NEWMARK

89 – 101, New Road, Rainhaim

London Borough of Newham
April 2026

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Introduction

1. Newmark (formerly Gerald Eve) is instructed to provide viability advice in respect of a Section 106A application at 89–101 New Road, Rainham (the Site). The advice is provided to support the London Borough of Havering (the Council) in its consideration of the Applicant's request to modify the existing planning obligation associated with the consented development.

2. The Applicant seeks to remove the agreed affordable housing payment in lieu of £350,000, waive the requirement for a post-implementation review mechanism, and otherwise remove the remainder of the Section 106 obligations as approved. This request is supported by post-completion viability evidence prepared by the Applicant's advisor, Turner Morum, which Newmark has been instructed to review on behalf of the Council.

3. National planning policy and guidance are clear that, once a scheme has been implemented, development risk is deemed to have been realised and viability should not be revisited for the purpose of enhancing developer returns or reducing planning contributions over the lifetime of the development. Any such outcome would be contrary to the objectives of the planning system. Against this backdrop, Newmark has assessed the Applicant's viability evidence with primary regard to the national policy position, considering whether the submitted appraisal demonstrates circumstances that would justify a departure from the agreed planning obligations.

The Site and Background

4. The Site at 89-101 New Road, Rainham, located within the London Borough of Havering, forms part of the wider Rainham and Beam Park regeneration area. This location sits along the A1306 corridor, which has been earmarked for substantial transformation from industrial use to residential development. The site also benefits from proximity to forthcoming transport improvements, including the proposed Beam Park railway station, which is expected to strengthen connections to central London and the surrounding region. This is discussed further in Section 22 of this Review.

5. Newmark understands that in October 2024 the Applicant submitted an application to modify the section 106 Unilateral Undertaking dated 1 November 2018, as subsequently amended on 6 December 2021 and further on 29 July 2022, relating to the Properties under s106A(1)(a) of the 1990 Act.

6. Newmark (as Gerald Eve LLP) has acted for the Council in assessing the site's viability since 2017. At the 2018 appeal (ref: APP/B5480/W/18/3202420), Gerald Eve advised the Council, reviewing the proof of evidence submitted by Turner Morum. It was ultimately agreed that the 59-unit scheme could support 13 affordable units, comprising 7 affordable rented homes and 6 shared ownership units.

7. Subsequently, the Unilateral Undertaking was amended by a second Deed of Variation to remove the onsite affordable housing requirement, replacing it with an offsite payment of £350,000 to be provided upon occupation of 30% of the residential units.

8. Post completion of the development, the Applicant, through their viability advisor, Turner Morum, and planning advisor, Aardvark, is now seeking the removal of the agreed £350,000 contribution citing viability concerns. They also request the removal of the Late-Stage Review mechanism from the S106 agreement.

9. As of April 2026, we have been informed by the Council that the scheme has been implemented and has reached practical completion. The Council understands that some, or potentially all of the units, are occupied.

10. In April 2026, Newmark have been instructed to complete their review of the proposed amendment, having regard to current market conditions, and policy guidance to enable determination of the proposal by the Council.

Applicants Proposal

11. The full list of obligations the Applicant is requesting is removed from the agreement is as follows:

‘The following contributions duly indexed and due on or prior to the Occupation of any Residential Units in accordance with Schedule 4 Part 4 of the original Unilatral Undertaking:

- *The Education Contribution of £265,500*
- *The Beam Parkway Contribution of £78,175.61*
- *The Carbon Offset Contribution of £120,771, duly indexed.*

The Offsite Affordable Housing Payment of £350,000 indexed from the date of the second deed of variation, which is now to be paid prior to occupation of 30% of the Residential Units.’

‘The Affordable Housing Contribution to be paid following the Late-Stage Review which is to be calculated in accordance with the Late-Stage Review Surplus Calculation, and which is due after both Substantial Completion and before 90% of the Market Housing Units are Occupied.’

12. The Applicant is also seeking to have the requirement for a late-stage review to be removed.

13. We also understand that the Advisor has changed the units from ‘for sale’ to ‘build to rent (BTR)’, as mentioned in the Aardvark Planning Covering Letter. It is unclear as to whether this has been undertaken as a formal variation of use, with occupational restrictions, however, this is not reflected in their appraisal, nor has any further comment been made on this within the documents submitted. We recommend the Council investigate this proposal to conclude if it has any ramifications from a planning perspective. For the purpose of this exercise, we have valued the asset on the basis of Market Sale units in accordance with the planning consent.

