S106 MANAGEMENT

Schedule 1

S106 Management
Higher Duryard House
Pennsylvania Road
Exeter EX5 4BQ

Telephone 01392 840002
Mobile 07974 567575

info@S106Management.co.uk
www.S106Management.co.uk

HOUSING CORPORATION

GVA GRIMLEY &

BESPOKE PROPERTY GROUP

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL



Click here to proceed

Version 1.3 (October 2007)

GVA Grimle

International Property Advisers

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

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	**Roxburgh House, 12 Hill Street, Wrexham, LL11 1SN**
Site Reference	
Scheme Description	**Change of use of second and third floor to create 30 x C3 residential apartments**
Date	**24 08 2026**
Site Area (hectares)	
Author & Organisation	**S106 Management Ltd**
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: **Social Rented**

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

Affordable Housing Tenure 2: **Intermediate - Shared Ownership**

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

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

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

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

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

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

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

* Other = User-defined

Open Market Housing Type 1: Flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA		48.123333				
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units		30				

Open Market Housing Type 2:

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

Open Market Housing Type 3:

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

Open Market Housing Type 4:

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

Open Market Housing Type 5:

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

Total number of residential car parking spaces		*(Open Market and Affordable)*
Value of each residential car parking space		*(Average value of all parking spaces)*

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

INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1: Social Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Management Costs (% of rent)		*(% of gross rent per annum)*
Voids / bad debts (% of rent)		*(% of gross rent per annum)*
Repairs Fund (% of rent)		*(% of gross rent per annum)*
Yield (%)		*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 1 Purchase Payment			*(whole number, minimum o*

Affordable Housing Tenure 2: Intermediate - Shared Ownership

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		*(Housing Corporation Limit of 2.75%)*
Management Costs (% of rent)		*(% of gross rent per annum*
Voids / bad debts (% of rent)		*(% of gross rent per annum*
Repairs Fund (% of rent)		*(% of gross rent per annum*
Yield (%)		*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 2 Purchase Payment			*(whole number, minimum o*

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

Type of Unit	Capital Value pre-discount (£ psm, NIA)
Studio	
1 Bed	
2 Bed	
3 Bed	
4 Bed	

Other		
Other		
% of Open Market Value	100.0%	

	Start Month	End Month	
Timing of Affordable Housing Tenure 3 Purchase Payment	0	0	*(whole number, minimum o*

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

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		[redacted]
1 Bed		[redacted]
2 Bed		[redacted]
3 Bed		[redacted]
4 Bed		[redacted]
Other		[redacted]
Other		[redacted]

Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		*(% of gross rent per annum*
Voids / bad debts (% of rent)		*(% of gross rent per annum*
Repairs Fund (% of rent)		*(% of gross rent per annum*
Yield (%)		*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 4 Purchase Payment			*(whole number, minimum o*

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Management Costs (% of rent)		*(% of gross rent per annum)*
Voids / bad debts (% of rent)		*(% of gross rent per annum)*
Repairs Fund (% of rent)		*(% of gross rent per annum)*
Yield (%)		*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 5 Purchase Payment			*(whole number, minimum o*

Open Market Values

		Capital Value (£ psm)
Open Market Housing Type 1:	Flats	[redacted]
Open Market Housing Type 2:	-	
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	

Open Market Housing Type 5:	-		
		Month	
Timing of First Open Market Housing Sale		16	*(whole number, minimum o*
Timing of Last Open Market Housing Sale		24	*(whole number, minimum o*

Overall Scheme End Date (this must be completed)

		Month	
Final End Date of Scheme - **scheme built and fully let/sold**		24	*(whole number, minimum o*

Social Housing Grant & Other Funding

		Grant per unit (£)
Affordable Housing Tenure 1:	Social Rented	
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity	
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	

	Timing of 1st Payment	Timing of 2nd Payment
Timing Social Housing Grant Paid		

	Value (£)	Timing of Payment
Other Sources of Funding for A/H (£)	[redacted]	
(could include RSL cross-subsidy from reserves)		*(whole number, minimum of 0, maximum of 60)*

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Flats	[redacted]	84%
Open Market Housing Type 2:	-		
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

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

	Building Costs (£ / car parking space)
Residential Car Parking Building Costs (£ / car parking space)	

	% of Building Costs	
Building Cost Fees % (Architects, QS etc)	10.00%	*(typically around 10%)*
Building Contingencies (% of Building Costs)	5.00%	*(typically around 5% for ne*

