

Showcasing

FILSHAM ROAD

A property appraisal by

THIRD KNOCK



Property Overview

The Ground Floor apartment at Filsham Road offers generous proportions, strong natural light, and clear opportunity for reconfiguration. The current layout provides two bedrooms; however, the scale of the property presents a viable opportunity to introduce a third, subject to the necessary consents.

The structural integrity of the property has not been reviewed by ThirdKnock but based on the photos and era of property, ThirdKnock would suggest that the property is in good structural condition and shouldn't need remedial works, although the recommendation is to consult with a surveyor to assess this fully. Similarly, given the age of the building, the property could benefit from increased insulation to both walls and ceiling, to increase energy efficiency as well as to reduce noise from the upstairs apartment(s).

The property is sold as a share of the freehold which is greatly beneficial for the ease of development. However, permission will need to be obtained from other freeholders and/or the building management prior to commencing any works. More detail has been outlined within this document.



Development Constraints

As the property is an apartment, the main constraint is lease/freeholder consents, rather than local authority planning permissions. Sometimes, this can be harder to obtain than planning permissions, depending on the managing agents and other freeholders. Subject to the level of work involved, building control sign off may also be required.

LOCAL AUTHORITY

The property at Filsham Road sits within the Hastings Borough Council. The property is not located within a conservation area, therefore only standard planning rules are considered for development.

PARTY WALL AWARDS

A 'party wall' is any boundary that is owned by more than one property. Typically this is a wall that separates two buildings, however, in an apartment this also potentially includes ceilings and floors. As this property is on the Ground Floor with another apartment above, the ceiling of the Ground Floor forms the floor above and therefore is the party boundary between the two properties. Therefore, any changes to the ceiling structure within this apartment should be carefully considered.

FREEHOLDER PERMISSIONS

Due to the property being an apartment within a larger development, the buyer would need to seek permissions from other freeholders and/or building managers before undertaking any refurbishment works. ThirdKnock advises any prospective buyers to check the Leasehold Agreement before finalising any purchase. ThirdKnock advises reviewing the leasehold agreement to confirm any restrictions on alterations and required consents.

Legally, consent to develop cannot be withheld without valid reasons. That said, any costs incurred to the other involved parties (i.e. legal fees) must be recompensated by the owner of the apartment.

