

Accommodation Schedule								
	Housetype	No. of Bedrooms	Storey	Part M	Sqft	No. of Units	Total Sqft	% Housetype used on Site
PRIVATE UNITS	Type 13 GR FL Maisonette	1	2	Part M4(3)	674	1	674	2.27
	Type 13 1ST FL Maisonette	2	2		755	1	755	2.27
	Type 1C	2	2	Part M4(2)	851	1	851	2.27
	Type 1B	2	2		851	4	3404	9.09
	Type 11B	2	2	Part M4(2)	851	2	1702	4.55
	Type 2	3	2		1001	4	4004	9.09
	Type 3	3	2		1015	4	4060	9.09
	Type 4	3	2		1043	2	2086	4.55
	Type 5	3	2		1043	2	2086	4.55
	Type 6	3	2	Part M4(2)	1173	2	2346	4.55
	Type 7	4	2	Part M4(2)	1278	2	2556	4.55
	Type 8	4	2	Part M4(2)	1375	2	2750	4.55
	Grove Farm Barn	6	2		3435	1	3435	2.27
	Stradbroke Hall Barn	5	2		4531	1	4531	2.27
SUBTOTAL						29	34566	63.64
RENTED	Type 9 GR FL Maisonette	1	2	Part M4(2)	569	2	1138	4.55
	Type 9 1ST FL Maisonette	1	2	Part M4(2)	631	2	1262	4.55
	Type 1C	2	2	Part M4(2)	851	1	851	2.27
	Type 11A	2	2	Part M4(2)	851	2	1702	4.55
	Type 12	3	2	Part M4(2)	1043	3	3129	6.82
SUBTOTAL						10	8082	22.73
SHARED OWNERSHIP	Type 11A	2	2	Part M4(2)	851	2	1702	4.55
	Type 12	3	2	Part M4(2)	1043	3	3129	6.82
	(Type 10 omitted)							
SUBTOTAL						5	16042	11.36
GRAND TOTAL						44	42648	97.73

AFFORDABLE MIX			
	STRAD3 Policy Requirement (%)	STRAD3 Policy Requirement (no)	No. of Units
1B & 2B	40%	18	18
1B	30% of 18	5	5
2B	70% of 18	13	13