Section 106 Payments (£) *	Cost (£)	Month of Payment
CIL		
S106 obligations		
Biodiversity Net Gain Offsite Credits		

** This section excludes Affordable Housing section 106 payments*

Site Abnormals (£)		Cost (£)	Month of Payment
Infrastructure Costs		[redacted]	
Contamination Costs			
Demolition Costs			
Other Costs			
Site Specific Sustainability Initiatives**	EITHER		

		%
Building Cost Percentage Increase (if any)		
Site Specific Sustainability Initiatives (%)**	OR	
Wheelchair provision (%)		

Code for Sustainable Homes (%)	
Other (%)	

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

Subsidies (possibly EP Gap Funding)

	Amount (£)	Month of Payment
Subsidies for infrastructure, remediation etc.		

OTHER COSTS

SITE ACQUISITION COSTS

	%	
Agents Fees (% of site value)	1.00%	*(typically around 1%)*
Legal Fees (% of site value)	0.75%	*(typically around 0.75%)*
Stamp Duty (% of site value)	5.00%	

	Cost (£)	Month of Payment
Other Acquisition Costs (£)		

FINANCE COSTS

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

Marketing Costs

Affordable Housing Marketing Costs

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

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	2.00%	*(typically around 6%)*
Legal Fees (per Open Market unit) - £	[redacted]	*(typically around* [redacted] *per u*

BUILDING PERIOD

	Timing (month)	
Construction Start	1	*(whole number, minimum of 0, maximum of 60)*
Construction End	18	*(whole number, minimum of 0, maximum of 60)*

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	17.50%	*(typically around 15%)*
Affordable Housing (%)		*(typically around 6%)*

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

INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)	
Size of office scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Office Building Costs (Gross, £ psm)	
Office Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
	Timing (month)
Timing	
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting, Advertising & Sale fees	
Letting fees (% of annual income)	
Advertising fees (% of annual income)	
Sale fees (% of sale price)	
Return for risk / profit (% of value)	

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)	
Size of retail scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Retail Building Costs (Gross, £ psm)	
Retail Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
	Timing (month)
Timing	
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)

Values
Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

Building Costs
Industrial Building Costs (Gross, £ psm)
Industrial Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing	**Timing (month)**
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	

Letting / sale fees
Letting (% of income)
Advertising (% of annual income)
Sale (% of sale price)

Return for risk / profit (% of value)

LEISURE ASSUMPTIONS

Size of Leisure scheme (gross sq m)
Size of Leisure scheme (net lettable sq m)

Values
Rent (£ psm)
Yield (%)
Purchaser's costs (% of value)

Building Costs
Leisure Building Costs (Gross, £ psm)
Leisure Building Professional Fees (% of building costs)
Building Contingencies (% of building costs)

Timing	**Timing (month)**
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	

Letting / sale fees
Letting (% of income)
Advertising (% of annual income)
Sale (% of sale price)

Return for risk / profit (% of value)

COMMUNITY USE ASSUMPTIONS

Size of Community-use scheme (gross sq m)	
Size of Community-use scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Community-use Building Costs (Gross, £ psm)	
Community-use Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
	Timing (month)
Timing	
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

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

SUMMARY

Site Address	Roxburgh House, 12 Hill Street, Wrexham, LL11 1SN
Site Reference	
Scheme Description	Change of use of second and third floor to create 30 x C3 residential apartments
Date	24 08 2026
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	30	*units*
Total Number of Open Market Units	30	*units*
Total Number of Affordable Units	0	*units*
Total Net Internal Area (sq m)	1,444	*sq m*
Total Habitable Rooms	0	*habitable rooms*
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	*by number of units*
% Social Rented within the Affordable Housing	#DIV/0!	*by area*
% Social Rented within the Affordable Housing	-	*by habitable rooms*
Total Number of A/H Persons	0	*Persons*
Total Number of Social Rented Persons	0	*Persons*
Total Number of Intermediate Persons	0	*Persons*
Total Number of Open Market Persons	0	*Persons*
Total Number of Persons	0	*Persons*
Site Area	0.00	*hectares*
Net Internal Housing Area / Hectare	-	*sq m / hectare*

Residential Values

Affordable Housing Tenure 1: Social Rented

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

Total Capital Value of Affordable Housing Tenure 1 [redacted]

Affordable Housing Tenure 2: Intermediate - Shared Ownership

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

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

Total Capital Value of Affordable Housing Tenure 2 [redacted]

