

**ADAMS
INTEGRA**



North Warwickshire
Borough Council

**Review and Update of the Council's Affordable Housing
Viability Assessment, Local Plan Allocations Viability
Assessment and CIL Study**

**Report for the consideration of
North Warwickshire Borough Council:**

This document does not constitute Council Policy

FINAL REPORT

September 2018

The logo for Adams Integra, featuring the words "ADAMS" and "INTEGRA" in white, uppercase, sans-serif font, stacked vertically within a dark blue square.

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EXECUTIVE SUMMARY

1. This summary first seeks to briefly introduce and explain the study. It then provides a quick overview of the main study findings and goes on to outline the key recommendations.
2. This viability assessment provides support to the Council in developing and bringing to adoption a new Local Plan. It considers the viability of a number of development scenarios, using both notional and proposed strategic sites.
3. This is an update of our previous viability report produced in March 2014 and is a whole plan viability and CIL assessment in line with NPPF/NPPG requirements (July 2018).
4. Viability testing is an important part of the Development Plan making process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF) and is a requirement of the CIL Regulations. In each case the requirement is slightly different but all have much in common.
5. In July 2018 the Government published the new NPPF and updated National Planning Practice Guidance (PPG). The PPG is a live document that is subject to regular updating and change. It cancels a number of pre-existing guidance documents and contains sections on Viability and plan making.
6. For detailed information on the study methodology, results and conclusions it will be necessary to refer to the full text and appendices that form part of the main report.

Background and Introduction

7. In the process of considering and developing its planning-led affordable housing policies North Warwickshire Borough Council have commissioned Adams Integra to:
 - a. Undertake a high level review of development viability of the local plan allocations across the main towns and rural sub area of the Borough. These are Atherstone and Mancetter, Polesworth and Dordon, Coleshill, Grendon and Baddesley Ensor, Hartshill with Ansley Common, Old & New Arley, Kingsbury and Water Orton and the smaller rural villages.
 - b. Produce quantified outputs for North Warwickshire Borough Council as a whole. The study should produce housing targets that are locally derived and economically viable.

- c. Assess the economic viability of a range of housing site types and different size schemes across North Warwickshire Borough Council and include informed assessments of potential CIL requirements; affordable housing thresholds; proportions of affordable housing; reasonable financial contributions in lieu of providing affordable housing on-site; the robustness of the proposed affordable housing target and give a clear view on the role to which different tenures could play in negotiating more deliverable schemes.
 - d. The assessment also tests the deliverability of 6 strategic sites based upon scenarios set out by the Council. The viability assessments have been informed by Council information on existing uses, developable area, density and housing numbers, and likely on-site infrastructure and S106 requirements.
 - e. The strategic sites that were assessed are:
 - H1 - Land at Holly Lane Atherstone
 - H2 - Land to north-west of Atherstone off Whittington Lane
 - H7 - Land to east of Polesworth & Dordon
 - H13 - Land west of Robey's Lane, adjacent Tamworth
 - H19 - Land between Church Rd and Nuneaton Rd, Hartshill
 - H20 - Land south of Coleshill Road, Ansley Common
8. Government Policy at the time of publication of this work is as set out in the National Planning Policy Framework (NPPF) (published in July 2018).
9. NPPF requires that Local Planning Authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the **cumulative impact** of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.

NPPF states the following "

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

10.."

11. This report recognises that when assessing Plan Viability, it can only provide high level assurance that the policies within the plan are set in a

way that is compatible with the likely economic viability. It cannot guarantee that every development in the plan period will be viable, only that the plan policies will be viable for the sufficient number of sites upon which the plan relies in order to fulfil its objectively assessed needs.

12. This study is considered to be fully compatible with the NPPF in the context of building the evidence base for and considering the affordable housing content of the Local Plan. It is to be considered as part of, and alongside, the Council's developing wider evidence base, including information on the local housing market and housing needs, and information on the range of site sizes and types which are likely to come forward.

13. The main objectives of this study are:

- An updated borough-wide affordable housing viability assessment for housing delivery over the lifetime of the Local Plan including the Local Plan allocations.
- An updated viability assessment which supports the affordable housing requirements that will be set out as policy in the emerging Local Plan and other documents that will form part of the Local Plan.
- An assessment of potential development scenarios of sites that reflect viability in the Borough overall, in terms of scope to deliver the affordable housing requirements.
- An Economic Viability Assessment that takes account of different potential levels of Community Infrastructure Levy (CIL).
- Consideration of specific factors that could impact significantly on the viability of schemes including residential values, Lifetime Homes, different affordable housing tenure types etc.

14. Maintaining the viability (in this sense meaning the financial health) of residential development schemes is crucial to ensuring the release of sites and thus a continued supply of housing of all types. The study addresses affordable housing that is required to be provided within market housing schemes and varying levels of CIL. This is through applying different proportions (percentages) of affordable housing to be sought and also different levels of CIL.

15. The Council prepared a preliminary draft charging schedule based on the lower growth numbers but put the draft charge on hold for the progression of the Local Plan. This updated work is designed to provide an overview of how CIL and Affordable Housing Contributions will, together, impact on housing development viability.

16. The study is based on carrying out a large number of developer-type appraisals. These use well-established "residual land valuation" techniques to approximate the sums of money which will be left available for land purchase once all the development costs, including profit requirements, are met (hence "land residual"). The appraisals are based on a widely applied calculation structure, common also to tools such as the Homes and Communities Agency (HCA) Economic Appraisal Tool. (The HCA is now known as Homes England).
17. With regard to the strategic sites, we used the HCA Development Appraisal Toolkit.
18. A plan-wide test will only ever provide evidence of policies being 'broadly viable'. The assumptions that need to be made in order to carry out a test at plan level mean that any specific development site may still present a range of challenges that render it unviable given the policies in the Local Plan, even if those policies have passed the viability test at the plan level.
19. The basic study methodology is settled and tested, having been used in a wide range of local authority areas for this purpose. The assumptions, detail and particular application of calculations are varied to ensure local relevance. We make an appropriate strategic overview, as fits the Local Plan process, in a way that is both influenced by, and feeds back out to, the local characteristics and approach.
20. We vary the affordable housing assumptions across the range of appraisals. The outcomes inform our judgments on the likely suitability of various policy positions from a viability viewpoint. Having fixed development costs and profit requirements, we can see the impact on development viability caused by variations to the amount and type of affordable housing and differing levels of CIL. We can also consider the impact of variations to a wide range of other assumptions, as the study sets out.
21. Two of the key ingredients to ensuring viable development are sufficient land value created by a development (relative to existing or alternative use values, and/or perhaps to an owner's particular circumstances) and adequate developer's profit in terms of risk reward and the profile of a scheme from a funder's point of view. Throughout the appraisals we maintain developer's profit whilst reviewing the scope to create land value depending on the affordable housing and other assumptions considered, and as those vary.
22. Affordable housing impacts on development viability mainly because it usually provides a significantly reduced level of revenue to the developer

compared with market level sales values. Along with CIL it is viewed as a scheme cost which is largely passed on to the landowner by way of reduced land value. It is these dynamics that we explore through this study, in considering the implications of a wide range of factors and costs on market residential development viability and its ability to provide affordable housing and CIL.

23. In considering all of this, the work is intended to more thoroughly test the Council's existing policy approach, in order that the Local Plan allocations are based on an appropriate balance between the opposing tensions of affordable housing need levels, the CIL charging schedule and scheme viability.

Property Market Characteristics and Viability Findings

24. As part of this update Adams Integra researched the local residential property market to inform a range of appraisal assumptions, and to help set the context for considering the outcomes. This research is included within our Property Values Report, which is to be found at Appendix 7 to the full study document.
25. Whilst during the study period we have seen mixed signs in the property market and increased stability, there is still a significant degree of uncertainty around the market owing to the continued weak economic backdrop including the potential impact of "Brexit". This market uncertainty continues at the point of publishing this report.
26. In tune with the strategic overview needed through this study, we have considered a broad range of open market property sales value levels (house prices) that could relate to and drive new build housing schemes in the North Warwickshire Borough Council area – as may be seen with varying location and/or through time with varying market conditions.
27. This updated exercise led to the formation of FIVE ascending Value Points (numbered 1 to 5) in all, to describe the overall range of assumptions on values; i.e. from £1,967/m² to £3,319/m².
28. Value Point 1 shows a level below that which we considered to be at the lower end of the market in order to allow for any falls in sales prices. Value point 5 is level above that which we found at the higher end of the market.
29. These Value Points covered the extremes of the range typically seen at the point of the study with the vast majority of the sites falling into value points 3 and 4.

30. The study acknowledges that local variations in value levels are going to be key to site specifics, but this approach sets a background for that level of consideration and is appropriate for strategic policy development.
31. Reviewed alongside the wide range of factors considered and also treated as variables within the range of study assumptions (for example including wider planning obligations, affordable housing mix, sustainability, developers profits and land values) overall the results create a mixed picture of development viability. This includes scenarios where typically strong local values often produce good viability outcomes, but also where lower values and/or increased overall burdens on schemes reduce what they are likely to support by way of planning obligations packages.
32. We consider that in the overall context of the Borough, with varying values and assuming variable market conditions over the Local Plan period a **30%** affordable housing headline would be a sufficiently challenging for the majority of sites and an appropriately pitched target generally with greenfield sites being able to support **40% affordable housing**.
33. A range of other requirements needs to be considered alongside affordable housing. Beyond this level, any target would be potentially too ambitious in our view – given the range and direction of wider planning obligations and other development costs. Adding to this picture, affordable housing provision needs to be about quality and mix, and not just numbers.
34. The strategic site viability appraisals were all carried out at 40% affordable housing. We have used specific S106 costs for the strategic sites rather than apply CIL. On the basis of the existing use values, as calculated, all the strategic sites show a surplus that could contribute to wider infrastructure provision.

35. The outcomes and surpluses of the strategic sites are as follows:

Site	Surplus
H1 Land at Holly Lane Atherstone	£2,119,775
H2 NW of Atherstone off Whittington Lane	£8,161,108
H7 East of Polesworth & Dordon	£3,617,052
H13 West of Robey's Lane	£9,950,718
H19 Church Rd and Nuneaton Rd, Hartshill	£1,272,388
H20 South of Coleshill Road, Ansley Common	£1,865,571

36. We also give support to the potential for using carefully judged financial contributions for affordable housing as an additional enabling tool, particularly from the smaller schemes but also from other schemes in areas where the Council may consider that a financial contribution could be better spent to help enable the greater provision of affordable housing across the Borough as a whole.

37. Alongside this we recognise that schemes that fall within Value Point 1 are on the cusp of viability margins

Overview of Main Recommendations

The SHLAA

38. It is our view that the methodology used in the October 2016 Strategic Housing Land Availability Assessment (SHLAA) report, carried out by Peter Brett Associates, to assess the economic viability of sites is robust and provides a good overview of dwelling potential.

39. The actual number of units delivered though is dependent upon the market (and this is an area that is difficult to comment on) and may also be influenced by any policies that may serve to regulate the timing of release of sites.

40. We have looked at the assessment process, the site survey process and the assessment of whether and when sites may be developed and find it to be a sound and robust document.

41. In our opinion the findings of the SHLAA are sound and robust and show that there is enough land available to more than deliver the required number of dwellings.

42. With regard to the capacity of the market to deliver these housing numbers there is evidence of a need for new housing to be built. There is a shortage of new houses nationally and this is the case in the North Warwickshire Borough Council area and the Midlands as a whole.

43. The emphasis for new housing is based on the delivery of mainly houses rather than flats.

Affordable Housing

44. Having undertaken the viability assessment, our advice for the Council's policy content on affordable housing is as follows:

- A headline affordable housing target of 30% to be provided on-site applicable to schemes of 10 or more dwellings in most areas.

- On Greenfield sites an appropriate policy target applicable for North Warwickshire Borough Council would be to seek 40% on-site provision of affordable housing on sites of 10 or more dwellings.
 - On smaller sites or in exceptional circumstances a financial contribution be sought in lieu of providing affordable housing on-site, and that this be calculated using the methodology outlined below and will be broadly equivalent to on-site provision.
45. The reason for this is that many Registered Providers have expressed a reluctance to manage less than 3 units on a particular site. The preference should always be for the units to be on-site but if this is not practicable then a financial contribution should be sought.
46. The suggested calculation seeks to equate the financial contribution to the land value of the relevant dwelling plots (those that would have been made available for on-site affordable housing).
47. It is beyond the remit of this study to comment on the planning policy scope or wider merits of an approach to seek financial contributions towards meeting affordable housing needs from the smallest sites, but to inform only on the development viability aspects. There are potential practical advantages of requesting financial contributions from the smallest sites rather than adhering to on-site provision. There can be issues with affordability, integration, management and the like in relation to providing affordable housing on small sites. This policy approach could have practical merits with those issues in mind. If those concerns are removed through the use of financial contributions in lieu of on-site provision, then dependent on the scale of the payment being appropriately judged there is unlikely to be a pure financial viability issue – subject as normal to any existing/alternative use barriers and the normal negotiation process where necessary.
48. In our view, the most appropriate route more generally is to look at land value. In essence this involves calculating how much it would cost to go elsewhere and replace the land on which the affordable housing would have been provided on-site. This is the basis we have assumed.
49. We work through our calculation methodology below, which is based on a formulaic approach to approximating the land value that needs to be replaced elsewhere, and then allowing also for the cost of acquiring and servicing that land. We start by taking the value of the land as if no affordable housing were required on-site, calculated as a percentage of the market sale value of a property. This percentage would reflect the pre-

affordable housing (0%) residual land value results, as taken from this study.

50. For this purpose we have applied a proportion of **15%** of the relevant property or properties Open Market Value (OMV) as the residual land figure. This was derived from an average of **all** relevant appraisals and the 0% affordable housing appraisal of 5 units.

51. An allowance is added for acquisition and (potentially) for servicing costs that would need to be borne in the case of replacing the land elsewhere in the market.

52. In summary, the financial contribution is arrived at by the following steps:

- a) Open market value (OMV) of the housing units on-site. (This would normally be provided by the developer and verified by the Council).
- b) Multiply by the residual land value percentage. We have used 15%.
- c) Add 15% of the result of a x b to reflect site acquisition and servicing costs.

This gives the per unit sum.

- d) Apply to the relevant site number and proportion (in this case 20%).

53. Worked example to illustrate the above:

A scheme of 11 No 3-bed houses selling at Value Point 3 = £198,000 each.

Total GDV = 11 x £198,000 = £2,178,000

x by RLV (£2,178,000 x 15%) = £326,700

x by 15% for fees (£74,250 x 115%) = £375,705

x 30% affordable housing requirement (£375,705 x 30%)

Financial contribution = **£112,712** (£10,246 per unit).

54. The above formula is equally applicable to flats as well as houses as it is the open market value of the units that is the important factor.

55. The financial contribution could be collected upon the sale of each individual property which will ensure that the correct amount is paid. This approach would also help the developer with their cashflow.

56. In areas that may be typically lower value that are shown as Value Points 1 and 2, in our opinion it would not be appropriate to set lower rates bearing in mind that those locations may also “host” some higher value schemes. It is our opinion that individual schemes that are in these lower value areas should be looked at on a scheme by scheme basis. Where it can be shown that a residential scheme has particular viability issues then a case should be put forward by the developer which should then be independently assessed.
57. The cost of any scheme-specific viability assessment should be funded by the applicant.
58. In practice, residential values patterns are not well defined. We consider that a clear, straightforward borough-wide approach would be more appropriate than much more complicated alternatives.
59. The financial contributions approach will be a useful additional enabling tool for the Council as part of its overall approach.
60. A target affordable housing tenure mix of 85% affordable rent and 15% suitable intermediate tenure such as shared ownership, low cost homes for sale or right to buy; not for rigid site-by-site application, but in terms of setting the overall expectations and guiding delivery. This is consistent with HCA guidance in recent years and concurs with current Council evidence. It is a tenure split that has been used widely to help provide mixed communities and mixed tenure developments. This complies with the NPPF (July 2018) which says that *“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership”*.
61. In all cases the policy positions should be set out as clear targets, to help inform land value expectations and form the basis for a continued practical, negotiated approach.
62. Policy wording will need to acknowledge the relevance of considering development viability on site specific cases.
63. The Council will need to consider the mathematical subtleties of its selected approach – for example, how numbers rounding and net/gross (new dwellings numbers) application affects the working of the policy positions, particularly for smaller sites where such factors will tend to have a greater influence on outcomes.
64. The build costs used in the assessments assume that the houses are built to Code for Sustainable Homes Level 3.

CIL Requirements

65. Rather than variation by area (locality), in carrying out the research for this study we developed the view that the key variable characteristics associated with different types of development require an approach that moves away from a single CIL rate. Development type rather than locality should be the key driver.
66. Values Point 1 and some of Value Point 2 produce residual land value (RLV) outcomes which show no scope for CIL payments. In fact in most cases the results are in significantly negative territory indicating scenarios that are not even marginal in terms of being potentially viable without major adjustment to assumptions.

Residential Findings

67. Value Points 3 and above begin to produce some marginal results. This indicates primarily the level at which schemes start to become viable. The various different residential scenarios were tested at different levels of CIL (£20, £40, £60 and £80 per m²) and at each level up to £80/m² the schemes in Value Points 3 and above are shown to be viable at 30% affordable housing in most areas and at 40% affordable housing on Greenfield sites.
68. The more positive outcomes shown in Value Points 3-5 could quickly be eroded by increased cost assumptions or abnormal site issues, etc. Increased costs or a fall in the residential values will also have an effect on viability.
69. In Value Point area 1 and some of Value Point 2 developments are currently unviable whether or not CIL is levied. The imposition of CIL will therefore not affect the prospects of these sites being delivered. Where appropriate, schemes can be looked at on a site-specific basis and re-tested with lower proportions of affordable housing allowing CIL contributions to be secured.
70. The Government Guidance confirms that the CIL scope should not be pushed to the limits of viability, but that a balance should be found and this approach was used in our work with other Local Authorities.
71. We would, therefore, suggest a rate of £40 per m² for residential schemes to allow an adequate buffer for site-specific factors and recommend that the Council does not go beyond this level in considering its draft charging schedule.

72. This relates reasonably well to the Council's existing largely formulaic basis for seeking and securing a range of planning obligations and contributions; most of which may be replaced by the wide-ranging scope of CIL in covering all but very site-specific matters (affordable housing and perhaps particular site-specific issues such as dedicated highways improvements).
73. A small residual allowance of £500 per dwelling has been made within our appraisals for any matters that will not be covered by the CIL and still need to go in to a S106 agreement along with affordable housing obligations (where applicable).
74. There will be lower value schemes and localities where developments struggle in viability terms, even without any significant CIL contribution. So far as we can see, no lower level set for CIL could ensure the deliverability of these schemes on a reliable basis, or make sure that some levels of CIL were always collectable.
75. In terms of methodology, we adopted standard residual valuation approaches to make appropriate comparisons and evaluations. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that blanket requirements and conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. It is therefore essential that levels of CIL allow a sufficient margin to allow for these variations.
76. The overall impact on viability of all the relevant policies in the Plan have been taken into account when assessing the impact of CIL.

77. Sheltered Housing for the Elderly

78. The viability of Sheltered Housing for the Elderly is largely similar to that of general residential as sales values reflect local market levels. However, there are two factors which may adversely affect viability. Firstly, the rate of sale of sheltered housing schemes is generally slower than for mainstream residential, due to the more limited market catchments. Developers consequently incur greater interest costs on land and build costs. Secondly, Supported Housing for the Elderly schemes include a significantly higher level of communal space to accommodate social areas and other facilities.
79. We would therefore recommend that the Council has regard to the CIL rates for general residential and applies a rate of **£40 per m²** to Sheltered Housing for the Elderly but is aware that, while this, together with 30% affordable housing may both be viable, there may be site-specific viability

issues in relation to the affordable housing element due to these special factors.

80. Future proofing the findings of the report over the plan period

81. The Value Points system allows us to understand viability as prices move. For example in a rising market, the values in Value Point 3 might rise to Value Point 4, or fall to Value Point 2 in a falling market. The Value Points table can be kept as a reference tool for this purpose, so that in two years' time the Council could undertake a review of prices in the market place and see where they sit on the table.

82. This does not, of course, take into account any movement in build costs, but it is movements in sales values that will have the greatest bearing on viability, assuming no additional abnormals.

83. This report is a snapshot in time which based on research will inevitably become outdated. It is our opinion that a review should be carried out in 2021 of viability to ascertain whether the market has moved significantly (either up or down) and whether the affordable housing percentage should be adjusted. Further reviews should be carried out in 2026 and 2030.

Executive Summary ends

1 INTRODUCTION

1.1 Background

1.1.1 North Warwickshire Borough Council is preparing a Local Plan. The notional period of coverage for this document is for the next 15 years from the date of adoption.

1.1.2 This is an updated viability appraisal to inform the Council of its options regarding affordable housing and CIL.

1.1.3 The purpose of this study is therefore to contribute to a robust evidence base to support the Council's Local Plan and any other planning policy documents relating to affordable housing and CIL. The study assesses the (financial) capacity of residential development schemes in the Borough to deliver affordable housing without their viability being unduly affected. This is in the context of developing suitable affordable housing policies which aim to strike an appropriate balance between affordable housing needs and scheme viability, bearing in mind the need to also maintain overall housing supply. Government Policy at the time of publication of this work is as set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (published in July 2018).

1.1.4 The PPG (July 2018) says the following:

How should plan makers set policy requirements for contributions from development?

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).

These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types of site or types of development.

How should plan makers and site promoters ensure that policy requirements for contributions from development are deliverable?

The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan.

Should every site be assessed for viability in plan making?

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.

What is meant by a typology approach to viability?

A typology approach is where sites are grouped by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of sites and type of development proposed for allocation in the plan.

Average costs and values can be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Comparing data from existing case study sites will help ensure assumptions of costs and values are realistic and broadly accurate. In using market evidence it is important to disregard outliers. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment.

Why should strategic sites be assessed for viability in plan making?

It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.

1.1.5 This updated report complies with the approach outlined in the PPG above.

1.1.6 The main objectives of this study are:

- Undertake a high-level review of development viability of the site allocations plan across the main towns and rural sub area of the borough over the lifetime of the Local Plan.
- Produce quantified outputs for North Warwickshire Borough Council as a whole. Produce affordable housing targets that are locally derived and economically viable.
- An assessment of potential development scenarios of sites that reflect viability in the Borough overall, in terms of scope to deliver the affordable housing requirements.
- An assessment of the economic viability of a range of housing site types and different size schemes across North Warwickshire Borough Council and include informed assessments of potential CIL requirements; affordable housing thresholds; proportions of affordable housing; reasonable financial contributions in lieu of providing affordable housing on-site; the robustness of the proposed affordable housing target and give a clear view on the role to which different tenures could play in negotiating more deliverable schemes.
- Consideration of specific factors that could impact significantly on the viability of schemes including residential values, build costs and other planning obligation costs, etc.

1.1.7 North Warwickshire Borough Council lies within the northern part of the county of Warwickshire and borders Derbyshire, Staffordshire, Leicestershire and the West Midlands conurbation. The Local Plan states that "Settlements range in size from Atherstone, and Mancetter, with a population of 10,000 to small hamlets. Atherstone, Coleshill and

Polesworth are the three market towns and are important to the health of the surrounding rural economy as they provide many services and facilities to the outlying hinterland”.

- 1.1.8 Any policy must balance delivery of affordable housing and planning obligations with maintaining sufficient incentive (reasonable land value levels) for landowners to release land – allowing developers to promote and bring forward schemes.
- 1.1.9 This study explores the viability impacts from a range of policy options relating to seeking various levels of affordable housing obligations from new development. The study process takes into account property type, market value levels, tenure mix, wider planning obligations and associated characteristics of residential development.
- 1.1.10 Specifically, it investigates and assesses the likely impact on land values, and therefore on development viability, of a range of affordable housing policy options being considered for application to private (market sale) residential schemes across the Borough. These are considered alongside the introduction of CIL. The range of testing carried out for this study is shown at Appendix 1 – Table of Housing Mixes.
- 1.1.11 In addition to looking at the provision of on-site affordable housing above the current affordable housing threshold (i.e. provision integrated within market housing sites), the study includes wider work to investigate the viability of alternative approaches to reduce the threshold. This includes the potential introduction of the collection of financial contributions in lieu of on-site affordable housing provision on smaller sites or through a lower proportion of on-site affordable housing; or possibly a combination of the two. If implemented by the Council, the financial contributions route would be hinged around a strategy to direct the monies collected towards funding the provision of affordable housing on other sites, or perhaps for wider investment in affordable housing locally. A strategy would need to be developed.
- 1.1.12 We use the impact of varying affordable housing requirements on Residual Land Value (RLV) as our measure in putting forward our judgements and guidelines. This process involves comparing the likely impact of (changes to RLVs from) a range of potential policy options. The study examines the variations in approximate RLVs indicated within the borough on this basis, as we envisage policy changing, and the implications of these variations are included in the assessment of site viability and deliverability.
- 1.1.13 Where possible, the study provides parameters and options for the Council to consider for affordable housing policy development and implementation, from a viability perspective. The Council will need to consider these findings alongside wider policy considerations and overall priorities.

- 1.1.14 It must be recognised that this planning-based tool for securing affordable housing relies on market-led processes. Throughout the study, an emphasis is placed on the need for a practical approach to be taken by Council, bearing in mind development viability – with an emphasis on that particularly given the current and likely short-term market conditions. By this we mean the Council being adaptable also to market housing scheme needs, being prepared to negotiate and consider varying solutions and being responsive to varying scheme types and circumstances. The various components of a scheme will need to be considered in market, affordable and successful integration and tenure mix terms. This will involve considering local needs, scheme location, type, design, management, affordability, dwelling mix, tenure, funding, numbers rounding and the like in formulating the detail from the targets basis – so, taking a view on how these things come together to impact and benefit schemes, by looking at what works best to optimise provision in the given circumstances.
- 1.1.15 In carrying out this assessment from the necessary strategic viewpoint, it is assumed that there will be a variety of market conditions, including periods of more stable economic and property market climate. By this we mean where there is improved access to mortgage and development finance, on appropriate terms, that will promote demand and re-stimulate more normal levels of development activity than we have seen while working in North Warwickshire Borough Council at the present time. The same applies to all such studies which look at affordable housing supplied through market-led schemes.
- 1.1.16 The methodology and assumptions used are described in Chapter 2; the results are discussed in Chapter 3; the conclusions and recommendations are set out in Chapter 4. Chapter 5 includes wider discussion points in relation to affordable housing delivery. The tables, graphs and associated information referred to throughout this study are appended to the rear of the document.

2 METHODOLOGY AND ASSUMPTIONS

2.1 Background

- 2.1.1 A number of factors need to be taken into account when considering bringing schemes forward that include affordable housing. It is necessary to determine what effect changes to affordable housing proportions, variations to tenure mix and other development requirements or costs may have on the value of a potential development site – and therefore whether that site may continue to come forward given those requirements. It is important not to consider affordable housing as the sole source of declining development viability – as this study discusses, there are a range of interwoven factors.
- 2.1.2 This study investigates residential development scenarios across a range of scheme sizes (from 5 to 100 units in size). The study also looks at the viability of 6 strategic sites (from 400 to 2,000 units in size). The scheme types are set out in Appendix 1 and 1A – Table of Housing Mixes and reasonably reflect a range of scheme types coming forward now and in the future, though it is acknowledged that a strategic overview cannot and does not need to cover the very wide range of potential scenarios that may be seen in practice.
- 2.1.3 The schemes modelled are notional ones chosen to reflect scenarios that best match the various policy options to be tested and reflect a range of scenarios relevant to ongoing housing supply in the Borough. At certain scheme sizes, a range of dwelling mixes has been tested. These were arrived at through discussion with the Council’s officers based on the range of site types which have and are likely to come forward across North Warwickshire Borough Council.

2.2 Strategic Housing Land Availability Assessment (SHLAA)

- 2.2.1 We have read the October 2016 Strategic Housing Land Availability Assessment (SHLAA) report carried out by Peter Brett Associates and our observations can be found in the Executive Summary.
- 2.2.2 As a starting point, notional scheme information was based on a range of types taken from the SHLAA and past completions records. We note that in assessing the achievability of sites for its SHLAA process the Council looked at the influence of market, cost and delivery factors within its review that was run using a wide-ranging pro-forma for the recording of achievability ratings. They are themes that we have also continued to consider through this strategic viability assessment, which we do as a matter of course.

2.3 Developing Notional Schemes

- 2.3.1 The scheme types were adapted and altered to enable development viability to be tested at a range of points with reference to potential affordable housing policy thresholds and varying dwelling mix, as part of this strategic overview work. This meant taking features of these schemes to inform our assumptions and the building of our notional scenarios – so that those were informed by actual site scenarios as well.
- 2.3.2 The table of housing mixes can be found at Appendix 1 and 1A.
- 2.3.3 The financial impact, and therefore viability, of collecting carefully judged financial contributions in lieu of on-site affordable housing provision has also been tested on sites of 10 to 20 dwellings. This enables us and the Council to consider a financial contributions approach for potential application to smaller sites within this size range, if appropriate.
- 2.3.4 An alternative approach to testing development viability on a strategic basis could be to investigate the development viability with reference to actual sites. We have chosen an approach where we have effectively “notionalised” the sites (created site typologies) for a number of reasons including:
- Our established approach to this viability work, including the use of notional sites/site typologies, has been tested successfully through other Local Plan Inquiry and Development Plan Examination processes.
 - Understandably, there can be difficulties in obtaining sensitive information from developers and landowners in relation to actual sites. This leads to appraisals of actual sites becoming heavily assumption based in any event.
 - The use of actual sites affects our ability to compare outcomes ‘like with like’ to assess the impact of varying affordable housing requirements – the key viability factor being studied. Affordable housing impacts can become blurred with, or by, other issues which vary from one site to another when specifics are examined in detail.
 - Sensitivities with reporting, information and potential effect on future negotiations.
 - Site sizes may not align to studying potential threshold points.
 - Ultimately, unless extensively applied and still assumption-based, an actual sites approach does not fit well with taking a strategic overview of the impact of potential affordable housing policies, when in fact sites vary so much.

2.3.5 We also carried out viability appraisals of the following 6 strategic sites at 40% affordable housing and £40 per m² CIL:

- H1 Land at Holly Lane Atherstone
- H2 NW of Atherstone off Whittington Lane
- H7 East of Polesworth & Dordon
- H13 West of Robey's Lane
- H19 Church Rd and Nuneaton Rd, Hartshill
- H20 South of Coleshill Road, Ansley Common

2.3.6 The outcomes of the appraisals based on the range of scenarios tested provides us with a scale of results (discussed in Chapter 3 and set out in full in the study Appendices) from which conclusions can be drawn as to the key factors and trends relevant to the Borough. This leads to discussion on how these might be considered in reviewing policy options, and then to policy recommendations.

2.4 Residual Land Value (RLV) Appraisal Methodology

2.4.1 In order to review the impact of proposed affordable housing policy on the range of sites appraised and across the scale of values considered for this strategic overview, it is necessary to determine a common indicator to ensure that comparisons are made on a like-for-like basis.

2.4.2 The key viability outcome and indicator for this study is the land value that can be generated where there is a predetermined and fixed level of developer profit assumed (alongside an allowance for all other assumptions that have been included and varied in this report). The study is not based on the notion of fixed land values with developer's profit varying as affordable housing or other requirements change. Land value expectations (and how those will inevitably need to be adjusted over time with changing markets in addition to changing planning and environmental requirements) are central to this work and to the ongoing negotiation and delivery processes. Local authorities and others involved in the process must recognise that developers need to make appropriate profits, and this work is not based on a premise that those should be eroded below reasonable levels. This area is discussed further below, including at 2.7 – Developer's Profit.

2.4.3 Assuming a developer reaches the conclusion in principle that a site is likely to be viable for development and worthy of consideration, an appraisal is usually carried as part of fine-tuning the feasibility review and checking what price can be justified for the site purchase.

