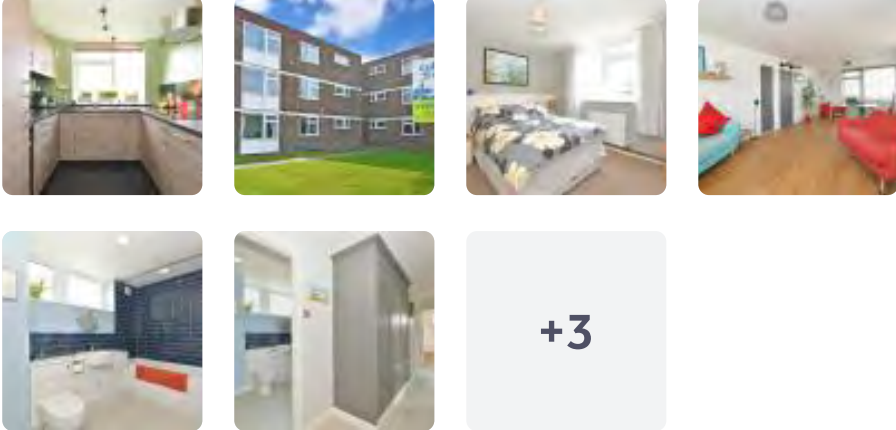
Share and Heart icons

£230,000

Monthly mortgage payments

Added on 28/03/2022

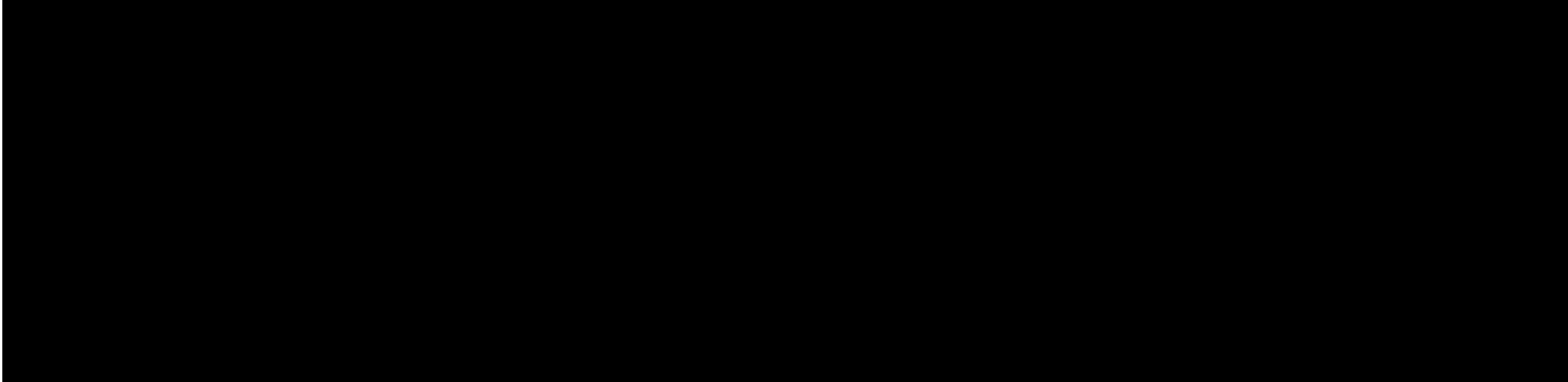
PROPERTY TYPE: Flat, BEDROOMS: x2, BATHROOMS: x1, TENURE: Leasehold



Key features

- 2 bedroom purpose built first floor flat in a popular location
- Perfect for first time buyers and investors
- Spacious and beautifully presented with plentiful storage throughout
- Ideally situated for all local amenities
- Close to train station for commuters
- Garage in block
- EPC energy rating E