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

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

% of Open Market Value 100%

Total Capital Value of Affordable Housing Tenure 3 [redacted]

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

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

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

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

Total Capital Value of Affordable Housing Tenure 4 [redacted]

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

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

Total Capital Value of Affordable Housing Tenure 5	[redacted]
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING)	[redacted]

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	[redacted]	0	[redacted]
Intermediate - Shared Ownership	[redacted]	0	[redacted]
Intermediate - Discounted Market Sale	[redacted]	0	[redacted]
Intermediate - Other Type of Shared Ownership A	[redacted]	0	[redacted]
Intermediate - Discounted Market Rented	[redacted]	0	[redacted]
SHG Total	-	0	[redacted]

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	[redacted]
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	[redacted]
OTHER SUBSIDIES SUCH AS EP GAP FUNDING	[redacted]
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)	[redacted]

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Flats	1,444	[redacted]	[redacted]
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Total	1,444	-	[redacted]

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	[redacted]

Car Parking

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

TOTAL VALUE OF CAR PARKING	[redacted]

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	[redacted]

Non-Residential Values

Office		
Retail		
Industrial		
Leisure		
Community-use		
TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		

TOTAL VALUE OF SCHEME	

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs		
Open Market Housing Build Costs		
Cost Multipliers		
Site Specific Sustainability Initiatives (%)**	0.0%	
Wheelchair provision (%)	0.0%	
Code for Sustainable Homes (%)	0.0%	
Other (%)	0.0%	
Residential Car Parking Build Costs		
Total Building Costs		
OTHER SITE COSTS		
Building Contingencies	5.0%	
Building Cost Fees (Architects, QS etc):	10.0%	
Other Acquisition Costs (£)		
Section 106 Costs (£)		
CIL		
S106 obligations		
Biodiversity Net Gain Offsite Credits		
0		
0		
Site Abnormals		
Infrastructure Costs		
Contamination Costs		
Demolition Costs		
Other Costs		
Sustainability Initiatives		
Total Other Site Costs		
Marketing (Open Market Housing ONLY)		
Sales Fees:	2.0%	
Legal Fees (per Open Market unit):		
Marketing (Affordable Housing)		
Developer cost of sale to RSL (£)		
RSL on-costs (£)		
Intermediate Housing Sales and Marketing (£)		
Total Marketing Costs		

Non-Residential Building & Marketing Costs

Building Costs		
Office	[redacted]	
Retail	[redacted]	
Industrial	[redacted]	
Leisure	[redacted]	
Community-use	[redacted]	[redacted]
Professional Fees (Building, Letting & Sales)		
Office	[redacted]	
Retail	[redacted]	
Industrial	[redacted]	
Leisure	[redacted]	
Community-use	[redacted]	[redacted]
Total Non-Residential Costs		[redacted]
TOTAL DIRECT COSTS:		[redacted]

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

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

Developer 'Profit'

Residential		
Open Market Housing Operating 'Profit'		[redacted]
Affordable Housing 'Profit'		[redacted]
Non-residential		
Office	[redacted]	
Retail	[redacted]	
Industrial	[redacted]	
Leisure	[redacted]	
Community-use	[redacted]	[redacted]
Total Operating Profit		[redacted]

Residual Site Value

SITE VALUE TODAY	[redacted]
EXISTING USE VALUE	[redacted]
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	[redacted]

Checks:

Site Value as a Percentage of Total Scheme Value	-10.3%
Site Value per hectare	#VALUE!