2.4.4 In this study we have to assume that a negotiation has occurred or is under way based on knowledge of the current development climate and

planning policy requirements as they will apply to the scheme. To inform the review of outcomes from a range of potential policy positions (e.g. increased/decreased affordable housing proportions and site size thresholds), this study compares the viability results from the current policy requirements/approach with those likely to result from the potential variations under consideration.

- 2.4.5 Ultimately, the land values under review are a product of a series of calculations that provide a residual valuation based on both the specific form of development a site can accommodate, and its development costs. While the market uses a variety of approaches to appraise sites and schemes (including comparisons between sites – which is particularly difficult to do in a market of few transactions) in early stages of feasibility, a more detailed approach is necessary to understand how the value/cost relationship appears - as used in this study.
- 2.4.6 The simplest, most effective and widely understood way of checking site viability in most instances is via a residual land value (RLV) appraisal. We have developed our own spreadsheet tool for this purpose. In doing so we have made what we feel are reasonable assumptions but it must be noted that individual developers will have their own varying approaches, and a developer might also apply a different approach from one scheme to another.
- 2.4.7 A highly simplified example which groups various cost elements together and showing only the basic structure of the RLV calculation, is shown in Figure 1 below. This is an illustrative example only and is not to be relied upon for calculation purposes. It demonstrates, in outline only, the key relationship between development values and costs. This is a dynamic relationship and determines the amount left over (hence 'residual') for land purchase from the total sales value (the 'gross development value') of the site. It can be seen that as values increase but costs remain unchanged, there is more scope to sustain adequate developer's profit levels and crucially, land values sufficient to promote the release of land for residential development.

Figure 1: Simplified Example of Residual Land Valuation calculation – Basic structure (for illustration purposes only)

Starting point is total sales value ('Gross Development Value')		
Number of Units =		10
Sales Value =		£200,000
Gross Development Value ('GDV')		
= A	(say)	£2,000,000
Development Costs (build costs, fees, etc.)		
= B	(say)	£850,000
Development Profit (@20% of GDV) = C		
	(say)	£400,000
Land Purchase Costs and Planning Infrastructure (not including affordable housing element)		
= D	(say)	£100,000
"Residual Land Value" (Gross Development Value - Development Costs - Profit - Land Purchase and Planning Obligations) = E		
A - (B + C + D)		
= E	(Residual Land Value 'RLV')	£650,000

2.4.8 We have been able to verify our experience and thoughts on the structure of, and components within, the approach and indicative output land values through our contact with developers and their advisers, through our experience of site-specific appraisal work and comparison with inputs and outputs used in/by a range of similar tools.

2.4.9 The tool used for analysis of the notional sites in this instance runs a calculation that provides an approximate RLV, after taking into account assumed normal costs for site development. We do not allow for abnormal costs or site-specific S106 costs. Those can only be properly reflected with detailed site-specific knowledge. If such varying costs were to be considered within this study, it would affect our ability to accurately compare like with like, when assessing the impacts of affordable housing requirements. Any demonstrated abnormal costs or site-specific S106

costs will always need to be considered as part of scheme specifics on application of policy.

- 2.4.10 We have used specific estimated S106 costs for the strategic sites rather than apply CIL.
- 2.4.11 The inclusion of the affordable housing element of a scheme is accounted for within this RLV calculation. This assumes that the developer receives a payment from a Registered Provider ('RP') (or other affordable homes provider) for a number of completed affordable homes provided within a market housing development. This level of receipt is based on a predetermined calculation that is not normally at a level comparable with open market values. Essentially, this reduced level of revenue to the scheme, relative to market sales receipts (sales values), is where the key viability impact of the affordable housing comes from. The affordable housing revenue is based on a **85/15 tenure split of affordable rent/shared ownership** and assumes that there will be no affordable housing grant available.
- 2.4.12 The modelling also allows for the application of CIL at varying levels. This study looks at a range of fixed overall costs (per m²) to determine the additional impact that varying CIL costs may have on development. This fits with the necessary strategic overview approach. We have used CIL levels of £20 per m², £40 per m², £60 per m² and £80 per m².
- 2.4.13 Assuming that a developer will require a minimum fixed profit margin on any given site to balance risk and often to underpin funding arrangements, beyond a certain point it is therefore the land value that will be affected by the introduction of affordable housing or other infrastructure requirements and obligations. In this sense (and although there can be positive cash flow effects similar to those from "off-plan" sales) affordable housing is viewed as a significant cost element within the developer's appraisals, in much the same way as other planning infrastructure requirements (planning obligations). This cost impact is seen through reduced land value (RLV) – the usual mode through which, effectively, the cost is passed on to the landowner. This then potentially affects the point at which a landowner will be prepared to release a site for residential development in comparison with other options they may have.
- 2.4.14 The results of the appraisal calculations show the indicative residual land values (RLVs) generated (in monetary terms), the RLVs as a percentage of the gross development value (GDV) and the equivalent value per hectare (£ per ha). These give us indications of the strength of those RLVs after the various affordable housing and other assumptions are taken into account.

2.4.15 The results are compared against a potential existing/alternative land use values which is a key factor in determining viability outcomes. These comparisons provide an indicator of likely scheme viability given an overview of the RLV results from a range of appraisals and therefore help to inform our judgements and recommendations. This aspect can only be highly indicative at this strategic overview level. In practice every site will have specific characteristics and its value will be determined by its type, location, use, economic lifespan of existing premises, marketability and development potential, etc; and the cost of creating/realising that potential use or maintaining an existing/alternative use. Linked to this there can also be a level of incentive or price paid in excess of a particular established value level whereby under some circumstances an owner may require an additional level of incentive in order to release a site. This scenario will be highly variable and need to be borne in mind at the site-specific stage which sits beneath this strategic level. The setting of clear policy by the Council will be a key part of the adjustment and appropriate guiding of land value expectations over time.

2.4.16 Whilst briefly discussing existing/alternative use values it is worth mentioning that demand for commercial property has fallen with severe consequences for values. This factor needs to be borne in mind where the comparisons that are relevant are likely to change over time and the relative positions, in viability terms, of alternative proposals for sites could alter.

2.5 Property Market and Values

2.5.1 In determining the range of modelling to be carried out, we use a scale of "Value Points" appropriate to the Borough as a whole, rather than concentrate on the specifics of neighbourhood areas or centres (across which values can vary greatly in any event). This fits the strategic approach needed. It allows a more meaningful review of trends – how viability varies with values. By taking a Value Points approach effectively we are considering what the viability of a particular scheme or site typology might look like if it were moved to a range of locations. The methodology also enables us to review the impact of changing market conditions as are likely to affect values over time. The resulting scope of outcomes therefore means we can see what happens as we move a particular scheme type around the Borough and/or expose it to varying market demand levels as could affect its values. This ensures that the study is appropriate to long-term policy formulation with the Value Points providing the flexibility required to determine how viability may be impacted by changes in residential market conditions.

2.5.2 We undertook research into property prices, across the Borough as a whole in July and August 2018 looking at specific areas in and around the

Borough as listed below to determine a realistic range of development values (property sales values) for each of our appraisals:

- Coleshill
- Solihull
- Weddington
- Warton
- Atherstone/Mancetter/Polesworth
- Dordon
- Tamworth
- Hartshill
- Galley Common
- Ansley Common
- Nuneaton
- Camp Hill

2.5.3 The research was kept open during the study period – so that we could also consider any further information that became available in interpreting the results.

2.5.4 We carried out a review of the pricing of all available and “sold subject to contract” properties (1 and 2 bed flats, 2, 3 and 4-bed houses) across the area. This was undertaken using internet searches (www.rightmove.co.uk being the key source) and information provided by North Warwickshire Borough Council. This part of the exercise helped us to understand and consider, very broadly, how values vary with location across the Borough in the context of the Value Points and whether (and if so what) particular values patterns are seen. It enables us to provide reasonable average values for the borough, and localities within it, by dwelling type.

2.5.5 Adams Integra acknowledges that there is usually a gap between marketing and sale price. Under recent more difficult market conditions this gap has typically grown. It is not possible to make a statement about the usual gap between the two, as a particular owners’ aspiration and the saleability of particular properties clearly varies. The research has been reviewed in the context of this, and the range of value levels assumptions set accordingly.

2.5.6 The overall (re-sales dominated) market data was then considered alongside our “on the ground” research. That involved visiting the area, speaking to estate agents, visiting new build schemes, speaking to developers’ sales staff and gathering other leads to inform supplementary desktop research. Where little data was available at the time of the search, the data has been verified or supplemented by using Land Registry average sales figures and resale data. Appendix 7, the Property Values Report, summarises the research.

2.5.7 The review of various sources of information on values ranges is preferred to any single desktop resource, which would be limited to historic data and

tends to be limited in terms of information of property types and sizes. This process of considering a wide range of values data, overall, informs our judgements on the range of values that we apply as we conduct the large number of appraisals.

2.5.8 The results of the updated property values research, and in particular the new build values research, led to the formation of 5 Value Points (see Figure 2 below) within which new build housing values in most areas of North Warwickshire Borough Council fall. As stated above, most areas see a variety of property values (even within the same postcode area or down to street level) therefore the results of this research can be used independently of location where approximate sales values can be estimated. The overall range covers values from £1,967/m² to £3,319/m², as at Figure 2 below.

Figure 2: Summary of Value Points Adopted:

Type	Area sq m	VP1	VP2	VP3	VP4	VP5
1 bed flat	47	£96,000	£108,000	£132,000	£144,000	£156,000
2 bed flat	61	£120,000	£138,000	£156,000	£174,000	£192,000
2 bed house	70	£150,000	£168,000	£186,000	£204,000	£228,000
3 bed house	85	£168,000	£186,000	£198,000	£216,000	£252,000
4 bed house	100	£210,000	£228,000	£264,000	£282,000	£300,000
5 bed house	158	£324,000	£360,000	£396,000	£420,000	£444,000

2.5.9 It must be reiterated that any attempt to define value patterns can only be highly indicative. This is because values can change over very short distances dependent on a site's location and its surroundings, local amenities, etc. In practice, variations in values are often seen down to a street-by-street level – and sometimes even between ends or sides of streets, and within developments depending on the orientation of dwellings and their outlook, for example.

2.5.10 This study does not attempt to provide comprehensive property valuation data, but rather identifies the typical range of new build values of various dwelling types based on the assumed sizes set out. The values research is carried out to enable us to make judgements about the range of values of new build properties typically available. It is not a statistical exercise and inevitably judgements have to be made. The values used in the appraisals are averaged across properties of varying size and type, and any settlement could contain a range of property values covering a single property type. We believe, however, that the information used is reasonably representative. The key point is to consider the likely range of typical new build values which will underpin this planning-led delivery of affordable homes, rather than consider overall resale market Land Registry type data alone, which can often dilute or disguise the new build market picture.

2.5.11 Clearly future values cannot be predicted, but our methodology does allow for potential future review of results in response to changes over time, perhaps including more established market trends or revised price levels - as well as sale price variations through site characteristics or location. It enables us to look more widely at the sensitivity of results to value levels.

2.5.12 In our view, it would be impractical for a local authority to move affordable housing and perhaps other viability related planning obligations targets through Local Plan policy in response to relatively short-term market conditions and adjustments.

2.5.13 A key message for local authorities in this situation is the need to monitor the market, housing delivery outcomes and trends locally - and respond to those through consideration of contingency measures and possible policy review longer-term. It is also about adopting a practical and flexible approach to secure delivery of all housing types, especially in the short-term.

2.6 Gross Development Value (GDV)

2.6.1 In order to further explain the residual valuation principles, we will now provide further information on the various key inputs and the implications of those.

2.6.2 Gross Development Value ("GDV") is the amount the developer ultimately receives on completion or sale of the scheme, whether through open market sales alone or a combination of open market sales and the receipt from a RP for completing the affordable homes on the scheme. Thus the developer's profit in each case relates to that scheme-specific sum rather than to a base level of GDV that assumes no affordable housing. It assumes that the developer has appraised the site and secured land in the knowledge of, and reflecting, policy that will apply; i.e. the developer is aware that a proportion of the receipts will be at a lower level than prior to any affordable housing policy taking effect. This can be regarded as a reasonable approach given established local and national policy guidance on the provision of affordable housing.

2.7 Developer's Profit

2.7.1 The requirement to place an increased proportion of affordable housing on a site will inevitably reduce the sales income that a developer can reasonably expect to receive. As this reduction will not be accompanied by lower construction costs, the offset must be taken up in a reduced development profit, a lower land price or a combination of the two.

- 2.7.2 Developer's profit and landowner's sale price are key considerations that must be taken into account if residential development is to be undertaken.
- 2.7.3 If profit levels fall below a certain point then developers will not take the risk of developing a site, nor in many cases will funding organisations provide the necessary support. Equally, if the price offered by a developer to a landowner for a site is too low, the landowner may not sell and might instead continue with, or pursue, an existing or higher value use. There are also intangibles, for instance some smaller sites may start out as homes, gardens or small business premises which will not be sold unless certain aspirations are met. Business and tax considerations, investment values and costs, and availability and cost of replacement facilities can all influence decisions to retain or sell sites. A mix of these factors may be relevant in some cases.
- 2.7.4 Continued ready access to development finance is likely to be a particular issue in the current market conditions which have flowed from the recent economic recession.
- 2.7.5 At the time of considering the study assumptions, Adams Integra's experience of working with a range of developers and of reviewing appraisals, lead us to suggest that they would need to seek a fixed profit (margin) of between 15% and 20% on GDV.
- 2.7.6 In order to allow for a suitable viability "buffer" this study uses a developer's profit-based assumption fixed at 20% of GDV. Lower and higher profit levels than those we have assumed may well be appropriate, depending on the nature of the project and risk/reward scenario – and in this sense also the market conditions.
- 2.7.7 For the affordable housing element of the schemes we have used an industry standard allowance of 6%.
- 2.7.8 Our experience shows that particularly for smaller and lower risk schemes, and those often carried out by smaller more local developers (or contractor developers), a lower level of developer profit may well be an appropriate assumption. However, given our acknowledgement of varying profit levels, as above, we have carried out our base appraisals assuming 20% developer's profit. In this context, development profit can be regarded as a development cost. In reality, again there will be no substitute for site-specific consideration of the details – as with other assumptions that will be reviewed where viability is discussed on sites coming forward. The assumptions used here are suitable guides and starting points but should not be regarded as fixed figures which will always suit.

2.8 Model Scenarios, Property Types, Size and Mix

- 2.8.1 The Council required a range of scenarios to be appraised to assess the viability of the potential approach to thresholds and proportions of affordable housing alongside other costs that may affect the viability of residential development (e.g. sustainable construction and design standards, other planning obligation costs, etc).
- 2.8.2 In considering on-site provision of affordable homes, the scheme types modelled range in size from 5 to 100 dwellings to allow the study to investigate a full range of potential policy options. Information that becomes available at a later stage will be highly variable and merit site-specific level review in due course, usually in conjunction with other DPDs/Area Action Plans/Development briefs or similar; as part of reviewing and proposals with the site promoters.
- 2.8.3 The schemes were tested using 0% and at 20%, 25%, 30%, 35% and 40% affordable housing. This range of testing allows us to investigate viability related to a range of potential options for policy development around both the proportion of affordable housing sought and the threshold position. The modelling on scheme typologies of 10 units or more allows us to test the currently proposed policies and variations around those. It is simply not practical or economic for this type of study to appraise and consider every conceivable policy option (combination of threshold and proportion). The volume of results can grow very rapidly without adding very usefully to how the study can assist policy development. Reviewing of trends is necessary, and a degree of interpolation of results is also possible.
- 2.8.4 The indicative dwelling sizes used in the modelling are 47m² for a 1-bed flat, 61m² for a 2-bed flat, 70m² for a 2-bed house, 85m² for a 3-bed house, 95m² for a 4-bed house and 158m² for a 5 bed house. These are gross internal areas (GIAs). They are reasonably representative of the type of units coming forward for smaller and average family accommodation, within the scheme types likely to be seen most frequently providing on-site integrated affordable housing in both North Warwickshire Borough Council and more generally. We are aware that the Council's aspirations include the delivery of houses rather than flats. Sizes will vary from scheme to scheme. It is always necessary to consider the size of new build accommodation while looking at its price – hence the range of prices expressed per square metre (or per square foot) is the key measure used in considering the research, working up the range of Value Points and reviewing the results and this, therefore covers all sizes of unit.
- 2.8.5 This study assumes that the affordable housing mix will broadly reflect that of the private housing and so would be transferred to an RP on a

proportional basis to the market mix (or reflect that as closely as possible, to ensure a range of affordable dwellings coming forward as part of a wider sustainable approach). Clearly, in practice, the exact private and affordable housing mixes will vary from site to site, as may the consistency between them. The intention of this study assumption was to follow the principle that a mix of affordable housing dwelling types will be expected wherever that is achievable rather than an assumption of only smaller dwellings for affordable tenure. In addition, ensuring consistent unit sizes across the scheme typologies allows us to consider the policy impacts on viability rather than changes to unit sizes – “like for like” comparison.

2.8.6 For details of the dwelling mix for each on-site scenario appraised see Appendix 1 – “Table of Housing Mixes”. It is acknowledged that dwelling mix will vary from site to site. In practice, there would be a tendency towards developers needing to maintain the higher value units within a scheme for private sales whilst also thinking about the relationship of the private units to the affordable units in terms of location. These are all factors which in reality (and dependent on the site location and characteristics) will affect the dwelling and tenure mix as part of the negotiated approach.

2.9 Affordable Housing Transfer (to RP) – Method of Payment Calculation and Type of Property Transferred

2.9.1 Officers at North Warwickshire Borough Council indicated that the payments developers receive from RPs for the provision of completed affordable homes are currently based on a negotiated approach between those two parties. These are in turn driven by scheme costs and what the RP can afford to pay based on its business planning and financial assumptions when it considers the cashflow that will be produced by a scheme.

2.9.2 The likely payment that an RP would make for an affordable rented or unit of intermediate tenure within this modelling was determined through making judgements on the range of input assumptions following liaison with a number of locally active RPs where possible. Effectively, the value that could be paid to a developer for completed affordable homes is usually related to the mortgage finance the RP could raise based on the rental income stream (affordable rent) or capital and rental income stream (in the case of shared ownership or similar) with management and other costs deducted.

2.9.3 In practice, the values generated could be dependent on property size and other factors including the RP’s own development strategies and thus would vary from case to case when looking at site specifics. The RP may

have access to other sources of funding, such as its own resources or recycled capital grant from stair-casing receipts, for example, but such additional funding cannot be regarded as the norm – it is highly scheme dependent and variable and thus has not been factored in here.

2.9.4 The figures used in the appraisals are shown in Figure 3 below for each property type, and reflect the sums received per completed affordable home (for both rent and shared ownership) by the developer in return for constructing them (usually for an RP to which they are transferred):

Figure 3: Summary of Indicative Sums Payable by RP to Developer for Completed Affordable Homes

Type	Area sq m		VP1	VP2	VP3	VP4	VP5
1 bed flat	47	Shared ownership	£67,200	£75,600	£92,400	£100,800	£109,200
		Rent	£48,000	£54,000	£66,000	£72,000	£78,000
2 bed flat	61	Shared ownership	£84,000	£96,600	£109,200	£121,800	£134,400
		Rent	£60,000	£69,000	£78,000	£87,000	£96,000
2 bed house	70	Shared ownership	£105,000	£117,600	£130,200	£142,800	£159,600
		Rent	£75,000	£84,000	£93,000	£102,000	£114,000
3 bed house	85	Shared ownership	£117,600	£130,200	£138,600	£151,200	£176,400
		Rent	£84,000	£93,000	£99,000	£108,000	£126,000
4 bed house	100	Shared ownership	£147,000	£159,600	£184,800	£197,400	£210,000
		Rent	£105,000	£114,000	£132,000	£141,000	£150,000

2.9.5 The exact nature and range of tenure models within an affordable housing mix will often need to be bespoke to a particular location and site – particularly in market conditions where these details are currently so dependent on demand as influenced by mortgage product availability, changing price levels, the Government’s constantly evolving range of initiatives, developer’s reactions and own practical marketing initiatives and other factors.

2.9.6 Although tenure mix is a site-specific consideration and dependent on local housing needs evidence this study tests the impact of varying the tenure mix on development viability – based on certain assumptions as have to be fixed to drive appraisals. Experience with scheme specifics is that in the current climate the RP type financial appraisals for shared ownership and intermediate rent are producing similar outcomes in respect of what RPs can afford to pay for dwellings. As with much of this, figures will, of course, vary with scheme specifics. The tenure mix tested was as follows and as agreed with the Council:

- 85% affordable rent/15% intermediate

- 2.9.7 **Affordable Rent** – is one of the tenure types recognised by the NPPF. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- 2.9.8 For the intermediate tenure we have assumed that the units would be for Shared Ownership. The **shared ownership** accommodation calculations were based on a 50% initial capital sale with 2.5% rent paid by the purchaser on the retained equity. Alternative forms of intermediate tenure such as Discounted market sales housing could be substituted, and this would have a positive impact on the scheme viability.
- 2.9.9 Although generally it is expected that housing needs will dictate a bias towards affordable rent as a strategic starting point, it is acknowledged here that there may well be local circumstances where the Council will look to work with its partners on a different approach to tenure mix in some areas in order to create mixed and balanced communities.
- 2.9.10 It should be noted that where we refer to shared ownership in this study - and that may still be a part of specific site discussions between the Council on intermediate tenure content, developers and RPs - other tenure options or models may well now be relevant. The focus will increasingly be on “intermediate tenure” in an adaptable mix alongside the priority needed social rented accommodation. Other models, including renting at rates discounted from market rental costs (“intermediate rent”) may well be relevant. Those could come into play depending on local specifics such as need, demand, funding, market factors (especially in the current climate) and affordability. In most cases, they will produce improved cash-flows and provide a better viability outcome, compared with social rent without grant, and be considered as more market friendly by developers as part of their overall view.

2.10 Resulting RLV

- 2.10.1 The results of all the appraisals provide us with data in both absolute value (£) terms and as a percentage (%) of GDV. To provide broad comparisons with published Valuation Office Agency (VOA) sourced land value data so as to provide an additional basis for interpretation of results, the approximate site area (land take) and density for each development scenario (site type and size) has been indicated.
- 2.10.2 We then calculate the approximate value of each scenario and appraisal variation in indicative £ per hectare (ha) terms, to enable a comparison with other published land value data.

2.11 Other Assumptions

2.11.1 The appraisals include a range of other variables that are all taken into account when calculating an approximate RLV. This is an extensive list and includes items such as fees, land buying costs, finance, agency costs and varying levels of CIL.

2.11.2 In some instances these figures are factors of other elements of the appraisal and, therefore, vary by site size and type.

2.11.3 The percentages and values assumed for the purposes of this exercise are listed below and are the result of a Building Cost Information Service (BCIS) overview, Adams Integra's experience, work with and discussions with developers, valuers, agents and others:

- **Base Build Costs (House Schemes)** - £1,162/ m²
- **Base Build Costs (Flats)** - £1,298/ m²

This is applied to the Net Internal Area (NIA) of the accommodation.

2.11.4 Build cost figures have been taken as an indicative level, supported by our ongoing experience of scheme specifics, whilst also taking into account a range of information from BCIS data and feedback from developers.

2.11.5 These build cost figures include an allowance for external works.

2.11.6 There will always be a range of data and opinions on, and methods of describing, build costs. In our view, we have made reasonable assumptions which lie within the range of figures we generally see for typical new build schemes (rather than high specification or particularly complex schemes which might require particular construction techniques or materials). These build costs take account of the requirement for higher quality homes and reflect the current build regulations. As with many aspects there is no single appropriate figure in reality, so a judgement on some form of benchmark is necessary. There will be instances where other costs are relevant, including in overcoming abnormal site issues or characteristics.

2.11.7 We are aware that the developer's base build costs can be lower than our above base cost figures, and also that the BCIS tends to indicate higher figures. Build costs are set out in a range of guises, including in BCIS, whereby items such as external works costs and fees, etc, are sometimes included, sometimes excluded. It can be difficult to carry out reliable analysis. A view, therefore, needs to be taken, and then monitored, tested and updated as informed by the experience of site specifics, negotiations

and (from the affordable housing perspective) in light of funding availability and affordability for occupants.

2.11.8 For the notional sites additional allowances made were as follows:

- **Professional fees:** *10% of build costs*
- **Contingencies:** *5 % of build costs.*
- **Marketing and Sales Fees:** *2% of Estimated Total Sales Value (GDV).*
- **Legal Fees on Sale:** *£1,000 per unit.*
- **Finance:** *6% - on build costs, fees, etc.*
- **Legal Fees on Land Purchase:** *0.75% of land value (this will often produce a low figure when looking at very small or low value sites but only make a minimal difference to outcome).*
- **Stamp Duty Land Tax:** *Between 0% and 5% depending on RLV.*
- **CIL:** Appraisals carried out assuming £20, £40, £60 and £80 per m² for CIL. They are notional levels. We varied this assumption so that we and the Council could review the sensitivity of results to this factor – using similar thinking to the Value Points methodology rather than looking only at a relatively narrow set of assumptions. This was done in the context of a range of other areas which could effectively add costs to schemes from a developer's and therefore landowner's perspective.

CIL is not intended to replace **site-specific** consideration of planning obligations levels.

- **Lifetime Homes** - While this can affect scheme viability in a wider sense - from the point of view of increasing building footprints and therefore cost and, potentially, site capacity - it may not necessarily add significant cost but instead has design implications. Interpretations and opinions vary widely. Early design input minimises its impacts, and costs depend on to what degree standards are applied and what other standards are already to be met. There are overlaps, and even areas where it can compromise or not fit well with other requirements. It is an area that needs to be kept under review in terms of practicalities, costs and impacts – as part of the overall expectations from schemes. There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £545 to £1,615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that

incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a 'snapshot' in time.

It is an area that needs to be kept under review in terms of practicalities, costs and impacts – as part of the overall expectations from schemes. The same applies to the Council's likely approach to wheelchair adapted housing being incorporated wherever possible within schemes – specific needs, design implications and impacts will need to be considered as sites come forward and planning applicants will need to build this in to their thinking.

2.11.9 For the strategic sites additional allowances made were as follows:

- **Professional fees:** *8% of build costs*
- **Contingencies:** *3 % of build costs.*
- **Marketing and Sales Fees:** *2% of Estimated Total Sales Value (GDV).*
- **Legal Fees on Sale:** *£1,000 per unit.*
- **Finance:** *6% - on build costs, fees, etc.*
- **Legal Fees on Land Purchase:** *0.75% of land value (this will often produce a low figure when looking at very small or low value sites but only make a minimal difference to outcome).*
- **Land value:** *£100,000 per gross acre.*
- **Stamp Duty Land Tax:** *Between 0% and 5% depending on RLV.*
- **S106 / Infrastructure:** Appraisals carried out using estimates of the likely S106 requirements for each of the strategic sites. We have thus applied a nominal £50,000 per net developable acre.
- We have not been able to include all of the on-site contributions or infrastructure costs as, until an application is received these will be difficult to ascertain. The S106 contributions sought are only potential and will need negotiating if viability is an issue.

2.12 General Notes and Caveats

2.12.1 This study requires judgements based on the development values and changes seen in land values as a result of varying potential policy positions. This is in the context of seeking to guide policy development and arrive at clear policy targets. The results cannot be a definitive guide to how specific sites will be appraised or how outcomes on a site-specific basis will look. As this is a relative exercise aimed at determining the likely effect of a range of policy options, the most important factor is consistency between assumptions used for modelling scenarios. Specific assumptions and values applied for our schemes are unlikely to be appropriate for all developments. The same could be said of any set of study assumptions. We are confident, however, that our assumptions are reasonable in terms of making this viability overview and informing policy development.

2.13.2 This study is set in the context of setting clear and realistic targets as a basis for long-term policy but bearing in mind short-term flexibility required to deal with the current housing market. Development viability will vary from site to site, and there will be no substitute for the negotiated approach to provision where necessary (e.g. sites with abnormal costs, low sales values, etc).

2.13.3 There can be no definite viability cut-off point owing to individual landowner's circumstances. It is not appropriate to assume that because a development appears to produce some land value (or in some cases value equivalent to an existing/alternative use), the land will change hands and the development proceed. This principle will in some cases extend to landowners expecting or requiring the land price to reach a higher level, perhaps even significantly above that related to an existing or alternative land use. This might be referred to as a premium, "overbid" or sufficient level of incentive to sell. In some specific cases, whilst weighing up overall planning objectives to be achieved, therefore, the proposals may need to be viewed alongside the owner's enjoyment/use of the land, and a potential "overbid" relative to existing use value or perhaps to an alternative use that the site may be put to. In practice, whether and to what extent an active market exists for an existing or alternative use will be a key part of determining whether or how site discussions develop.

2.13.4 These factors will not always come into play or always have very significant influences on outcomes. For instance, the market for an existing or alternative use proposal, and therefore the value it produces, will vary with time, location and economic conditions. They are likely to be highly variable as to relevance for and impact on particular schemes. In reality, scheme-specific land values have to be considered alongside existing or alternative use values and the latter, being very location and planning use or business dependent, will vary significantly too.

- 2.13.5 To attempt to make detailed comparisons with existing or alternative uses in this type of overview work for policy context would, in our view, have limited meaning. We have, however, attempted to provide examples of, and comparisons with, an alternative use value. Commercial use values in particular are highly site-specific. Nonetheless this study acknowledges that the level of value created by a residential scheme after making allowance for affordable housing and other planning obligations requirements will need to be weighed up against any existing or alternative use relevant to a particular site.
- 2.13.6 The use of notional sites/site typologies most effectively enables like-for-like comparisons to be made, i.e. the testing of impacts of the varying requirements on the same typical scheme in a range of value locations. The fact that individual schemes vary makes like-for-like comparison very difficult when studying those for this purpose of trying to measure policy impacts, with full reliable and readily comparable information being critical.
- 2.13.7 We have not definitively labelled specific locations or areas as higher/lower value, or similar. This is because in practice we found that values can vary from street to street and within very small areas. The Value Points approach used in this study means that viability outcomes can effectively be transported around the Borough and a feel for viability gained in relation to relevant value levels as those might vary by location as well as by scheme. As noted, this approach of reviewing outcomes from a range of values also enables the consideration of viability impacts and trends as values change with regard to market adjustments.

3 RESULTS AND RELATED COMMENTARY

3.1 Background

3.1.1 The residual land value (RLV) modelling carried out for this study looks at a range of scenarios investigating the impact on development viability in accordance with the methodology as set out in Chapter 2.

3.1.2 The number of appraisals required rises exponentially with the number of variables investigated. This is the case with all such studies and it is important to keep this exercise within practical limits. However, the modelling still creates a very extensive range of results, especially once all the variables are considered through additional layers of appraisals. These are presented by means of a large number of tables and graphs. The tables and graphs are all appended to the rear of this report should the reader wish to view them. They are set out in different ways depending on the particular impact we are seeking to investigate and visualise. The following results Chapter aims to lift from that large volume of information a few example results to explain the characteristics, impacts and trends of various potential policies on development viability. The purpose here is to help guide the reader in interpreting the results and to illustrate key points and trends which have led to our conclusions.

3.1.3 The data is shown in tabular and graphical form and shows the indicative RLV produced by each appraisal, those RLVs shown as a percentage of gross development value (GDV), and the approximate land value as a value per hectare.