Planning Policy

14. Under the Havering Local Plan (2016–2031), the Council's affordable housing policy requires residential developments comprising 10 or more dwellings, or residential schemes with a site area exceeding 1,000 square metres, to deliver a minimum of 35 percent affordable housing. This requirement is calculated on a gross habitable room basis and reflects the Council's strategic objective of maximising affordable housing delivery across the borough.

    The Local Plan further recognises that where proposals fall short of the 35 percent affordable housing threshold, or where public subsidy is required to achieve it, a comprehensive viability assessment must be submitted to demonstrate that policy-compliant provision cannot be viably delivered. In such circumstances, the Council's approach is to secure an appropriate review mechanism to ensure that, should scheme viability improve over the lifetime of the development, the maximum reasonable affordable housing contribution can be achieved in accordance with policy.

15. In assessing the updated financial information submitted in respect of the New Road, Rainham scheme, it is therefore necessary to have regard not only to the Local Plan policy position but also to the National Planning Practice Guidance (PPG) and relevant professional guidance, including the RICS Guidance Note on viability for planning. This guidance establishes the role of viability assessments and review mechanisms within the planning process, including the extent to which development risk is reflected in assumed developer returns and the circumstances in which further viability review is, or is not, justified. The following sections of this report set out Newmark's advice and critical review of the Applicant's updated viability position within this policy and guidance framework.

Areas of Agreement and Divergence

Table 1- TM and NM Inputs

	Input				Common Ground
Units	**Turner Morum**		**Newmark**		
Private Residential	59 (NSA: 47,620sqft / 4424sqm)		59 (NSA: 47,620sqft / 4424sqm)		Agreed
Total On site Affordable Floor space	Nil		Nil		Agreed
Revenue (GDV)					
Private Residential	£19,589,475	£411/sf	£20,620,500	£433/sf	Not Agreed
Affordable Housing	Nil		Nil		Agreed
Commercial rent	£12.50		£12.50		Agreed
Commercial yield	7.50%		7.50%		Agreed
Costs					
Build Costs inc abnormals	£15.796m		£15.796m – on basis of further evidence provided		Agreed Further Clarification Required (invoices)
Resi Sales and Marketing	3% of GDV		3% of GDV		Agreed
Commercial Marketing	2% of GDV		2% of GDV		Agreed
Resi Sales Legal Fee	Included in above		Included in above		Agreed
Professional Fees	Included within Construction Costs		Included within Construction Costs		Agreed
S106	£553,927		£553,927		Agreed pending Council confirmation
CIL	£0		£0 -		Agreed- pending Council confirmation
Carbon Offset Payment	£0		£0 -		Agreed - pending Council confirmation
S278	£0		£0 - pending Council confirmation		Agreed - pending Council confirmation
Finance	7.50%		7.50%		Agreed
Project Programme					
Pre Construction	27 months		3 months		Agreed
Construction			24 months		Agreed
Sales	12 months		9 months from PC. (35% off plan)		Not Agreed
Benchmark Land Value					
BLV	Equals the Residual Land Value		£657,000		Not Agreed
Profit					
Residential	17% GDV		17% GDV		Agreed
Commercial	15% GDV		15% GDV		Agreed
Affordable	6% GDV		6% GDV		Agreed

AREAS OF AGREEMENT

- Commercial Values (as previously agreed - £12.50psf / 7.50% yield)
- Developers Profit – Residential, Commercial and Affordable.
- Fees – Marketing and Commercial Disposal Costs
- Finance

AREAS OF DIVERGENCE

- Purchasers Costs
- GDV
- Development Costs – selection of invoices required – overall seems reasonable
- Benchmark Land Value

Commercial Values, Developers Profit, and, Marketing and Commercial Disposable Fees

16. Newmark and Turner Morum are in agreement on the Commercial Values, as agreed in 2022, (£12.50psf / 7.5% yield). We are also accept the proposed Marketing and Commercial Disposal fees (3% and 2% respectively).