S106 MANAGEMENT

Schedule 2

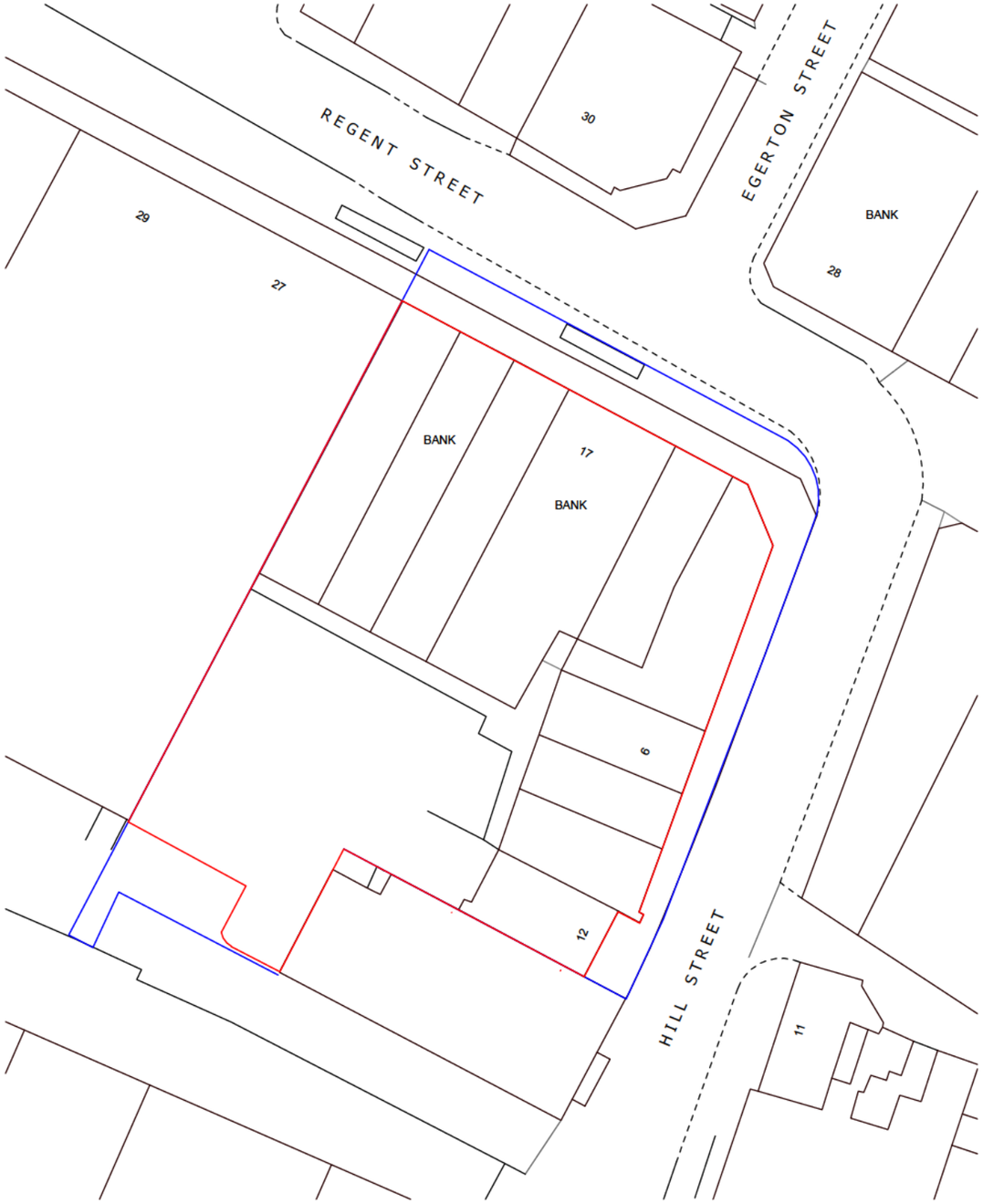
S106 Management
Higher Duryard House
Pennsylvania Road
Exeter EX5 4BQ

Telephone 01392 840002
Mobile 07974 567575

info@S106Management.co.uk
www.S106Management.co.uk



LOCATION PLAN
1 : 1250



BLOCK SITE PLAN
1 : 500

0 25m 50m 75m 100m 125m

GRAPHICAL SCALE 1:1250

N

NOTES

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies to Hughes O'Hanlon before commencing work. If this drawing exceeds the quantities taken in any way, Hughes O'Hanlon is to be informed before the work is initiated.
COPYRIGHT © Hughes O'Hanlon Limited. This drawing is Copyright and must not be reproduced in any format or media without written/verbal consent of Hughes O'Hanlon Limited.
Details shown represent the minimum indicative requirement. The installer is responsible for all detailed design. The designer shall be responsible for developing the principles indicated to a complete design and for coordinating with the latest building arrangements. The installer shall be deemed to have included within their tender offer all necessary provision over and above the minimum requirements indicated on the drawings and within the specification to provide a complete and functional installation.