Property description



Read more

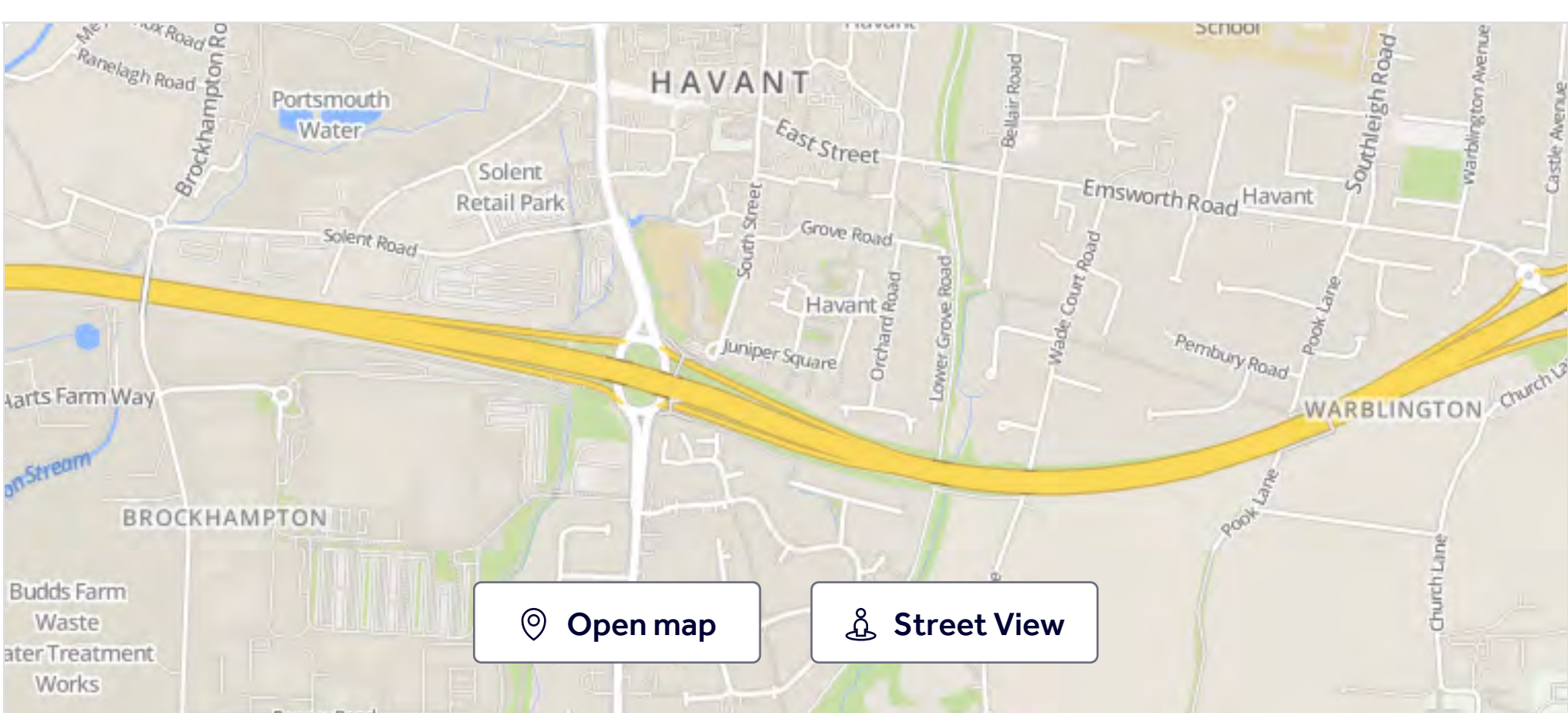
Tenure: Leasehold

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Council Tax

Ask agent

Juniper Square, Havant, Hampshire



Stations and Schools

NEAREST STATIONS

Havant Station	0.4 miles
Warblington Station	0.7 miles
Bedhampton Station	0.8 miles

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Broadband speed

Working with

Property sale history

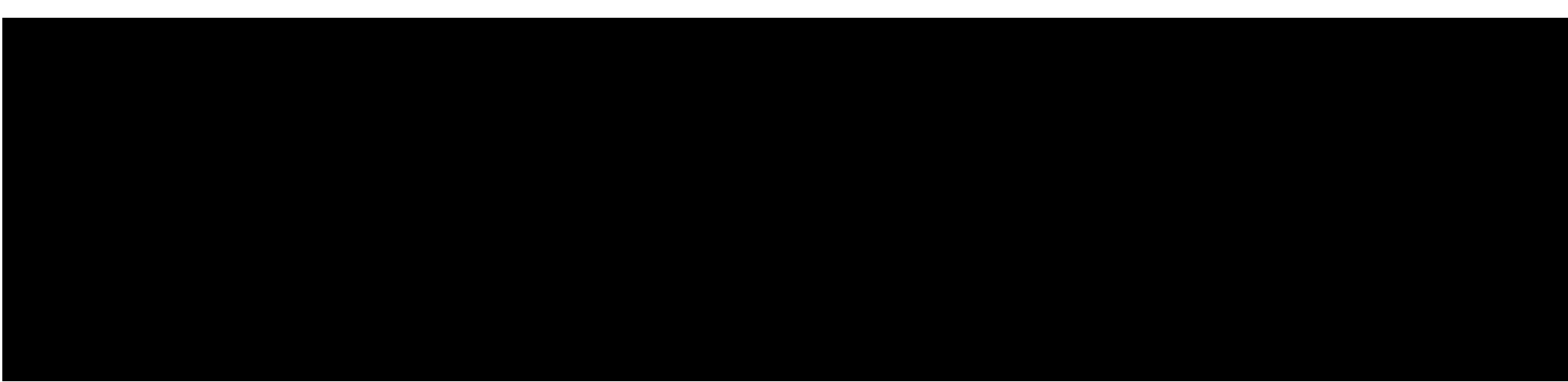
Recently sold & under offer

See similar nearby properties

About the agent

Cubitt & West, Havant

2 East Street, Havant, Hampshire, PO9 1AQ



Read more

Industry affiliations

Stamp Duty calculator

I am...