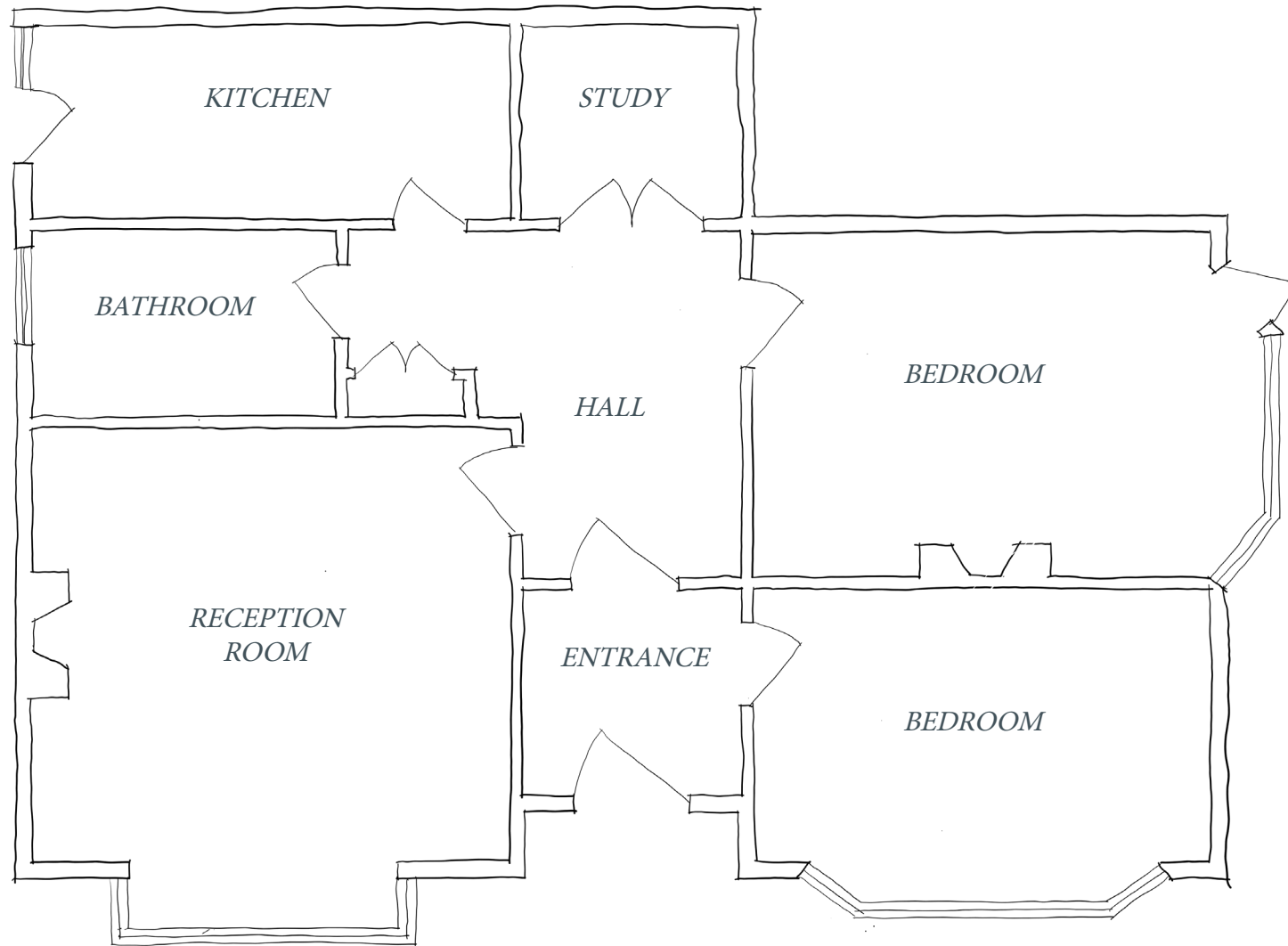
BUILDING REGULATIONS

In any project, building regulations need to be adhered to, however, depending on the level of work the prospective buyer chooses to undertake, building control may or may not need to be notified. Key changes in the UK which require Building Control sign off include structural changes, changes to fire routes, changes to plumbing, amongst many more.

UNLOCKING POTENTIAL

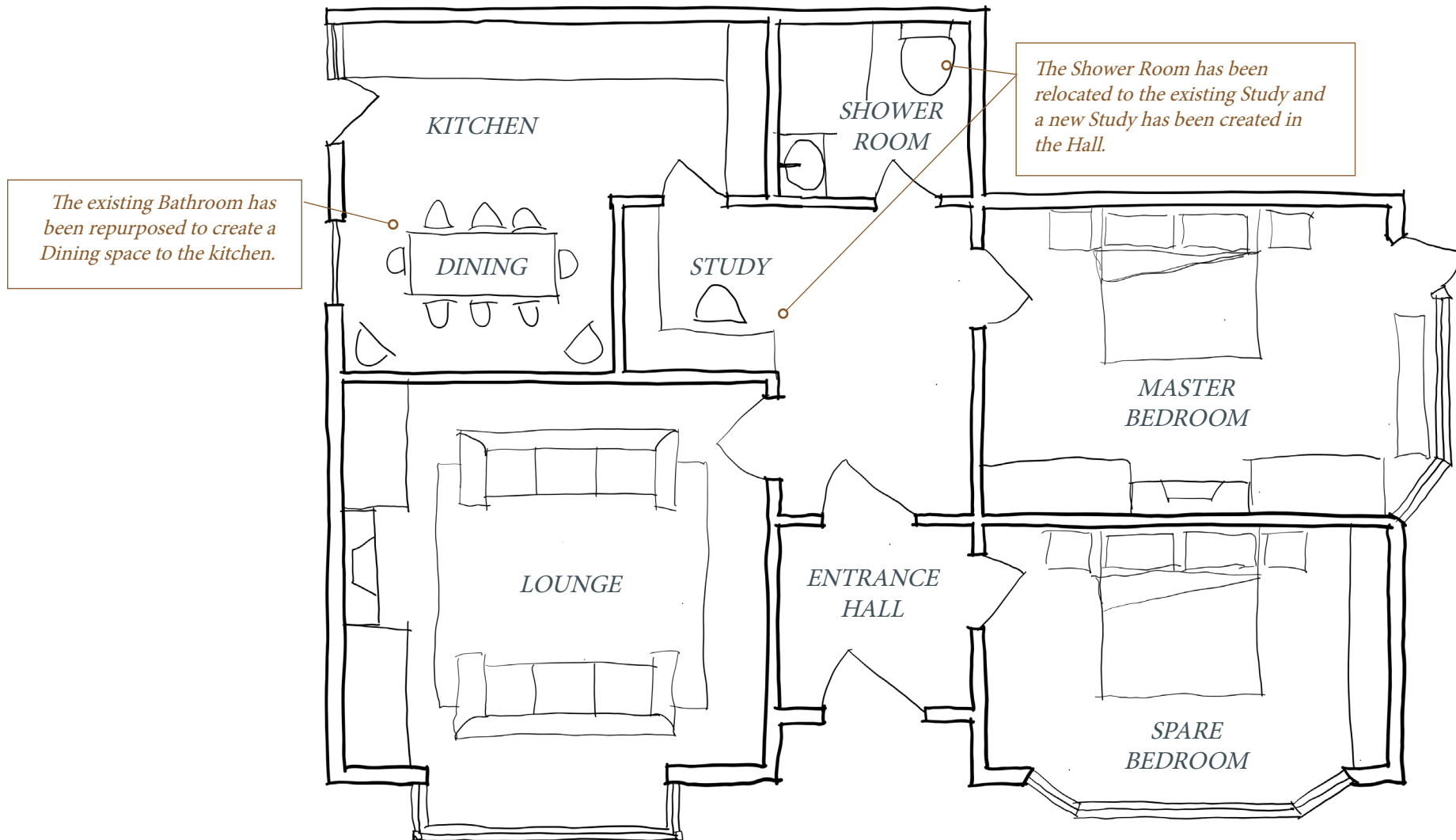
ThirdKnock has approached the proposal with a considered and conservative strategy, prioritising ease of delivery and minimising risk. The scheme retains the majority of the existing structure, reducing reliance on complex permissions while still significantly improving the functionality and flow of the space.