KEY

Ownership Boundary Line

Works Boundary Line

Total Site Area (Site Level):
2030 m²

Existing Residential Area:
0 m²

Proposed Residential Area (GIA):
1933 m²

REV	DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY	DATE
P04	CAR PARK AMEND | DJH | DGH | DGH	06/03/26
P03	BIN STORAGE AMEND | DJH | DGH | DGH	04/03/26
P02	CAR PARK ARRANGEMENT | DJH | DGH | DGH	03/03/26
P01	PLANNING ISSUE | DJH | DGH | DGH	22/10/25

PROJECT TITLE
ROXBURGH HOUSE, WREXHAM

CLIENT
M1 INVESTMENTS Ltd

DRAWING TITLE
LOCATION PLAN

SCALE @ A3
As indicated

DO NOT SCALE — Any discrepancy or query concerning this drawing should be referred to the Architect

PROJECT No	DRAWING No (PROJECT - ORIGINATOR - FUNC - LVL - FORM - DISCIPLINE - NUMBER)	REVISION
23790	RHW-HOH-XX-XX-DR-A-1100-	**P04**

HUGHES:O'HANLON architects
www.hughesohanlon.co.uk
Tel: 01978 510178
Copyright © Hughes O'Hanlon Limited
Registered Office: MGP, High Street, Gresford, LL12 8RF Reg. Co. No. 14943386



PROPOSED SECOND FLOOR PLAN
1 : 100

0 2m 4m 6m 8m 10m
GRAPHICAL SCALE 1:100

NOTES

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies to Hughes O'Hanlon before commencing work. If this drawing exceeds the quantities taken in any way, Hughes O'Hanlon is to be informed before the work is initiated.

COPYRIGHT © Hughes O'Hanlon Limited. This drawing is Copyright and must not be reproduced in any format or media without written/verbal consent of Hughes O'Hanlon Limited.

Details shown represent the minimum indicative requirement. The installer is responsible for all detailed design. The designer shall be responsible for developing the principles indicated to a complete design and for coordinating with the latest building arrangements. The installer shall be deemed to have included within their tender offer all necessary provision over and above the minimum requirements indicated on the drawings and within the specification to provide a complete and functional installation.

REV	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	DATE
P08	DESIGN UPDATE	DJH	DGH	DGH	20/10/25
P07	DEISGN AMEND	DJH	DGH	DGH	16/10/25
P06	DESIGN UPDATE	DJH	DGH	DGH	25/09/25
P05	DESIGN UPDATE	DJH	DGH	DGH	19/09/25
P04	UPDATED LAYOUTS	DJH	DGH	DGH	10/09/25
P03	UPDATED LAYOUTS	DJH	DGH	DGH	08/09/25
P02	DRAFT ISSUE	DJH	DGH	DGH	05/09/25
P01	INITIAL ISSUE	DJH	DGH	KOH	08/08/25

PROJECT TITLE
ROXBURGH HOUSE, WREXHAM

CLIENT
M1 INVESTMENTS Ltd

DRAWING TITLE
PROPOSED - SECOND FLOOR PLAN

SCALE @ A1
1 : 100

DO NOT SCALE Any discrepancy or query concerning this drawing should be referred to the Architect

PROJECT No | DRAWING No (PROJECT - ORIGINATOR - FUNCTION - LEVEL - FORM - DISCIPLINE - NUMBER) | REVISION

23790 RHW-HOH-XX-02-DR-A-4102- **P08**

HUGHES:O'HANLON architects
www.hughesohanlon.co.uk
Tel: 01978 510178
Copyright © Hughes O'Hanlon Limited
Registered Office: WGP, High Street, Gresford, LL12 8RF Reg. Co. No. 14043385

S106 MANAGEMENT

Schedule 3

S106 Management
Higher Duryard House
Pennsylvania Road
Exeter EX5 4BQ

Telephone 01392 840002
Mobile 07974 567575

info@S106Management.co.uk
www.S106Management.co.uk

rightmove

e.g.'Midland Road', 'York', 'SW16 1QA' Search

House Prices in LL11 1SN



Sales of flats around LL11 1SN have an overall average sold price of [redacted] over the last year.

Overall, the historical sold prices for flats around LL11 1SN over the last year were similar to the previous year.

Properties Sold

Within ¼ mile | Within the last 2 yea | Flats / Apartme | All tenures

19 results Sort: Date sold

Apartment 207, Caxton Place, Wrexham LL11 1PA



Flat 2 Leasehold

Today — See what it's worth now
10 Apr 2026 — [redacted]
3 Feb 2021 — [redacted]
View +1 more

Apartment 7, Tuttle Street Brewery, Tuttle Street, Wrexham LL13 7AA



Flat 2 Leasehold

Today — See what it's worth now
13 Feb 2026 — [redacted]
28 Oct 2022 — [redacted]
View +1 more

33, Y Werddon, Pentre Felin, Wrexham LL13 7LT



Flat 3 Leasehold

Today — See what it's worth now
30 Jan 2026 — [redacted]
5 Mar 2020 — [redacted]

No other historical records.