3.1.4 The Appendices are set out as follows:

- **Appendix 1** – Table of Housing Mixes
- **Appendix 2** **Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £0 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.**
- **Appendix 3** **Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £20 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.**

- **Appendix 4 Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £40 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.**
- **Appendix 5 Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £60 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.**
- **Appendix 6 Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £80 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.**
- **Appendix 7 North Warwickshire Borough Council – Property Values Report**
- **Appendix 8 Strategic sites**
- **Appendix 8a H1 Land at Holly Lane Atherstone**
- **Appendix 8b H2 NW of Atherstone off Whittington Lane**
- **Appendix 8c H7 Land to east of Polesworth & Dordon**
- **Appendix 8d H13 Land west of Robey's Lane**
- **Appendix 8e H19 Church Rd and Nuneaton Rd, Hartshill**
- **Appendix 8f H20 Coleshill Road, Ansley Common**
- **Appendix 9 Glossary**

3.1.5 The results appendices also summarise the RLV results across all scenarios and site sizes showing the corresponding monetary value in pounds per hectare (£ per ha) based on assumed indicative site areas ("land take") and density for each scenario. This type of data can become outdated quickly – especially in times of fast-changing markets as we have had recently. Such comparisons are used within this study only to help highlight how land value varies as assumptions change, and to show very generally the type or range of other information that the indicative RLV results might be compared with when it comes to considering how likely a scheme is to proceed given other valuation factors. The inclusion of this information here seeks to help with illustrating how the value (RLV) created by residential development proposals may look and vary relative to other example uses only. The key point through these indications is to build on the emphasis that considering alternative/competing or existing

use values (and potentially additional incentive levels, as has been discussed) will often be important in site-specific viability and thus delivery discussions. In practice, as the study notes elsewhere, the values likely to be attributed to various existing or potential uses of a particular site will be highly site-specific.

- 3.1.6 At this strategic level overview for policy development, we are able only to make broad comparisons. Unfortunately, it is simply not possible to provide the Council with definitive “cut-off” points where a scheme definitely would proceed, or conversely where viability would be compromised to the degree that development would not take place. Site specifics will influence viability on individual sites. Adams Integra sought additional; more North Warwickshire Borough Council specific, information on land values such as was available at the time of research. The information search was also kept open during the study period. This was done through enquiries of local agents who may be dealing with land sales – sites for commercial and residential developments. Desktop (web-based) searching for any information was also carried out. Our study process involves asking agents if they have dealt with, or are aware of, any specific land sale (or marketing) information – or, if not, whether through their experience they can offer any views on local land values. These are typically, but not always, different agents from those we talk to about residential property sales. Particularly in the current market, this extra research has typically resulted in little additional information; however, any that was gathered as the study progressed is included at Appendix 7.
- 3.1.7 There may be considerable variance between individual site circumstances and those modelled when setting an affordable housing target. It is therefore important that local authorities retain the flexibility that will enable them to negotiate individual sites. There will need to be a second stage to the viability process often prior to, or at, the planning application stage whereby site-specific discussions are necessary – for example, in the event of landowners or developers needing to demonstrate that affordable housing targets, or perhaps other planning obligations, cannot be met. The same might apply where a developer or landowner wished to explore enhanced (in excess of target levels) or alternative provision of affordable housing with the Council.
- 3.1.8 Our comments on existing and alternative use values (for example, commercial), and how those vary greatly with site specifics, will apply when the Council considers the viability of mixed use schemes in terms of the affordable housing and other requirements.
- 3.1.9 The following results sections cover the main scheme type/development scenarios (5 to 100 units).

3.2 Property Values

- 3.2.1 One of the key inputs into the appraisal process is the completed value of residential properties that will make up a scheme (i.e. the estimate of the scheme's GDV by reviewing the likely values of the component properties). Typical value levels that reliably represent particular localities are hard to pin down given the highly variable nature of housing product and local influences on price.
- 3.2.2 The range of new build values used in this study to enable us to test both the variation in values as may be seen across a range of scheme types throughout North Warwickshire Borough Council and with a changing market over time is shown in Figure 4 below. Given the still relatively weak economic backdrop and uncertain condition of the current property market, the direction the market next takes is particularly difficult to assess at the moment - both nationally and more locally. By looking at a range of values this methodology is able to be used in a way which enables a review of viability outcomes in response to value levels as those vary. This means that overall the range of values tested is likely to remain appropriate and still capture the typical value levels locally as they move within this scale. The general range of new build values seen (in £ per sq m) and used for carrying out appraisals are as follows:

Figure 4: New Build Range of Values

Value Point	From £/m ²	To £/m ²	General Indications
1	£1,967	£2,142	Market falling from current lower end
2	£2,188	£2,400	Lower end values
3	£2,392	£2,808	Mid-range values
4	£2,541	£3,063	Mid to upper-end values
5	£2,964	£3,319	Upper end values

- 3.2.3 Further analysis of the pricing information indicated that the average new build marketing price point for North Warwickshire Borough Council as a whole area was about £260/ft²) at the time of our research (i.e. around our Value Point 3). This does not take account of the number of properties for sale at each point that fed into this calculation and as such the average can be skewed. The new build averages suggest a fairly wide range of property values across the Borough with significant overlap in places. However, studying viability over this range of values enables the results to be viewed in the context of values changing as influenced by moving market conditions.

- 3.2.4 It appears that, generally, values in the range of our Value Points 3 to 5 were most common. Given the condition of the current property market, the direction the market next takes is particularly difficult to assess at the moment - both nationally and more locally. By looking at this range of values this methodology is able to be used in a way which enables a review of viability outcomes in response to value levels as those vary. As mentioned previously, Value Points 1 and 5 were modelled to allow us to look at the impact on viability should the property market deteriorate further or improve from the point at which this research was carried out. This means that overall the range of values utilised is likely to remain appropriate for, and will most likely still capture, the typical value levels locally as they move within this scale.
- 3.2.5 Adams Integra's recent research for viability studies suggests in general that there is a premium value attached to new build properties compared to re-sales of a comparable type.

3.3 Indicative Value Comparisons

- 3.3.1 As a basic premise, development is unlikely to proceed unless there is a positive residual land value which exceeds both any existing or alternative use value by a margin considered reasonable under prevailing market conditions. As mentioned previously, due to highly variable potential existing and alternative use values of sites, and in some cases particular "overbid" or incentive requirements, it is not possible to provide the Council with definitive "cut-off" points where viability will be compromised to the degree that development may not take place. However, it is possible to provide likely outcomes at varying levels. The results of this study are reviewed with reference not only to comparisons with existing and alternative use values but also through other indicators such as the ratio between the gross land value and gross revenue (GDV). By way of a basic example, a residual calculation that provides an output of zero value (i.e. RLV of 0% of GDV) after testing a particular policy requirement means that development on this site would not go ahead unless there was a special business case for pursuing it. Conversely, on a site where the RLV approaches 25% to 40% of GDV after the application of affordable housing policy it is likely (although not definitive) that land values are going to be high enough to absorb the impacts of the new policies. This is obviously not always the case and very high or very low values can skew the ratios.
- 3.3.2 Valuation Office statistics for industrial land in the Midlands provided values between £350,000 and £650,000 per ha. The VOA provides no specific data for North Warwickshire Borough Council but more locally

industrial land values of around £400,000 per hectare are being achieved. We have used the figure as a level of comparison.

- 3.3.3 VOA data also suggests that agricultural land value is below £20,000 per ha (dependent on type). Although this is true for purely agricultural land, if the case arises in North Warwickshire Borough Council that true Greenfield land comes forward for residential development (either through Local Plan allocations policy or other means) there is normally an associated uplift in value. While land value expectations and payments in those cases are likely to be very much lower than with many previously developed sites, there may well still be varying degrees of incentive required – taking comparative land value situations up to perhaps £100,000-£300,000 per hectare. Again, this is necessarily purely indicative but adds a further layer or filter when comparing the RLVs of our notional site typologies with values created by alternative uses.
- 3.3.4 What this broadly indicates on a comparison basis with average data from the VOA, is that the value of our various housing schemes (at Value Point 3 with 30% affordable housing with £40 per m² CIL per property) exceeds typical commercial land values. At 40% affordable housing, however, we start to see the RLV drop below the upper indicative value for industrial land. However, were this to be a Greenfield scheme then our comparison would alter and we may be looking to see whether the RLV generated could exceed a figure somewhere in the range £100,000 to £400,000 per ha. In this case, at Value Point 3 we would see those figures exceeded up to and including 40% affordable housing.
- 3.3.5 At Value Point 4 we would see the value of the land for all our housing schemes exceed the range of industrial and upper end commercial use values at all proportions of affordable housing compared to the values shown in the VOA data.
- 3.3.6 We have noted that comparisons with other information such as provided by the VOA on land values for various uses, is purely indicative. The purpose is to reinforce the relevance of considering the issue of other land use values, and that those might impact on what becomes of a site - or on what a site is able to provide. The values relating to sites (whether for existing or alternative/potential uses) will be highly specific. Where we have been able to gather any further information or indications from agents on land values locally, details have been added to Appendix 9 as the study has progressed. Looking across a wide range of similar studies, this has typically been very limited, because the feedback echoes our points about the site-specific nature of comparisons. Recent and current market conditions, for residential and commercial property and development, have meant very low activity and transactions levels and resulted in such information being hard to come by.

3.3.7 As stated previously, comparisons on this sort of basis are difficult to make with any real certainty or confidence. Again, there will be no substitute for consideration of site specifics where viability issues arise, but we consider it helpful to make some cross reference between our results and this sort of information on land values.

3.4 Results Trends

3.4.1 The overall trend of results shows a decrease in RLV for all site sizes and types in all cases as:

- Market property values decrease.
- The proportion of affordable housing increases.
- Developer's profit is increased.
- Planning obligations/infrastructure requirements are increased, and
- Other costs are added to the scheme.

3.4.2 A reduction in RLV would be seen if any of the costs within the appraisals are increased or the affordable housing revenue to the developer reduced, whilst maintaining the same private market sales values. These are all normal trends encountered in any such study (or indeed site-specific appraisal). They demonstrate the dynamic nature of the development process and the fluid nature of any appraisal modelling that endeavours to understand or demonstrate it.

3.4.3 The above will all have an impact on development viability because the sums of money remaining to purchase land after all costs are met (i.e. the RLVs) reduce as development costs increase (including increasing affordable housing requirements, in the context of this study). The importance of strong sales values to viability, particularly as development costs (again including affordable housing) increase, can clearly be seen.

3.4.4 A combination that includes multiple or all of the factors which decrease RLV (as per the examples listed above) will have the greatest impact on the viability of a scenario.

3.5 Schemes Above 10 unit Affordable Housing Threshold

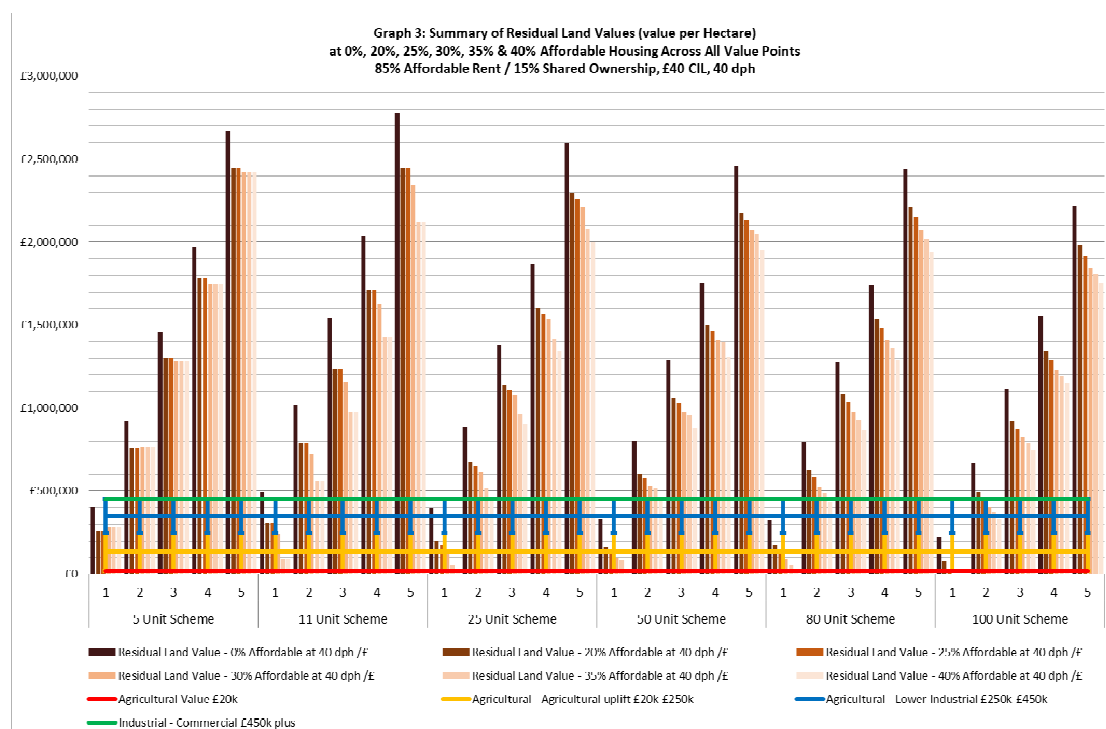
3.5.1 The impact of affordable housing proportion on development viability has been tested on all scheme sizes at 0%, 20%, 25%, 30%, 35% and 40%. This range of proportions has been tested to enable us to consider options around the Council's proposed policy scenarios.

3.5.2 The lowest RLVs occur where the property values are lowest whilst the affordable housing proportion, and social rented tenure content of that, is highest. The following is based on our base appraisal assumptions. The impact of varying tenure, varying profit, higher infrastructure costs, higher sustainable design and construction standards are discussed later.

3.5.3 We have looked at sites of between 10 and 100 units. In the examples below we have shown the results with £40 per m² CIL level.

3.5.4 Figure 5 below is taken from the results in Appendix 4 to show how the RLV reduces as the affordable housing proportion increases and increases with value (Value Point). Also indicated in each case is a range of possible competing use values that may be relevant for comparison with the resulting RLV of the site dependent on its type location. In this case the range of potential land values are shown.

Figure 5:



3.5.5 Given the development cost levels and base assumptions as set out previously, at Value Point 1 and 2 there is little or no residual land value (RLV) generated on most of the schemes appraised except where we look at 0% affordable housing, and occasionally with low proportions of affordable housing (also see Appendix 2 for full results). This means essentially that, on this basis, there is insufficient value in schemes to overcome their costs whilst still creating sufficient development profit and a meaningful land value. As such, it would not be practical to expect such

schemes to deliver affordable housing in any substantial proportions based on these assumptions, unless they were promoted on inherently low value sites – or where land did not have to be purchased (e.g. Council/public-owned land).

- 3.5.6 By Value Point 3, we start to see residual land values generated that could exceed industrial/commercial alternative use values and still provide an element of affordable housing.
- 3.5.7 By Value Points 3 and 4 much stronger RLVs are generated more often. In all cases we see that with 30% affordable housing, all alternative use values are exceeded, often significantly so.
- 3.5.8 By Value Point 4 and 5 at the upper end of the range of values most regularly seen locally, the indicative land values generated by our appraisals reach levels likely to be in excess of most potential existing/alternative use values where there is a requirement for 40% affordable housing.
- 3.5.9 As with all study locations, there will be variations within, and exceptions to, these types of trends.

3.6 Strategic sites

3.6.1 The strategic land appraisal surpluses are shown below and in each of the appraisals at Appendix 8:

Site	Surplus
H1 Holly Lane Atherstone	£2,119,775
H2 NW of Atherstone	£8,161,108
H7 Polesworth & Dordon	£3,617,052
H13 West of Robey's Lane	£9,950,718
H19 Hartshill	£1,272,388
H20 Ansley Common	£1,865,571

3.6.2 Whilst the valuations for the strategic sites allowed for a level of s106 contributions and incoming infrastructure, we have not allowed for any further infrastructure, such as offsite highways, service reinforcement, schools and other public facilities that might be required. By agreement with the Council, these items were omitted in order to understand the total surplus that might be available. These surpluses are calculated by deducting the existing use value, at £100,000 per acre, from the land valuation that arises from the proposed form of development, as shown in the housing mixes.

3.6.3 All of the strategic site appraisals were carried out at 40% affordable housing based on the number of units.

3.6.4 On the basis of the existing use values, as calculated, all the strategic sites show a surplus that could contribute to wider infrastructure provision.

3.7 Approach to Seeking Affordable Housing Financial Contributions

3.7.1 The Council required the study to include consideration of the collection of financial contributions on smaller development sites where the inclusion of affordable housing on site may not be practicable.

3.7.2 In all of our calculations for such studies we find no reason for stating that smaller sites are more or less financially viable than larger ones. Hence there is no viability reason why smaller sites should not make an appropriate, carefully judged, level of contribution towards meeting affordable housing needs. There are economies of scale associated with larger schemes but with smaller schemes the infrastructure costs are generally lower and the sales values associated with smaller schemes can be higher.

3.7.3 Where the schemes are below the 10 unit threshold there may be scope to increase the level of CIL that could be made as there would be no requirement for an affordable housing contribution.

3.7.4 Adams Integra's approach to financial contributions for affordable housing (regardless of scheme size) is set out in detail below. This is used to test the potential for the collection of carefully judged financial contributions from schemes below any on-site threshold. It does not preclude the use of any other methodology or calculation.

3.7.5 Ours is by no means the definitive or only approach that could or should be taken in the collection of financial contributions. As far as establishing or indicating payment levels is concerned, local authorities adopt a number of calculation methods. In most cases it means considering a methodology which either:

- Relates to the build cost of the affordable homes, or
- Relates to the land cost element – allied to a nil-cost land approach to on-site affordable housing, or
- Considers the difference between the open market sale revenue and the affordable housing revenue for the relevant homes which would have formed the on-site quota.

3.7.6 Our suggested route is purely a mechanism to allow us to calculate a reasonable contribution and test the impact on development viability of collecting those sums of money in lieu of on-site affordable housing

provision. It is an approach that has been applied usefully and successfully in negotiations, outside of North Warwickshire Borough Council. We have selected it because it relates to land value, and so shares thinking with the study basis. In our experience this also usually makes it better understood by landowners and developers compared with potentially complex and highly variable affordable housing funding related mechanisms. A commuted sums methodology based on land value links well to market reality and processes and should be simpler to take account of in the early stages of site feasibility.

- 3.7.7 In essence, the methodology involves calculating how much it would cost, approximately, to go off-site and replace the land on which the affordable housing would have been provided on-site. This is the basis we have assumed, and we allow for indicative costs associated with land purchase and getting the site ready for development (aspects which would usually be provided or assumed within the arrangements and calculations for on-site affordable housing).
- 3.7.8 We are assuming here a straightforward payment being made by the landowner (who may be the developer) under the terms of a Section 106 agreement in much the same way as occurs with planning obligations for aspects such as highways/transport, open space, education, etc. The calculation should not (and this way it does not) look at the benefit to the developer of moving the affordable housing contribution off-site. We are looking at the contribution secured to be “of broadly equivalent value” to that which would have been secured through on-site provision.
- 3.7.9 Adams Integra’s suggested route involves a formulaic approach to approximating the land value that needs to be replaced elsewhere, and then allowing also for the cost of acquiring and servicing that land – as above. In practice, the Council might not look to buy another site, but should have a strategy for monitoring, managing, allocating and committing these contributions. That strategy could include providing a variety of more creative affordable housing funding assistance to other local schemes, addressing priority needs and contributing to sustainable communities aims - again as envisaged by NPPF.
- 3.7.10 The methodology used to calculate the financial contributions involves taking a pre-affordable housing land (plot) value, calculated as a percentage of the market sale value of a property and taking account of other planning obligations and development cost assumptions. For this study this percentage reflects the pre-affordable housing RLV results, as taken from this study. We take the view that an allowance should be added to this base sum (bearing in mind that as well as land value there would be acquisition and (potentially) site preparation and servicing costs to bear). We are envisaging being able to replace the land elsewhere as the broadly equivalent benefit being secured.

3.7.11 The financial contribution is calculated via the following steps:

- a. Gross development value of each house type.
- b. Multiply by the RLV percentage. In North Warwickshire Borough Council's case, we have used 15%.
- c. Add 15% of the result of [a x b] to reflect (as an estimate) site acquisition and preparation/servicing costs.
- d. Apply to the relevant dwelling numbers and types, and to the equivalent affordable housing policy proportion – 30%.

3.7.18 The results suggest that seeking to collect financial contributions driven by these sums in areas or instances that fall within Value Point 1 to 2 will have a significant impact on viability – again reflective of the on-site affordable housing results. At Value Point 3 value levels and above, RLVs improve to the point where, with the normal caveats applying (with regard to scheme specifics, being allied to a target approach as with on-site provision, etc), viability should be workable subject to a negotiated approach. So we see a similar pattern, as would be expected, to the on-site affordable housing results.

3.7.19 This also has to be viewed in the context of site specifics. In pure viability terms, similar considerations apply as with on-site situations. What one landowner finds acceptable as a payment for their land will be different from another. This is especially true on small sites where we could be considering garden plots, etc. In real monetary terms, the residual value of land may reduce to the point whereby landowners of small plots do not feel there is sufficient recompense to sell. Equally, where existing residential units are bought up and demolished to make way for a larger number of units, viability issues may occur. This is due to the high value of the existing residential properties that usually needs to be overcome before the new development can become viable. The approach needs to respect the market-driven basis that it would be reliant upon, not be too rigid, and be sensitive to these factors.

3.7.20 The same basis could also be applied for larger sites or schemes in higher value areas where (exceptionally) it is agreed that the most appropriate solution for meeting balanced communities and wider planning objectives is through a financial contributions route. This would promote consistency within the overall approach. In all cases the relevant per unit (dwelling) sums would be apportioned depending on the scheme details and relevant affordable housing equivalent proportion. In any event, it could play a role as an additional tool for the Council – for example, in moving affordable housing subsidy to support higher priority schemes, or (if a mix of on-site

homes and part contributions is applied) to cross-subsidise a reduced number of priority needs affordable rented homes within the same scheme.

- 3.7.21 Policy development should include this financial contributions aspect if it is to be pursued, so as to make clear to landowners and developers the essence of its approach and at least on what general basis calculations would be made. It is an area of the Council's potential approach that may need to be developed in further detail through a separate SPD or DPD.

4 CONCLUSIONS & RECOMMENDATIONS

4.1 North Warwickshire Borough Council values and headlines for affordable housing proportions

- 4.1.1. Typical current new build value levels in North Warwickshire Borough Council (and to a degree, looking ahead at a potentially improving market) are best represented by our Value Points 2 to 4 from within the wider range we studied given the strategic context of this work
- 4.1.2 Within that part of our overall range of values assumptions, we consider that Value Points 3 and 4 are most relevant to the Borough and for the consideration of policy – not just now, but also looking ahead through scenario testing (with the acknowledgement that it is impossible to predict long-term market performance), but also allowing for a wide variety of scheme and location types. As appropriate to long-term policy formulation, the methodology employed in this study (whereby a range of value levels (Value Points) is reviewed and appraised) ensures that the results of the study cover not just short-term market conditions but also potential market fluctuations.
- 4.1.3 It follows that the results represent a wide range of scenarios and a mixed overall picture of scheme viability for the Borough, which we must be mindful of by not underpinning our thinking and recommendations based on new build value levels which may not be seen frequently enough in the areas most likely to deliver significant housing numbers in the North Warwickshire Borough Council context.
- 4.1.4 The following sub-section will develop this finding from the key base appraisal results. We have explored the wider potential options for the pitching of the headline policy in terms of higher target proportions.

Recommendation 1:

An appropriate headline policy target applicable to North Warwickshire Borough Council would be to seek 30% affordable housing on sites of 10 or more dwellings.

- 4.1.5 Aside from the positioning of the policies, we consider there to be a key role for the Council in monitoring its local property market through regular/ongoing information reviews, i.e. keeping familiar with local development activity, pricing and trends; regular capturing of agents' views, developers' and RPs' feedback and the like, Land Registry house price and other indicator trends and other locally relevant information.
- 4.1.6 This is the type of information we have gathered and reviewed and could very usefully be kept "live" and topical. We feel that this would be very

beneficial in providing expanded and local context for, and links with, the wider monitoring the Council carries out (it could also be related to local incomes and other economic trends, housing supply data, etc). If this is kept up-to-date, it will lead to a good base level of familiarity with values levels and other aspects likely to be relevant for ongoing site-specific discussions.

- 4.1.7 The 30% target takes account of the collective impacts on schemes with regard to the general direction of increasing planning obligations, build enhancements through increasing Building Regulations This study has tested Code Level 3 standards. All the positive recommendations put forward here show the achievability of reasonable sustainable construction standards alongside market delivery of affordable housing.
- 4.1.8 In coming to this recommendation, we are also bearing in mind that affordable housing is not just about numbers, but also about dwelling types and mix, tenure, affordability, quality and choice.

Recommendation 2:

On Greenfield sites an appropriate policy target applicable to North Warwickshire Borough Council would be to seek 40% on-site provision of affordable housing on sites of 10 or more dwellings.

- 4.1.9 We consider that the RLV generated exceeds a figure somewhere in the range £250,000 to £450,000 per ha for agricultural uplift Greenfield sites.
- 4.1.10 The above policy scope relates to scenarios of 10 or more dwellings.
- 4.1.11 We consider that there is a range of mainly practical (integration, design, affordability and management) and sustainability reasons pointing away from a requirement for on-site affordable housing on smaller developments of 10 to 20 dwellings. Our experience with RPs is that do not like to see less than 4 units on-site.

Recommendation 3:

In exceptional circumstances our view is that schemes of between 10 to 20 dwellings may not be expected to provide on-site affordable housing but could provide an off-financial contribution as per Recommendation 4 below.

Recommendation 4:

On sites in the range of 10 – 20 an alternative to on-site affordable housing provision (for example, the use of a financial contributions strategy) may be appropriate. Financial contributions can be related to the exact affordable housing equivalent produced by a calculation.

4.1.12 Given the profile of housing needs in the Borough, in common with many other areas, the Council will be obliged to seek to optimise the rented tenure provision in the particular circumstances relevant to specific schemes.

4.1.13 Intermediate forms of affordable tenure have the capacity to contribute to improving scheme viability.

Recommendation 5:

The starting point for negotiation will generally be to expect 85% affordable rent and 15% intermediate tenure.

4.1.14 Affordable housing tenure mix should be related to evidenced needs and high level strategy rather than applied rigidly from site to site; much will depend on the specific circumstances.

4.1.15 All outcomes will be dependent on site specifics, notwithstanding the certainty of expectations that is required alongside an appropriate balance between affordable housing need and viability.

4.1.16 Some flexibility may well be needed on the application of affordable housing targets particularly in the short-term (noting the ongoing market uncertainties) and especially if the collective costs burden on schemes is to rise significantly.

4.1.17 In all cases the policy positions should be set out as clear targets, to help inform land value expectations and form the basis for a continued practical, negotiated approach. Precise wording of policy is an important aspect, particularly in relation to the terms associated with the targets. It needs to create clarity.

Recommendation 6:

Policy should be clearly worded so as to set out genuine targets (but not by reference to ranges, minimums or other variables) with the approach acknowledging the role of viability and application of flexibility where required.

4.1.18 Policy wording will need to acknowledge the relevance of considering development viability on case specifics.

4.1.19 The cost of assessing the validity of a financial viability argument should be borne by the developer making the application.

Recommendation 7:

Where a developer considers a site has particular viability issues then the developer should put forward a case which will then be subject to independent assessment to enable full consideration by the Council. (The cost of any scheme specific viability assessment should be funded by the applicant).

5.2 North Warwickshire Borough Council headlines for CIL rates

- 5.2.1 Given CIL's nature as a fixed tariff, it is important that the Council selects rates that are not on the limit of viability. The Council could in principle set a higher rate for residential schemes as the level of affordable housing could be adjusted in the case of marginally viable schemes. However, this approach runs the risk of frustrating one of the Council's other key objectives of delivering affordable housing. Consequently, sensitive CIL rate setting for residential schemes is vital
- 5.2.2 Our core recommendations on CIL levels are summarised as follows:
- 5.2.3 The ability of residential schemes to make CIL contributions varies significantly depending on size and type of scheme, area and the current use of the site.

Recommendation 8:

Having regard to these variations and reviewed the findings of this report our opinion is that the majority of residential schemes in the Borough should be able to absorb a CIL rate of £40 per m² leaving a margin for site-specific factors that might affect viability. We recommend the Council consider this rate.

5 WIDER DISCUSSION

- 5.1.1 Where we have mentioned negotiation, that does not necessarily mean an overall reduction in affordable housing – it could mean changes to the tenure mix to provide an element of cross-subsidy into a scheme.
- 5.1.2 Similarly, there may need to be a compromise position achievable rather than moving straight to an assumption that leaves a site contributing nothing to affordable housing needs, but that allows the affordable housing delivery on particular sites to react to changing viability and funding circumstances as more certainty is created with scheme progression.
- 5.1.3 If the policy targets cannot be met, then landowners and developers will need to clearly demonstrate why. In our view the final judgement on exactly where this element of the policy proposals will settle should be based on all the factors viewed together, i.e. alongside the viability outcomes. Included in these will be the key elements of forecasting of increased affordable housing units delivery based on the size and number of sites coming forward (site capture), local housing needs and practical thinking on the consequences of having small numbers of affordable homes distributed widely across a higher number of schemes.
- 5.1.4 Crucially, and regardless of detail, the policies should be worded in clear terms. They should not be expressed as a minimum level of provision or be capable of interpretation in an ambiguous way.
- 5.1.5 It is our opinion that the policies, as worded in the North Warwickshire Local Plan Submission (March 2018) are clear and concise.
- 5.1.6 It is important that a flexible and negotiated approach to policy application is adopted to ensure the continued supply of residential development land, notwithstanding the very high priority that will be given to addressing affordable housing need. The policy or supporting text would need to make this flexible approach clear. The aim is to provide clear and robust targets for guidance to developers and landowners in appraising and bringing forward sites.
- 5.1.7 As part of providing clarity of expectations and to aid the smooth working of the approach, the Council will need to be clear about whether any new policy positions will be applied to the gross (total, irrespective of any dwellings existing prior to the scheme) number or net (i.e. deducting for any such dwellings) number of dwellings being provided by a development scheme.

- 5.1.8 We expect that in site-specific viability discussions, where necessary, the use of a toolkit (including but not limited to the HCA's "Development Appraisal Tool" – or developer's own workings) will be encouraged. Developers will be encouraged to work closely with their RP partners, who will increasingly be using that type of appraisal work to support their decisions and approaches in conjunction with the Council.
- 5.1.9 The key factors influencing policy should be kept under review - including housing affordability and needs, site supply, economic trends/housing market and viability. Our recommendations are considered to be sound for the current stage of policy development, which is set in a strategic context. Their impact and the delivery resulting from them will need to be monitored with a view to longer-term future direction.
- 5.1.10 Where the Council collects financial contributions in lieu of affordable housing these monies may be ring-fenced and used to meet the Council's affordable housing objectives in partnership with RPs. The contributions should be used to provide affordable housing locally and within a predefined timescale (usually within 5 years). The Council will need to record the contributions collected and where those contributions have been allocated or spent.
- 5.1.11 The Council will expect developers and landowners to come to the table and be prepared to explain and justify why, in any relevant cases, the affordable housing targets and/or other planning obligations requirements cannot be met given other demands on a scheme. The onus will be on developers to clearly and fully demonstrate the issues, with evidence to back-up costs associated with abnormal site complexities and the like.
- 5.1.12 It is expected that a methodology similar to one we have used will be appropriate for this process, to explore the relationship between development costs and values. Again, however, we reiterate that whilst this methodology is generally accepted, and the assumptions we have used might guide the Council on starting/indicative parameters, there will be no substitute for site-specific appraisal work of this type. Such work would take into account appropriate specific assumptions.
- 5.1.13 Issues may arise on those sites which have already changed hands or are committed through option or similar arrangements, where figures may simply not work when set against the proposed policy requirements. In the same way, there will be some previous planning consents capable of implementation (where previous policy positions would have determined requirements).
- 5.1.14 Similarly, a degree of difficulty with increasing planning-led affordable housing supply may be experienced during the adjustment process where

there may be issues whilst developers/landowners get accustomed to the new policies and expectations are modified.