Part M(4) Mix		
	(%)	No. of Units
Part M4(2)	54.55%	24
Part M4(3)	54.55%	1

Land South of Mill Lane, Stradbroke - Revised Accommodation and Pricing Schedule

Date Oct-21

Plot	Type	Persons	Storeys	Parking	Total GIA (ft ²)	Total GIA (m ²)	Tenure	Sale Price	£/sqft
1	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
2	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
3	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
4	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
5	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
6	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
7	3 Bed House	5	2	2 spaces	1006	93	Market	£ 278,000	276
8	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
9	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
10	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
11	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
12	4 Bed House	7	2	2 spaces + 1 garage	1577	147	Market	£ 375,000	238
13	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
14	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
15	1 Bed Apartment	2	1	1 space	538	50	Market	£ 155,000	288
16	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
17	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
18	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
19	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
20	2 Bed House	4	2	2 spaces	861	80	Market	£ 240,000	279
21	2 Bed House	4	2	2 spaces	861	80	Market	£ 240,000	279
22	3 Bed House	5	2.5	1 space + garage	1276	119	Market	£ 285,000	223
23	2 Bed House	4	2	2 spaces	861	80	Market	£ 239,000	278
24	2 Bed House	4	2	2 spaces	861	80	Market	£ 239,000	278
25	3 Bed House	5	2.5	1 space + garage	1276	119	Market	£ 285,000	223
26	2 Bed House	4	2	2 spaces	786	73	Affordable - Home Ownership	£ 143,975	183
27	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
28	1 Bed Apartment	2	1	1 space	538	50	Market	£ 155,000	288
29	1 Bed Apartment	2	1	1 space	538	50	Market	£ 155,000	288
30	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
31	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
32	2 Bed House	4	2	1 space + garage	1071	99	Market	£ 245,000	229
33	2 Bed House	4	2	1 space + garage	1071	99	Market	£ 245,000	229
34	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
35	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
36	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
37	4 Bed House	7	2	2 spaces + 1 garage	1577	147	Market	£ 375,000	238
38	4 Bed House	6	2	2 spaces + garage	1383	128	Market	£ 360,000	260
39	2 Bed House	4	2	1 space + garage	1071	99	Market	£ 250,000	233
40	2 Bed House	4	2	1 space + garage	1071	99	Market	£ 250,000	233
41	4 Bed House	7	2	2 spaces + 2 garage	1927	179	Market	£ 420,000	218
42	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
43	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
44	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
45	2 Bed House	4	2	2 spaces	786	73	Market	£ 221,500	282
46	4 Bed House	7	2	2 spaces + 2 garage	1927	179	Market	£ 420,000	218
47	4 Bed House	6	2	2 spaces + garage	1383	128	Market	£ 360,000	260
48	4 Bed House	6	2	2 spaces + garage	1383	128	Market	£ 360,000	260
49	4 Bed House	7	2	2 spaces + 1 garage	1577	147	Market	£ 375,000	238
50	4 Bed House	7	2	2 spaces + 2 garage	1927	179	Market	£ 420,000	218
51	4 Bed House	6	2	2 spaces + garage	1383	128	Market	£ 360,000	260
52	4 Bed House	6	2	2 spaces + garage	1383	128	Market	£ 360,000	260
53	4 Bed House	7	2	2 spaces + 1 garage	1577	147	Market	£ 375,000	238
54	4 Bed House	7	2	2 spaces + 1 garage	1577	147	Market	£ 375,000	238
55	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
56	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
57	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
58	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
59	3 Bed House	5	2	1 space + garage	1216	113	Market	£ 292,500	241
60	1 Bed Apartment	2	1	1 space + garage	748	69	Market	£ 165,000	221
61	3 Bed House	6	2.5	1 space + garage	1276	119	Market	£ 292,500	229
62	4 Bed House	7	2.5	1 space + garage	1502	140	Market	£ 365,000	243
63	4 Bed House	7	2.5	1 space + garage	1502	140	Market	£ 365,000	243
64	3 Bed House	6	2.5	1 space + garage	1276	119	Market	£ 285,000	223
65	2 Bed House	4	2	2 spaces	786	73	Affordable - Rented	£ 110,750	141
66	3 Bed House	5	2.5	2 spaces	1066	99	Affordable - Rented	£ 125,000	117
67	3 Bed House	5	2.5	2 spaces	1066	99	Affordable - Rented	£ 125,000	117
68	2 Bed House	4	2	2 spaces	861	80	Affordable - Rented	£ 119,500	139
69	2 Bed House	4	2	2 spaces	861	80	Affordable - Rented	£ 119,500	139
70	2 Bed House	4	2	2 spaces	861	80	Affordable - Rented	£ 119,500	139
71	3 Bed House	5	2.5	1 space + garage	1276	119	Affordable - Home Ownership	£ 185,250	145
72	1 Bed Apartment	2	1	1 space	538	50	Affordable - Rented	£ 77,500	144
73	1 Bed Apartment	2	1	1 space	538	50	Affordable - Rented	£ 77,500	144
74	1 Bed Apartment	2	1	1 space	538	50	Affordable - Rented	£ 77,500	144
75	1 Bed Apartment	2	1	1 space	538	50	Affordable - Rented	£ 77,500	144
76	1 Bed Apartment	2	1	1 space	538	50	Market	£ 155,000	288
77	1 Bed Apartment	2	1	1 space	538	50	Market	£ 155,000	288
78	2 Bed House	4	2	1 space + garage	1071	99	Affordable - Rented	£ 125,000	117
79	2 Bed House	4	2	1 space + garage	1071	99	Affordable - Home Ownership	£ 162,500	152
80	3 Bed House	5	2.5	1 space + garage	1276	119	Affordable - Home Ownership	£ 185,250	145
Total					84810	7879		£19,741,225	

Overall Mix

1 Bed Apartment	10
2 Bed House	31
3 Bed House	24
4 Bed House	15

Overall Tenure Split

Market	65	81.25%
Affordable	15	18.75%
Of which rented	11	73.3%
Of which home ownership	4	26.7%

1830 Stradbroke - Accommodation Schedule

Rev - Date DRAFT
 A 21.12.20 Issued for PLANNING.