Find out how much your property is worth

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

Sponsored

All featured agents have paid a fee to promote their valuation expertise.

- Whitegates, Wrexham
- Molyneux, Wrexham
- Wingetts, Wrexham
- Town & Country Estate Agents, Wrexham
- olivegrove residential sales and lettings limited, Wrexham
- Beresford Adams, Wrexham

Request agent valuation

Get a valuation for a property in a different area

Get ready with a Mortgage in Principle



- Personalised result in just 20 minutes
- Find out how much you can borrow
- Get viewings faster with agents
- No impact on your credit score

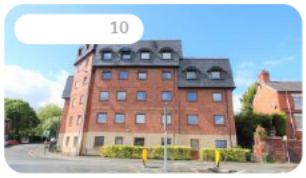
Get a Mortgage in Principle

Powered by NatWest

What's your property worth?
Agent Property Valuation

4, St Giles Court, Wrexham LL13 7NR

Flat 2 Leasehold



Today	See what it's worth now
11 Dec 2025	[redacted]
15 Oct 2012	[redacted]
	View +1 more

Apartment 6, Tuttle Street Brewery, Tuttle Street, Wrexham LL13 7AA

Flat 1 Leasehold

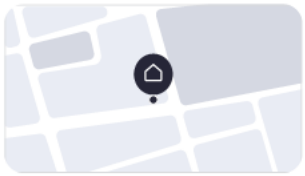


Today	See what it's worth now
30 Oct 2025	[redacted]
4 Nov 2005	[redacted]

No other historical records.

39, Y Werddon, Pentre Felin, Wrexham LL13 7LT

Flat Leasehold



Today	See what it's worth now
29 Sep 2025	[redacted]

No other historical records.

Apartment 12, Tuttle Street Brewery, Tuttle Street, Wrexham LL13 7AA

Flat 1 Leasehold



Today	See what it's worth now
17 Sep 2025	[redacted]
16 Oct 2023	[redacted]

No other historical records.

Apartment 217, Caxton Place, Wrexham LL11 1PA

Flat 2 Leasehold

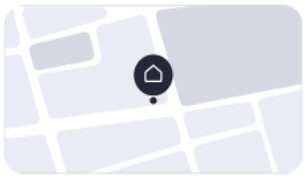


Today	See what it's worth now
18 Jul 2025	[redacted]

No other historical records.

Apartment 118, Caxton Place, Wrexham LL11 1PA

Flat Leasehold



Today	See what it's worth now
14 Jul 2025	[redacted]
10 Jun 2005	[redacted]

Instant Online Valuation
Estate agents in LL11 1SN
Properties for sale in LL11 1SN
Properties to let in LL11 1SN
Selling guide
Buying guide
House Price Index

House prices near LL11 1SN
House prices in CH7
House prices in LL13
House prices in CH4
House prices in LL14
House prices in LL12
House prices in LL15
House prices in LL20

Report an error

No other historical records.

5, Machine Square, Wrexham LL13 7AE

Flat 2 Leasehold

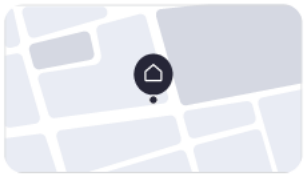


Today	See what it's worth now
30 Jun 2025	[redacted]
29 Jul 2016	[redacted]

No other historical records.

Apartment 2, 30, Chester Street, Wrexham LL13 8TJ

Flat Leasehold



Today	See what it's worth now
27 Jun 2025	[redacted]

No other historical records.

13, Y Werddon, Pentre Felin, Wrexham LL13 7LT

Flat 1 Leasehold

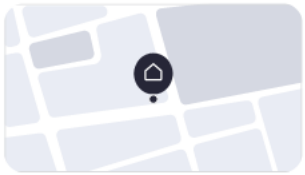


Today	See what it's worth now
27 Jun 2025	[redacted]
29 Nov 2006	[redacted]

No other historical records.

Apartment 15, Tuttle Street Brewery, Tuttle Street, Wrexham LL13 7AA

Flat Leasehold



Today	See what it's worth now
9 May 2025	[redacted]
27 Oct 2006	[redacted]

No other historical records.