Property price

Select

£ 230,000

Calculate

Rightmove mortgage repayment calculator

Property price

£ 230,000

Deposit

£ 23,000

0%

Lenders may expect more than a 10% deposit

Annual interest

5.96 %

Repayment period

25 years

Monthly repayments: £0

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Your search history

PO9 1BU (+ 0.25 miles)

For Sale - 2 bed, Flats

PO9 1BU (+ 0.25 miles)

For Sale - 1 - 2 bed, Flats

PO9 1BU (+ 0.25 miles)

For Sale - 1 bed, Flats

PO9 1BU (+ 0.5 miles)

For Sale - Flats & Houses

HP2 4TN (+ 0.5 miles)

For Sale - 1 bed, Flats

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Advertise commercial property

Back to search results



SOLD STC

ONLINE VIEWING

West Street, Havant, Hampshire

See map



£290,000

Monthly mortgage payments

Reduced on 07/04/2022

PROPERTY TYPE

Semi-Detached

BEDROOMS

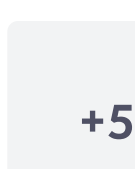
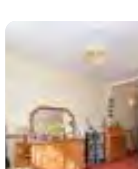
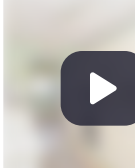
x2

BATHROOMS

x1

TENURE

Freehold

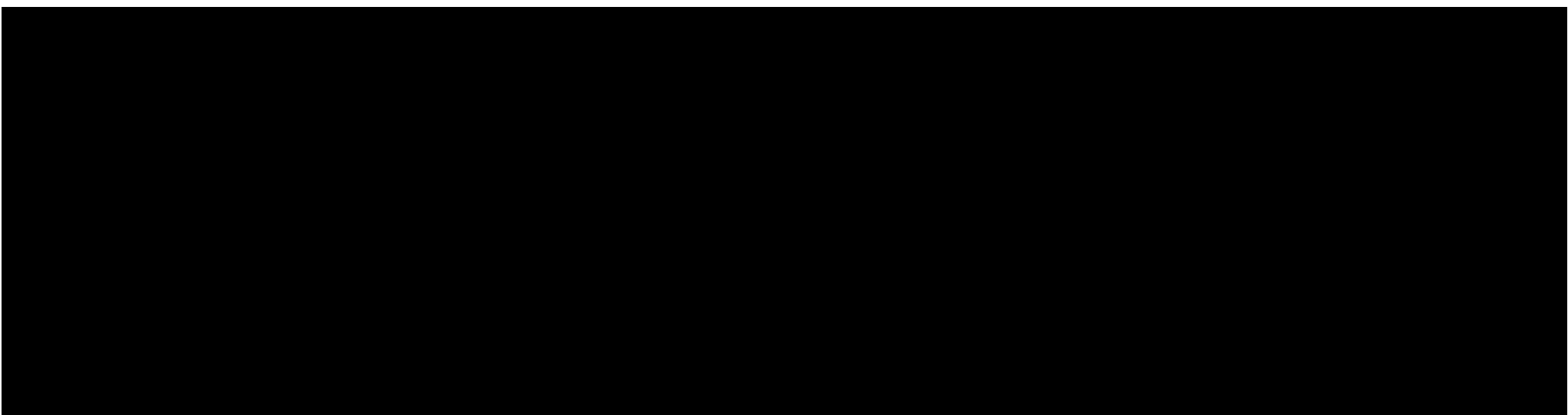


+5

Key features

- Lovely home with period features in a great location
- A short walk to Havant town centre with an array of shops and cafe's
- Ideal for first time buyers
- Close to transport links
- Open plan living space
- Enclosed rear garden
- Private parking
- EPC energy rating D