Type	Bedrooms	Num	GIA (m ² / ft ²)				Typology	Plots	Garage	Parking	
Affordable										per unit	total
FT545	1Bed 2P	4	51	202	545	2179	Apartment	41, 42, 43 ,44		1	4
FT852SD	2Bed 4P	8	79	633	852	6816	SDH	28, 29, 30, 31, 45, 46, 49, 50		2	16
HT1004	3Bed 5P	4	93	373	1004	4017	SDH	32, 33, 47, 48		2	8
Shared Ownership											
HT852T	2Bed 4P	3	79	237	852	2556	Terrace	34, 35, 36		2	6
HT1004	3Bed 5P	2	93	187	1004	2009	SDH	37, 38		2	4
Private											
HT663S	2Bed 4P	4	62	246	663	2652	SDH	19, 20, 21, 22		2	8
HT663T	2Bed 4P	3	62	185	663	1989	Terrace	16, 17, 18		2	6
HT840	2Bed 4P	3	78	234	840	2520	DB	52, 53, 54	3 Single(Detached)	2	6
HT897	3Bed 5P	10	83	833	897	8970	SDH	2, 3, 4, 5, 24, 25, 26, 27, 39, 40	4 Single(1 Detached / 3 Twin)	2	20
HT979	3Bed 5P	3	91	273	979	2937	DB	6, 58, 59	3 Single(2 Detached / 1 Twin)	2	6
HT1015	3Bed 6P	6	94	566	1015	6090	DH	14, 15, 51, 55, 57, 60	6 Single(5 Detached / 1 Twin)	2	12
HT1295	4Bed 6P	4	120	481	1295	5180	DH	1, 9, 11, 23	1 Double, 3 Single(Detached)	2	8
HT1437	4Bed 8P	3	134	401	1437	4311	DH	7, 8, 12	3 Single(1 Detached / 2 Twin)	2	6
HT1659	4Bed 7P	3	154	462	1659	4977	DH	10, 13, 56	3 Double	4	12
TOTAL		60		5,314 m²		57,201 ft²	4 Apartment 6 Terrace 6 DB, 28 SDH 16 DH				122

STRADBROKE DEVELOPMENT

PLOT	PLAN NO	NO OF BEDS
1 (AFFORDABLE HOUSING)	10E	1
2 (AFFORDABLE HOUSING)	10E	1
3 (AFFORDABLE HOUSING)	10E	1
4 (AFFORDABLE HOUSING)	10E	1
5 (AFFORDABLE HOUSING)	10E	2
6 (AFFORDABLE HOUSING)	11F	3
7 (AFFORDABLE HOUSING)	11F	2
8 (AFFORDABLE HOUSING)	12F	3
9 (AFFORDABLE HOUSING)	12F	2
10 (AFFORDABLE HOUSING)	12F	2
11 (SDH)	13D	3
12 (SDH)	13D	3
13 (DB)	14F	2
14 (DB)	15E	2
15 (DB)	16F	2
16 (DH)	17F	4
17 (DH)	18B	4
18 (DH)	19D	3
19 (DH)	20H	3
20 (DH)	21E	3
21 (DB)	22D	3
22 (DB)	23E	2
23 (DB)	24D	2
24 (SDH)	25C	2
25 (SDH)	25C	2
26 (DH)	26E	4
27 (DH)	27E	4
28 (DH)	28D	4

NO.OF BEDS	REQUIREMENTS FROM JASMINE 01.07.24	REVISED (FINAL) PLANS	VARIANCE
1	4 (All AH)	4 (All AH)	-
2	11 (4 x AH) (7 x OM)	11 (4 x AH) (7 x OM)	-
3	8 (2 x AH) (6 x OM)	8 (2 x AH) (6 x OM)	-
4	5 (All OM)	5 (All OM)	-
Total	28	28	