



Plot No.	Postal address	Type	Floor or type	No. of bedrooms	M ²	£ psf	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Estimated mortgage pcm	Estimated total pcm	Guidance min income
3	3 Gilmour House, Milnthorpe Lane, Ongar, CM5 0GD	Apartment	First floor	2	71	£471 05	2 Spaces	£360 000	35%	£126 000	£6 300	£536 25	£186	£607	£1 329	£46,206
4	4 Gilmour House, Milnthorpe Lane, Ongar, CM5 0GD	Apartment	First floor	2	71	£471 05	2 Spaces	£360 000	35%	£126 000	£6 300	£536 25	£186	£607	£1 329	£46,206

Reservations are subject to a £500 reservation deposit. B3Living Ltd reserves the right to review the property prices until the reservation deposit has been paid.

Annual ground rent is charged at £0.00 per annum. The estimated mortgage rates are based on a 4.5% mortgage rate over a 30 year term.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of or constitute to part of any contract or warranty.

The above price examples are valid as at 21 April 2026. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be. You must obtain advice from a qualified independent mortgage advisor (you will be asked to have an affordability assessment with an independent mortgage advisor from our panel).

Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of £80,000 are not eligible for shared ownership in this area

Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

B3Living Ltd supports mixed tenure developments and is proud to provide homes for shared ownership. We may change the tenure of some properties subject to demand.



Instructions - please follow carefully:

Always use a fresh version of this template. NEVER overwrite new data onto an older version!

Fill in scheme name and scheme address with postcode.

Add in extra rows to have one row per plot (shortcut: "Ctrl Shift +" "Entire Row" and Enter). Or delete

The formulas/data in columns K, L and M will need to be copied into your new rows. Do not Copy/Paste

Plot number	Populate the column.
Postal address	Populate the column to include postcode.
Type	Use dropdown data to populate entire column.
Floor or type	Use dropdown data to populate entire column.
No. of bedrooms	Use dropdown data to populate entire column.
Key features	Add in key features such as en suite bathrooms, terrace, balcony, etc.
M ²	Populate the column.
Parking	Use dropdown data to populate entire column. Check! - is parking included in the FMV or is it offered at an extra price?
Full market value	Populate the column with values that match your RICS valuation.
Shares available from:	Populate the column.
Share value	This column will populate automatically with a formula that's in the template.
5% mortgage deposit	This column will populate automatically with a formula that's in the template.
Rent pcm	This column will populate automatically with a formula that's in the template.
Estimated service charge pcm	Populate the column.
Annual ground rent	Populate the column. If no ground rent applies, then delete this column.
Guidance min income	Work out minimum incomes using the income calculator and populate the column.
Link to the income calculator (from Cell B23):	X:\Development\SALES\LOW COST HOME OWNERSHIP SALES\Policy\Income Calculator\Income Calculator.htm

List of disclaimers:	This list requires some data input from yourself. The disclaimers must be populated.
Third point down:	Insert date from which prices are valid (date of RICS formal valuation).
Seventh point down:	Defaults to 2.75%. If rent level is different to 2.75% please amend the formula.
Ninth point down:	Customise this wording depending on the location of your scheme: Applicants with a household annual gross income in excess of £80,000 Applicants with a household annual gross income in excess of £90,000

CHECK THAT YOU HAVE POPULATED YOUR PRICE LIST ACCURATELY!

Ask a Sales Manager to check and sign it off for you. Sign offs to be in writing (by email is ok). Scan the

Then, PDF the price list using the PDF option on your print menu.

Send your PDF to marketing for upload and use. Attach the sales manager sign-off.

Shortcut: select "RANGE" in the name box to select the price sheet's print range.

Notes:

Please use the full date format, not any abbreviation: 2 November 2017 and NOT 2/11/17

Where properties are reserved or sold, then leave the plot data on the price list but override the FMV

Price lists with a lot of plots/rows: please consider splitting your price lists, either by phase or by prop

Questions, comments, suggestions, hints/tips, (please type below and inc your name and date of co

te the formulas (risk of errors). Instead pls drag the formulas all the way down to the bottom of your

ratio, winter garden, etc. If there are no key features, then pls delete this column rather than leave it

premium? Your price list needs to reflect this!

e cells. If rent levels differ from 2.75%, please amend the orange cell on the data tab.

delete this column. Check the S106 in case min incomes are stipulated!

must not be changed/modified/edited in any way without prior approval from the head of LCHO sales.

000 are not eligible for shared ownership in this area.

000 are not eligible for shared ownership in London boroughs.

the sign-off and save it on the Scheme folder for audit purposes.

with either RESERVED or SOLD. Delete the error messages and leave those cells blank.

erty type or by bedroom sizes. Check with your manager if unsure. IMPORTANT that the disclaimers

Response:

appear on ALL price lists.

Administrators: Jade Skates

DATA SHEET - DO NOT EDIT WITHOUT APPROVAL

Type	Floor or type	No of bedrooms	Parking
Studio	Ground floor	Studio	Yes
Apartment	First floor	1	No
Coach house	Second floor	2	Allocated space
House	Third floor	3	Undercroft
Duplex	Fourth floor	4	Garage
	Fifth floor	5	Underground
	Sixth floor		Driveway
	Seventh floor		1 Space
	Eighth floor		2 Spaces
	Ninth floor		
	Tenth floor		
	Semi-Detached		
	Detached		
	End of Terrace		
	Mid Terrace		
	Ground/First Floor		
	First/Second floor		