Property description

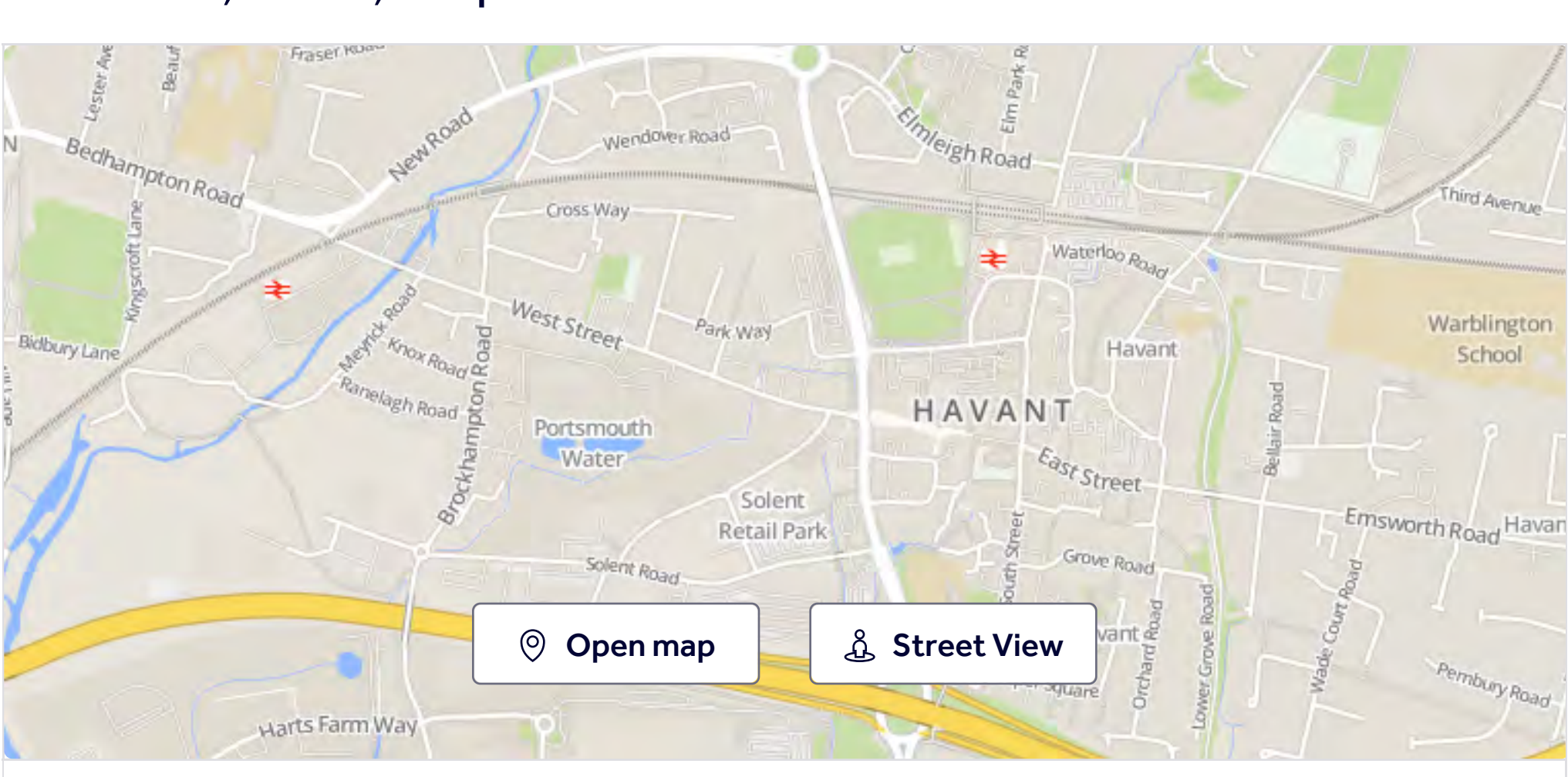


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Council Tax

Ask agent

West Street, Havant, Hampshire



Stations



Schools

NEAREST STATIONS

- | | |
|---------------------|-----------|
| Havant Station | 0.2 miles |
| Bedhampton Station | 0.5 miles |
| Warblington Station | 0.9 miles |



Check how much you can borrow

Get a Mortgage in Principle

You'll have a personalised result in just 20 minutes and you could get viewings faster when you find the home you want, with no impact on your credit score.



Broadband speed

Working with



Property sale history



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About the agent

Cubitt & West, Havant

2 East Street, Havant, Hampshire, PO9 1AQ



Read more

Industry affiliations

Stamp Duty calculator



I am...

Property price

Select



£ 290,000

Calculate

Rightmove mortgage repayment calculator

Property price

£ 290,000

Deposit

£ 29,000

0%

Lenders may expect more than a 10% deposit

Annual interest

5.96 %

Repayment period

25 years

Monthly repayments: £0

Need more info? See Rightmove's mortgage guide and calculators

Search for a Nationwide mortgage now

Advertisement



These results are for a repayment mortgage and are only intended as a guide. Make sure you obtain accurate figures from your lender before committing to any mortgage. Your home may be repossessed if you do not keep up repayments on a mortgage. Nationwide pays Rightmove a fee for each completed mortgage. It's up to you if you choose Nationwide, or a different lender, to suit your mortgage needs and circumstances.

Notes

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Your search history

PO9 1BU (+ 0.25 miles)

For Sale - 2 bed, Houses

PO9 1BU (+ 0.25 miles)

For Sale - 2 bed, Houses

PO9 1BU (+ 0.25 miles)

For Sale - 2 bed, Terraced Houses

PO9 1BU (+ 0.25 miles)

For Sale - 2 bed, Flats & Houses

PO9 1BU (+ 0.25 miles)

For Sale - 2 bed, Flats

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Advertise commercial property

Back to search results



SOLD STC

The Parchment, Havant, Hampshire

See map

£360,000

Monthly mortgage payments

Added on 04/03/2022

PROPERTY TYPE

End of Terrace

BEDROOMS

3

BATHROOMS

1

TENURE

Freehold



- Key features
- Beautifully presented home in the heart of Havant town centre

A stone's throw from shops and cafe's

Private rear courtyard garden

EPC energy rating C (71)