Apartment 102, Caxton Place, Wrexham LL11 1PA

Flat 2 Leasehold



Today	See what it's worth now
26 Mar 2025	[redacted]
8 Jul 2005	[redacted]

No other historical records.

Apartment 214, Caxton Place, Wrexham LL11 1PA

Flat 2 Leasehold



Today See what it's worth now
27 Feb 2025 [redacted]
16 Nov 2005 [redacted]

No other historical records.

Apartment 121, Caxton Place, Wrexham LL11 1PA

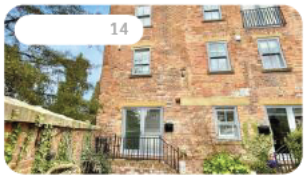
Flat 1 Leasehold



Today See what it's worth now
20 Sep 2024 [redacted]
25 Mar 2021 [redacted]
View +1 more

Apartment 1, Tuttle Street Brewery, Tuttle Street, Wrexham LL13 7AA

Flat 1 Leasehold



Today See what it's worth now
18 Sep 2024 [redacted]
21 Apr 2006 [redacted]

No other historical records.

31, St Giles Court, Wrexham LL13 7NR

Flat 3 Leasehold



Today See what it's worth now
13 Sep 2024 [redacted]
19 Jun 2015 [redacted]
View +1 more

6, Machine Square, Wrexham LL13 7AE

Flat 2 Leasehold



Today See what it's worth now
22 Aug 2024 [redacted]
17 Jun 2020 [redacted]
View +1 more

Previous 1 of 1 Next

Source Acknowledgement: © Crown copyright. England and Wales house price data is publicly available information produced by the HM Land Registry.This material was last updated on 9 July 2026. It covers the period from 1 January 1995 to 30 April 2026 and contains property transactions which have been registered during that period. Contains HM Land Registry data © Crown copyright and database right 2026. This data is licensed under the Open Government Licence v3.0.

Disclaimer: Rightmove.co.uk provides this HM Land Registry data as is . The burden for fitness of the data relies completely with the user and is provided for informational purposes only. No warranty, express or implied, is given relating to the accuracy of content of the HM Land Registry data and Rightmove does not accept any liability for error or omission. If you have found an error with the data or need further information please contact HM Land Registry.

Permitted Use: Viewers of this Information are granted permission to access this Crown copyright material and to download it onto electronic, magnetic, optical or similar storage media provided that such activities are for private research, study or in-house use only. Any other use of the material requires the formal written permission of Land Registry which can be requested from us, and is subject to an additional licence and associated charge.

Rightmove takes no liability for your use of, or reliance on, Rightmove's Instant Valuation due to the limitations of our tracking tool listed here. Use of this tool is taken entirely at your own risk. All rights reserved.

Copyright © 2000-2026 Rightmove Group Limited. All rights reserved. Rightmove prohibits the scraping of its content. You can find **further details here**.

rightmove

LL11 1SN | Within 1/2 mile | Min Price | to | Max Price | Min Beds | to | Max Beds | Filters

Flats For Sale in LL11 1SN, within 0.5 miles | Save Search | Create Alert

10 results | Sort: Highest Price | Map view

Prioritise properties with... | + Add keyword



St. Giles Court, Wrexham, LL13

Flat | 2 | 1

0.18 miles

INVESTORS & LANDLORDS – FANTASTIC OPPORTUNITY SOLD WITH TENANT IN SITU CURRENT RENTAL INCOME: [redacted] PCM Beresford...

- **CALLING ALL INVESTORS**
- **BEING SOLD WITH TENANT IN SITU**
- **RENTAL INCOME OF [redacted] PER CALENDAR MONTH**

Reduced on 15/07/2026 by Beresford Adams, Wrexham

[redacted]
Offers Over

INVESTMENT OPPORTUNITY

Beresford Adams | 01978 804347 Local call rate | Contact | Save



St. Giles Court, Wrexham

Flat | 2 | 2

0.17 miles

A well located purpose built-two bedroom apartment having secure entry system to grounds and parking situated close to amenities including Bellevue Park and the City Centre. The property provides...