GDV

17. In the 2018 Gerald Eve / Newmark Report, Newmark and the Applicant agreed an average £psf for the New Road Rainham development of £425psf. This was supported by comparable evidence at the time. In 2022, Newmark reviewed the Applicants' assumption on GDV equating to £400psf and found evidence supporting values of £434psf for the subject scheme at the adjacent Countryside Beam Park development and at Knightswood Place (Dover's Corner) by Persimmon. Newmark then applied the Land Registry House Index (Havering) as a cross check to the previously agreed £425spf. A discount was then applied to this to reflect the risk of the Beam Park Station not coming forward (5%). This cross-check equated to £433 which was in line with the GDV pricing arrived at through reviewing comparable evidence. As such, £434 was adopted within our 2022 appraisal.

18. In their recent review, TM state that the Applicant has faced difficulty in selling their units at the subject scheme. TM have reviewed recent market data of new build sales within 0.5 miles of the site over the past two years. They focused particularly on comparable units within the Beam Park development, which benefit from the regeneration premium and amenities, stating that the scheme has achieved notably higher sales values (£515/sq ft or £275k per unit for 1-bed flats). TM highlighted that properties outside Beam Park, such as a 4-bed house on Frederick Road (£496/sq ft), do not command the same premiums due to the absence of regeneration benefits.

19. They also noted the ongoing uncertainty regarding the Beam Park Station, that the delayed infrastructure delivery has impacted achievable values. Based on the evidence provided and previous negotiations, TM have adopted lower sales values equating to an average of £332,025 per unit and an average of £411psf, with the main reasons for the reduction on the previously agreed figure of £433psf being: a cooling local housing market; that the scheme does not benefit from the Beam Park amenities and the associated premiums, and the uncertainty around the delivery of Beam Park Station.

Newmark Response

20. Newmark has reviewed comparables in the locality, finding several completed transactions at Beam Park Phase 1 (Portland House, 1 Halewood Way) selling in 2023 and 2024 from prices ranging from £230,000 - £287,500 per unit. This equates to a range of £436psf - £534psf, with an average of £485psf, which is in line with our review of comaprables in 2022. This suggests the pricing at Beam Park has remained consistent over the last three years. Moreover, we have reviewed the second hand sale of a unit at Fairlane Road, Beam Park, in May 2025 for £250,000, equating to 465psf.

21. We are also aware of recent comparable transactions at Knightwood Place (Dovers Corner) by Persimmon, located 0.8 miles to the east of the subject site. Like the subject site, Dovers Coners is located on the A1306, albeit to the south. The scheme comprises 394 units and is located 0.7 miles from Rainham Train Station (c.12 mins walk). In this regard the scheme can be regarded as being superior in terms of access to transport links as it is in much closer proximity to a train link with direct access to London Fenchurch St (25 mins) which appeals to potential buyers. However, it doesn't have placemaking benefits that the subject site benefits from being in close proximity to Beam Park, which according to TM offers 'a high quality public square, as well as a medical centre in addition to two schools, retail spaces, a gym, nursery, community facilities and multi-faith space'. We note the comparable data, for units which sold in 2023 and 2024, included in Appendix 1, suggest that the units sold at Knightswood Place equates to an average price of £435psf. This is broadly consistent with what we previously assessed the units at the subject site would sell at. We would regard Knightwood Place as being superior in terms of location with proximity to the train station, however, we would regard the scheme as being slightly inferior in terms of design with a high-density layout. Furthermore, the large-scale redevelopment around Beam Park, and associated placemaking has had a small premium impact on pricing at the subject site due it's close proximity to this major redevelopment corridor. Therefore, on balance we would expect the flats at the subject site to sell for a similar £psf to the units at Knightswood place.

