# RASCALS FARM, SOUTHWATER

96

| REF | DESCRIPTION | HEIGHT | BEDS | STRUCTURAL (GROSS) SQ.FT | STRUCTURAL (GROSS) SQ.M | FINISHED (NET) SQ.FT | FINISHED (NET) SQ.M | NO | SQ.FT. TOT. (NET) |
|---|---|---|---|---|---|---|---|---|---|
| **MARKET** | | | | | | | | **65%** | |
| T2/2 | 2 BEDROOM HOUSE | 2.0 | 2B/4P | 930 | 86.38 | 915 | 85.03 | **13** | 11898 |
| | | | | | | | | | |
| T4w | 3 BEDROOM HOUSE | 2.0 | 3B/4P | 950 | 88.27 | 935 | 86.91 | **2** | 1870 |
| T4b | 3 BEDROOM HOUSE | 2.0 | 3B/4P | 964 | 89.53 | 949 | 88.13 | **3** | 2846 |
| T4 | 3 BEDROOM HOUSE | 2.0 | 3B/4P | 964 | 89.53 | 949 | 88.13 | **2** | 1897 |
| WAR | 3 BEDROOM HOUSE | 2.0 | 3B/5P | | | 1075 | 99.83 | **1** | 1075 |
| T7/3 | 3 BEDROOM HOUSE | 2.0 | 3B/5P | 1235 | 114.69 | 1217 | 113.09 | **21** | 25563 |
| | | | | | | | | | |
| T6 | 4 BEDROOM HOUSE | 2.0 | 4B/6P | 1258 | 116.84 | 1242 | 115.34 | **12** | 14898 |
| T9 | 4 BEDROOM HOUSE | 2.0 | 4B/8P | 1634 | 151.77 | 1615 | 150.00 | **5** | 8073 |
| RIC | 4 BEDROOM HOUSE | 2.0 | 4B/8P | | | 2030 | 188.56 | **1** | 2030 |
| | | | | | | | | | |
| T11 | 5 BEDROOM HOUSE | 2.0 | 5B/8P | 2201 | 204.48 | 2178 | 202.30 | **2** | 4355 |
| **SUB TOTAL** | | | | | | | | **62** | **74506** |
| | | | | | | | | | |
| **AFFORDABLE RENT** * | | | | | | | | **25%** | |
| 1BM | 1 BEDROOM MAISONETTE | 2.0 | 1B/2P | 549 | 51.00 | 541 | 50.20 | **3** | 1622 |
| 1BM | 1 BEDROOM MAISONETTE | 2.0 | 1B/2P | 562 | 52.20 | 554 | 51.40 | **3** | 1661 |
| 1BCH | 1 BEDROOM COACH HOUSE | 2.0 | 1B/2P | 598 | 55.56 | 587 | 54.50 | **1** | 587 |
| | | | | | | | | | |
| 2BF/2 | 2 BEDROOM FLAT | 3.0 | 2B/4P | 792 | 73.60 | 783 | 72.70 | **1** | 783 |
| 2BF/2 | 2 BEDROOM FLAT | 3.0 | 2B/4P | 786 | 73.10 | 777 | 72.20 | **1** | 777 |
| 2BF/2 | 2 BEDROOM FLAT | 3.0 | 2B/4P | 779 | 72.30 | 769 | 71.50 | **2** | 1538 |
| 2BF/2 | 2 BEDROOM FLAT | 3.0 | 2B/4P | 773 | 71.80 | 764 | 71.00 | **2** | 1528 |
| T1A | 2 BEDROOM HOUSE | 2.0 | 2B/4P | 747 | 69.36 | 733 | 68.11 | **4** | 2933 |
| | | | | | | | | | |
| T2A | 3 BEDROOM HOUSE | 2.0 | 3B/4P | 930 | 86.38 | 915 | 85.03 | **6** | 5492 |
| T4A | 3 BEDROOM HOUSE | 2.0 | 3B/4P | 964 | 89.53 | 949 | 88.13 | **1** | 949 |
| **SUB TOTAL** | | | | | | | | **24** | **17868** |
| | | | | | | | | | |
| **LOW COST OWNERSHIP** * | | | | | | | | **10%** | |
| 2BF/1BF | 1 BEDROOM FLAT | 2.0 | 1//2P | 562 | 52.20 | 554 | 51.40 | **1** | 554 |
| 2BF/1BF | 1 BEDROOM FLAT | 2.0 | 1//2P | 549 | 51.00 | 541 | 50.20 | **1** | 541 |
| 2BF/1BF | 2 BEDROOM FLAT | 2.0 | 2B/4P | 805 | 74.80 | 795 | 73.80 | **1** | 795 |
| 2BF/1BF | 2 BEDROOM FLAT | 2.0 | 2B/4P | 772 | 71.70 | 763 | 70.90 | **1** | 763 |
| 2BF | 2 BEDROOM FLAT | 3.0 | 2B/4P | 786 | 73.10 | 777 | 72.20 | **2** | 1554 |
| 2BF | 2 BEDROOM FLAT | 3.0 | 2B/4P | 773 | 71.80 | 764 | 71.00 | **4** | 3055 |
| **SUB TOTAL** | | | | | | | | **10** | **7261** |
| | | | | | | | | | |
| **GRAND TOTAL** | | | | | | | | **96** | **99635** |

Scale @ A0

0 5 10 15 20 25m

Scale 1:500

NORTH

| Rev | Date | Drawn | Checked |
|---|---|---|---|

Project: RASCALS FARM, SHIPLEY ROAD, SOUTHWATER, WEST SUSSEX

Title: PLANNING LAYOUT

Client: Barratt Redrow

Date: NOVEMBER 2025

Drawn by : KJM

Checked by : BB

Drg No: CB_17_420_501

Rev:

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