Neutral decor throughout

Situated in a sought after popular location

Separate garage

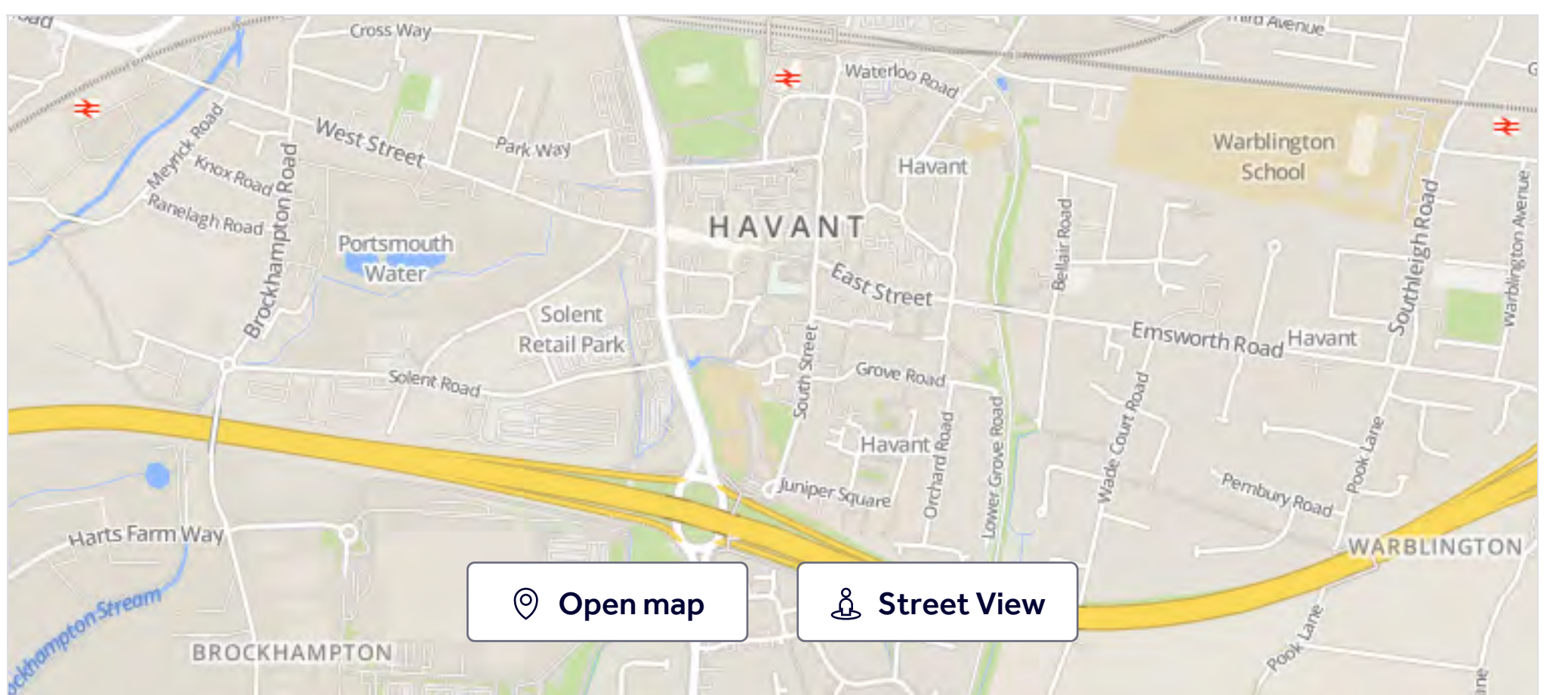


Read more

Council Tax

Ask agent

The Parchment, Havant, Hampshire



Stations

Schools

NEAREST STATIONS

Havant Station

0.3 miles

Bedhampton Station

0.7 miles

Warblington Station

0.7 miles

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Nationwide Building Society

Broadband speed

Working with

Property sale history

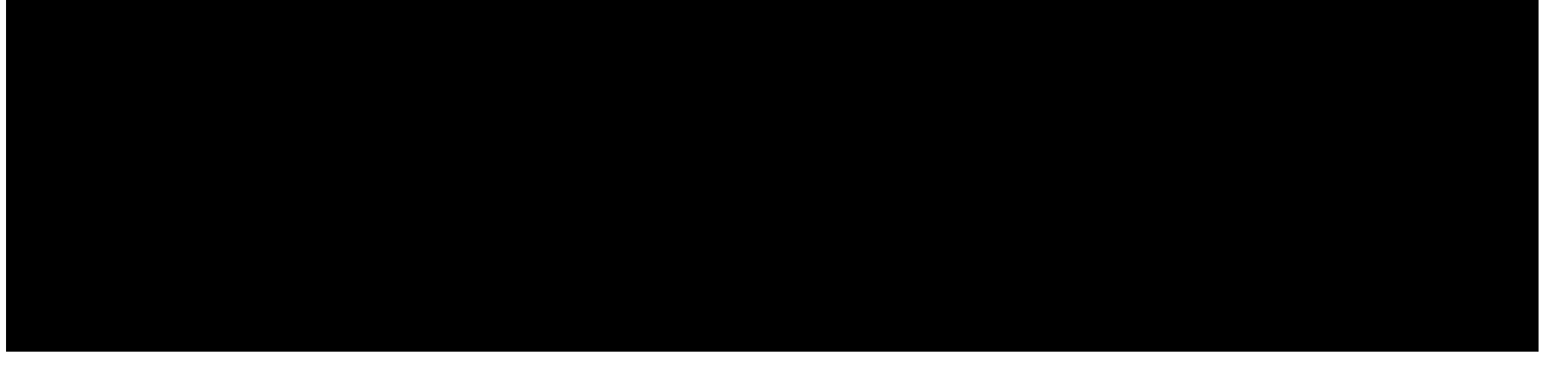
Recently sold & under offer

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Read more

Industry affiliations

Stamp Duty calculator

I am...Property price

Select

£ 360,000

Calculate