5.1.15 Good practice points to bringing to life through appropriate Supplementary Planning Documents and/or Development Plan Documents the type of negotiated approach envisaged and supported by Government guidance.

5.1.16 This study has considered planning-led affordable housing in the context of integrated provision within market-led schemes, secured through planning obligations usually embodied in a Section 106 agreement. The Council, along with its partners, should also continue to consider the wider routes to affordable housing provision.

5.1.17 Housing Association or contractor/developer-led schemes can be successful in significantly bolstering local provision – sometimes on lower value, more difficult sites, for example as a part of removing non-conforming uses from older residential areas, recycling unviable former commercial land or making better use of existing estates.

5.1.18 The various supply sources of affordable housing need to be considered and encouraged. The use and role of local authority or other publicly owned land might also be very valuable in this sense. Affordable housing proportions and provision details sought on any Council-owned land could well be different to the headlines proposed in this study – using the landowner’s right to control the bidding and disposal terms. There is also an emerging role for local authorities as key developers of housing again.

5.1.19 In addition, the role of exception to policy sites and specific allocations processes could be considered for rural affordable housing provision – as distinct extra tools.

5.1.20 RPs and others should be encouraged to be proactive in these areas and supported by the Council where possible.

**End of main – Final Report Study Text
Appendices follow
September 2018**

Appendices

Appendix 1	Table of Housing Mixes
Appendix 2	Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £0 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.
Appendix 3	Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £20 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.
Appendix 4	Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £40 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.
Appendix 5	Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £60 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.
Appendix 6	Summary of Residual Land Value (£) Appraisals for All Value Points. 0%, 20%, 25%, 30%, 35% and 40% Affordable Housing. 85% Affordable Rent/15% Shared Ownership. £80 CIL. At 30 dph and 40 dph. The tables show actual RLVs, RLV as a % of GDV and RLV per hectare.
Appendix 7	North Warwickshire Borough Council – Property Values Report
Appendix 8	Strategic sites
Appendix 8a	H1 Land at Holly Lane Atherstone
Appendix 8b	H2 Land to NW of Atherstone off Whittington Lane
Appendix 8c	H7 Land to east of Polesworth & Dordon
Appendix 8d	H13 Land west of Robey's Lane, adjacent Tamworth
Appendix 8e	H19 Land at Church Rd and Nuneaton Rd, Hartshill.
Appendix 8f	H20 Land south of Coleshill Road, Ansley Common.
Appendix 9	Glossary



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APPENDIX 1

All Market Housing

No. units	DPH	1-bed flat		2-bed flat		2-bed house		3-bed house		4-bed house		5-bed house		Total No.
		Private	Area sqm	Private	Area sqm	Private	Area sqm	Private	Area sqm	Private	Area sqm	Private	Area sqm	
5	30													
	40		47	1	61	1	70	2	85	1	100		158	5
11	30													
	40		47	1	61	4	70	4	85	1	100	1	158	11
25	30													
	40		47	2	61	9	70	10	85	3	100	1	158	25
50	30													
	40	2	47	3	61	17	70	20	85	6	100	2	158	50
80	30													
	40	3		5		28	70	32	85	10	100	2	158	80
100	30													
	40	4	47	6	61	35	70	40	85	12	100	3	158	100

Total Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.50	1.75	2.00	0.60	0.15
11	1.10	3.85	4.40	1.32	0.33
25	2.50	8.75	10.00	3.00	0.75
50	5.00	17.50	20.00	6.00	1.50
80	8.00	28.00	32.00	9.60	2.40
100	10.00	35.00	40.00	12.00	3.00

20% Affordable Housing
85% Affordable Rent/15% Shared Ownership

No units	DPH	1-bed flat			2-bed flat			2-bed house			3-bed house			4-bed house			5-bed house			Area sqm	Total No.				
		Private	Affordable Rent	Shared Ownership	Area sqm	Private	Affordable Rent	Shared Ownership	Area sqm	Private	Affordable Rent	Shared Ownership	Area sqm	Private	Affordable Rent	Shared Ownership	Area sqm	Private	Affordable Rent			Shared Ownership	Area sqm		
5	30																								
	40				47	1			61	1			70	1	1		85	1			100				158
11	30																								
	40				47	1			61	3	1		70	4	1		85	1			100				158
25	30																								
	40				47	2	1		61	7	1		70	8	1	1	85	2	1		100	1			158
50	30																								
	40		2		47	2	1		61	14	3	1	70	16	3	1	85	5	1		100	1			158
80	30																								
	40		2		47	4	2		61	22	5	1	70	26	5	1	85	8	2		100	2			158
100	30																								
	40		3		47	5	2		61	28	6	1	70	32	7	1	85	10	2	1	100	2			158

Total % Private Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.40	1.40	1.60	0.48	0.12
11	0.88	3.08	3.52	1.06	0.26
25	2.00	7.00	8.00	2.40	0.60
50	4.00	14.00	16.00	4.80	1.20
80	6.40	22.40	25.60	7.68	1.92
100	8.00	28.00	32.00	9.60	2.40

Total % Affordable Rent Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.09	0.30	0.34	0.10	0.03
11	0.19	0.65	0.75	0.22	0.06
25	0.43	1.49	1.70	0.51	0.13
50	0.85	2.98	3.40	1.02	0.26
80	1.36	4.76	5.44	1.63	0.41
100	1.70	5.95	6.80	2.04	0.51

Total % Shared Ownership Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.02	0.05	0.06	0.02	0.00
11	0.03	0.12	0.13	0.04	0.01
25	0.08	0.26	0.30	0.09	0.02
50	0.15	0.53	0.60	0.18	0.05
80	0.24	0.84	0.96	0.29	0.07
100	0.30	1.05	1.20	0.36	0.09

Total Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.50	1.75	2.00	0.60	0.15
11	1.10	3.85	4.40	1.32	0.33
25	2.50	8.75	10.00	3.00	0.75
50	5.00	17.50	20.00	6.00	1.50
80	8.00	28.00	32.00	9.60	2.40
100	10.00	35.00	40.00	12.00	3.00

25% Affordable Housing
85% Affordable Rent/15% Shared Ownership

No units	DPH	1-bed flat			Area sqm	2-bed flat			Area sqm	2-bed house			Area sqm	3-bed house			Area sqm	4-bed house			Area sqm	5-bed house			Area sqm	Total No.
		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		
5	30																									
	40				47	1			61	1			70	1	1		85	1			100				158	5
11	30																									
	40				47	1			61	3	1		70	4	1		85	1			100				158	11
25	30																									
	40				47	2	1		61	6	2		70	8	1	1	85	2	1		100	1			158	25
50	30																									
	40	2			47	2	1		61	13	4	1	70	15	4	1	85	5	1		100	1			158	50
80	30																									
	40	2			47	4	2		61	21	6	1	70	24	7	1	85	8	1	1	100	2			158	80
100	30																									
	40	3			47	5	2		61	26	8	1	70	30	8	2	85	9	3	1	100	2			158	100

Total % Private Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.38	1.31	1.50	0.45	0.11
11	0.83	2.89	3.30	0.99	0.25
25	1.88	6.56	7.50	2.25	0.56
50	3.75	13.13	15.00	4.50	1.13
80	6.00	21.00	24.00	7.20	1.80
100	7.50	26.25	30.00	9.00	2.25

Total % Affordable Rent Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.11	0.37	0.43	0.13	0.03
11	0.23	0.82	0.94	0.28	0.07
25	0.53	1.86	2.13	0.64	0.16
50	1.06	3.72	4.25	1.28	0.32
80	1.70	5.95	6.80	2.04	0.51
100	2.13	7.44	8.50	2.55	0.64

Total % Shared Ownership Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.02	0.07	0.08	0.02	0.01
11	0.04	0.14	0.17	0.05	0.01
25	0.09	0.33	0.38	0.11	0.03
50	0.19	0.66	0.75	0.23	0.06
80	0.30	1.05	1.20	0.36	0.09
100	0.38	1.31	1.50	0.45	0.11

Total Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.50	1.75	2.00	0.60	0.15
11	1.10	3.85	4.40	1.32	0.33
25	2.50	8.75	10.00	3.00	0.75
50	5.00	17.50	20.00	6.00	1.50
80	8.00	28.00	32.00	9.60	2.40
100	10.00	35.00	40.00	12.00	3.00

30% Affordable Housing
85% Affordable Rent/15% Shared Ownership

No units	DPH	1-bed flat			Area sqm	2-bed flat			Area sqm	2-bed house			Area sqm	3-bed house			Area sqm	4-bed house			Area sqm	5-bed house			Area sqm	Total No.
		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		
5	30																									
	40				47				61	1	1		70	1	1		85	1			100				158	5
11	30																									
	40				47	1			61	3	1		70	3	2		85	1			100				158	11
25	30																									
	40				47	2	1		61	6	2		70	7	2	1	85	2	1		100	1			158	25
50	30																									
	40	2			47	2	1		61	12	5	1	70	14	5	1	85	4	2		100	1			158	50
80	30																									
	40	2			47	3	3		61	20	7	1	70	22	8	2	85	7	2	1	100	2			158	80
100	30																									
	40	3			47	4	2	1	61	24	9	2	70	28	10	2	85	9	3	1	100	2			158	100

Total % Private Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.35	1.23	1.40	0.42	0.11
11	0.77	2.70	3.08	0.92	0.23
25	1.75	6.13	7.00	2.10	0.53
50	3.50	12.25	14.00	4.20	1.05
80	5.60	19.60	22.40	6.72	1.68
100	7.00	24.50	28.00	8.40	2.10

Total % Affordable Rent Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.13	0.45	0.51	0.15	0.04
11	0.28	0.98	1.12	0.34	0.08
25	0.64	2.23	2.55	0.77	0.19
50	1.28	4.46	5.10	1.53	0.38
80	2.04	7.14	8.16	2.45	0.61
100	2.55	8.93	10.20	3.06	0.77

Total % Shared Ownership Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.02	0.08	0.09	0.03	0.01
11	0.05	0.17	0.20	0.06	0.01
25	0.11	0.39	0.45	0.14	0.03
50	0.23	0.79	0.90	0.27	0.07
80	0.36	1.26	1.44	0.43	0.11
100	0.45	1.58	1.80	0.54	0.14

Total Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.50	1.75	2.00	0.60	0.15
11	1.10	3.85	4.40	1.32	0.33
25	2.50	8.75	10.00	3.00	0.75
50	5.00	17.50	20.00	6.00	1.50
80	8.00	28.00	32.00	9.60	2.40
100	10.00	35.00	40.00	12.00	3.00

35% Affordable Housing
85% Affordable Rent/15% Shared Ownership

No units	DPH	1-bed flat			Area sqm	2-bed flat			Area sqm	2-bed house			Area sqm	3-bed house			Area sqm	4-bed house			Area sqm	5-bed house			Area sqm	Total No.
		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		
5	30																									
	40				47				61	1	1		70	1	1		85	1			100				158	5
11	30																									
	40				47	1			61	2	1	1	70	3	2		85	1			100				158	11
25	30																									
	40				47	2	1		61	5	2	1	70	6	3	1	85	2	1		100	1			158	25
50	30																									
	40	2			47	2	1		61	12	5	1	70	13	6	1	85	4	2		100	1			158	50
80	30																									
	40	2			47	3	2	1	61	19	8	1	70	21	9	2	85	6	3	1	100	2			158	80
100	30																									
	40	3			47	4	2	1	61	23	10	2	70	26	12	2	85	8	4	1	100	2			158	100

Total % Private Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.33	1.14	1.30	0.39	0.10
11	0.72	2.50	2.86	0.86	0.21
25	1.63	5.69	6.50	1.95	0.49
50	3.25	11.38	13.00	3.90	0.98
80	5.20	18.20	20.80	6.24	1.56
100	6.50	22.75	26.00	7.80	1.95

Total % Affordable Rent Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.15	0.52	0.60	0.18	0.04
11	0.33	1.15	1.31	0.39	0.10
25	0.74	2.60	2.98	0.89	0.22
50	1.49	5.21	5.95	1.79	0.45
80	2.38	8.33	9.52	2.86	0.71
100	2.98	10.41	11.90	3.57	0.89

Total % Shared Ownership Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.03	0.09	0.11	0.03	0.01
11	0.06	0.20	0.23	0.07	0.02
25	0.13	0.46	0.53	0.16	0.04
50	0.26	0.92	1.05	0.32	0.08
80	0.42	1.47	1.68	0.50	0.13
100	0.53	1.84	2.10	0.63	0.16

Total Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.50	1.75	2.00	0.60	0.15
11	1.10	3.85	4.40	1.32	0.33
25	2.50	8.75	10.00	3.00	0.75
50	5.00	17.50	20.00	6.00	1.50
80	8.00	28.00	32.00	9.60	2.40
100	10.00	35.00	40.00	12.00	3.00

40% Affordable Housing
85% Affordable Rent/15% Shared Ownership

No units	DPH	1-bed flat			Area sqm	2-bed flat			Area sqm	2-bed house			Area sqm	3-bed house			Area sqm	4-bed house			Area sqm	5-bed house			Area sqm	Total No.
		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		Private	Affordable Rent	Shared Ownership		
5	30																									
	40				47				61	1	1		70	1	1		85	1			100				158	5
11	30																									
	40				47	1			61	2	1	1	70	3	2		85	1			100				158	11
25	30																									
	40				47	1	1	1	61	5	2	1	70	6	3	1	85	2	1		100	1			158	25
50	30																									
	40	1			47	2	1	1	61	10	7	1	70	12	7	1	85	4	2		100	1			158	50
80	30																									
	40	2			47	2	3	1	61	17	9	2	70	19	11	2	85	6	3	1	100	2			158	80
100	30																									
	40	3			47	3	3	1	61	21	12	2	70	24	14	2	85	7	5	1	100	2			158	100

Total % Private Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.30	1.05	1.20	0.36	0.09
11	0.66	2.31	2.64	0.79	0.20
25	1.50	5.25	6.00	1.80	0.45
50	3.00	10.50	12.00	3.60	0.90
80	4.80	16.80	19.20	5.76	1.44
100	6.00	21.00	24.00	7.20	1.80

Total % Affordable Rent Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.17	0.60	0.68	0.20	0.05
11	0.37	1.31	1.50	0.45	0.11
25	0.85	2.98	3.40	1.02	0.26
50	1.70	5.95	6.80	2.04	0.51
80	2.72	9.52	10.88	3.26	0.82
100	3.40	11.90	13.60	4.08	1.02

Total % Shared Ownership Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.03	0.11	0.12	0.04	0.01
11	0.07	0.23	0.26	0.08	0.02
25	0.15	0.53	0.60	0.18	0.05
50	0.30	1.05	1.20	0.36	0.09
80	0.48	1.68	1.92	0.58	0.14
100	0.60	2.10	2.40	0.72	0.18

Total Units expressed as a percentage per type

Units	10%	35%	40%	12%	3%
5	0.50	1.75	2.00	0.60	0.15
11	1.10	3.85	4.40	1.32	0.33
25	2.50	8.75	10.00	3.00	0.75
50	5.00	17.50	20.00	6.00	1.50
80	8.00	28.00	32.00	9.60	2.40
100	10.00	35.00	40.00	12.00	3.00

Assumed tenures and dwelling mix, strategic sites, 60% affordable flow areas

Site	Units	Density /dph	Site area /ha	1 bed flats			Number of Bedspaces for 1 bed flats			2 bed flats			Number of Bedspaces for 2 bed flats			2 bed houses			Number of Bedspaces for 2 bed houses			3 bed houses			Number of Bedspaces for 3 bed houses			4 bed houses			Number of Bedspaces for 4 bed houses			5 bed houses			Number of Bedspaces for 5 bed houses		
				Shared Ownership	Affordable Rent	Market	Total 1 bed flats	Total floor area /m²	Shared Ownership	Affordable Rent	Market	Total 2 bed flats	Total floor area /m²	Shared Ownership	Affordable Rent	Market	Total 2 bed houses	Total floor area /m²	Shared Ownership	Affordable Rent	Market	Total 3 bed houses	Total floor area /m²	Shared Ownership	Affordable Rent	Market	Total 4 bed houses	Total floor area /m²	Shared Ownership	Affordable Rent	Market	Total 5 bed houses	Total floor area /m²	Total no. dwellings	Total floor area /m²	Total m² / ha			
																																					47	47	47
Land at Holly Lane Atherstone	531	40	32.70																																				
Land to north-west of Atherstone off Whittington Lane	1282	40	71.20																																				
Land to east of Polesworth & Debdon	2000	40	160.80																																				
Land west of Robey's Lane, adjacent Timworth	1270	40	66.10																																				
Land between Church Road and Nuneaton Road, Hayfield	400	40	16.39																																				
Land south of Colehill Road, Asby Common	450	40	42.50																																				

Total Shared Ownership units	Total Shared Ownership units as % of total units	Total Shared Ownership units as % of total affordable units	Total Affordable Rent units	Total Affordable Rent Units as % of total units	Total Market Units as % of total units
32	6.03%	14.95%	182	34.27%	59.70%
78	6.08%	15.06%	440	34.32%	59.59%
122	6.10%	15.06%	688	34.40%	59.50%
77	6.06%	14.98%	437	34.41%	59.53%
24	6.00%	14.91%	137	34.25%	59.75%
27	6.00%	14.92%	154	34.22%	59.78%

Total % Private Units expressed as a percentage per type

Units	10%	30%	40%	12%	3%
531	30.90	108.16	123.62	37.09	15.93
1282	74.61	261.14	298.45	89.53	38.46
2000	116.40	402.40	466.60	139.68	60.00
1270	73.91	258.70	295.66	88.70	38.10
400	23.28	81.48	93.12	27.94	12.00
450	26.19	91.67	104.76	31.43	13.50

Total % Affordable Rent Units expressed as a percentage per type

Units	10%	30%	40%	12%	3%
531	18.87	66.03	75.47	22.64	4.00
1282	45.55	159.42	182.20	54.66	12.82
2000	71.06	248.71	284.24	85.27	32.54
1270	45.12	157.93	180.49	54.15	12.70
400	14.21	49.74	56.85	17.65	3.01
450	15.99	55.96	63.95	19.19	4.50

Total % Shared Ownership Units expressed as a percentage per type

Units	10%	30%	40%	12%	3%
531	3.33	11.65	13.32	4.00	0.65
1282	8.04	28.33	32.15	9.65	1.60
2000	12.54	43.89	50.16	15.05	2.50
1270	7.96	27.87	31.85	9.56	1.60
400	2.51	8.78	10.03	3.01	0.60
450	2.82	9.88	11.29	3.39	0.75

Total Units expressed as a percentage per type

Units	10%	30%	40%	12%	3%
531	13.10	185.85	212.40	63.72	15.93
1282	128.20	448.70	512.80	153.84	38.46
2000	200.00	700.00	800.00	240.00	60.00
1270	127.00	444.50	506.00	152.40	38.10
400	40.00	140.00	160.00	48.00	12.00
450	45.00	157.50	180.00	54.00	13.50

APPENDIX 2

Appendix 1: Residual Land Values for Appraisals with £0 CIL
 Summary of Residual Land Value (£) Appraisals for All Value Points
 0-40% Affordable Housing, 30-40 DPH
 £0 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £
5 Unit Scheme	1	£65,071	£43,994	£43,994	£44,452	£44,452	£44,452
	2	£129,831	£106,495	£106,495	£104,695	£104,695	£104,695
	3	£196,919	£174,067	£174,067	£170,008	£170,008	£170,008
	4	£255,757	£234,202	£234,202	£227,949	£227,949	£227,949
	5	£347,888	£317,221	£317,221	£312,361	£312,361	£312,361
11 Unit Scheme	1	£168,896	£109,607	£109,607	£88,758	£44,958	£44,958
	2	£312,955	£243,605	£243,605	£220,754	£173,927	£173,927
	3	£457,938	£363,487	£363,487	£339,652	£286,969	£286,969
	4	£592,606	£490,740	£490,740	£469,850	£412,069	£412,069
	5	£797,590	£696,775	£696,775	£666,753	£602,840	£602,840
25 Unit Scheme	1	£318,448	£182,025	£165,758	£145,481	£82,603	£48,523
	2	£626,179	£479,213	£459,544	£437,767	£369,710	£331,693
	3	£933,206	£768,294	£746,742	£723,800	£650,146	£607,614
	4	£1,236,245	£1,058,083	£1,034,446	£1,009,417	£928,770	£881,331
	5	£1,694,791	£1,491,704	£1,465,285	£1,436,085	£1,344,723	£1,292,377

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £
5 Unit Scheme	1	£65,071	£43,994	£43,994	£44,452	£44,452	£44,452
	2	£129,831	£106,495	£106,495	£104,695	£104,695	£104,695
	3	£196,919	£174,067	£174,067	£170,008	£170,008	£170,008
	4	£255,757	£234,202	£234,202	£227,949	£227,949	£227,949
	5	£347,888	£317,221	£317,221	£312,361	£312,361	£312,361
11 Unit Scheme	1	£168,896	£109,607	£109,607	£88,758	£44,958	£44,958
	2	£312,955	£243,605	£243,605	£220,754	£173,927	£173,927
	3	£457,938	£363,487	£363,487	£339,652	£286,969	£286,969
	4	£592,606	£490,740	£490,740	£469,850	£412,069	£412,069
	5	£797,590	£696,775	£696,775	£666,753	£602,840	£602,840
25 Unit Scheme	1	£318,448	£182,025	£165,758	£145,481	£82,603	£48,523
	2	£626,179	£479,213	£459,544	£437,767	£369,710	£331,693
	3	£933,206	£768,294	£746,742	£723,800	£650,146	£607,614
	4	£1,236,245	£1,058,083	£1,034,446	£1,009,417	£928,770	£881,331
	5	£1,694,791	£1,491,704	£1,465,285	£1,436,085	£1,344,723	£1,292,377

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £
50 Unit Scheme	1	£542,114	£306,250	£270,068	£214,321	£194,812	£105,983
	2	£1,138,870	£862,470	£822,606	£757,069	£736,124	£641,984
	3	£1,743,376	£1,431,186	£1,387,945	£1,314,975	£1,292,679	£1,184,490
	4	£2,324,632	£1,982,813	£1,935,518	£1,856,467	£1,832,144	£1,716,980
	5	£3,204,266	£2,822,226	£2,768,175	£2,680,340	£2,651,963	£2,526,446
80 Unit Scheme	1	£863,978	£523,684	£441,514	£322,807	£244,258	£139,329
	2	£1,805,613	£1,431,278	£1,335,734	£1,205,373	£1,118,811	£997,949
	3	£2,762,747	£2,347,536	£2,241,778	£2,098,779	£2,002,042	£1,869,654
	4	£3,688,882	£3,239,630	£3,125,048	£2,969,172	£2,863,612	£2,718,348
	5	£5,095,521	£4,592,357	£4,464,222	£4,287,997	£4,170,912	£4,006,451
100 Unit Scheme	1	£807,706	£382,310	£267,269	£151,633	£74,725	£0
	2	£1,921,078	£1,438,501	£1,312,516	£1,178,855	£1,097,386	£983,456
	3	£3,049,051	£2,514,527	£2,376,636	£2,229,534	£2,139,790	£2,013,767
	4	£4,140,521	£3,560,058	£3,410,036	£3,248,220	£3,150,839	£3,013,359
	5	£5,797,803	£5,148,225	£4,978,397	£4,795,915	£4,686,440	£4,532,412

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £
50 Unit Scheme	1	£542,114	£306,250	£270,068	£214,321	£194,812	£105,983
	2	£1,138,870	£862,470	£822,606	£757,069	£736,124	£641,984
	3	£1,743,376	£1,431,186	£1,387,945	£1,314,975	£1,292,679	£1,184,490
	4	£2,324,632	£1,982,813	£1,935,518	£1,856,467	£1,832,144	£1,716,980
	5	£3,204,266	£2,822,226	£2,768,175	£2,680,340	£2,651,963	£2,526,446
80 Unit Scheme	1	£863,978	£523,684	£441,514	£322,807	£244,258	£139,329
	2	£1,805,613	£1,431,278	£1,335,734	£1,205,373	£1,118,811	£997,949
	3	£2,762,747	£2,347,536	£2,241,778	£2,098,779	£2,002,042	£1,869,654
	4	£3,688,882	£3,239,630	£3,125,048	£2,969,172	£2,863,612	£2,718,348
	5	£5,095,521	£4,592,357	£4,464,222	£4,287,997	£4,170,912	£4,006,451
100 Unit Scheme	1	£807,706	£382,310	£267,269	£151,633	£74,725	£0
	2	£1,921,078	£1,438,501	£1,312,516	£1,178,855	£1,097,386	£983,456
	3	£3,049,051	£2,514,527	£2,376,636	£2,229,534	£2,139,790	£2,013,767
	4	£4,140,521	£3,560,058	£3,410,036	£3,248,220	£3,150,839	£3,013,359
	5	£5,797,803	£5,148,225	£4,978,397	£4,795,915	£4,686,440	£4,532,412

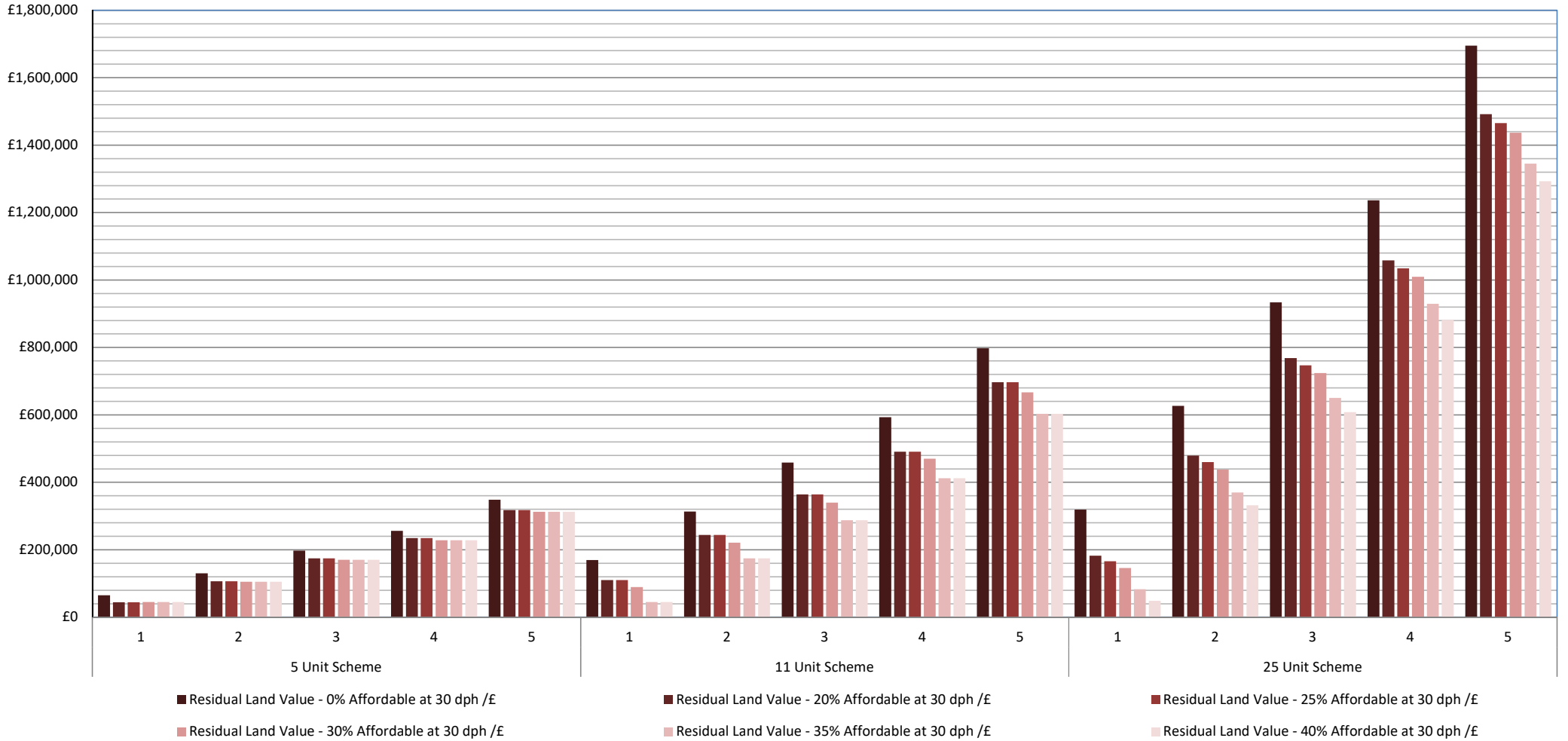
Graph 1A: Residual Land Values for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£0 CIL for Value Points 1-5



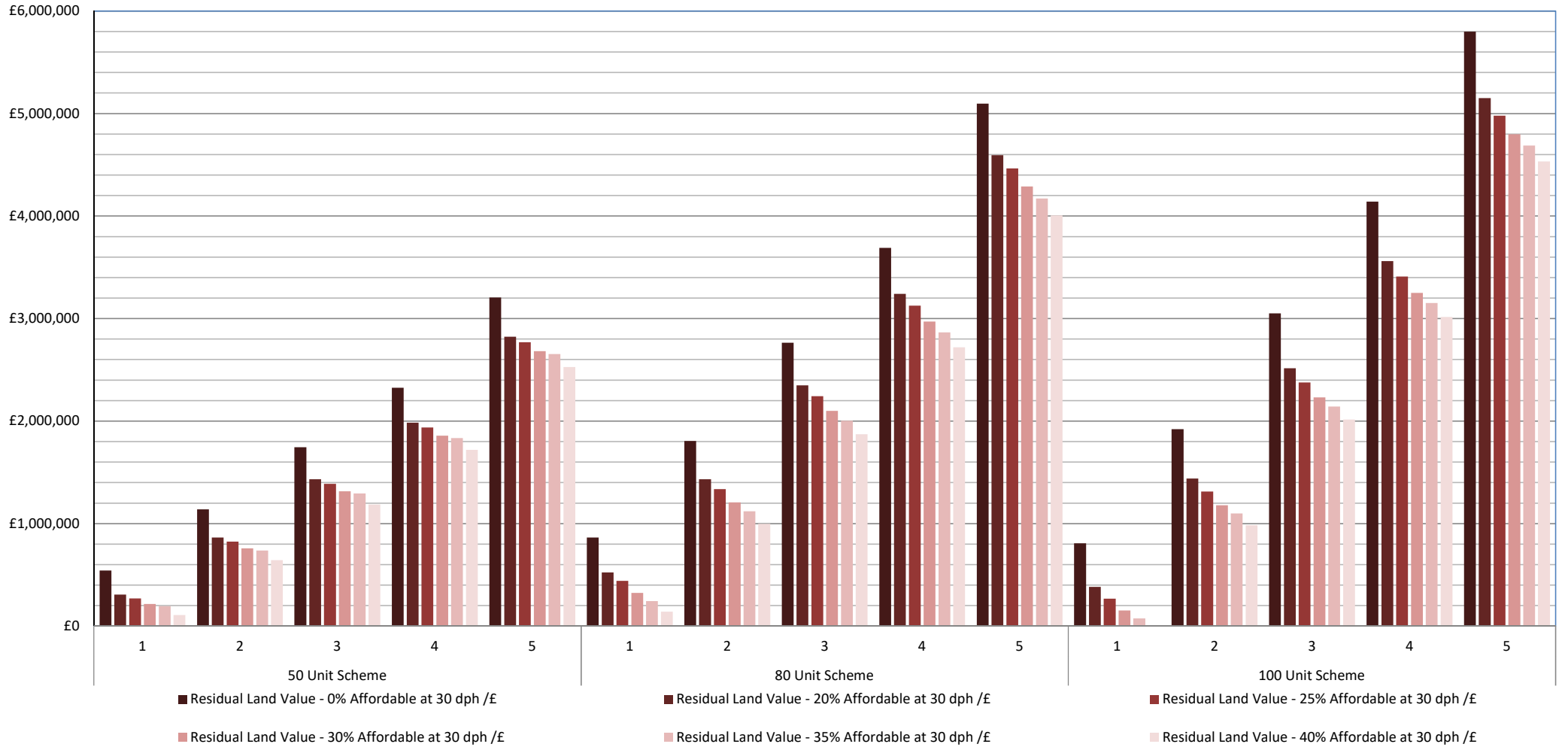
Graph 1B: Residual Land Values for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£0 CIL for Value Points 1-5



