Project Title: Mockbeggars Farm, London Road, Uckfield

Project Ref: 20179

Client: Obsidian Strategic

Date: 06/02/2023

Plot No.	Reference	House Type	Tenure	Area ft²	Area m²	Garden area m²
1	2B-A	2 Bedroom House	Affordable	855	79.4	101.0
2	2B-A	2 Bedroom House	Affordable	855	79.4	104.0
3	2B-A	2 Bedroom House	Affordable	855	79.4	107.0
4	2B-A	2 Bedroom House	Affordable	855	79.4	136.0
5	3B-A	3 Bedroom House	Affordable	1,003	93.2	124.0
6	3B-A	3 Bedroom House	Affordable	1,003	93.2	114.0
7	3B	3 Bedroom House	Private	1,340	124.5	102.0
8	3B	3 Bedroom House	Private	1,340	124.5	108.0
9	2B-A	2 Bedroom House	Affordable	855	79.4	106.0
10	2B-A	2 Bedroom House	Affordable	855	79.4	102.0
11	2B-A	2 Bedroom House	Affordable	855	79.4	96.0
12	3B-A	3 Bedroom House	Affordable	1,003	93.2	109.0
13	3B-A	3 Bedroom House	Affordable	1,003	93.2	101.0
14	2B-A	2 Bedroom House	Affordable	855	79.4	101.0
15	2B-A	2 Bedroom House	Affordable	855	79.4	101.0
16	2B-A	2 Bedroom House	Affordable	855	79.4	82.0
17	4B-A	4 Bedroom House	Affordable	1,152	107.0	108.0
18	3B-A	3 Bedroom House	Affordable	1,003	93.2	102.0
19	3B-A	3 Bedroom House	Affordable	1,003	93.2	110.0
20	2B-A	2 Bedroom House	Affordable	855	79.4	107.0
21	2B-A	2 Bedroom House	Affordable	855	79.4	92.0
22	3B-A	3 Bedroom House	Affordable	1,003	93.2	98.0
23	3B-A	3 Bedroom House	Affordable	1,003	93.2	139.0
24	2B	2 Bedroom House	Private	898	83.4	123.0
25	2B	2 Bedroom House	Private	898	83.4	120.0
26	2B	2 Bedroom House	Private	898	83.4	127.0
27	2B	2 Bedroom House	Private	898	83.4	105.0
28	5B	5 Bedroom House	Private	1,998	185.6	137.0
29	3B	3 Bedroom House	Private	1,340	124.5	103.0
30	3B	3 Bedroom House	Private	1,340	124.5	103.0
31	3B	3 Bedroom House	Private	1,340	124.5	103.0
32	3B	3 Bedroom House	Private	1,340	124.5	103.0
33	3B	3 Bedroom House	Private	1,340	124.5	99.0
34	3B	3 Bedroom House	Private	1,340	124.5	99.0
35	2B	2 Bedroom House	Private	898	83.4	81.0
36	2B	2 Bedroom House	Private	898	83.4	81.0
37	2B	2 Bedroom House	Private	898	83.4	122.0
38	3B	3 Bedroom House	Private	1,340	124.5	101.0
39	3B	3 Bedroom House	Private	1,340	124.5	109.0
40	3B	3 Bedroom House	Private	1,340	124.5	109.0
41	3B	3 Bedroom House	Private	1,340	124.5	109.0
42	3B	3 Bedroom House	Private	1,340	124.5	101.0
43	4B	4 Bedroom House	Private	1,654	153.7	132.0
44	2B	2 Bedroom House	Private	898	83.4	101.0
45	2B	2 Bedroom House	Private	898	83.4	101.0

Project Title: Mockbeggars Farm, London Road, Uckfield

Project Ref: 20179

Client: Obsidian Strategic

Date: 06/02/2023

Plot No.	Reference	House Type	Tenure	Area ft²	Area m²	Garden area m²
46	3B	3 Bedroom House	Private	1,340	124.5	115.0
47	3B	3 Bedroom House	Private	1,340	124.5	160.0
48	2B	2 Bedroom House	Private	898	83.4	103.0
49	2B	2 Bedroom House	Private	898	83.4	72.0
50	2B	2 Bedroom House	Private	898	83.4	101.0
51	3B	3 Bedroom House	Private	1,340	124.5	91.0
52	5B	5 Bedroom House	Private	1,998	185.6	192.0
53	4B	4 Bedroom House	Private	1,654	153.7	141.0
54	4B	4 Bedroom House	Private	1,654	153.7	141.0
55	4B	4 Bedroom House	Private	1,654	153.7	141.0
56	4B	4 Bedroom House	Private	1,654	153.7	141.0
57	4B	4 Bedroom House	Private	1,654	153.7	141.0
58	5B	5 Bedroom House	Private	1,998	185.6	193.0
59	5B	5 Bedroom House	Private	1,998	185.6	193.0
60	5B	5 Bedroom House	Private	1,998	185.6	200.0
Total				71,566	6,648.6	6,944.0

schedule of accommodation

Rev L

Project Title: Mockbeggars Farm, London Road, Uckfield

Project Ref: 20179

Client: Obsidian Strategic

Date: 06/02/2023

Affordable Summary				
Reference	House Type	Area ft²	No. units	Total Area ft²
2B-A	2 Bedroom House	855	12	10,260
3B-A	3 Bedroom House	1,003	8	8,024
4B-A	4 Bedroom House	1,152	1	1,152
			21	19,436
Private Summary				
Reference	House Type	Area ft²	No. units	Total Area ft²
2B	2 Bedroom House	898	12	10,776
3B	3 Bedroom House	1,340	16	21,440
4B	4 Bedroom House	1,654	6	9,924
5B	5 Bedroom House	1,998	5	9,990
			39	52,130
Total			60	71,566

All figures are approximate and have been calculated in accordance with the description of Net Sales Area (NSA) on page 30 of the RICS guidance note Code of Measuring Practice 6th Edition, May 2015 (republished January 2018). Figures relate to the current stage of the project and any development decisions to be made on the basis of this information should include due allowance for the increases and decreases inherent in the design and building processes.