Beam Park Train Station

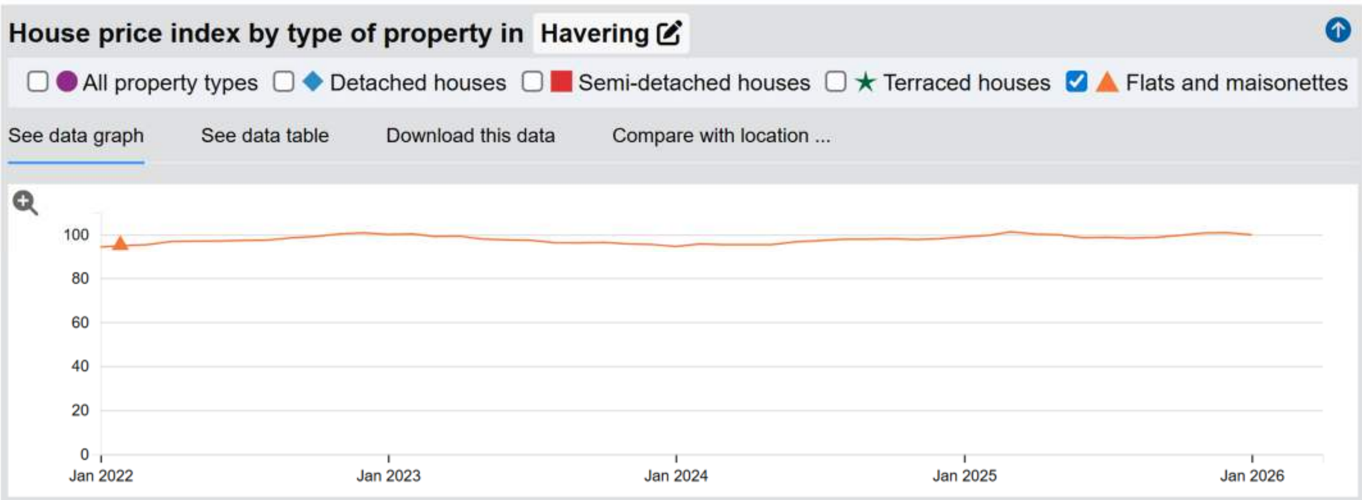
22. Planning permission for Beam Park Station was originally granted in 2019 as part of the wider Beam Park regeneration proposals. While elements of the station infrastructure have progressed since that time, including the approval of a dedicated planning application for the station ticket office in 2025, the delivery of the station has historically been delayed due to the Department for Transport (DfT) declining to authorise passenger services.

23. More recently, the outlook for Beam Park Station has improved significantly. In March 2026, the Government confirmed that Beam Park Station can be accommodated within the existing rail network, marking a substantive step forward following several years of delay. This decision reflects renewed political and strategic support at both national and London-wide levels, alongside ongoing backing from the Mayor of London, the Greater London Authority and the London Borough of Havering. While there remain matters to resolve in relation to funding, commercial arrangements and delivery programming, the station is now firmly progressing towards implementation rather than cancellation. In this context, Beam Park Station should continue to be treated as an integral and forthcoming piece of infrastructure, and it is therefore not considered appropriate to apply any discount to residential values on the assumption that the station will not be delivered.

House Price Index

24. As a cross-check, we have reviewed the Land Registry Land Price Index since the April 2022 Addendum FVA, applied to Havering. Over this period, the ONS report that House prices have increased by 3.2% (See figure 1 below: flats and maisonettes). They also report an average price per unit for the same unit type of £265,482. The ONS data suggests that flat prices in Havering have only increased marginally since 2022. This is consistent with our assessment that flat prices have remained largely consistent since the £433 agreed in 2022. The ONS data certainly does not support the Applicant's assessment that house prices have fallen in Havering over this period.

Figure 1 – House Pirce Index (Havering)



Source: Land Registry (March 2026)

GDV Conclusion

25. Based on a thorough review of historic and recent market evidence, comparable transactions, and local redevelopment factors, we have maintained a consistent approach to GDV for the New Road Rainham scheme. Comparable sales at Beam Park Phase 1 (2023–2024) sold at £436–£534psf, averaging £485psf, while units at Knightwood Place sold at an average of £435psf. The subject site benefits from proximity to Beam Park's placemaking and local amenities, though it has slightly less transport accessibility than Knightwood Place. While TM suggested a lower figure of £411psf due to market cooling, lack of amenities, and station uncertainty, our analysis indicates achievable values have remained stable. Given the continued market stability and renewed political backing for Beam Park Station, we conclude that no discount is warranted and the GDV has therefore been kept consistent with 2022 at £433psf.

Purchasers Costs

26. We note that the Applicant has not applied standard viability assumptions to their residual land value on residential developments. These are Stamp Duty Land Tax (SDLT), agents' fees, and legal fees. The Applicant has given no justification as to why these have not been applied within their appraisal and as such, we have applied them accordingly without our assessment.

Development Costs

BCIS Review

27. The Applicant has applied build costs of £15.976m which they state are in line with the actual costs provided in a schedule in Appendix 4 of their report. This is significant increase from the build costs included in the previously agreed 2022 appraisal (£12.99m) of 21.50%. Newmark have undertaken an initial review of the schedule provided which comprises of four pages of costs incurred or actual costs. Overall, the costs equate to £276.34 psf. This is higher than the costs reported by the BCIS for Outer London Boroughs (see table 2 below) 3-5 storey – mean: £199psf / upper quartile: £226psf.