Appendix 2: Approx. Land Values as % of GDV for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

0-40% Affordable Housing, 30-40 DPH

£0 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
5 Unit Scheme	1	7.97%	5.75%	5.75%	5.92%	5.92%	5.92%
	2	14.33%	12.53%	12.53%	12.62%	12.62%	12.62%
	3	19.65%	18.47%	18.47%	18.54%	18.54%	18.54%
	4	23.42%	22.80%	22.80%	22.89%	22.89%	22.89%
	5	28.42%	27.62%	27.62%	27.99%	27.99%	27.99%
11 Unit Scheme	1	8.77%	6.55%	6.55%	5.46%	2.90%	2.90%
	2	14.61%	13.08%	13.08%	12.22%	10.10%	10.10%
	3	19.47%	17.83%	17.83%	17.16%	15.21%	15.21%
	4	23.18%	22.05%	22.05%	21.74%	20.01%	20.01%
	5	27.93%	27.65%	27.65%	27.28%	25.87%	25.87%
25 Unit Scheme	1	7.54%	4.65%	4.28%	3.81%	2.24%	1.33%
	2	13.35%	11.01%	10.68%	10.31%	9.00%	8.21%
	3	18.11%	16.06%	15.79%	15.50%	14.40%	13.69%
	4	22.04%	20.31%	20.09%	19.86%	18.89%	18.25%
	5	26.90%	25.51%	25.36%	25.18%	24.39%	23.86%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
5 Unit Scheme	1	7.97%	5.75%	5.75%	5.92%	5.92%	5.92%
	2	14.33%	12.53%	12.53%	12.62%	12.62%	12.62%
	3	19.65%	18.47%	18.47%	18.54%	18.54%	18.54%
	4	23.42%	22.80%	22.80%	22.89%	22.89%	22.89%
	5	28.42%	27.62%	27.62%	27.99%	27.99%	27.99%
11 Unit Scheme	1	8.77%	6.55%	6.55%	5.46%	2.90%	2.90%
	2	14.61%	13.08%	13.08%	12.22%	10.10%	10.10%
	3	19.47%	17.83%	17.83%	17.16%	15.21%	15.21%
	4	23.18%	22.05%	22.05%	21.74%	20.01%	20.01%
	5	27.93%	27.65%	27.65%	27.28%	25.87%	25.87%
25 Unit Scheme	1	7.54%	4.65%	4.28%	3.81%	2.24%	1.33%
	2	13.35%	11.01%	10.68%	10.31%	9.00%	8.21%
	3	18.11%	16.06%	15.79%	15.50%	14.40%	13.69%
	4	22.04%	20.31%	20.09%	19.86%	18.89%	18.25%
	5	26.90%	25.51%	25.36%	25.18%	24.39%	23.86%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
50 Unit Scheme	1	6.48%	4.00%	3.57%	2.90%	2.65%	1.48%
	2	12.25%	10.15%	9.80%	9.21%	9.02%	8.06%
	3	17.04%	15.30%	15.02%	14.54%	14.38%	13.52%
	4	20.89%	19.46%	19.23%	18.84%	18.72%	17.99%
	5	25.65%	24.63%	24.47%	24.19%	24.10%	23.54%
80 Unit Scheme	1	6.54%	4.22%	3.61%	2.70%	2.08%	1.21%
	2	12.31%	10.39%	9.85%	9.09%	8.57%	7.82%
	3	17.10%	15.49%	15.02%	14.39%	13.94%	13.31%
	4	20.98%	19.63%	19.22%	18.69%	18.31%	17.77%
	5	25.78%	24.76%	24.44%	24.03%	23.73%	23.32%
100 Unit Scheme	1	4.88%	2.48%	1.77%	1.02%	0.51%	0.00%
	2	10.44%	8.42%	7.83%	7.16%	6.76%	6.18%
	3	15.06%	13.36%	12.87%	12.30%	11.98%	11.50%
	4	18.78%	17.37%	16.96%	16.46%	16.20%	15.80%
	5	23.41%	22.35%	22.02%	21.63%	21.43%	21.15%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
50 Unit Scheme	1	6.48%	4.00%	3.57%	2.90%	2.65%	1.48%
	2	12.25%	10.15%	9.80%	9.21%	9.02%	8.06%
	3	17.04%	15.30%	15.02%	14.54%	14.38%	13.52%
	4	20.89%	19.46%	19.23%	18.84%	18.72%	17.99%
	5	25.65%	24.63%	24.47%	24.19%	24.10%	23.54%
80 Unit Scheme	1	6.54%	4.22%	3.61%	2.70%	2.08%	1.21%
	2	12.31%	10.39%	9.85%	9.09%	8.57%	7.82%
	3	17.10%	15.49%	15.02%	14.39%	13.94%	13.31%
	4	20.98%	19.63%	19.22%	18.69%	18.31%	17.77%
	5	25.78%	24.76%	24.44%	24.03%	23.73%	23.32%
100 Unit Scheme	1	4.88%	2.48%	1.77%	1.02%	0.51%	0.00%
	2	10.44%	8.42%	7.83%	7.16%	6.76%	6.18%
	3	15.06%	13.36%	12.87%	12.30%	11.98%	11.50%
	4	18.78%	17.37%	16.96%	16.46%	16.20%	15.80%
	5	23.41%	22.35%	22.02%	21.63%	21.43%	21.15%

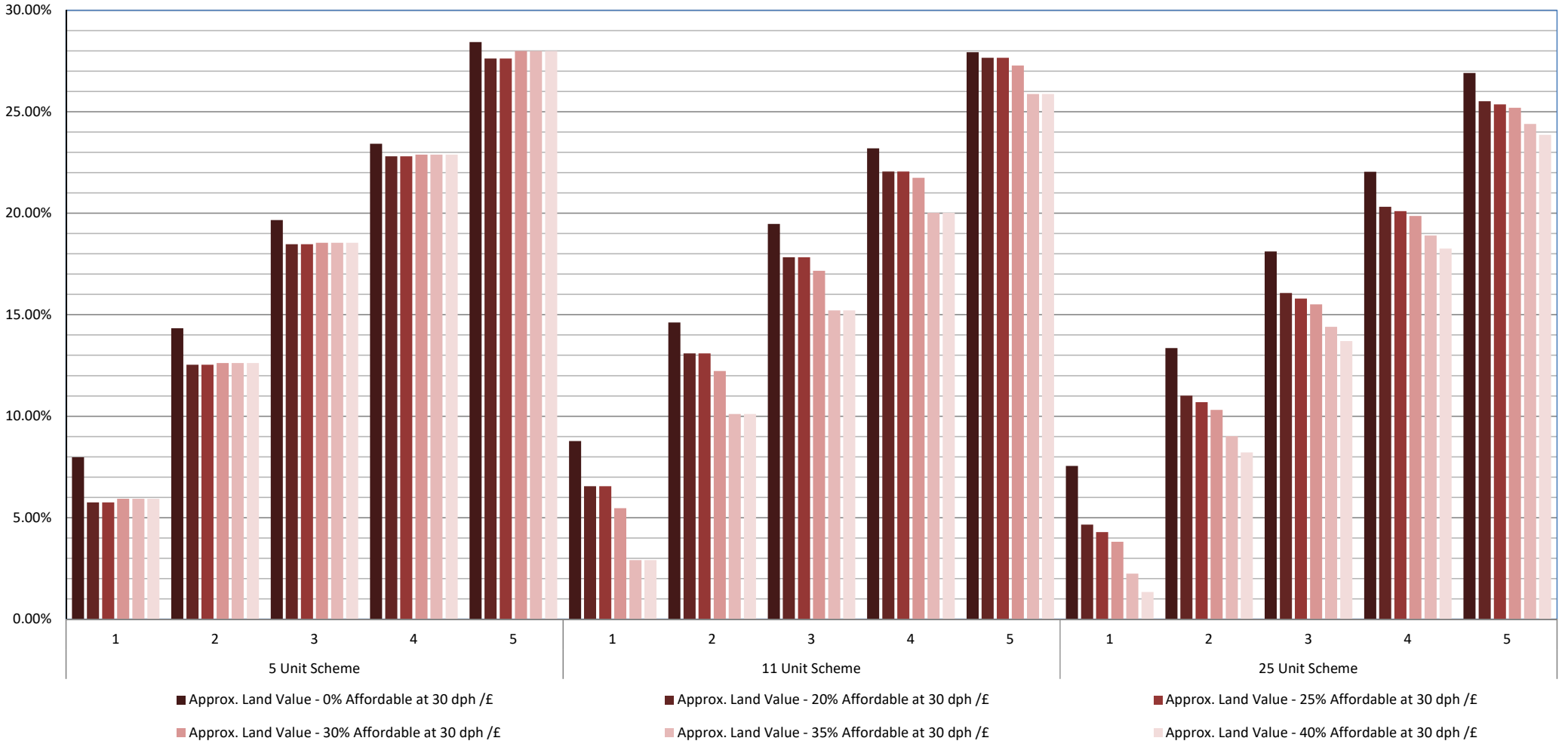
Graph 2A: Approx. Land Values as % of GDV for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£0 CIL for Value Points 1-5



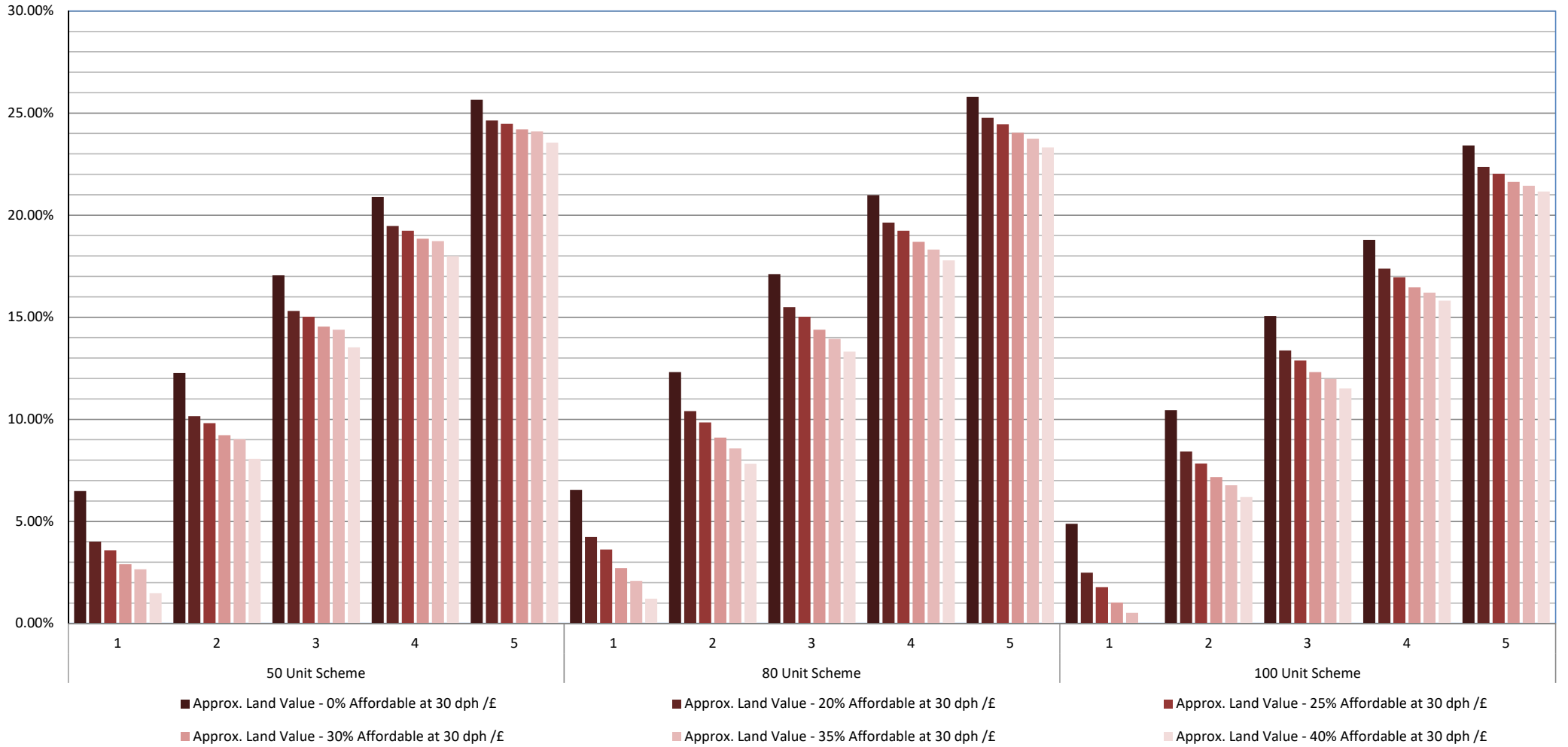
Graph 2B: Approx. Land Values as % of GDV for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£0 CIL for Value Points 1-5



Appendix 3: Approx. Land Values (£ / Hectare) for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

0-40% Affordable Housing, 30-40 DPH

£0 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable at 30 dph / £	Residual Land Value - 20% Affordable at 30 dph / £	Residual Land Value - 25% Affordable at 30 dph / £	Residual Land Value - 30% Affordable at 30 dph / £	Residual Land Value - 35% Affordable at 30 dph / £	Residual Land Value - 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£390,429	£263,965	£263,965	£266,715	£266,715	£266,715	£20,000	£135,000	£350,000	£450,000
	2	£778,986	£638,972	£638,972	£628,172	£628,172	£628,172	£20,000	£135,000	£350,000	£450,000
	3	£1,181,512	£1,044,400	£1,044,400	£1,020,050	£1,020,050	£1,020,050	£20,000	£135,000	£350,000	£450,000
	4	£1,534,543	£1,405,213	£1,405,213	£1,367,693	£1,367,693	£1,367,693	£20,000	£135,000	£350,000	£450,000
	5	£2,087,330	£1,903,326	£1,903,326	£1,874,166	£1,874,166	£1,874,166	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£460,625	£298,929	£298,929	£242,068	£122,614	£122,614	£20,000	£135,000	£350,000	£450,000
	2	£853,513	£664,378	£664,378	£602,055	£474,348	£474,348	£20,000	£135,000	£350,000	£450,000
	3	£1,248,922	£991,327	£991,327	£926,324	£782,644	£782,644	£20,000	£135,000	£350,000	£450,000
	4	£1,616,199	£1,338,382	£1,338,382	£1,281,410	£1,123,826	£1,123,826	£20,000	£135,000	£350,000	£450,000
	5	£2,175,246	£1,900,296	£1,900,296	£1,818,417	£1,644,109	£1,644,109	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£382,137	£218,430	£198,910	£174,577	£99,124	£58,228	£20,000	£135,000	£350,000	£450,000
	2	£751,415	£575,056	£551,452	£525,320	£443,652	£398,032	£20,000	£135,000	£350,000	£450,000
	3	£1,119,847	£921,953	£896,091	£868,559	£780,175	£729,137	£20,000	£135,000	£350,000	£450,000
	4	£1,483,494	£1,269,700	£1,241,335	£1,211,301	£1,114,524	£1,057,597	£20,000	£135,000	£350,000	£450,000
	5	£2,033,750	£1,790,044	£1,758,342	£1,723,302	£1,613,668	£1,550,852	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable at 30 dph / £	Residual Land Value - 20% Affordable at 30 dph / £	Residual Land Value - 25% Affordable at 30 dph / £	Residual Land Value - 30% Affordable at 30 dph / £	Residual Land Value - 35% Affordable at 30 dph / £	Residual Land Value - 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£325,268	£183,750	£162,041	£128,593	£116,887	£63,590	£20,000	£135,000	£350,000	£450,000
	2	£683,322	£517,482	£493,564	£454,241	£441,674	£385,191	£20,000	£135,000	£350,000	£450,000
	3	£1,046,026	£858,712	£832,767	£788,985	£775,607	£710,694	£20,000	£135,000	£350,000	£450,000
	4	£1,394,779	£1,189,688	£1,161,311	£1,113,880	£1,099,286	£1,030,188	£20,000	£135,000	£350,000	£450,000
	5	£1,922,560	£1,693,336	£1,660,905	£1,608,204	£1,591,178	£1,515,868	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£323,992	£196,382	£165,568	£121,053	£91,597	£52,248	£20,000	£135,000	£350,000	£450,000
	2	£677,105	£536,729	£500,900	£452,015	£419,554	£374,231	£20,000	£135,000	£350,000	£450,000
	3	£1,036,030	£880,326	£840,667	£787,042	£750,766	£701,120	£20,000	£135,000	£350,000	£450,000
	4	£1,383,331	£1,214,861	£1,171,893	£1,113,440	£1,073,855	£1,019,380	£20,000	£135,000	£350,000	£450,000
	5	£1,910,821	£1,722,134	£1,674,083	£1,607,999	£1,564,092	£1,502,419	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£242,312	£114,693	£80,181	£45,490	£22,417	£0	£20,000	£135,000	£350,000	£450,000
	2	£576,323	£431,550	£393,755	£353,657	£329,216	£295,037	£20,000	£135,000	£350,000	£450,000
	3	£914,715	£754,358	£712,991	£668,860	£641,937	£604,130	£20,000	£135,000	£350,000	£450,000
	4	£1,242,156	£1,068,017	£1,023,011	£974,466	£945,252	£904,008	£20,000	£135,000	£350,000	£450,000
	5	£1,739,341	£1,544,468	£1,493,519	£1,438,774	£1,405,932	£1,359,724	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable at 40 dph / £	Residual Land Value - 20% Affordable at 40 dph / £	Residual Land Value - 25% Affordable at 40 dph / £	Residual Land Value - 30% Affordable at 40 dph / £	Residual Land Value - 35% Affordable at 40 dph / £	Residual Land Value - 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£520,572	£351,953	£351,953	£355,620	£355,620	£355,620	£20,000	£135,000	£350,000	£450,000
	2	£1,038,648	£851,963	£851,963	£837,563	£837,563	£837,563	£20,000	£135,000	£350,000	£450,000
	3	£1,575,349	£1,392,533	£1,392,533	£1,360,067	£1,360,067	£1,360,067	£20,000	£135,000	£350,000	£450,000
	4	£2,046,058	£1,873,618	£1,873,618	£1,823,591	£1,823,591	£1,823,591	£20,000	£135,000	£350,000	£450,000
	5	£2,783,107	£2,537,768	£2,537,768	£2,498,888	£2,498,888	£2,498,888	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£614,166	£398,572	£398,572	£322,758	£163,485	£163,485	£20,000	£135,000	£350,000	£450,000
	2	£1,138,017	£885,838	£885,838	£802,741	£632,464	£632,464	£20,000	£135,000	£350,000	£450,000
	3	£1,665,230	£1,321,770	£1,321,770	£1,235,098	£1,043,525	£1,043,525	£20,000	£135,000	£350,000	£450,000
	4	£2,154,932	£1,784,509	£1,784,509	£1,708,547	£1,498,434	£1,498,434	£20,000	£135,000	£350,000	£450,000
	5	£2,900,328	£2,533,728	£2,533,728	£2,424,556	£2,192,145	£2,192,145	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£509,517	£291,240	£265,213	£232,769	£132,165	£77,637	£20,000	£135,000	£350,000	£450,000
	2	£1,001,886	£766,741	£735,270	£700,427	£591,535	£530,709	£20,000	£135,000	£350,000	£450,000
	3	£1,493,129	£1,229,271	£1,194,787	£1,158,079	£1,040,233	£972,182	£20,000	£135,000	£350,000	£450,000
	4	£1,977,992	£1,692,933	£1,655,113	£1,615,067	£1,486,032	£1,410,129	£20,000	£135,000	£350,000	£450,000
	5	£2,711,666	£2,386,726	£2,344,456	£2,297,736	£2,151,558	£2,067,803	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable at 40 dph / £	Residual Land Value - 20% Affordable at 40 dph / £	Residual Land Value - 25% Affordable at 40 dph / £	Residual Land Value - 30% Affordable at 40 dph / £	Residual Land Value - 35% Affordable at 40 dph / £	Residual Land Value - 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£433,691	£245,000	£216,054	£171,457	£155,849	£84,787	£20,000	£135,000	£350,000	£450,000
	2	£911,096	£689,976	£658,085	£605,655	£588,899	£513,587	£20,000	£135,000	£350,000	£450,000
	3	£1,394,701	£1,144,949	£1,110,356	£1,051,980	£1,034,143	£947,592	£20,000	£135,000	£350,000	£450,000
	4	£1,859,706	£1,586,251	£1,548,414	£1,485,174	£1,465,715	£1,373,584	£20,000	£135,000	£350,000	£450,000
	5	£2,563,413	£2,257,781	£2,214,540	£2,144,272	£2,121,571	£2,021,157	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£431,989	£261,842	£220,757	£161,404	£122,129	£69,664	£20,000	£135,000	£350,000	£450,000
	2	£902,806	£715,639	£667,867	£602,687	£559,405	£498,975	£20,000	£135,000	£350,000	£450,000
	3	£1,381,374	£1,173,768	£1,120,889	£1,049,389	£1,001,021	£934,827	£20,000	£135,000	£350,000	£450,000
	4	£1,844,441	£1,619,815	£1,562,524	£1,484,586	£1,431,806	£1,359,174	£20,000	£135,000	£350,000	£450,000
	5	£2,547,761	£2,296,178	£2,232,111	£2,143,999	£2,085,456	£2,003,225	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£323,082	£152,924	£106,908	£60,653	£29,890	£0	£20,000	£135,000	£350,000	£450,000
	2	£768,431	£575,401	£525,006	£471,542	£438,954	£393,382	£20,000	£135,000	£350,000	£450,000
	3	£1,219,621	£1,005,811	£950,654	£891,814	£855,916	£805,507	£20,000	£135,000	£350,000	£450,000
	4	£1,656,208	£1,424,023	£1,364,014	£1,299,288	£1,260,335	£1,205,344	£20,000	£135,000	£350,000	£450,000
	5	£2,319,121	£2,059,290	£1,991,359	£1,918,366	£1,874,576	£1,812,965	£20,000	£135,000	£350,000	£450,000

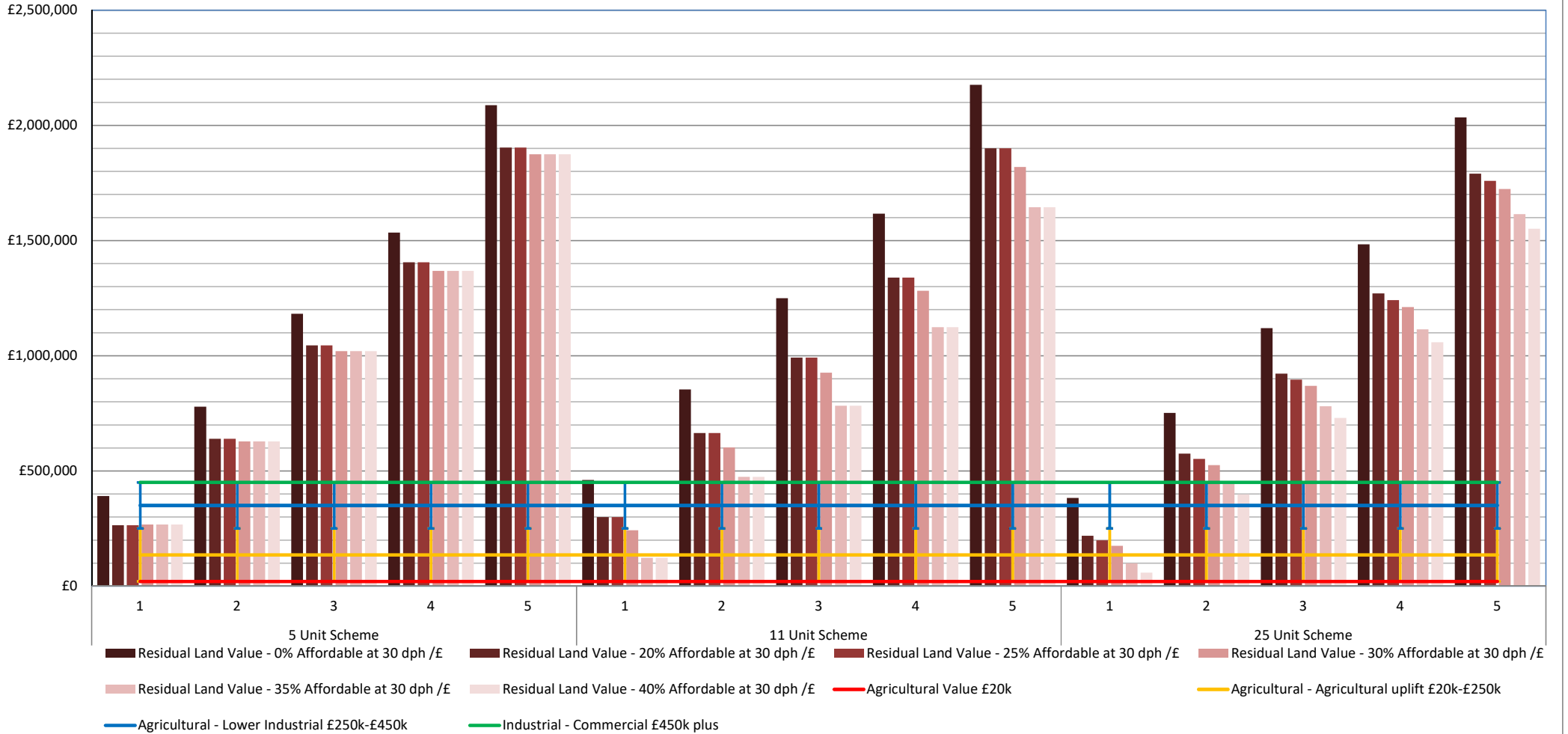
Graph 3A: Approx. Land Values (£ / Hectare) for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 DPH only

£0 CIL for Value Points 1-5



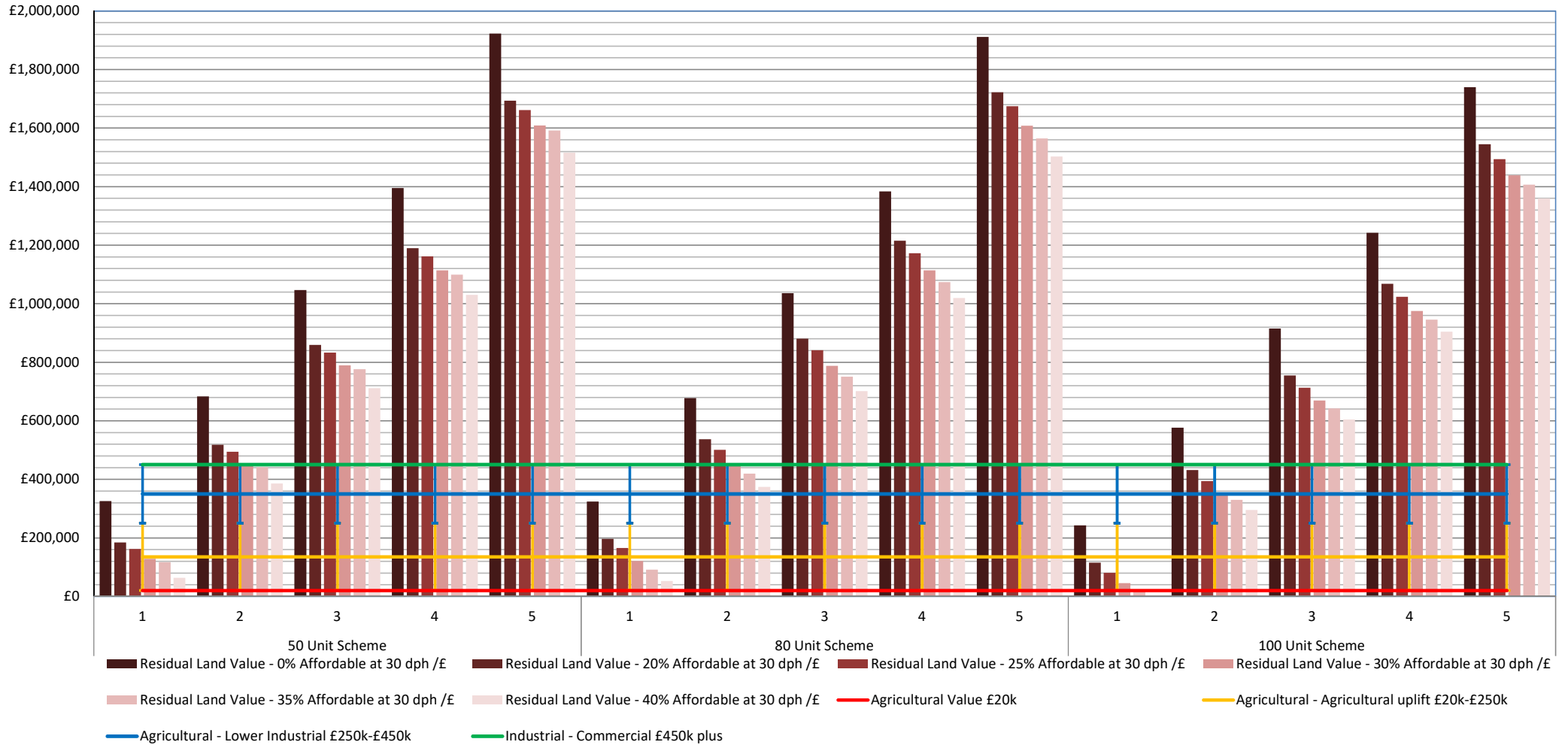
Graph 3B: Approx. Land Values (£ / Hectare) for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 DPH only