Rightmove mortgage repayment calculator

Property price

£ 360,000

Deposit

£ 36,000

0% Lenders may expect more than a 10% deposit

Annual interest

5.96 %

Repayment period

25 years

Monthly repayments: £0

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Advertisement Nationwide Building Society

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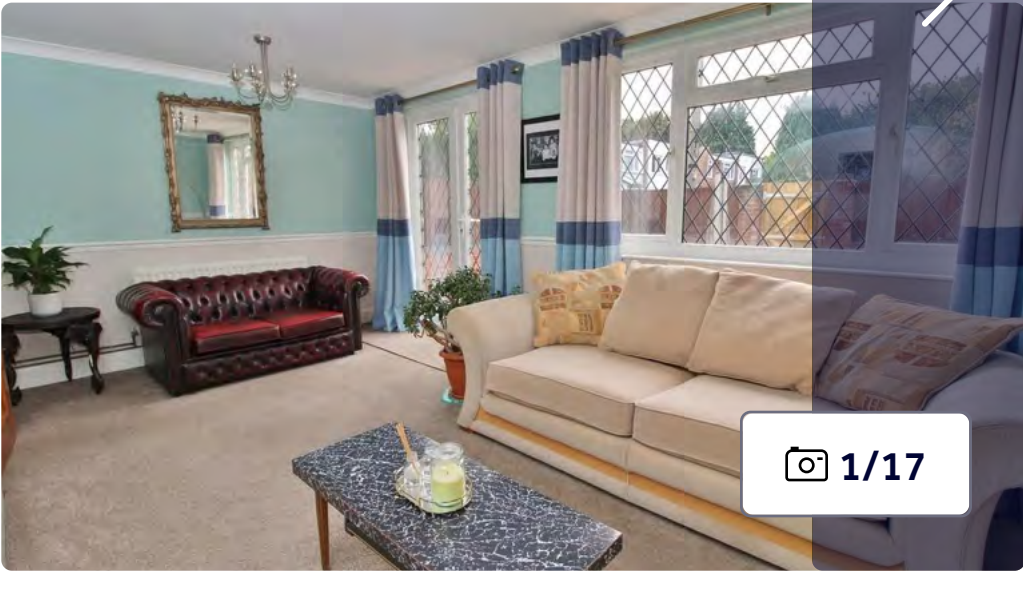
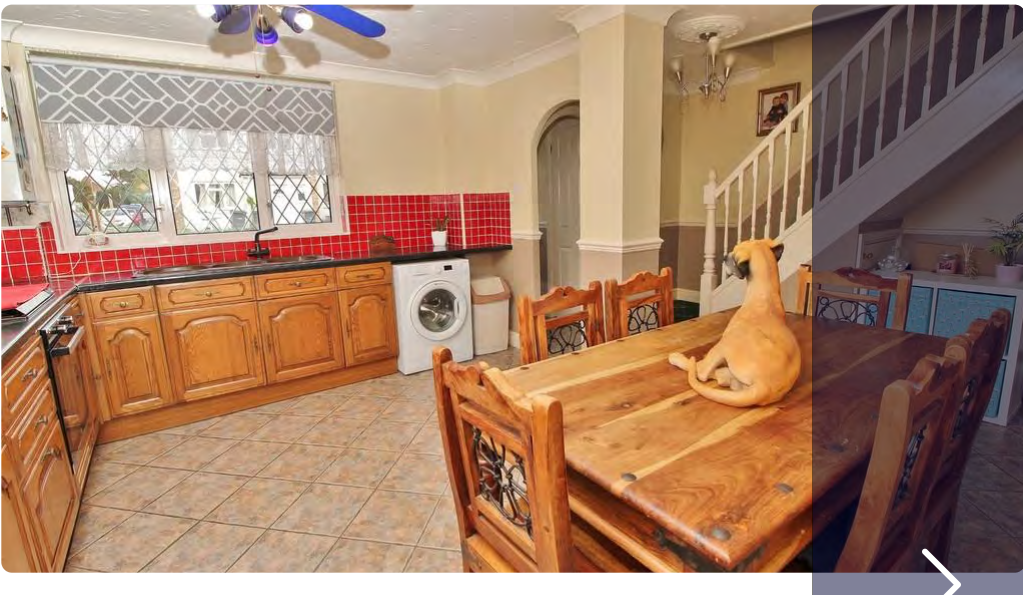
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For Sale – 3 bed, Houses
- PO9 1BU (+ 0.25 miles)
For Sale – 2 – 3 bed, Houses
- PO9 1BU (+ 0.25 miles)
For Sale – 2 bed, Houses
- PO9 1BU (+ 0.25 miles)
For Sale – 2 bed, Houses
- PO9 1BU (+ 0.25 miles)
For Sale – 2 bed, Terraced Houses