28. This suggests that the costs included are above an acceptable expected range, however, as they are reported actual costs we are prepared to accept them on the basis that supporting evidence is provided in the form of a selection of several invoices (minimum of 5) for the higher cost items such as 'JB Structures – Material – Valuation, JBS 1375-004 - £570,330' and 'JB Structures – Material – reallocation, JBS 1375-004 - £601,400'. We also require clarification on £2,500,000 for 'Outstanding to pay – Shergill Construction and what this relates to, is it a forgone cost?

Table 2: BCIS Costs (March 2026)

Type of Work	Building Function	Sub-Class	Mean (£/sqm)	Mean (£/sqft)	Upper Quartile (£/sqm)	Upper Quartile (£/sqft)
New build (Outer London Borough)						
	Flats (apartments)	Generally	£2,177	£202	£2,487	£231
		1-2 storey	£2,091	£194	£2,405	£223
		3-5 storey	£2,143	£199	£2,435	£226
		6 storey or above	£2,512	£233	£2,784	£259

Source: BCIS

BCIS Table

29. Once the above invoices have been provided, we are prepared to accept the build costs applied, considering that no professional fees or contingency are applied. Standard assumptions for these would be 10%-15%, deducting from the £276psf would bring the costs to broadly in line with the upper quartile constructions costs.

Benchmark Land Value

30. In the 2022 viability review, the appraisal produced a residual land value of £657,000, compared to a benchmark land value of £305,000, leaving a surplus of c.£350,000, which was agreed by the Applicant and Newmark and applied to fund an affordable housing contribution. While the RLV was not formally adopted as the BLV, it represents a previously agreed, policy compliant viability outcome. In line with RICS Guidance Note: Financial Viability in Planning and PPG paragraphs 014–016, it is appropriate to use previously agreed RLV as a comparative threshold for the 2025 review. This allows a like-for-like assessment of whether current market conditions and costs genuinely impact the scheme's ability to deliver the agreed policy compliant obligations, while maintaining consistency and transparency. This also represents an agreed and evidenced diversion from policy. As such, Newmark have adopted £657,000 as the BLV.

31. For the purposes of this 2025 review, the 2022 agreed residual land value is used as a comparative threshold to assess whether changes in market values and build costs now justify a reduction in affordable housing contributions. This approach allows a like-for-like comparison between the current position and a previously agreed, policy-compliant scheme. It avoids unnecessary recalculation of the benchmark land value while remaining consistent with PPG guidance on viability (Paragraphs 014–016), which emphasizes that "benchmark land values should be based on evidence and a reasonable incentive for landowners,".

32. The applicant has suggested that the benchmark land value should equal the residual land value (of the proposes scheme) because the planning permission has been implemented. This approach is not consistent with standard viability practice. The benchmark land value is intended to represent the minimum value a reasonable landowner would require to release the land for development, taking into account the site's existing use, market evidence, and a suitable incentive. As stipulated in the Planning Practice Guidance (PPG), viability judgements should consider both the benchmark land value and the residual land value, applying professional judgement to ensure that landowner incentives are reasonable and that any surplus for planning obligations is genuine. Using the previously agreed RLV as a comparative threshold allows a like-for-like assessment, maintains consistency in approach, and ensures that any surplus reflects true viability surplus available to fund planning obligations, rather than confusing development output with the minimum landowner return.

Finance

33. Overall, having regard to the specific circumstances of the New Road, Rainham scheme, Newmark considers the Applicant's proposed allowance of 7.5% to be reasonable. In reaching this view, we have had regard to prevailing market conditions, including heightened macro-economic and geopolitical uncertainty, which continue to influence development risk, investor sentiment and pricing assumptions across the residential sector.

Programme

34. The Applicant states that “the scheme would take c. 27 months to construct with sales being achieved in the following 12 months”, citing the protracted build-out period to date. We would note, however, that the extended programme appears to stem from financial constraints faced by the Applicant and the likely ‘sales upon construction completion’ strategy adopted by the Applicant, rather than assessing the scheme objectively. As viability assessment is intended to be an objective exercise, in line with the Planning Practice Guidance RICS Guidance, project-specific financing issues or marketing strategies should not influence the modelling where they do not reflect typical market delivery, unless evidence from a cost consultant can be provided. However, on a overall basis 27 months for overall construction is not materially unreasonable. In terms of sales, whilst we recognise that the market has softened over the past three years, it remains reasonable and reflective of the market to expect circa 35% of units to sell off-plan, with the remainder achieving sales completion within a total sales period of around nine months. We have adopted this position within our updated appraisal.