£0 CIL for Value Points 1-5



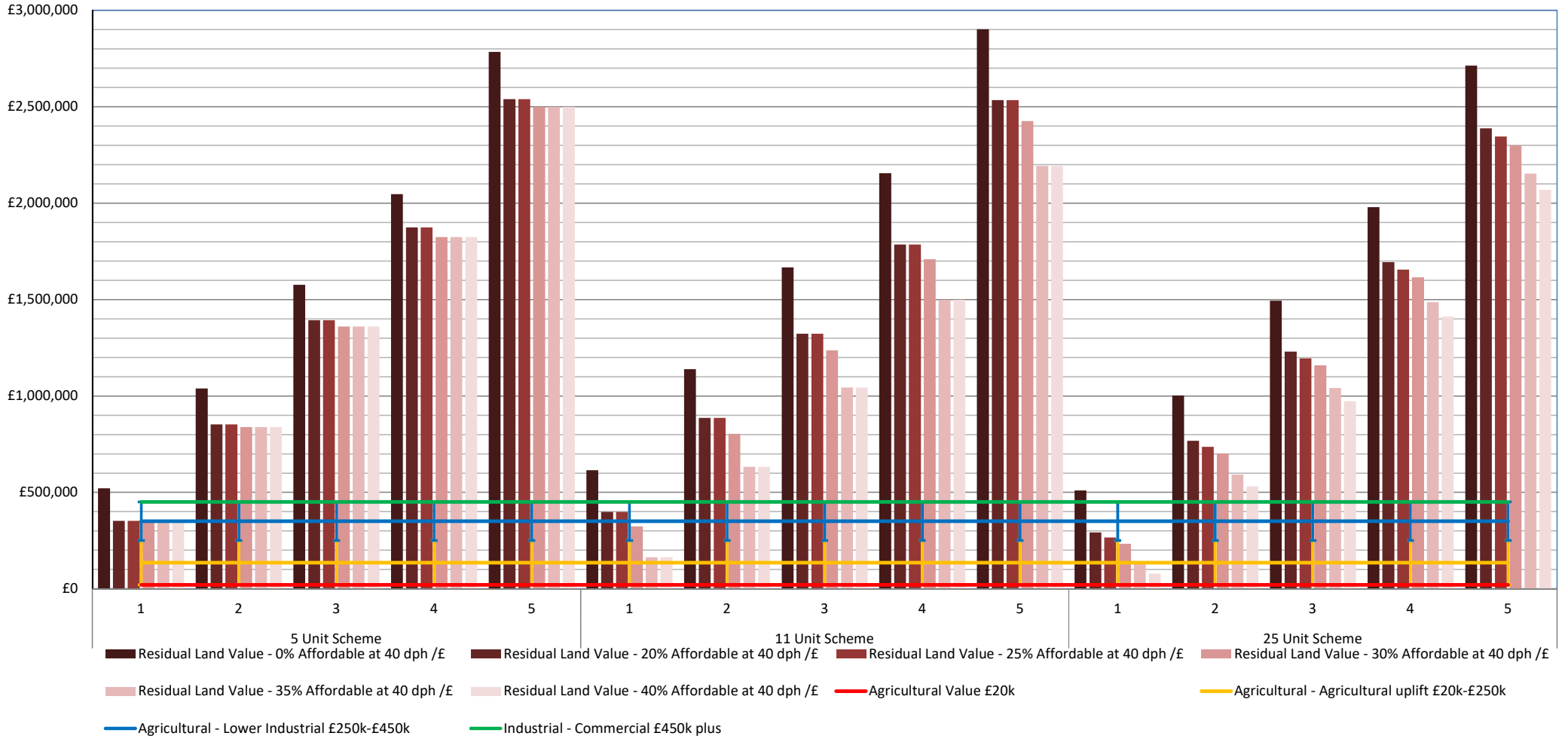
Graph 3C: Approx. Land Values (£ / Hectare) for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 40 DPH only

£0 CIL for Value Points 1-5



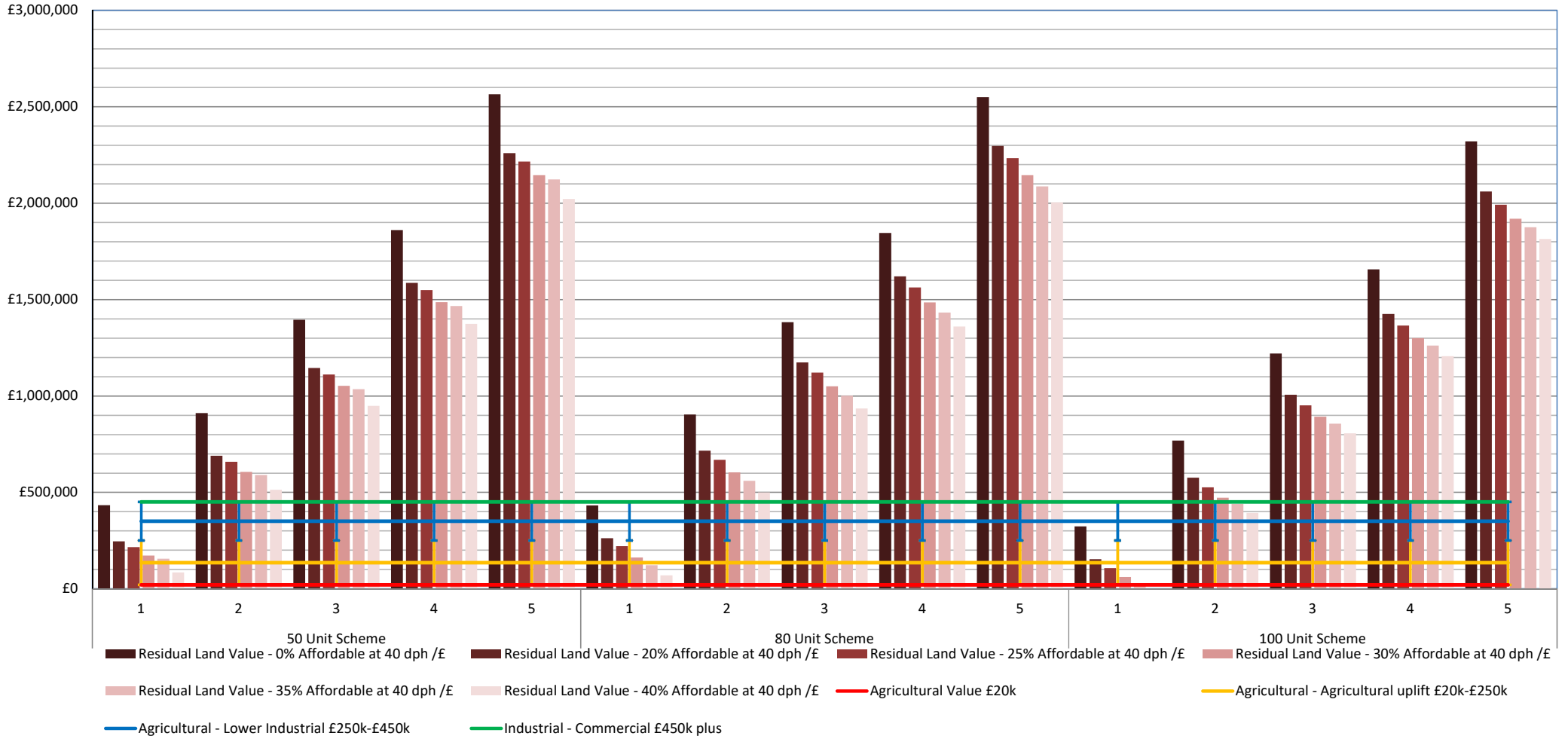
Graph 3D: Approx. Land Values (£ / Hectare) for Appraisals with £0 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 40 DPH only

£0 CIL for Value Points 1-5



APPENDIX 3

Appendix 1: Residual Land Values for Appraisals with £20 CIL
 Summary of Residual Land Value (£) Appraisals for All Value Points
 0-40% Affordable Housing, 30-40 DPH
 £20 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 30 dph / £	20% Affordable at 30 dph / £	25% Affordable at 30 dph / £	30% Affordable at 30 dph / £	35% Affordable at 30 dph / £	40% Affordable at 30 dph / £
5 Unit Scheme	1	£57,673	£38,164	£38,164	£39,748	£39,748	£39,748
	2	£122,432	£100,665	£100,665	£99,991	£99,991	£99,991
	3	£189,594	£168,236	£168,236	£165,304	£165,304	£165,304
	4	£248,581	£228,430	£228,430	£223,291	£223,291	£223,291
	5	£340,712	£311,566	£311,566	£307,797	£307,797	£307,797
11 Unit Scheme	1	£151,759	£96,631	£96,631	£77,334	£34,811	£34,811
	2	£296,332	£230,759	£230,759	£209,443	£163,780	£163,780
	3	£441,316	£350,900	£350,900	£328,570	£277,127	£277,127
	4	£576,155	£483,265	£483,265	£458,769	£402,227	£402,227
	5	£781,139	£684,318	£684,318	£655,785	£593,099	£593,099
25 Unit Scheme	1	£282,980	£154,576	£137,713	£118,944	£58,818	£25,821
	2	£591,077	£450,804	£432,340	£412,027	£346,638	£309,672
	3	£898,103	£740,178	£719,819	£698,325	£627,312	£585,820
	4	£1,201,143	£1,029,967	£1,007,522	£983,942	£905,937	£859,537
	5	£1,659,689	£1,463,588	£1,438,362	£1,410,610	£1,321,890	£1,270,582

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 40 dph / £	20% Affordable at 40 dph / £	25% Affordable at 40 dph / £	30% Affordable at 40 dph / £	35% Affordable at 40 dph / £	40% Affordable at 40 dph / £
5 Unit Scheme	1	£57,673	£38,164	£38,164	£39,748	£39,748	£39,748
	2	£122,432	£100,665	£100,665	£99,991	£99,991	£99,991
	3	£189,594	£168,236	£168,236	£165,304	£165,304	£165,304
	4	£248,581	£228,430	£228,430	£223,291	£223,291	£223,291
	5	£340,712	£311,566	£311,566	£307,797	£307,797	£307,797
11 Unit Scheme	1	£151,759	£96,631	£96,631	£77,334	£34,811	£34,811
	2	£296,332	£230,759	£230,759	£209,443	£163,780	£163,780
	3	£441,316	£350,900	£350,900	£328,570	£277,127	£277,127
	4	£576,155	£483,265	£483,265	£458,769	£402,227	£402,227
	5	£781,139	£684,318	£684,318	£655,785	£593,099	£593,099
25 Unit Scheme	1	£282,980	£154,576	£137,713	£118,944	£58,818	£25,821
	2	£591,077	£450,804	£432,340	£412,027	£346,638	£309,672
	3	£898,103	£740,178	£719,819	£698,325	£627,312	£585,820
	4	£1,201,143	£1,029,967	£1,007,522	£983,942	£905,937	£859,537
	5	£1,659,689	£1,463,588	£1,438,362	£1,410,610	£1,321,890	£1,270,582

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 30 dph / £	20% Affordable at 30 dph / £	25% Affordable at 30 dph / £	30% Affordable at 30 dph / £	35% Affordable at 30 dph / £	40% Affordable at 30 dph / £
50 Unit Scheme	1	£479,442	£252,472	£223,396	£168,117	£149,877	£63,773
	2	£1,071,255	£809,246	£771,949	£710,634	£691,097	£601,462
	3	£1,675,761	£1,377,963	£1,337,288	£1,268,541	£1,247,652	£1,143,968
	4	£2,257,017	£1,929,589	£1,884,861	£1,810,033	£1,787,117	£1,676,458
	5	£3,136,652	£2,769,003	£2,717,518	£2,633,906	£2,606,937	£2,485,924
80 Unit Scheme	1	£757,298	£442,063	£358,454	£246,457	£175,725	£71,416
	2	£1,698,933	£1,345,100	£1,253,530	£1,129,810	£1,047,470	£932,753
	3	£2,656,068	£2,261,358	£2,159,574	£2,023,215	£1,930,701	£1,804,458
	4	£3,582,202	£3,153,452	£3,042,844	£2,893,609	£2,792,272	£2,653,151
	5	£4,988,842	£4,506,179	£4,382,018	£4,212,434	£4,099,571	£3,941,254
100 Unit Scheme	1	£681,689	£280,768	£175,740	£59,641	£0	£0
	2	£1,795,061	£1,338,006	£1,218,417	£1,090,543	£1,014,378	£907,796
	3	£2,923,035	£2,414,032	£2,282,536	£2,141,222	£2,056,782	£1,938,107
	4	£4,014,504	£3,459,563	£3,315,936	£3,159,908	£3,067,831	£2,937,699
	5	£5,671,786	£5,047,730	£4,884,298	£4,707,603	£4,603,433	£4,456,752

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 40 dph / £	20% Affordable at 40 dph / £	25% Affordable at 40 dph / £	30% Affordable at 40 dph / £	35% Affordable at 40 dph / £	40% Affordable at 40 dph / £
50 Unit Scheme	1	£479,442	£252,472	£223,396	£168,117	£149,877	£63,773
	2	£1,071,255	£809,246	£771,949	£710,634	£691,097	£601,462
	3	£1,675,761	£1,377,963	£1,337,288	£1,268,541	£1,247,652	£1,143,968
	4	£2,257,017	£1,929,589	£1,884,861	£1,810,033	£1,787,117	£1,676,458
	5	£3,136,652	£2,769,003	£2,717,518	£2,633,906	£2,606,937	£2,485,924
80 Unit Scheme	1	£757,298	£442,063	£358,454	£246,457	£175,725	£71,416
	2	£1,698,933	£1,345,100	£1,253,530	£1,129,810	£1,047,470	£932,753
	3	£2,656,068	£2,261,358	£2,159,574	£2,023,215	£1,930,701	£1,804,458
	4	£3,582,202	£3,153,452	£3,042,844	£2,893,609	£2,792,272	£2,653,151
	5	£4,988,842	£4,506,179	£4,382,018	£4,212,434	£4,099,571	£3,941,254
100 Unit Scheme	1	£681,689	£280,768	£175,740	£59,641	£0	£0
	2	£1,795,061	£1,338,006	£1,218,417	£1,090,543	£1,014,378	£907,796
	3	£2,923,035	£2,414,032	£2,282,536	£2,141,222	£2,056,782	£1,938,107
	4	£4,014,504	£3,459,563	£3,315,936	£3,159,908	£3,067,831	£2,937,699
	5	£5,671,786	£5,047,730	£4,884,298	£4,707,603	£4,603,433	£4,456,752

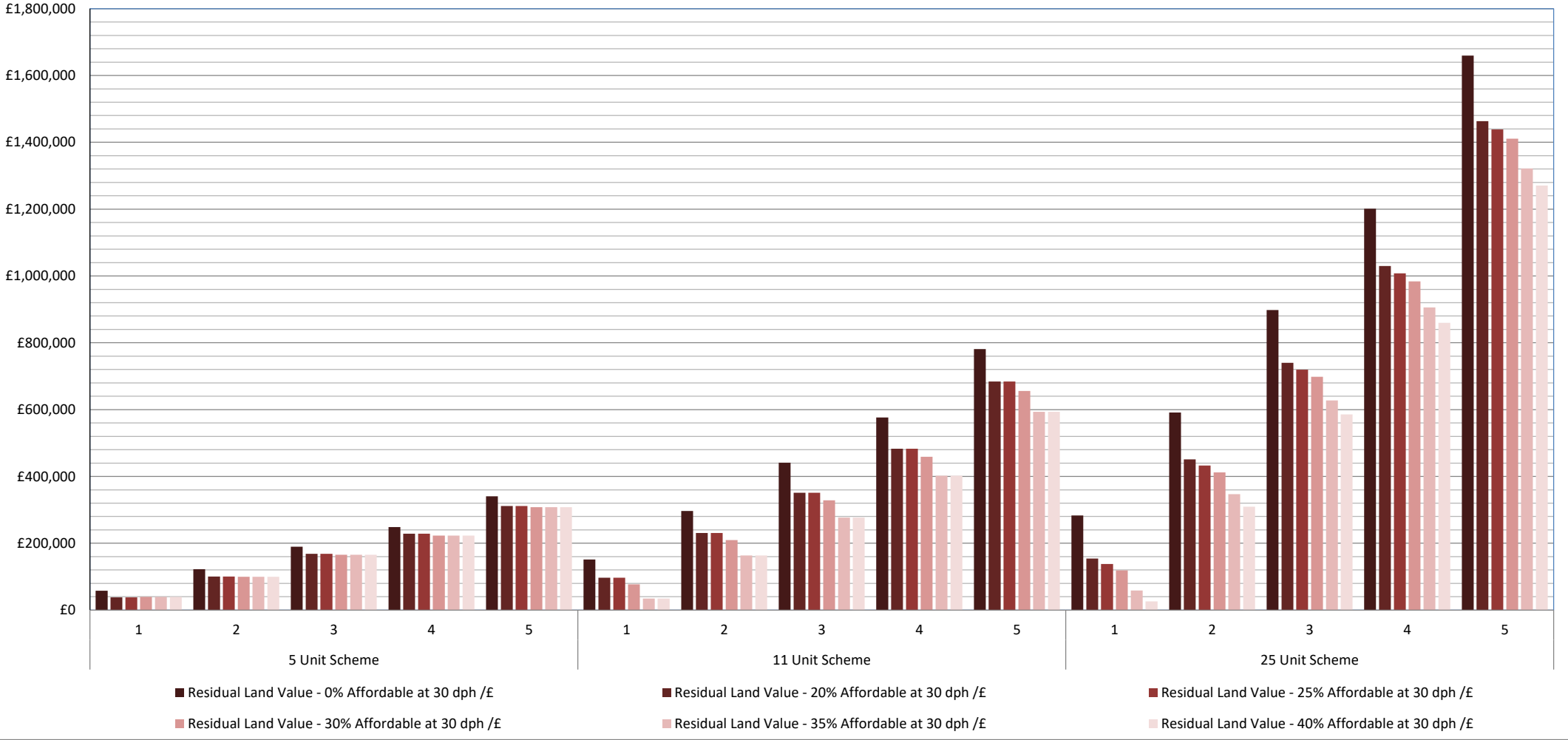
Graph 1A: Residual Land Values for Appraisals with £20 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£20 CIL for Value Points 1-5



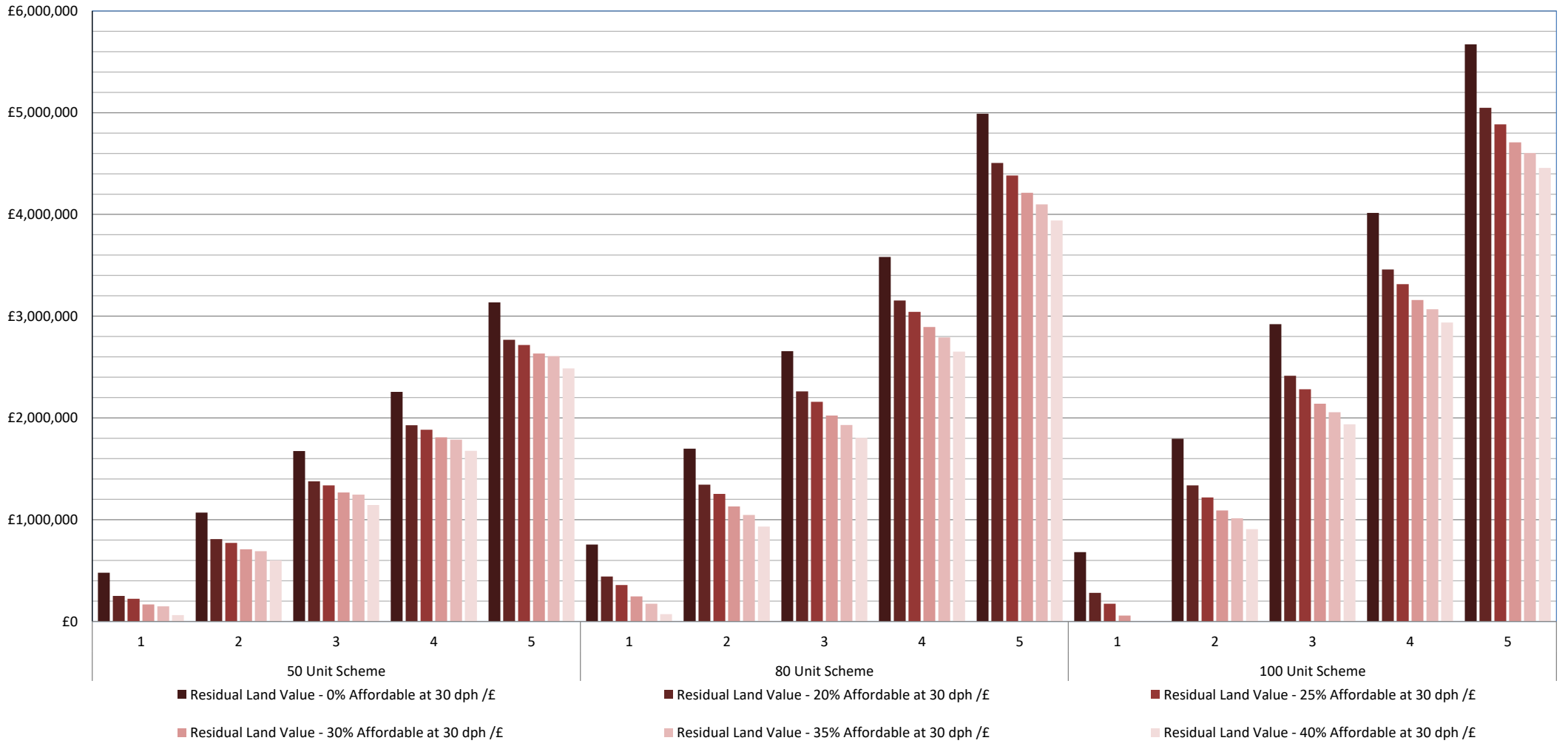
Graph 1B: Residual Land Values for Appraisals with £20 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£20 CIL for Value Points 1-5



Appendix 2: Approx. Land Values as % of GDV for Appraisals with £20 CIL
 Summary of Residual Land Value (£) Appraisals for All Value Points
 0-40% Affordable Housing, 30-40 DPH
 £20 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
		1	7.07%	4.98%	4.98%	5.30%	5.30%
2	13.51%	11.84%	11.84%	12.05%	12.05%	12.05%	
3	18.92%	17.85%	17.85%	18.03%	18.03%	18.03%	
4	22.76%	22.24%	22.24%	22.42%	22.42%	22.42%	
5	27.84%	27.13%	27.13%	27.58%	27.58%	27.58%	
11 Unit Scheme	1	7.88%	5.77%	5.77%	4.76%	2.25%	2.25%
	2	13.83%	12.39%	12.39%	11.60%	9.51%	9.51%
	3	18.76%	17.21%	17.21%	16.60%	14.69%	14.69%
	4	22.54%	21.71%	21.71%	21.23%	19.53%	19.53%
	5	27.35%	27.16%	27.16%	26.83%	25.45%	25.45%
25 Unit Scheme	1	6.70%	3.95%	3.56%	3.11%	1.59%	0.71%
	2	12.60%	10.36%	10.05%	9.70%	8.44%	7.67%
	3	17.43%	15.47%	15.22%	14.96%	13.89%	13.20%
	4	21.41%	19.77%	19.57%	19.36%	18.43%	17.80%
	5	26.34%	25.03%	24.89%	24.74%	23.98%	23.46%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
		1	7.07%	4.98%	4.98%	5.30%	5.30%
2	13.51%	11.84%	11.84%	12.05%	12.05%	12.05%	
3	18.92%	17.85%	17.85%	18.03%	18.03%	18.03%	
4	22.76%	22.24%	22.24%	22.42%	22.42%	22.42%	
5	27.84%	27.13%	27.13%	27.58%	27.58%	27.58%	
11 Unit Scheme	1	7.88%	5.77%	5.77%	4.76%	2.25%	2.25%
	2	13.83%	12.39%	12.39%	11.60%	9.51%	9.51%
	3	18.76%	17.21%	17.21%	16.60%	14.69%	14.69%
	4	22.54%	21.71%	21.71%	21.23%	19.53%	19.53%
	5	27.35%	27.16%	27.16%	26.83%	25.45%	25.45%
25 Unit Scheme	1	6.70%	3.95%	3.56%	3.11%	1.59%	0.71%
	2	12.60%	10.36%	10.05%	9.70%	8.44%	7.67%
	3	17.43%	15.47%	15.22%	14.96%	13.89%	13.20%
	4	21.41%	19.77%	19.57%	19.36%	18.43%	17.80%
	5	26.34%	25.03%	24.89%	24.74%	23.98%	23.46%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
		1	5.73%	3.30%	2.96%	2.27%	2.04%
2	11.53%	9.52%	9.20%	8.65%	8.47%	7.55%	
3	16.38%	14.73%	14.47%	14.02%	13.88%	13.06%	
4	20.28%	18.94%	18.73%	18.37%	18.26%	17.57%	
5	25.11%	24.17%	24.02%	23.78%	23.69%	23.17%	
50 Unit Scheme	1	5.73%	3.56%	2.93%	2.06%	1.50%	0.62%
	2	11.58%	9.77%	9.24%	8.52%	8.02%	7.31%
	3	16.44%	14.92%	14.47%	13.87%	13.44%	12.84%
	4	20.37%	19.11%	18.72%	18.22%	17.85%	17.35%
	5	25.24%	24.30%	23.99%	23.60%	23.33%	22.94%
80 Unit Scheme	1	4.11%	1.82%	1.16%	0.40%	0.00%	0.00%
	2	9.76%	7.83%	7.26%	6.63%	6.25%	5.71%
	3	14.43%	12.83%	12.36%	11.82%	11.51%	11.07%
	4	18.21%	16.88%	16.49%	16.01%	15.77%	15.41%
	5	22.90%	21.91%	21.61%	21.23%	21.05%	20.79%
100 Unit Scheme	1	4.11%	1.82%	1.16%	0.40%	0.00%	0.00%
	2	9.76%	7.83%	7.26%	6.63%	6.25%	5.71%
	3	14.43%	12.83%	12.36%	11.82%	11.51%	11.07%
	4	18.21%	16.88%	16.49%	16.01%	15.77%	15.41%
	5	22.90%	21.91%	21.61%	21.23%	21.05%	20.79%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
		1	5.73%	3.30%	2.96%	2.27%	2.04%
2	11.53%	9.52%	9.20%	8.65%	8.47%	7.55%	
3	16.38%	14.73%	14.47%	14.02%	13.88%	13.06%	
4	20.28%	18.94%	18.73%	18.37%	18.26%	17.57%	
5	25.11%	24.17%	24.02%	23.78%	23.69%	23.17%	
50 Unit Scheme	1	5.73%	3.56%	2.93%	2.06%	1.50%	0.62%
	2	11.58%	9.77%	9.24%	8.52%	8.02%	7.31%
	3	16.44%	14.92%	14.47%	13.87%	13.44%	12.84%
	4	20.37%	19.11%	18.72%	18.22%	17.85%	17.35%
	5	25.24%	24.30%	23.99%	23.60%	23.33%	22.94%
80 Unit Scheme	1	4.11%	1.82%	1.16%	0.40%	0.00%	0.00%
	2	9.76%	7.83%	7.26%	6.63%	6.25%	5.71%
	3	14.43%	12.83%	12.36%	11.82%	11.51%	11.07%
	4	18.21%	16.88%	16.49%	16.01%	15.77%	15.41%
	5	22.90%	21.91%	21.61%	21.23%	21.05%	20.79%
100 Unit Scheme	1	4.11%	1.82%	1.16%	0.40%	0.00%	0.00%
	2	9.76%	7.83%	7.26%	6.63%	6.25%	5.71%
	3	14.43%	12.83%	12.36%	11.82%	11.51%	11.07%
	4	18.21%	16.88%	16.49%	16.01%	15.77%	15.41%
	5	22.90%	21.91%	21.61%	21.23%	21.05%	20.79%

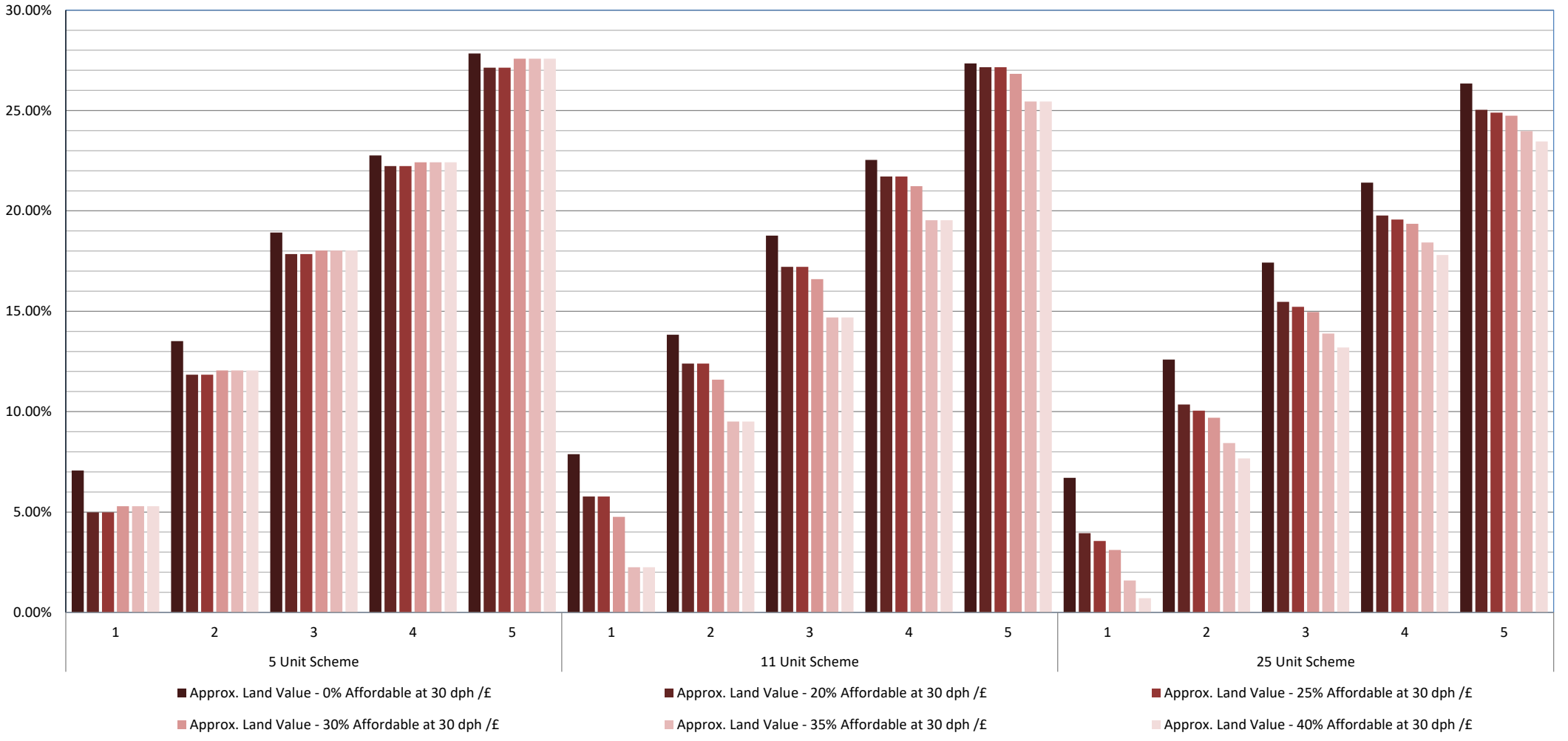
Graph 2A: Approx. Land Values as % of GDV for Appraisals with £20 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£20 CIL for Value Points 1-5



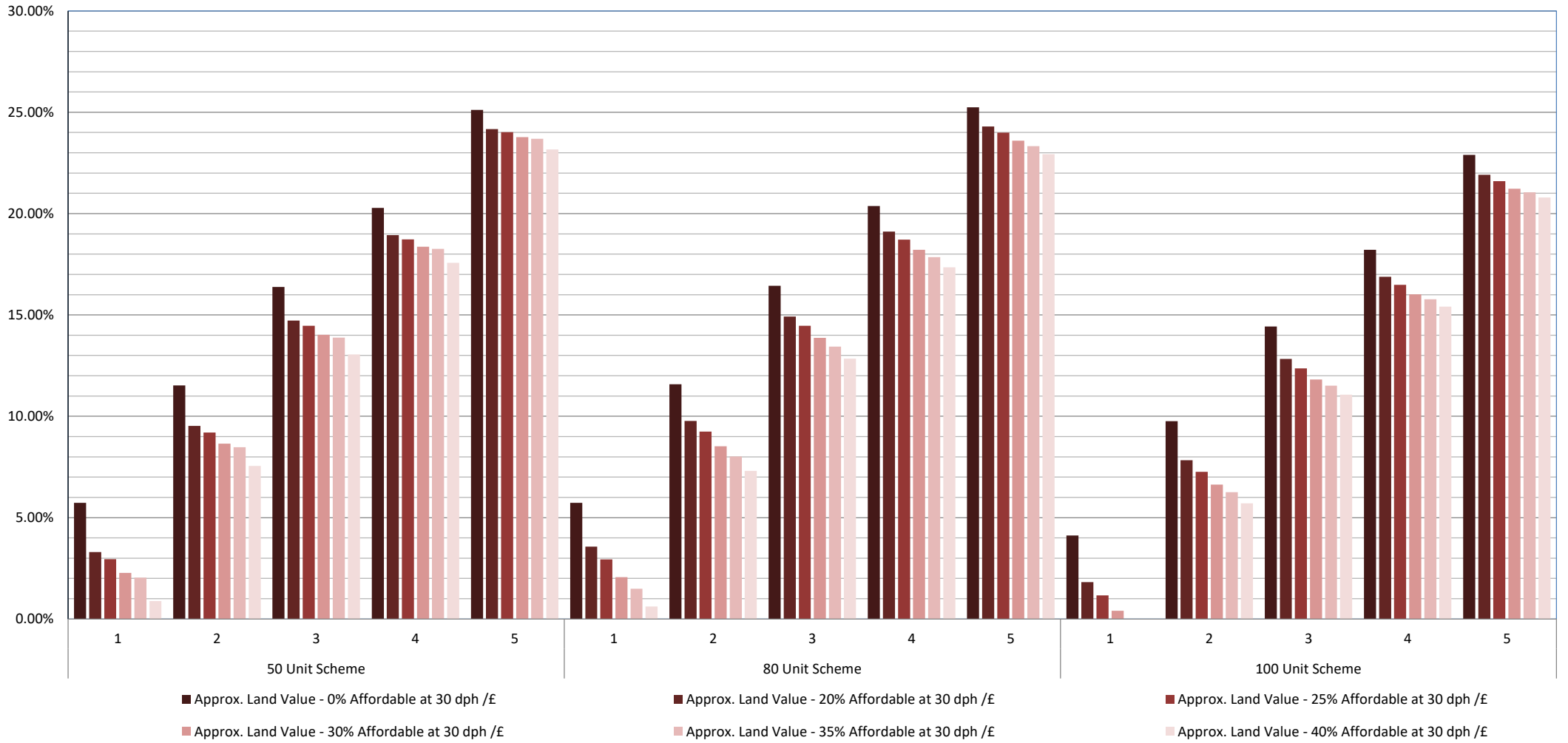
Graph 2B: Approx. Land Values as % of GDV for Appraisals with £20 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£20 CIL for Value Points 1-5