Existing Floor Plan



Proposed Floor Plan

ThirdKnock has produced the following plan to demonstrate how slight changes to the layout can drastically improve the living arrangements in the property.



Proposed Imagery

The proposed design direction reflects the character of the period property, introducing a contemporary layer through warm tones and texture. Existing features, including timber flooring and ceiling heights, are retained and enhanced.



Associated Risks

The below outlines the risks specific to the Proposed Floor Plan and Imagery.

OPENING UP THE KITCHEN WALL

ThirdKnock expects this to be the biggest risk to timeline and cost due to potential push back from the building management. Input from a structural engineer is required to understand if the wall here is structural, which is likely based on the floorplan. Any structural work also poses the risk of damaging the property upstairs as movement is likely. Damage could be as small as minor plasterwork cracks, but neighbours will have to be reimbursed for any repair work required as a result of the project.

Our advice is to liaise with a structural engineer to understand the structure of the wall before the design work commences. Then, your chosen designer can design around the constraints, hopefully avoiding overly intrusive works.

CHANGES TO PLUMBING ROUTES

The relocation of the Bathroom to where the existing Study is, requires re-routing existing plumbing. The risk here is getting sign-off from both Landlords and Building Control. As the property is on the ground floor, plumbing can easily be routed via the floor, depending on the floor build ups.

Full Team Requirements

DESIGN TEAM

Interior Architect

CONTRACTORS

Main Contractor

Electrician

Plumber

Joiner

Kitchen Supplier

CONSULTANTS

Party Wall

Legal Advisors

Structural Engineer

Associated Costs & Timeline

Beates iliquundem fugiam, nobisti quia nempore omnihit dolectas dolorepro et voloribus ipidiaera nimi, alitibus, alit endis es maio. Nequam sunt verumet volupta sperunt et exceriae delenim endita delest landaer chiliquam, verro mintem delic te ommoluptus. Elliquate et aperat as et arunt assed moloriorem eius il id magnat laut repellanda id qui aut aut qui sitibus esed ut di con reiumquunt evere, sam evellis que nit aut voles autem quam remquia ndentest etur susam eari utem susandae nim quamusc itatinv elenisqui cone iliasi quas name ventur, con cus ra vero mo qui vendi dero moles eatu.

Based on the suggested design proposal, ThirdKnock estimates a 12-month timeline from start to finish, including a 2-month allowance for being granted landlord consents for the works. ThirdKnock recommends progressing detailed design in parallel with the consent process to reduce overall programme duration. While this approach carries a degree of risk, it can signifcantly accelerate delivery.



DISCLAIMER: ThirdKnock's information in this document is indicative only and should only be used for the purpose of advising prospective buyers of potential risks associated with undertaking a project at the property. The floorplans shown are not for the use of anything other than demonstrating potential.

THIRD KNOCK