Conclusion

35. It is important to note at the outset that the scheme has been implemented and has reached Practical Completion. The development therefore reflects realised development risk rather than theoretical risk. Had the proposed amendments been sought prior to implementation or prior to termination, this would represent a materially different scenario.

36. National Planning Practice Guidance is clear that development risk is already captured within viability assumptions and that the subsequent realisation of that risk does not justify reopening agreed obligations. Paragraph 10 of the PPG states:

37. "As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local planning authorities' ability to seek compliance with relevant policies over the lifetime of the project. They should not be used to avoid policy compliance or reduce agreed contributions."

38. This guidance is directly relevant in this case. The applicant's request is not driven by any uplift or change in policy compliance, but by a reduction in achieved profitability following implementation. The PPG makes clear that this is not a basis for further viability testing or for reducing agreed Section 106 obligations.

39. The updated appraisal indicates that the scheme now generates a profit on GDV of approximately 6%. This is below the target rate of return and, as such, would not trigger any additional affordable housing contribution under the agreed review mechanism. However, the applicant is not seeking to make a further contribution, and the Council is not seeking one. The applicant is instead requesting a reduction to the agreed contribution of £350,000 plus the planning contributions.

40. There is no policy justification for such a reduction. Review mechanisms are designed to capture uplift and increased contributions where viability improves. They do not operate in reverse and are not intended to mitigate downside risk once a scheme has been delivered.

41. In considering the updated appraisal, paragraph 59 of the PPG is also relevant, which states:

42. "The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case."

43. In this instance, the decision maker must have regard to the fact that the scheme has been completed, that development risk has been realised, and that the applicant remains in profit. While the updated appraisal provides context, it does not override the policy position that realised risk does not justify reducing agreed planning obligations.

44. Our assessment has therefore focused on whether the applicant's proposed changes necessitate an amendment to the Section 106 Agreement, having regard to the existing review mechanism. We consider that the Benchmark Land Value should remain as previously agreed. The realisation of risk does not necessitate a further viability assessment, nor does a reduction in profit, in isolation, justify a review of obligations.

45. Ultimately, this matter must be returned to the decision maker. The scheme remains viable in that it generates a developer profit. If the asset were to be sold, it would reasonably be expected to achieve a receipt broadly equivalent to the GDV less any agreed planning obligations, estimated to be in the region of £20 million.

Appendices

- Appendix 1: 2025 Residential Sales Evidence

APPENDIX 1

89 - 101 New Road, Rainham - Comparable Evidence

NEWMARK

Beam Park - Phase 1

Unit	Address	Postcode	Type	Tenure	Price paid at first sale	Sold Date	Sq. m (EPC)	Sq. ft	£ psf	Bedrooms
FLAT 60	PORTLAND HOUSE, 12 HALEWOOD WAY	RM13 8RR	Flat	Leasehold	£230,000	31/01/2024	49	527	£436	
FLAT 62	PORTLAND HOUSE, 12 HALEWOOD WAY	RM13 8RR	Flat	Leashold	£250,000	10/11/2023	50	538	£464	1
FLAT 52	PORTLAND HOUSE, 12 HALEWOOD WAY	RM13 8RR	Flat	Leasehold	£230,000	31/10/2023	49	527	£436	
FLAT 63	PORTLAND HOUSE, 12 HALEWOOD WAY	RM13 8RR	Flat	Leashold	£287,500	14/07/2023	50	538	£534	
FLAT 42	PORTLAND HOUSE, 12 HALEWOOD WAY	RM13 8RR	Flat	Leasehold	£285,000	15/06/2023	50	538	£529	
FLAT 27	PORTLAND HOUSE, 12 HALEWOOD WAY	RM13 8RR	Flat	Leasehold	£265,000	27/04/2023	50	538	£492	
FLAT 44	PORTLAND HOUSE, 12 HALEWOOD WAY	RM13 8RR	Flat	Leasehold	£265,000	27/01/2023	49	527	£502	

Beam Park - Phase 2 (Old Phase 2A)