Appendix 3: Approx. Land Values (£ / Hectare) for Appraisals with £20 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

0-40% Affordable Housing, 30-40 DPH

£20 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£346,038	£228,984	£228,984	£238,486	£238,486	£238,486	£20,000	£135,000	£350,000	£450,000
	2	£734,595	£603,991	£603,991	£599,944	£599,944	£599,944	£20,000	£135,000	£350,000	£450,000
	3	£1,137,565	£1,009,419	£1,009,419	£991,822	£991,822	£991,822	£20,000	£135,000	£350,000	£450,000
	4	£1,491,484	£1,370,582	£1,370,582	£1,339,747	£1,339,747	£1,339,747	£20,000	£135,000	£350,000	£450,000
	5	£2,044,271	£1,869,394	£1,869,394	£1,846,784	£1,846,784	£1,846,784	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£413,888	£263,540	£263,540	£210,911	£94,940	£94,940	£20,000	£135,000	£350,000	£450,000
	2	£808,178	£629,344	£629,344	£571,209	£446,674	£446,674	£20,000	£135,000	£350,000	£450,000
	3	£1,203,588	£957,001	£957,001	£896,101	£755,800	£755,800	£20,000	£135,000	£350,000	£450,000
	4	£1,571,332	£1,317,996	£1,317,996	£1,251,187	£1,096,982	£1,096,982	£20,000	£135,000	£350,000	£450,000
	5	£2,130,379	£1,866,323	£1,866,323	£1,788,506	£1,617,542	£1,617,542	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£339,576	£185,491	£165,256	£142,733	£70,582	£30,985	£20,000	£135,000	£350,000	£450,000
	2	£709,292	£540,965	£518,808	£494,432	£415,966	£371,607	£20,000	£135,000	£350,000	£450,000
	3	£1,077,724	£888,214	£863,783	£837,990	£752,775	£702,984	£20,000	£135,000	£350,000	£450,000
	4	£1,441,371	£1,235,961	£1,209,027	£1,180,731	£1,087,124	£1,031,444	£20,000	£135,000	£350,000	£450,000
	5	£1,991,627	£1,756,305	£1,726,034	£1,692,732	£1,586,268	£1,524,699	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£287,665	£151,483	£134,038	£100,870	£89,926	£38,264	£20,000	£135,000	£350,000	£450,000
	2	£642,753	£485,548	£463,170	£426,381	£414,658	£360,877	£20,000	£135,000	£350,000	£450,000
	3	£1,005,457	£826,778	£802,373	£761,124	£748,591	£686,381	£20,000	£135,000	£350,000	£450,000
	4	£1,354,210	£1,157,754	£1,130,917	£1,086,020	£1,072,270	£1,005,875	£20,000	£135,000	£350,000	£450,000
	5	£1,881,991	£1,661,402	£1,630,511	£1,580,344	£1,564,162	£1,491,554	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£283,987	£165,774	£134,420	£92,421	£65,897	£26,781	£20,000	£135,000	£350,000	£450,000
	2	£637,100	£504,412	£470,074	£423,679	£392,801	£349,782	£20,000	£135,000	£350,000	£450,000
	3	£996,025	£848,009	£809,840	£758,706	£724,013	£676,672	£20,000	£135,000	£350,000	£450,000
	4	£1,343,326	£1,182,544	£1,141,067	£1,085,103	£1,047,102	£994,932	£20,000	£135,000	£350,000	£450,000
	5	£1,870,816	£1,689,817	£1,643,257	£1,579,663	£1,537,339	£1,477,970	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£204,507	£84,231	£52,722	£17,892	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£538,518	£401,402	£365,525	£327,163	£304,313	£272,339	£20,000	£135,000	£350,000	£450,000
	3	£876,910	£724,210	£684,761	£642,367	£617,035	£581,432	£20,000	£135,000	£350,000	£450,000
	4	£1,204,351	£1,037,869	£994,781	£947,973	£920,349	£881,310	£20,000	£135,000	£350,000	£450,000
	5	£1,701,536	£1,514,319	£1,465,289	£1,412,281	£1,381,030	£1,337,026	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£461,384	£305,312	£305,312	£317,982	£317,982	£317,982	£20,000	£135,000	£350,000	£450,000
	2	£979,460	£805,321	£805,321	£799,925	£799,925	£799,925	£20,000	£135,000	£350,000	£450,000
	3	£1,516,754	£1,345,892	£1,345,892	£1,322,429	£1,322,429	£1,322,429	£20,000	£135,000	£350,000	£450,000
	4	£1,988,646	£1,827,442	£1,827,442	£1,786,329	£1,786,329	£1,786,329	£20,000	£135,000	£350,000	£450,000
	5	£2,725,695	£2,492,525	£2,492,525	£2,462,379	£2,462,379	£2,462,379	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£551,851	£351,387	£351,387	£281,214	£126,587	£126,587	£20,000	£135,000	£350,000	£450,000
	2	£1,077,571	£839,125	£839,125	£761,612	£595,565	£595,565	£20,000	£135,000	£350,000	£450,000
	3	£1,604,784	£1,276,001	£1,276,001	£1,194,801	£1,007,734	£1,007,734	£20,000	£135,000	£350,000	£450,000
	4	£2,095,109	£1,757,329	£1,757,329	£1,668,250	£1,462,643	£1,462,643	£20,000	£135,000	£350,000	£450,000
	5	£2,840,506	£2,488,431	£2,488,431	£2,384,674	£2,156,723	£2,156,723	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£452,768	£247,321	£220,341	£190,311	£94,109	£41,313	£20,000	£135,000	£350,000	£450,000
	2	£945,722	£721,286	£691,744	£659,243	£554,621	£495,476	£20,000	£135,000	£350,000	£450,000
	3	£1,436,965	£1,184,285	£1,151,710	£1,117,320	£1,003,700	£937,312	£20,000	£135,000	£350,000	£450,000
	4	£1,921,828	£1,647,948	£1,612,036	£1,574,308	£1,449,499	£1,375,259	£20,000	£135,000	£350,000	£450,000
	5	£2,655,502	£2,341,740	£2,301,379	£2,256,977	£2,115,024	£2,032,932	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£383,553	£201,977	£178,717	£134,493	£119,901	£51,018	£20,000	£135,000	£350,000	£450,000
	2	£857,004	£647,397	£617,560	£568,508	£552,878	£481,170	£20,000	£135,000	£350,000	£450,000
	3	£1,340,609	£1,102,370	£1,069,830	£1,014,833	£998,122	£915,174	£20,000	£135,000	£350,000	£450,000
	4	£1,805,614	£1,543,672	£1,507,889	£1,448,026	£1,429,694	£1,341,166	£20,000	£135,000	£350,000	£450,000
	5	£2,509,321	£2,215,202	£2,174,014	£2,107,125	£2,085,549	£1,988,739	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£378,649	£221,032	£179,227	£123,228	£87,862	£35,708	£20,000	£135,000	£350,000	£450,000
	2	£849,467	£672,550	£626,765	£564,905	£523,735	£466,376	£20,000	£135,000	£350,000	£450,000
	3	£1,328,034	£1,130,679	£1,079,787	£1,011,608	£965,351	£902,229	£20,000	£135,000	£350,000	£450,000
	4	£1,791,101	£1,576,726	£1,521,422	£1,446,804	£1,396,136	£1,326,576	£20,000	£135,000	£350,000	£450,000
	5	£2,494,421	£2,253,089	£2,191,009	£2,106,217	£2,049,786	£1,970,627	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£272,676	£112,307	£70,296	£23,857	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£718,024	£535,203	£487,367	£436,217	£405,751	£363,118	£20,000	£135,000	£350,000	£450,000
	3	£1,169,214	£965,613	£913,015	£856,489	£822,713	£775,243	£20,000	£135,000	£350,000	£450,000
	4	£1,605,802	£1,383,825	£1,326,375	£1,263,963	£1,227,132	£1,175,080	£20,000	£135,000	£350,000	£450,000
	5	£2,268,714	£2,019,092	£1,953,719	£1,883,041	£1,841,373	£1,782,701	£20,000	£135,000	£350,000	£450,000

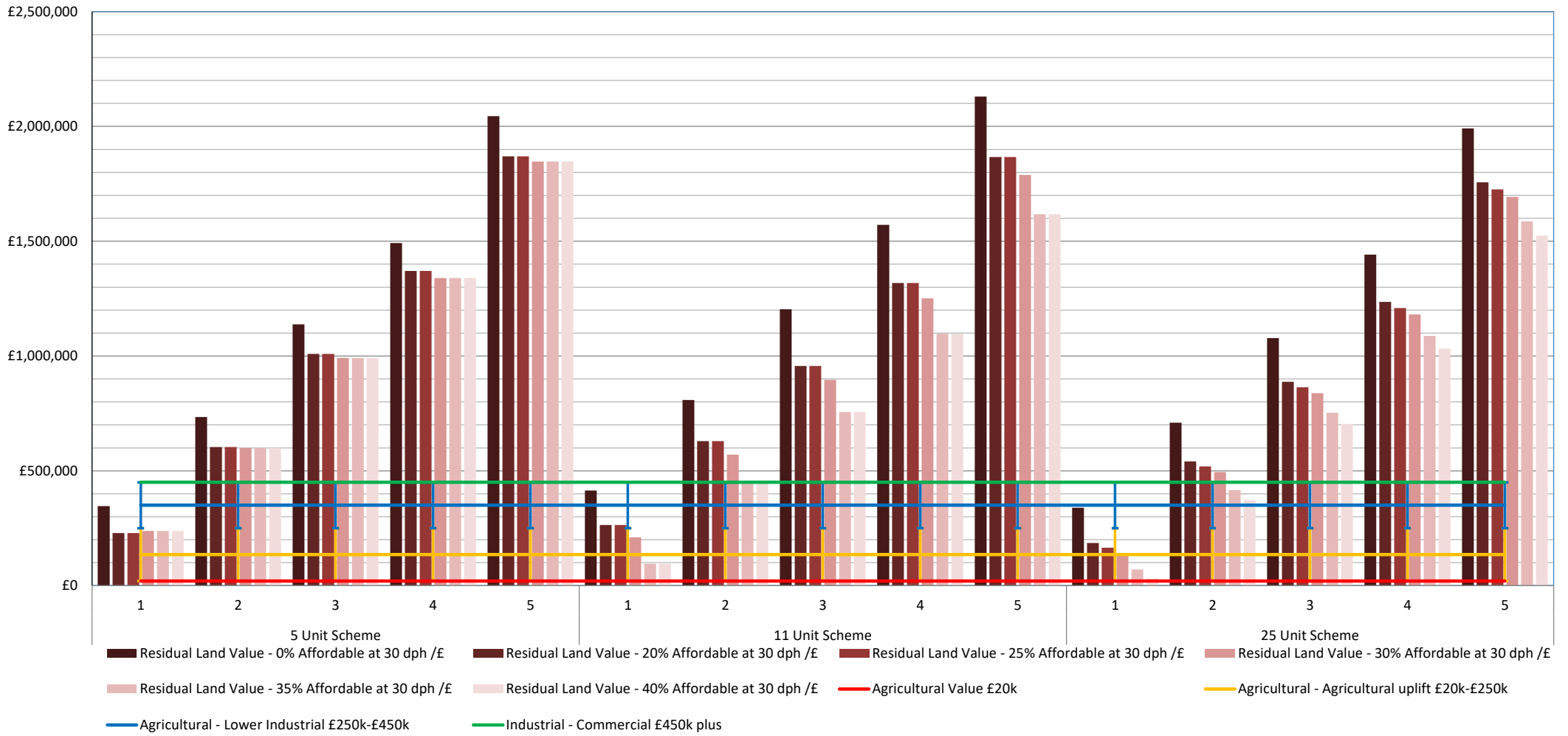
Graph 3A: Approx. Land Values (£ / Hectare) for Appraisals with £20 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, **30 DPH only**

£20 CIL for Value Points 1-5



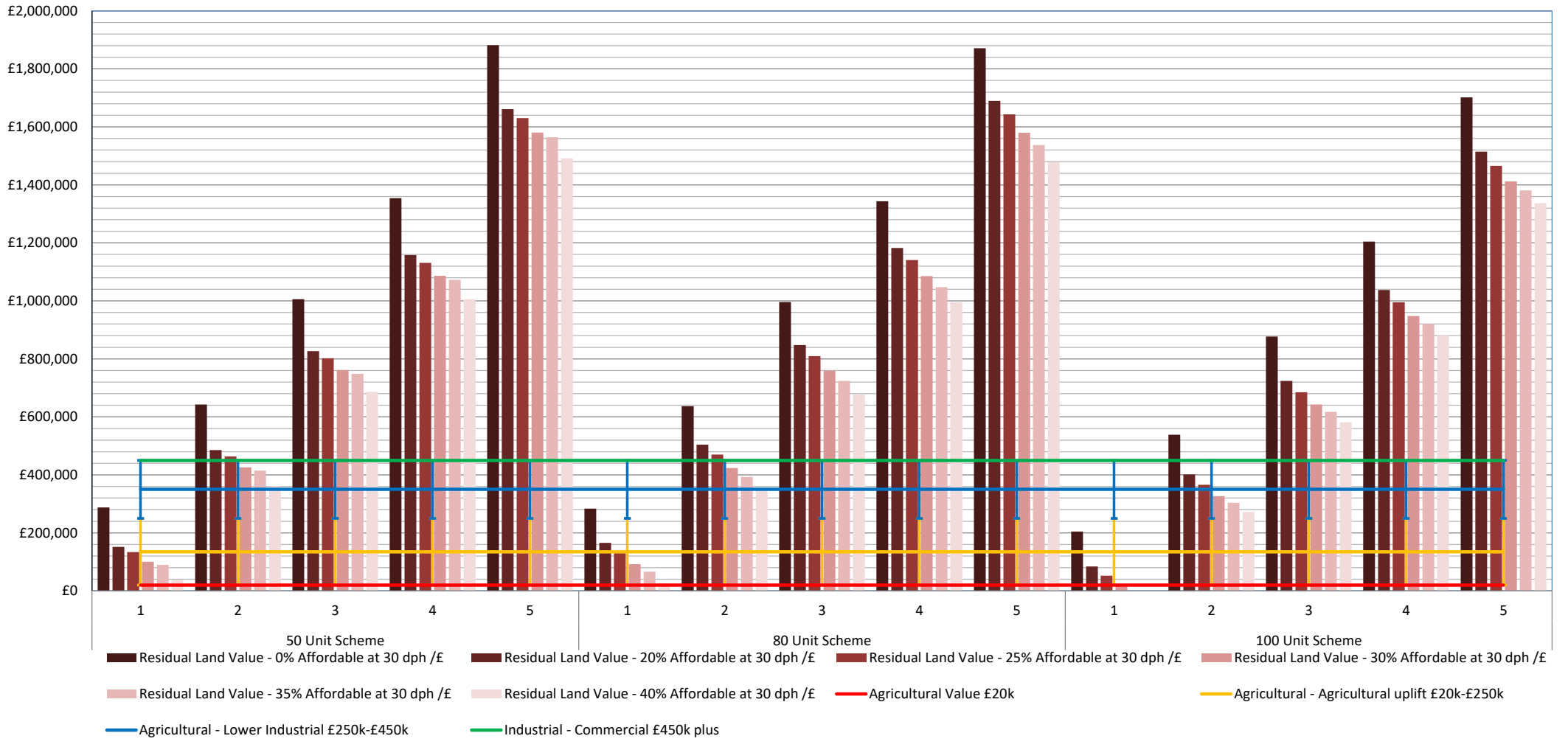
Graph 3B: Approx. Land Values (£ / Hectare) for Appraisals with £20 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 DPH only

£20 CIL for Value Points 1-5



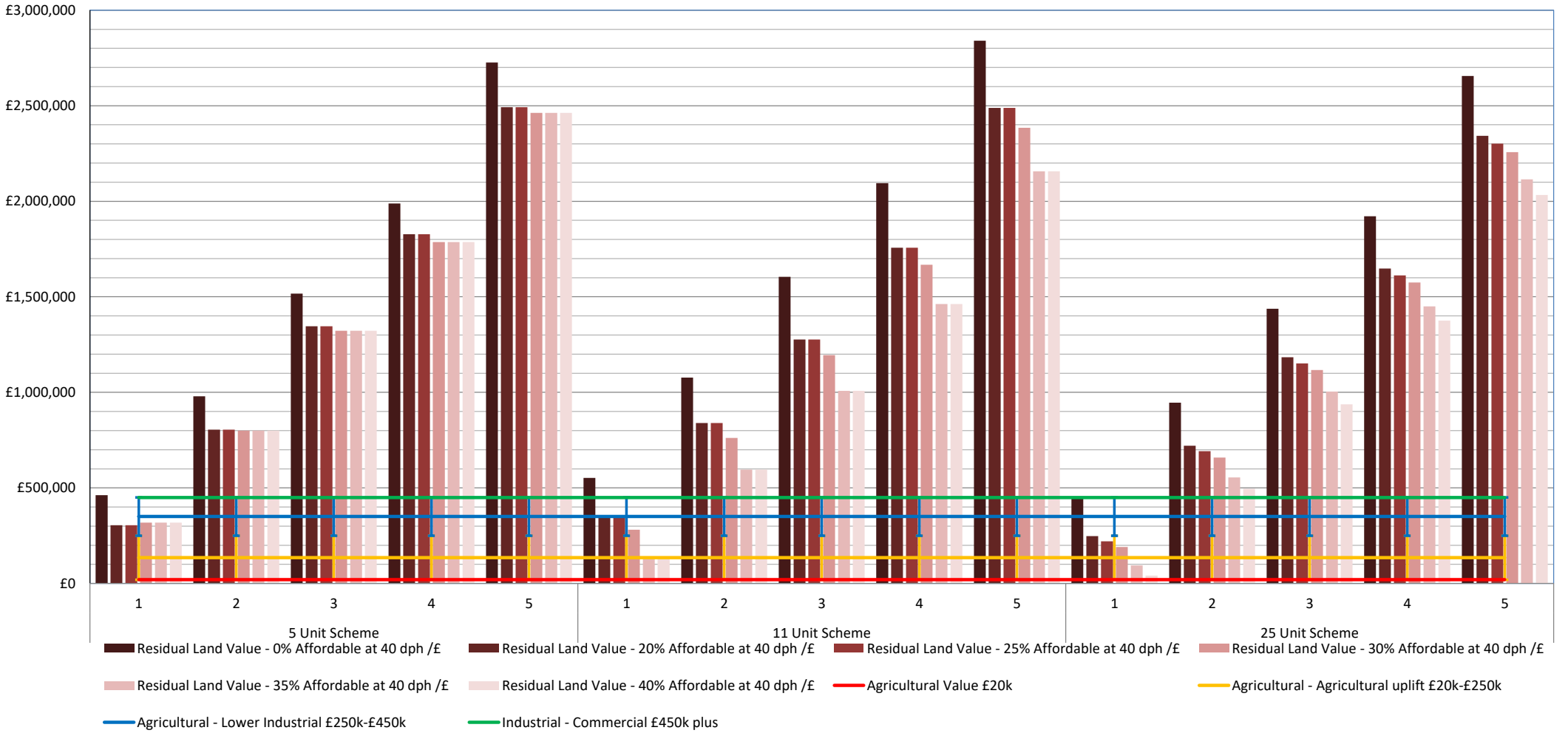
Graph 3C: Approx. Land Values (£ / Hectare) for Appraisals with £20 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, **40 DPH only**

£20 CIL for Value Points 1-5



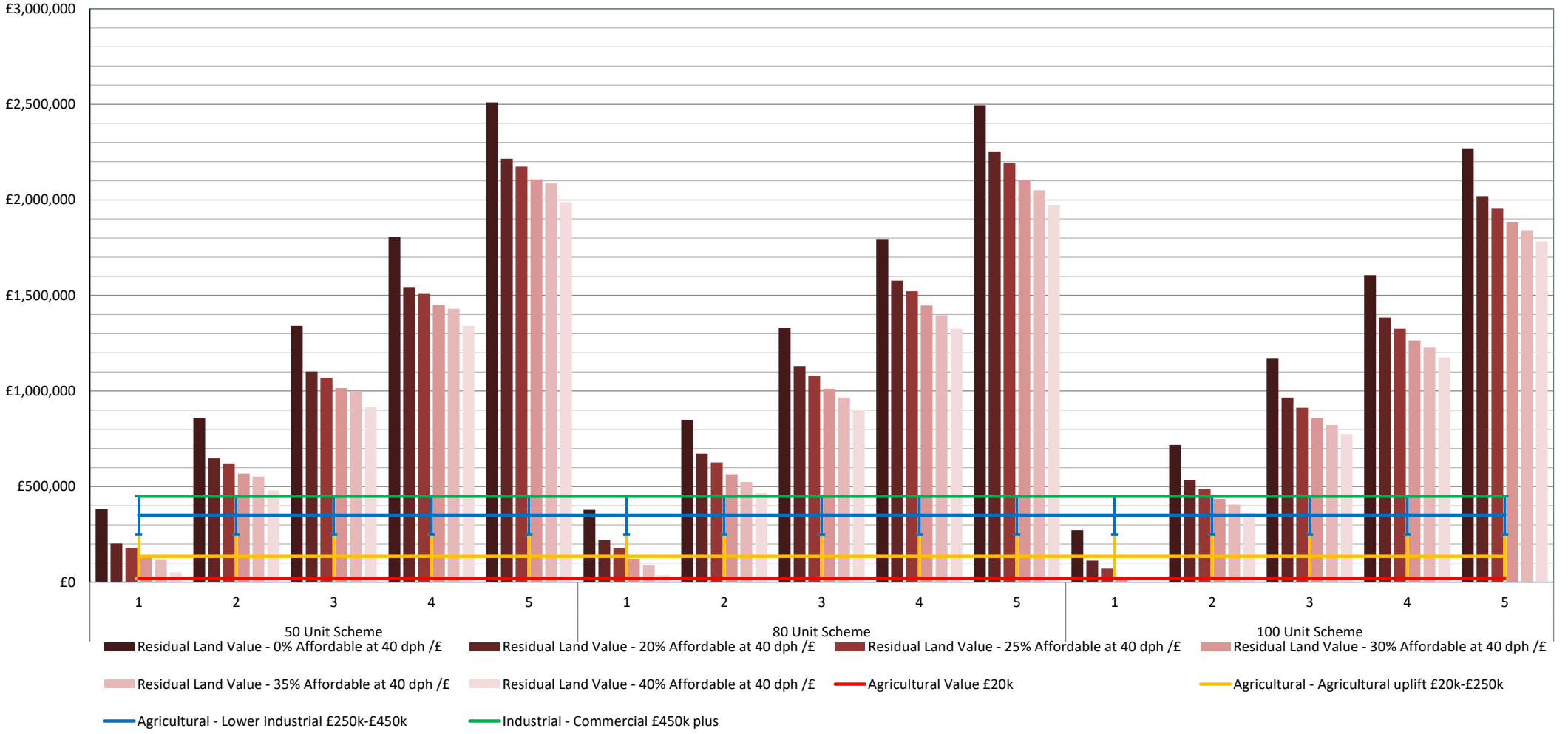
Graph 3D: Approx. Land Values (£ / Hectare) for Appraisals with £20 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, **40 DPH only**

£20 CIL for Value Points 1-5



APPENDIX 4

Appendix 1: Residual Land Values for Appraisals with £40 CIL
 Summary of Residual Land Value (£) Appraisals for All Value Points
 0-40% Affordable Housing, 30-40 DPH
 £40 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 30 dph / £	20% Affordable at 30 dph / £	25% Affordable at 30 dph / £	30% Affordable at 30 dph / £	35% Affordable at 30 dph / £	40% Affordable at 30 dph / £
5 Unit Scheme	1	£50,275	£32,334	£32,334	£35,043	£35,043	£35,043
	2	£115,034	£94,835	£94,835	£95,286	£95,286	£95,286
	3	£182,270	£162,406	£162,406	£160,599	£160,599	£160,599
	4	£246,382	£222,658	£222,658	£218,633	£218,633	£218,633
	5	£333,535	£305,910	£305,910	£303,234	£303,234	£303,234
11 Unit Scheme	1	£134,622	£83,656	£83,656	£65,909	£24,664	£24,664
	2	£279,709	£217,913	£217,913	£198,133	£153,633	£153,633
	3	£424,693	£338,314	£338,314	£317,489	£267,284	£267,284
	4	£559,704	£470,679	£470,679	£447,687	£392,384	£392,384
	5	£764,688	£671,862	£671,862	£644,818	£583,358	£583,358
25 Unit Scheme	1	£247,512	£125,288	£109,668	£92,408	£35,033	£3,119
	2	£555,974	£422,395	£405,136	£386,287	£323,567	£287,651
	3	£863,001	£712,062	£692,896	£672,850	£604,479	£564,026
	4	£1,166,040	£1,001,851	£980,599	£958,468	£883,103	£837,743
	5	£1,624,587	£1,435,472	£1,411,438	£1,385,136	£1,299,056	£1,248,788

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 40 dph / £	20% Affordable at 40 dph / £	25% Affordable at 40 dph / £	30% Affordable at 40 dph / £	35% Affordable at 40 dph / £	40% Affordable at 40 dph / £
5 Unit Scheme	1	£50,275	£32,334	£32,334	£35,043	£35,043	£35,043
	2	£115,034	£94,835	£94,835	£95,286	£95,286	£95,286
	3	£182,270	£162,406	£162,406	£160,599	£160,599	£160,599
	4	£246,382	£222,658	£222,658	£218,633	£218,633	£218,633
	5	£333,535	£305,910	£305,910	£303,234	£303,234	£303,234
11 Unit Scheme	1	£134,622	£83,656	£83,656	£65,909	£24,664	£24,664
	2	£279,709	£217,913	£217,913	£198,133	£153,633	£153,633
	3	£424,693	£338,314	£338,314	£317,489	£267,284	£267,284
	4	£559,704	£470,679	£470,679	£447,687	£392,384	£392,384
	5	£764,688	£671,862	£671,862	£644,818	£583,358	£583,358
25 Unit Scheme	1	£247,512	£125,288	£109,668	£92,408	£35,033	£3,119
	2	£555,974	£422,395	£405,136	£386,287	£323,567	£287,651
	3	£863,001	£712,062	£692,896	£672,850	£604,479	£564,026
	4	£1,166,040	£1,001,851	£980,599	£958,468	£883,103	£837,743
	5	£1,624,587	£1,435,472	£1,411,438	£1,385,136	£1,299,056	£1,248,788

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 30 dph / £	20% Affordable at 30 dph / £	25% Affordable at 30 dph / £	30% Affordable at 30 dph / £	35% Affordable at 30 dph / £	40% Affordable at 30 dph / £
50 Unit Scheme	1	£411,123	£202,790	£172,885	£119,748	£102,974	£21,562
	2	£1,003,641	£756,022	£721,292	£664,200	£646,070	£560,940
	3	£1,608,147	£1,324,739	£1,286,631	£1,222,107	£1,202,625	£1,103,445
	4	£2,189,403	£1,876,366	£1,834,204	£1,763,599	£1,742,091	£1,635,935
	5	£3,069,037	£2,715,779	£2,666,861	£2,587,472	£2,561,910	£2,445,401
80 Unit Scheme	1	£650,619	£354,987	£275,394	£173,614	£103,187	£3,502
	2	£1,592,253	£1,258,922	£1,171,326	£1,054,247	£976,130	£867,556
	3	£2,549,388	£2,175,180	£2,077,370	£1,947,652	£1,859,361	£1,739,261
	4	£3,475,523	£3,067,274	£2,960,640	£2,818,046	£2,720,931	£2,587,954
	5	£4,882,162	£4,420,000	£4,299,815	£4,136,871	£4,028,231	£3,876,057
100 Unit Scheme	1	£555,672	£182,922	£79,496	£0	£0	£0
	2	£1,669,044	£1,237,511	£1,124,317	£1,002,232	£931,370	£832,136
	3	£2,797,018	£2,313,537	£2,188,437	£2,052,911	£1,973,775	£1,862,447
	4	£3,888,487	£3,359,067	£3,221,837	£3,071,597	£2,984,823	£2,862,039
	5	£5,545,769	£4,947,235	£4,790,199	£4,619,292	£4,520,425	£4,381,092

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 40 dph / £	20% Affordable at 40 dph / £	25% Affordable at 40 dph / £	30% Affordable at 40 dph / £	35% Affordable at 40 dph / £	40% Affordable at 40 dph / £
50 Unit Scheme	1	£411,123	£202,790	£172,885	£119,748	£102,974	£21,562
	2	£1,003,641	£756,022	£721,292	£664,200	£646,070	£560,940
	3	£1,608,147	£1,324,739	£1,286,631	£1,222,107	£1,202,625	£1,103,445
	4	£2,189,403	£1,876,366	£1,834,204	£1,763,599	£1,742,091	£1,635,935
	5	£3,069,037	£2,715,779	£2,666,861	£2,587,472	£2,561,910	£2,445,401
80 Unit Scheme	1	£650,619	£354,987	£275,394	£173,614	£103,187	£3,502
	2	£1,592,253	£1,258,922	£1,171,326	£1,054,247	£976,130	£867,556
	3	£2,549,388	£2,175,180	£2,077,370	£1,947,652	£1,859,361	£1,739,261
	4	£3,475,523	£3,067,274	£2,960,640	£2,818,046	£2,720,931	£2,587,954
	5	£4,882,162	£4,420,000	£4,299,815	£4,136,871	£4,028,231	£3,876,057
100 Unit Scheme	1	£555,672	£182,922	£79,496	£0	£0	£0
	2	£1,669,044	£1,237,511	£1,124,317	£1,002,232	£931,370	£832,136
	3	£2,797,018	£2,313,537	£2,188,437	£2,052,911	£1,973,775	£1,862,447
	4	£3,888,487	£3,359,067	£3,221,837	£3,071,597	£2,984,823	£2,862,039
	5	£5,545,769	£4,947,235	£4,790,199	£4,619,292	£4,520,425	£4,381,092