Back to search results



SOLD STC

Juniper Square, Havant

See map

ShareHeart

£285,000

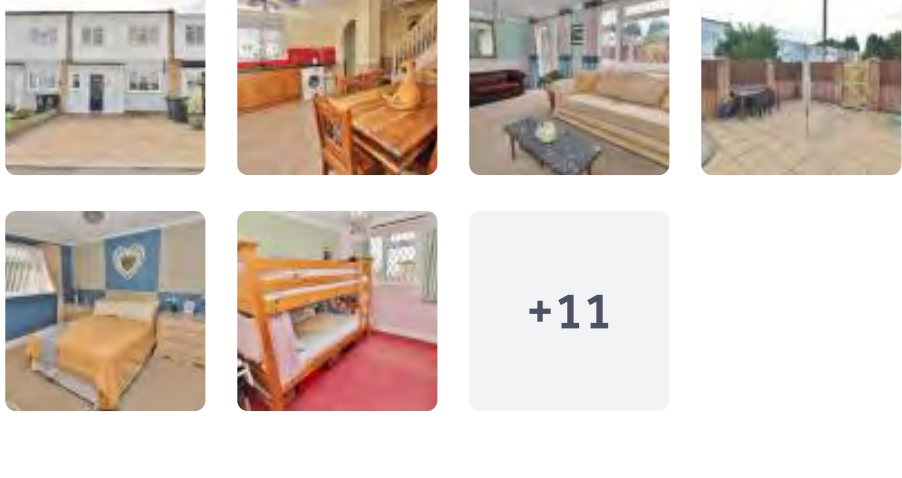
Monthly mortgage payments

Added on 21/09/2022

PROPERTY TYPE: Terraced, BEDROOMS: 3, BATHROOMS: 1, TENURE: Freehold



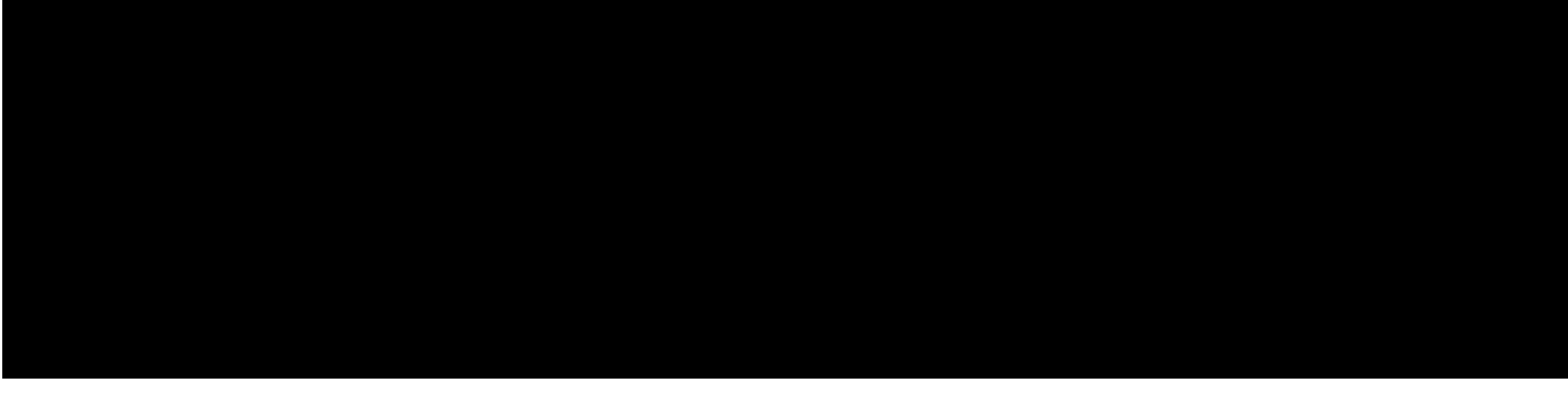
1



Key features

- Walking Distance to Town
- Spacious Accommodation
- South Facing Garden
- Off Road Parking
- Viewing Recommended
- Beautifully Presented
- Three Bedrooms
- Garage
- Good Schools

