

John Newman

From: John Newman <john@sturtandco.com>
Sent: 06 September 2023 13:40
To: 'Stephen Keel'
Subject: RE: Orchard Gate, Dibden, NFDC

Hello Stephen

Thanks for looking at this project for me.

Can I just to confirm your note.

- Option is £1,850,000
- Option 2 is £535,000

Kind regards

John Newman

Sturt & Company Ltd, The Coach House, Upham Farm, Upham, Hampshire, SO32 1JD

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From: John Newman <john@sturtandco.com>
Sent: Monday, August 28, 2023 9:12 PM
To: 'Stephen Keel' <Stephen.Keel@vividhomes.co.uk>
Subject: Orchard Gate, Dibden, NFDC

Hello Stephen

Please can you help me with this site.

I am giving expert witness evidence at a public inquiry on 3rd October.

I need to get an independent offer for the s106 units within this development. As the s106 agreement may be a negotiated settlement I need 2 sets of numbers.

Please could you run these appraisals for me and confirm the package price value of each as an Off The Shelf purchase?

Option 1

Type	Tenure	GIAm2	No	MV	MRV PCM
2 Bed House	Affordable Rent	70	3		£1,150
3 Bed House	Affordable Rent	84.5	3		£1,450
2 Bed House	Shared Ownership	70	1	£322,000	
3 Bed House	Shared Ownership	84.5	2	£388,700	

Option 2

Type	Tenure	GIAm2	No	Jan-99	MRV PCM
2 Bed House	Social Rent	70	1	£70,840	£1,150
2 Bed House	Affordable Rent	70	1		£1,150
3 Bed House	Shared Ownership	84.5	1	MV £388,700	

I've given you some values to assist. If you need any additional information, please let me know.

I appreciate your help.

Kind regards

John Newman

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