Reduced on 09/07/2026 by Bowen, Wrexham

[redacted]
Guide Price

BOWEN | 01978 803848 Local call rate | Contact | Save



Caxton Place, Wrexham, Clwyd, LL11

Apartment | 2 | 1

0.23 miles

TBC

Added on 27/07/2026 by Reeds Rains, Wrexham

[redacted]

Reeds Rains | 01978 804433 Local call rate | Contact | Save

Town&Country Estate & Letting Agents
Local knowledge & personalised service

SPONSORED

Local knowledge personalised service is in our DNA It's our thing... We're Town & Country

Town & Country Estate Agents
Find out more



Llys Nantgarw, Wrexham, LL13

Flat | 2 | 1

0.29 miles

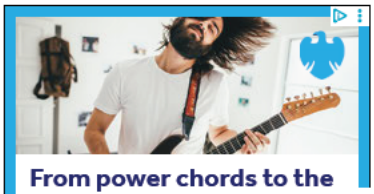
NO CHAIN. A well-positioned two-bedroom ground floor apartment situated within Wrexham city centre, offering excellent convenience for both owner occupiers and investors alike. Located less than 0.5 miles...

Added on 27/05/2026 by Northwood, Wrexham

Map not available
Use 'Show results on map' instead

Show results on map

See properties to rent near LL11 1SN >



Subject to application, financial circum borrowing history. T&Cs apply.

Get ready with a Mortgage in Principle



- Personalised result in just 20 minutes
- Find out how much you can borrow
- Get viewings faster with agents
- No impact on your credit score

Get a Mortgage in Principle

Powered by NatWest

Staying secure when looking for a property
Ensure you're up to date with our latest advice on how to avoid fraud or scams when looking for property online.
View our security centre to find out more >

Sold House Prices

View house prices near LL11 1SN

Nearby LL11 1SN

CH7
LL13
CH4

[redacted]

01978 804349 Contact Save



Ruabon Road, Wrexham

Flat 2 1

0.30 miles

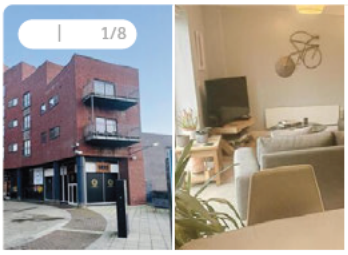
A modern purpose-built ground floor residential apartment conveniently located to a wide range of day-to-day amenities including Shops, Bellevue Park and access to the City Centre. The property has...

Added on 06/07/2026 by Bowen, Wrexham

[redacted]

Guide Price

BOWEN 01978 803848 Local call rate Contact Save



Eagles Court, Wrexham

Apartment 2 2

0.28 miles

A stylish two-bedroom first-floor apartment in the popular Eagles Meadow development, offering open-plan living, en-suite, private balcony, and secure underground parking in Wrexham town centre.

Reduced on 16/05/2026 by Town & Country Estate Agents, Wrexham

[redacted]

Town & Country 01978 804445 Local call rate Contact Save



Meadow Court, Wrexham, LL13

Flat 2 2

0.26 miles

For sale: An exquisitely designed and impeccably maintained 2-bed/ 2 bath residence that boasts remarkable spaciousness, situated in an...

- Lease information: 125 years from 29 November 2009
- Elevator
- City Centre living

Reduced on 09/06/2026 by Yopa, North West & Midlands

[redacted]

PREMIUM LISTING

Yopa 01525 659945 Local call rate Contact Save



Tuttle Street, Wrexham, LL13

Flat 1 1

0.22 miles

** FOR SALE WITH NO ONWARD CHAIN** Beresford Adams are delighted to present this one-bedroom ground floor apartment, new t...

- Ground floor apartment
- One double bedroom
- Spacious layout

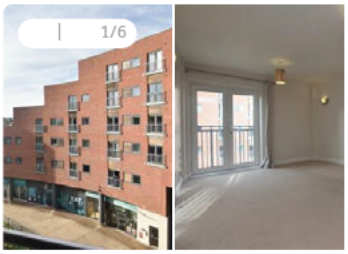
Added on 06/05/2026 by Beresford Adams, Wrexham

[redacted]

Offers Over

NO CHAIN

Beresford Adams 01978 804347 Local call rate Contact Save



Eagles Court, Eagles Meadow, Wrexham

Apartment 2 2

0.29 miles

Of interest to owner occupiers or investors. A quality apartment on the third floor of the superbly located Eagles Court. The accommodation briefly comprises communal entrance from the parking bays with...

Reduced on 01/06/2026 by Wingetts, Wrexham

[redacted]

Wingetts 01978 803660 Local call rate Contact Save

LL14
LL12
LL15
LL20

Suggested Links

Estate agents near LL11 1SN

BBC iPlay