Property description



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EPC Front Page

EPC 2

Council Tax

Ask agent

MARKETED BY Jeffries & Dibbens Estate and Letting Agents, Havant

13 North Street, Havant, PO9 1PW

More properties from this agent

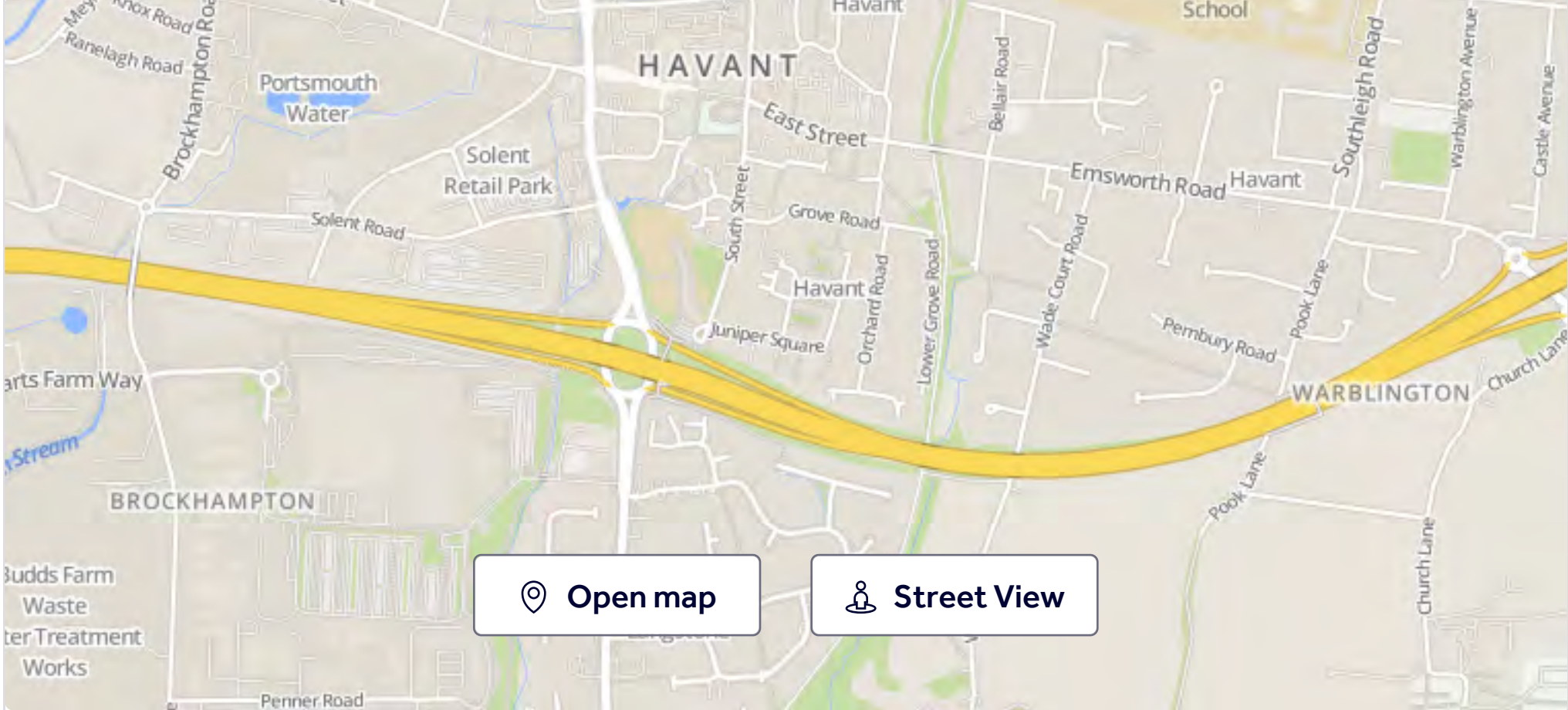
Call agent: 0238 144 9931

Request details



Spotted an error with this listing?

Juniper Square, Havant



StationsSchools

NEAREST STATIONS

- Havant Station 0.4 miles
- Warblington Station 0.7 miles
- Bedhampton Station 0.8 miles

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Broadband speed

Working with

Property sale history

Recently sold & under offer

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About the agent

Jeffries & Dibbens Estate and Letting Agents, Havant

13 North Street, Havant, PO9 1PW



Read more

Industry affiliations

Stamp Duty calculator

I am...

Select

Property price

£ 285,000

Calculate

Rightmove mortgage repayment calculator

Property price

£ 285,000

Deposit

£ 28,500

0%

Lenders may expect more than a 10% deposit

Annual interest

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Repayment period

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Monthly repayments: £0

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PO9 1BU (+ 0.25 miles)

For Sale - 2 bed, Houses

PO9 1BU (+ 0.25 miles)

For Sale - 2 bed, Terraced Houses

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