Unit	Address	Type	Tenure	Price paid at first sale	Sold Date	Sq. m (EPC)	Sq. ft	£ psf
14 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£525,000	28/03/2024	150	1,615	£325
24 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£525,000	16/02/2024	150	1,615	£325
26 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£536,750	14/02/2024	150	1,615	£332
20 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£530,000	13/02/2024	150	1,615	£328
32 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£525,000	08/11/2023	134	1,442	£363
28 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£545,000	03/11/2023	150	1,615	£337
34 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£565,000	30/10/2023	150	1,615	£349
16 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£520,000	10/10/2023	134	1,442	£360
30 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£525,000	10/10/2023	134	1,442	£363
12 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£550,000	28/09/2023	150	1,615	£340
18 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£525,000	28/09/2023	134	1,442	£363
36 BRIDGEND CRESCENT	RM13 8XJ	Terraced	Freehold	£565,000	07/09/2023	150	1,615	£349

Knightswood Place (Dovers Corner)

Unit	Address	Postcode	Type	Tenure	Price paid at first sale	Sold Date	Sq. m (EPC)	Sq. ft	£ psf	Bedrooms
FLAT 23	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£275,000	21/12/2023	61	657	£418	
FLAT 27	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leasehold	£280,000	19/12/2023	65	700	£400	
FLAT 25	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£280,000	15/12/2023	63	678	£412	
FLAT 21	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leasehold	£280,000	08/12/2023	60	646	£433	
FLAT 11	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£275,000	30/11/2023	63	678	£405	
FLAT 16	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leasehold	£275,000	30/11/2023	61	657	£418	
FLAT 17	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£275,000	30/11/2023	60	646	£425	
FLAT 22	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leasehold	£280,000	30/11/2023	65	700	£400	
FLAT 24	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£275,000	30/11/2023	60	646	£425	
FLAT 5	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£275,000	31/10/2023	61	657	£418	
FLAT 7	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£275,000	31/10/2023	60	646	£425	
FLAT 14	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£275,000	31/10/2023	60	646	£425	
FLAT 18	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£275,000	31/10/2023	63	678	£405	
FLAT 3	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£287,500	29/09/2023	60	646	£445	
FLAT 4	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£285,000	29/09/2023	63	678	£420	
FLAT 19	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£320,000	29/09/2023	61	657	£487	
FLAT 10	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£310,000	31/08/2023	60	646	£480	
FLAT 12	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£285,000	17/08/2023	61	657	£434	
FLAT 8	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£285,000	15/08/2023	65	700	£407	
FLAT 13	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£285,000	15/08/2023	65	700	£407	
FLAT 20	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£315,000	31/07/2023	65	700	£450	
FLAT 1	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£317,500	30/06/2023	60	646	£491	2
FLAT 2	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£317,500	30/06/2023	61	657	£483	
FLAT 6	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£317,500	30/06/2023	65	700	£453	2
FLAT 9	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leasehold	£320,000	30/06/2023	61	657	£487	2
FLAT 15	SADDLERS HOUSE, 1 SPARROW STREET	RM13 8LZ	Flat	Leashold	£322,500	30/06/2023	65	700	£460	

Second Hand Sales

Unit	Address	Postcode	Type	Tenure	Price paid at first sale	Sold Date	Sq. m (EPC)	Sq. ft	£ psf	Bedrooms
2 bedroom flat for sale in Lance Street	Lance Street, Ranham	RM13 8NZ	Flat	Leasehold - 996 years	£330,000	01/12/2024	68.2	734	£450	2
2 bedroom apartment for sale	Half Penny Apartments	RM13 8NZ	Flat	Leasehold	£325,000	01/03/2025	68.2	734	£443	2

Broadway (Rainham Library)

Unit	Address	Postcode	Type	Tenure	Price paid at first sale	Sold Date	Sq. m (EPC)	Sq. ft	£ psf	Bedrooms
1	LIBRARY CRESCENT	RM13 9GZ	Flat	Leashold	£350,000	23/12/2022	61	657	£533	2
3	LIBRARY CRESCENT	RM13 9GZ	Flat	Leashold	£350,000	23/12/2022	61	657	£533	2
5	LIBRARY CRESCENT	RM13 9GZ	Flat	Leashold	£352,500	23/12/2022	61	657	£536	2
7	LIBRARY CRESCENT	RM13 9GZ	Flat	Leashold	£352,500	23/12/2022	61	657	£536	