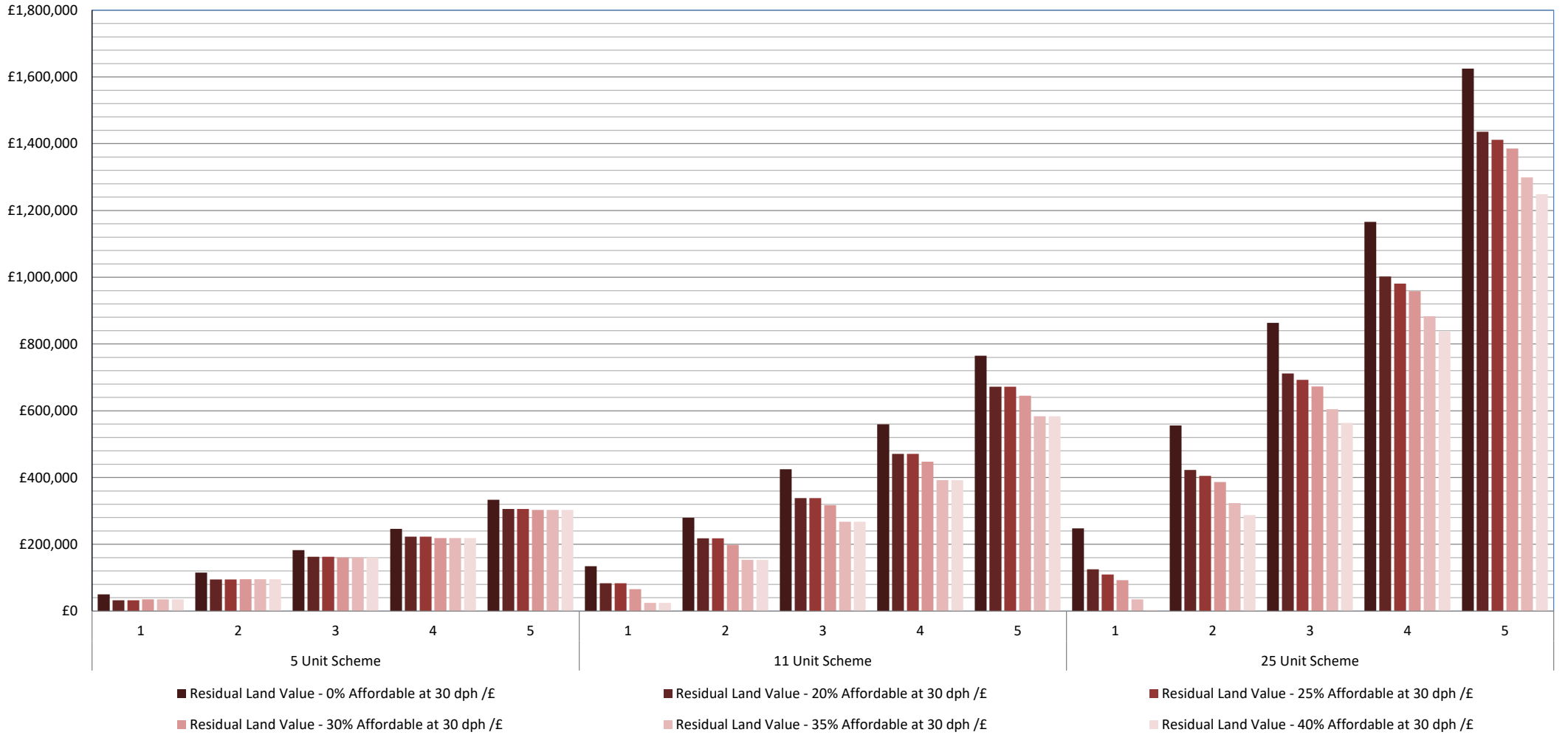
Graph 1A: Residual Land Values for Appraisals with £40 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£40 CIL for Value Points 1-5



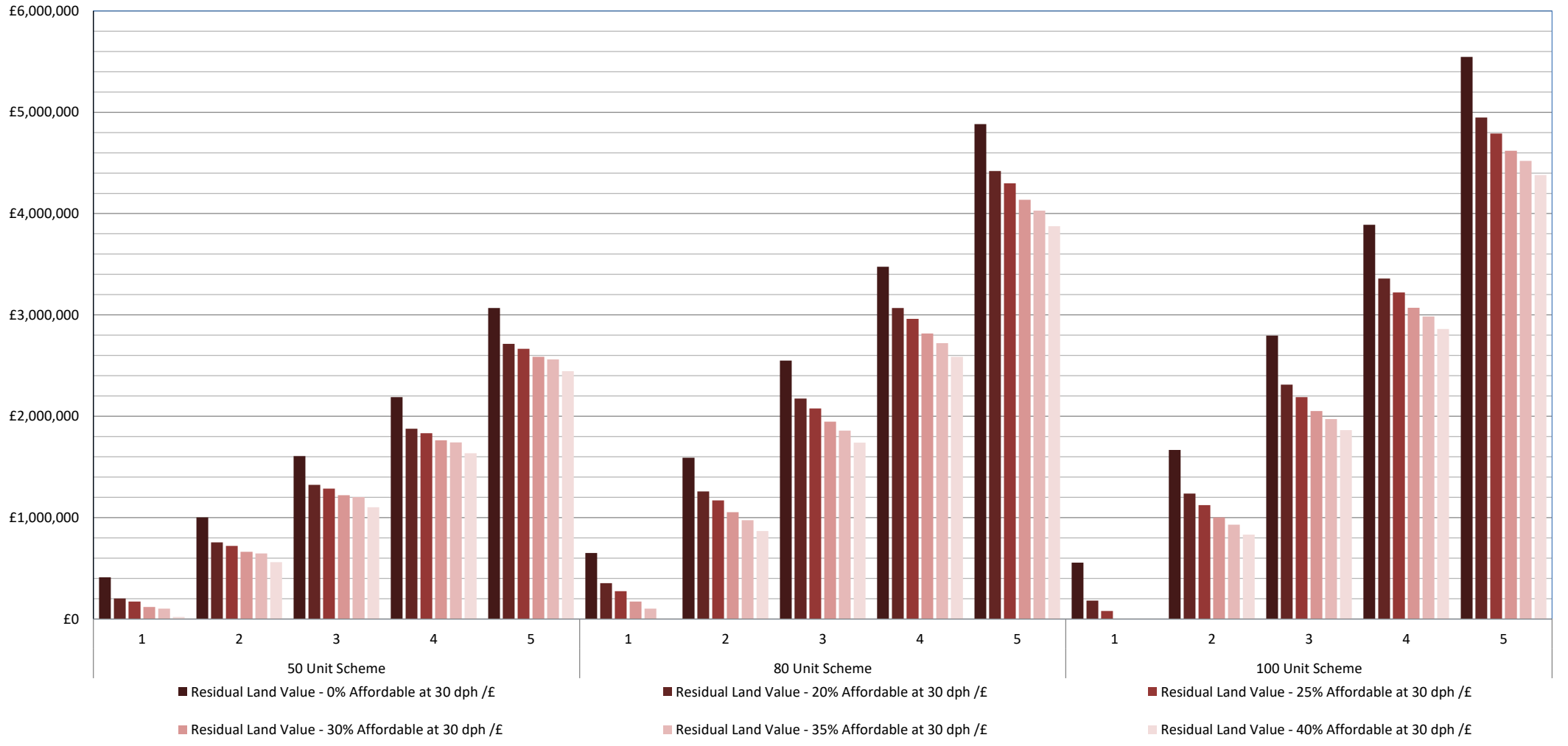
Graph 1B: Residual Land Values for Appraisals with £40 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£40 CIL for Value Points 1-5



Appendix 2: Approx. Land Values as % of GDV for Appraisals with £40 CIL
Summary of Residual Land Value (£) Appraisals for All Value Points
0-40% Affordable Housing, 30-40 DPH
£40 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
		5 Unit Scheme	1	6.16%	4.22%	4.22%	4.67%
	2	12.70%	11.15%	11.15%	11.48%	11.48%	11.48%
	3	18.19%	17.23%	17.23%	17.52%	17.52%	17.52%
	4	22.56%	21.68%	21.68%	21.95%	21.95%	21.95%
	5	27.25%	26.64%	26.64%	27.17%	27.17%	27.17%
11 Unit Scheme	1	6.99%	5.00%	5.00%	4.06%	1.59%	1.59%
	2	13.06%	11.70%	11.70%	10.97%	8.92%	8.92%
	3	18.06%	16.59%	16.59%	16.04%	14.17%	14.17%
	4	21.90%	21.14%	21.14%	20.71%	19.06%	19.06%
	5	26.77%	26.66%	26.66%	26.38%	25.03%	25.03%
25 Unit Scheme	1	5.86%	3.20%	2.83%	2.42%	0.95%	0.09%
	2	11.85%	9.70%	9.42%	9.10%	7.88%	7.12%
	3	16.74%	14.88%	14.66%	14.41%	13.38%	12.71%
	4	20.79%	19.23%	19.05%	18.86%	17.96%	17.35%
	5	25.79%	24.55%	24.43%	24.29%	23.56%	23.05%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
		5 Unit Scheme	1	6.16%	4.22%	4.22%	4.67%
	2	12.70%	11.15%	11.15%	11.48%	11.48%	11.48%
	3	18.19%	17.23%	17.23%	17.52%	17.52%	17.52%
	4	22.56%	21.68%	21.68%	21.95%	21.95%	21.95%
	5	27.25%	26.64%	26.64%	27.17%	27.17%	27.17%
11 Unit Scheme	1	6.99%	5.00%	5.00%	4.06%	1.59%	1.59%
	2	13.06%	11.70%	11.70%	10.97%	8.92%	8.92%
	3	18.06%	16.59%	16.59%	16.04%	14.17%	14.17%
	4	21.90%	21.14%	21.14%	20.71%	19.06%	19.06%
	5	26.77%	26.66%	26.66%	26.38%	25.03%	25.03%
25 Unit Scheme	1	5.86%	3.20%	2.83%	2.42%	0.95%	0.09%
	2	11.85%	9.70%	9.42%	9.10%	7.88%	7.12%
	3	16.74%	14.88%	14.66%	14.41%	13.38%	12.71%
	4	20.79%	19.23%	19.05%	18.86%	17.96%	17.35%
	5	25.79%	24.55%	24.43%	24.29%	23.56%	23.05%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
		50 Unit Scheme	1	4.91%	2.65%	2.29%	1.62%
	2	10.80%	8.90%	8.60%	8.08%	7.92%	7.04%
	3	15.72%	14.16%	13.92%	13.51%	13.38%	12.59%
	4	19.67%	18.42%	18.23%	17.90%	17.80%	17.14%
	5	24.57%	23.71%	23.57%	23.36%	23.28%	22.79%
80 Unit Scheme	1	4.92%	2.86%	2.25%	1.45%	0.88%	0.03%
	2	10.85%	9.14%	8.64%	7.95%	7.48%	6.80%
	3	15.78%	14.35%	13.92%	13.35%	12.95%	12.38%
	4	19.76%	18.59%	18.21%	17.74%	17.40%	16.92%
	5	24.70%	23.83%	23.54%	23.18%	22.92%	22.56%
100 Unit Scheme	1	3.35%	1.19%	0.53%	0.00%	0.00%	0.00%
	2	9.07%	7.24%	6.70%	6.09%	5.74%	5.23%
	3	13.81%	12.30%	11.85%	11.33%	11.05%	10.64%
	4	17.64%	16.39%	16.02%	15.57%	15.34%	15.01%
	5	22.39%	21.48%	21.19%	20.83%	20.67%	20.44%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
		50 Unit Scheme	1	4.91%	2.65%	2.29%	1.62%
	2	10.80%	8.90%	8.60%	8.08%	7.92%	7.04%
	3	15.72%	14.16%	13.92%	13.51%	13.38%	12.59%
	4	19.67%	18.42%	18.23%	17.90%	17.80%	17.14%
	5	24.57%	23.71%	23.57%	23.36%	23.28%	22.79%
80 Unit Scheme	1	4.92%	2.86%	2.25%	1.45%	0.88%	0.03%
	2	10.85%	9.14%	8.64%	7.95%	7.48%	6.80%
	3	15.78%	14.35%	13.92%	13.35%	12.95%	12.38%
	4	19.76%	18.59%	18.21%	17.74%	17.40%	16.92%
	5	24.70%	23.83%	23.54%	23.18%	22.92%	22.56%
100 Unit Scheme	1	3.35%	1.19%	0.53%	0.00%	0.00%	0.00%
	2	9.07%	7.24%	6.70%	6.09%	5.74%	5.23%
	3	13.81%	12.30%	11.85%	11.33%	11.05%	10.64%
	4	17.64%	16.39%	16.02%	15.57%	15.34%	15.01%
	5	22.39%	21.48%	21.19%	20.83%	20.67%	20.44%

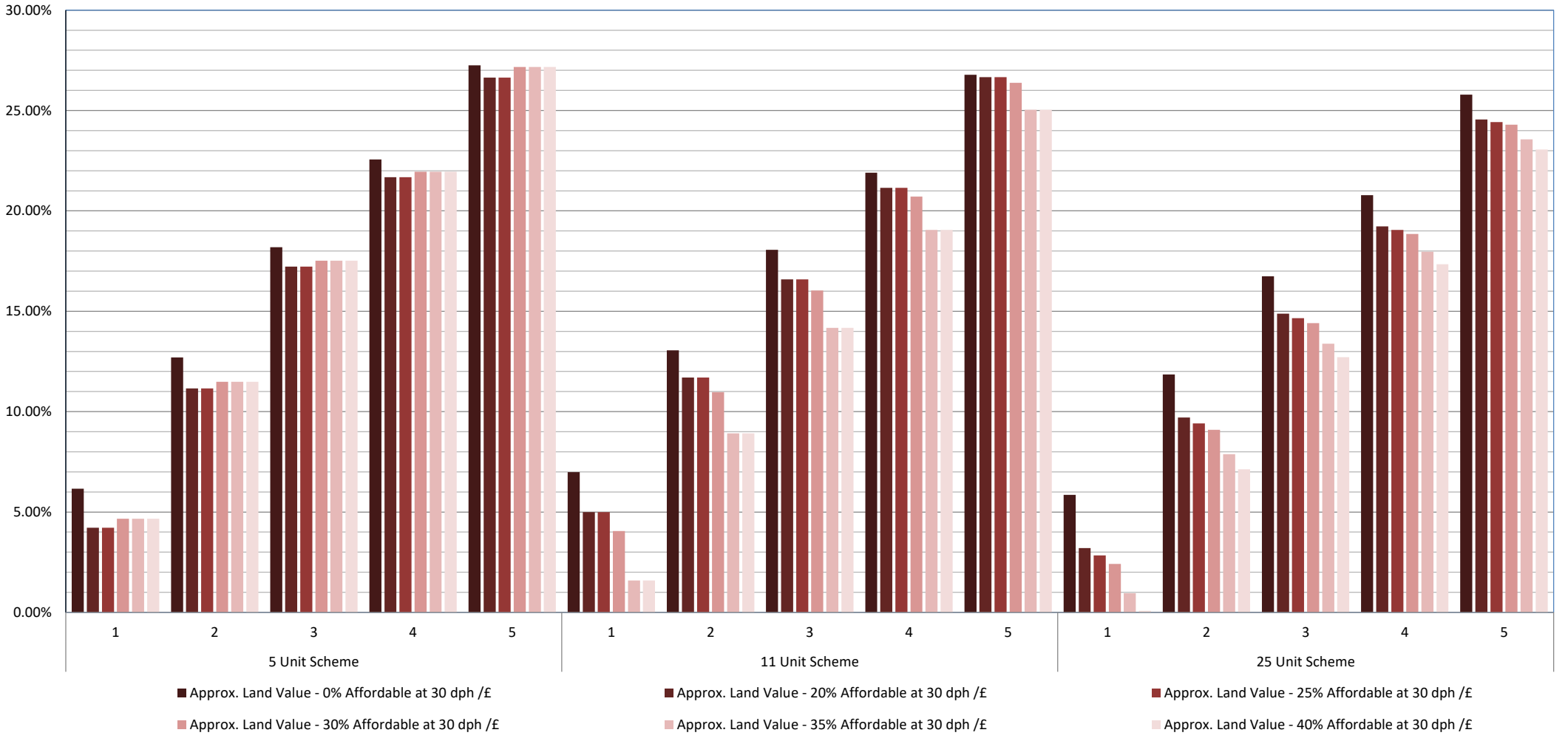
Graph 2A: Approx. Land Values as % of GDV for Appraisals with £40 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£40 CIL for Value Points 1-5



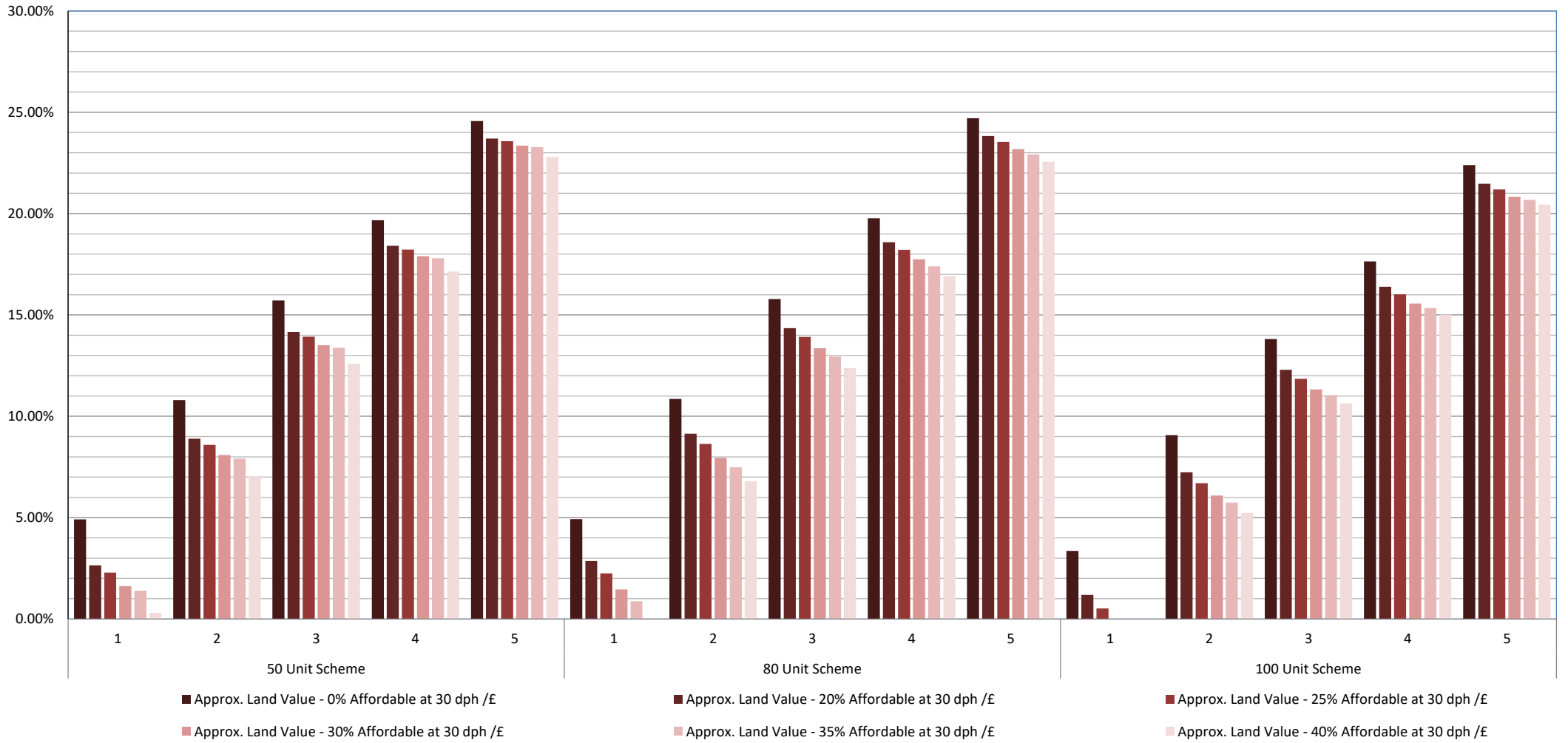
Graph 2B: Approx. Land Values as % of GDV for Appraisals with £40 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£40 CIL for Value Points 1-5



Appendix 3: Approx. Land Values (£ / Hectare) for Appraisals with £40 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

0-40% Affordable Housing, 30-40 DPH

£40 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£301,647	£194,003	£194,003	£210,258	£210,258	£210,258	£20,000	£135,000	£350,000	£450,000
	2	£690,204	£569,010	£569,010	£571,715	£571,715	£571,715	£20,000	£135,000	£350,000	£450,000
	3	£1,093,618	£974,438	£974,438	£963,593	£963,593	£963,593	£20,000	£135,000	£350,000	£450,000
	4	£1,478,290	£1,335,950	£1,335,950	£1,311,801	£1,311,801	£1,311,801	£20,000	£135,000	£350,000	£450,000
	5	£2,001,212	£1,835,462	£1,835,462	£1,819,403	£1,819,403	£1,819,403	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£367,152	£228,152	£228,152	£179,753	£67,266	£67,266	£20,000	£135,000	£350,000	£450,000
	2	£762,844	£594,309	£594,309	£540,363	£419,000	£419,000	£20,000	£135,000	£350,000	£450,000
	3	£1,158,253	£922,674	£922,674	£865,878	£728,957	£728,957	£20,000	£135,000	£350,000	£450,000
	4	£1,526,465	£1,283,670	£1,283,670	£1,220,964	£1,070,139	£1,070,139	£20,000	£135,000	£350,000	£450,000
	5	£2,085,512	£1,832,350	£1,832,350	£1,758,594	£1,590,976	£1,590,976	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£297,014	£150,346	£131,602	£110,890	£42,040	£3,742	£20,000	£135,000	£350,000	£450,000
	2	£667,169	£506,874	£486,164	£463,544	£388,280	£345,181	£20,000	£135,000	£350,000	£450,000
	3	£1,035,601	£854,475	£831,475	£807,420	£725,374	£676,831	£20,000	£135,000	£350,000	£450,000
	4	£1,399,248	£1,202,222	£1,176,719	£1,150,161	£1,059,724	£1,005,291	£20,000	£135,000	£350,000	£450,000
	5	£1,949,504	£1,722,566	£1,693,726	£1,662,163	£1,558,868	£1,498,546	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£246,674	£121,674	£103,731	£71,849	£61,784	£12,937	£20,000	£135,000	£350,000	£450,000
	2	£602,184	£453,613	£432,775	£398,520	£387,642	£336,564	£20,000	£135,000	£350,000	£450,000
	3	£964,888	£794,843	£771,979	£733,264	£721,575	£662,067	£20,000	£135,000	£350,000	£450,000
	4	£1,313,642	£1,125,819	£1,100,522	£1,058,159	£1,045,254	£981,561	£20,000	£135,000	£350,000	£450,000
	5	£1,841,422	£1,629,467	£1,600,116	£1,552,483	£1,537,146	£1,467,241	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£243,982	£133,120	£103,273	£65,105	£38,695	£1,313	£20,000	£135,000	£350,000	£450,000
	2	£597,095	£472,096	£439,247	£395,343	£366,049	£325,333	£20,000	£135,000	£350,000	£450,000
	3	£956,021	£815,692	£779,014	£730,370	£697,260	£652,223	£20,000	£135,000	£350,000	£450,000
	4	£1,303,321	£1,150,228	£1,110,240	£1,056,767	£1,020,349	£970,483	£20,000	£135,000	£350,000	£450,000
	5	£1,830,811	£1,657,500	£1,612,430	£1,551,327	£1,510,586	£1,453,522	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£166,702	£54,877	£23,849	£0	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£500,713	£371,253	£337,295	£300,670	£279,411	£249,641	£20,000	£135,000	£350,000	£450,000
	3	£839,105	£694,061	£656,531	£615,873	£592,132	£558,734	£20,000	£135,000	£350,000	£450,000
	4	£1,166,546	£1,007,720	£966,551	£921,479	£895,447	£858,612	£20,000	£135,000	£350,000	£450,000
	5	£1,663,731	£1,484,170	£1,437,060	£1,385,787	£1,356,127	£1,314,328	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£402,196	£258,670	£258,670	£280,344	£280,344	£280,344	£20,000	£135,000	£350,000	£450,000
	2	£920,272	£758,680	£758,680	£762,287	£762,287	£762,287	£20,000	£135,000	£350,000	£450,000
	3	£1,458,158	£1,299,250	£1,299,250	£1,284,791	£1,284,791	£1,284,791	£20,000	£135,000	£350,000	£450,000
	4	£1,971,053	£1,781,267	£1,781,267	£1,749,067	£1,749,067	£1,749,067	£20,000	£135,000	£350,000	£450,000
	5	£2,668,283	£2,447,283	£2,447,283	£2,425,870	£2,425,870	£2,425,870	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£489,535	£304,202	£304,202	£239,670	£89,689	£89,689	£20,000	£135,000	£350,000	£450,000
	2	£1,017,125	£792,412	£792,412	£720,484	£558,667	£558,667	£20,000	£135,000	£350,000	£450,000
	3	£1,544,338	£1,230,232	£1,230,232	£1,154,504	£971,943	£971,943	£20,000	£135,000	£350,000	£450,000
	4	£2,035,286	£1,711,560	£1,711,560	£1,627,952	£1,426,852	£1,426,852	£20,000	£135,000	£350,000	£450,000
	5	£2,780,683	£2,443,134	£2,443,134	£2,344,792	£2,121,301	£2,121,301	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£396,019	£200,461	£175,469	£147,853	£56,053	£4,990	£20,000	£135,000	£350,000	£450,000
	2	£889,559	£675,832	£648,218	£618,059	£517,707	£460,242	£20,000	£135,000	£350,000	£450,000
	3	£1,380,801	£1,139,300	£1,108,633	£1,076,560	£967,166	£902,441	£20,000	£135,000	£350,000	£450,000
	4	£1,865,664	£1,602,962	£1,568,959	£1,533,548	£1,412,965	£1,340,388	£20,000	£135,000	£350,000	£450,000
	5	£2,599,339	£2,296,755	£2,258,302	£2,216,217	£2,078,490	£1,998,061	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£328,898	£162,232	£138,308	£95,798	£82,379	£17,250	£20,000	£135,000	£350,000	£450,000
	2	£802,913	£604,818	£577,034	£531,360	£516,856	£448,752	£20,000	£135,000	£350,000	£450,000
	3	£1,286,518	£1,059,791	£1,029,305	£977,685	£962,100	£882,756	£20,000	£135,000	£350,000	£450,000
	4	£1,751,522	£1,501,093	£1,467,363	£1,410,879	£1,393,672	£1,308,748	£20,000	£135,000	£350,000	£450,000
	5	£2,455,230	£2,172,623	£2,133,488	£2,069,978	£2,049,528	£1,956,321	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£325,309	£177,494	£137,697	£86,807	£51,593	£1,751	£20,000	£135,000	£350,000	£450,000
	2	£796,127	£629,461	£585,663	£527,123	£488,065	£433,778	£20,000	£135,000	£350,000	£450,000
	3	£1,274,694	£1,087,590	£1,038,685	£973,826	£929,680	£869,631	£20,000	£135,000	£350,000	£450,000
	4	£1,737,761	£1,533,637	£1,480,320	£1,409,023	£1,360,466	£1,293,977	£20,000	£135,000	£350,000	£450,000
	5	£2,441,081	£2,210,000	£2,149,907	£2,068,435	£2,014,115	£1,938,029	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£222,269	£73,169	£31,798	£0	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£667,618	£495,004	£449,727	£400,893	£372,548	£332,854	£20,000	£135,000	£350,000	£450,000
	3	£1,118,807	£925,415	£875,375	£821,164	£789,510	£744,979	£20,000	£135,000	£350,000	£450,000
	4	£1,555,395	£1,343,627	£1,288,735	£1,228,639	£1,193,929	£1,144,816	£20,000	£135,000	£350,000	£450,000
	5	£2,218,308	£1,978,894	£1,916,080	£1,847,717	£1,808,170	£1,752,437	£20,000	£135,000	£350,000	£450,000

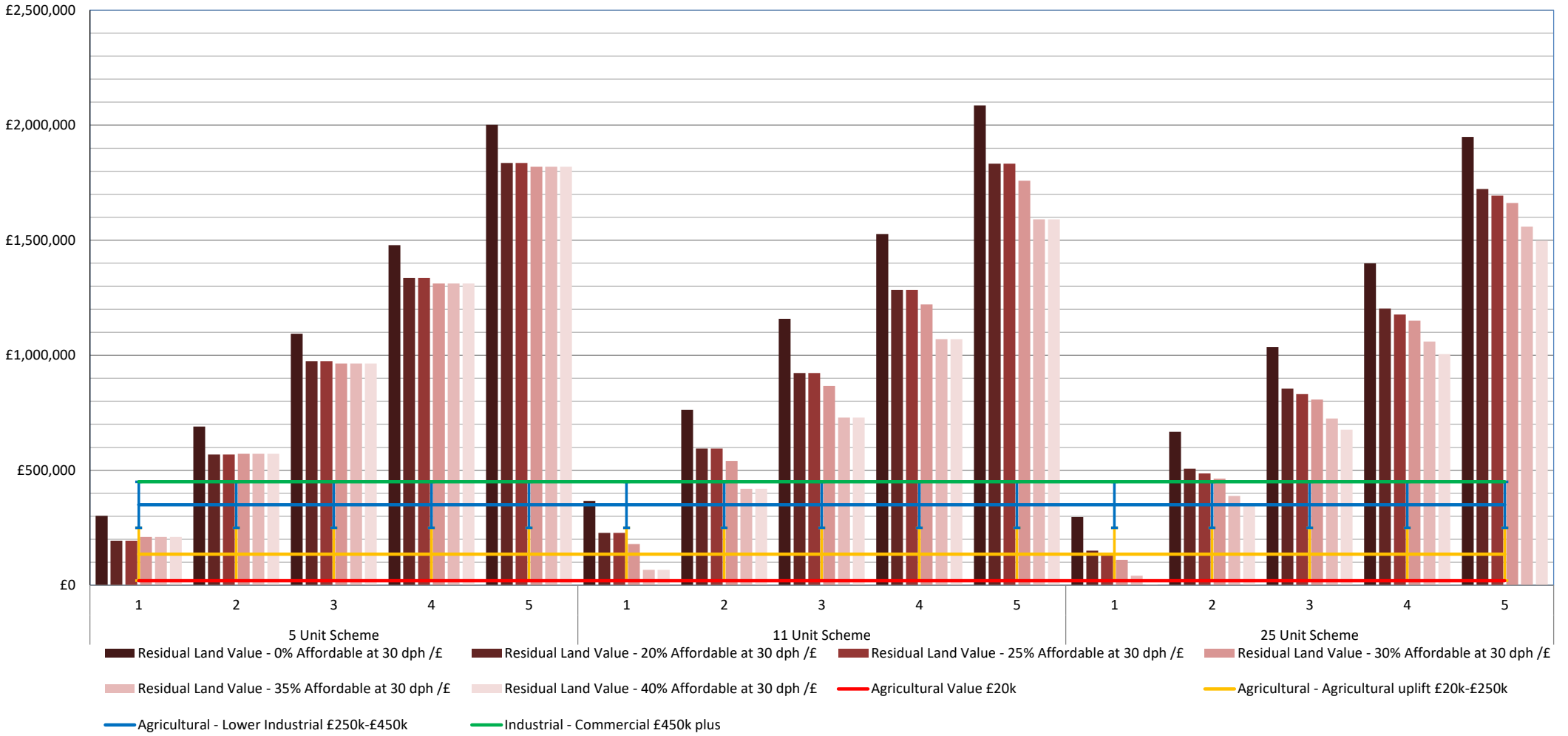
Graph 3A: Approx. Land Values (£ / Hectare) for Appraisals with £40 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, **30 DPH only**

£40 CIL for Value Points 1-5



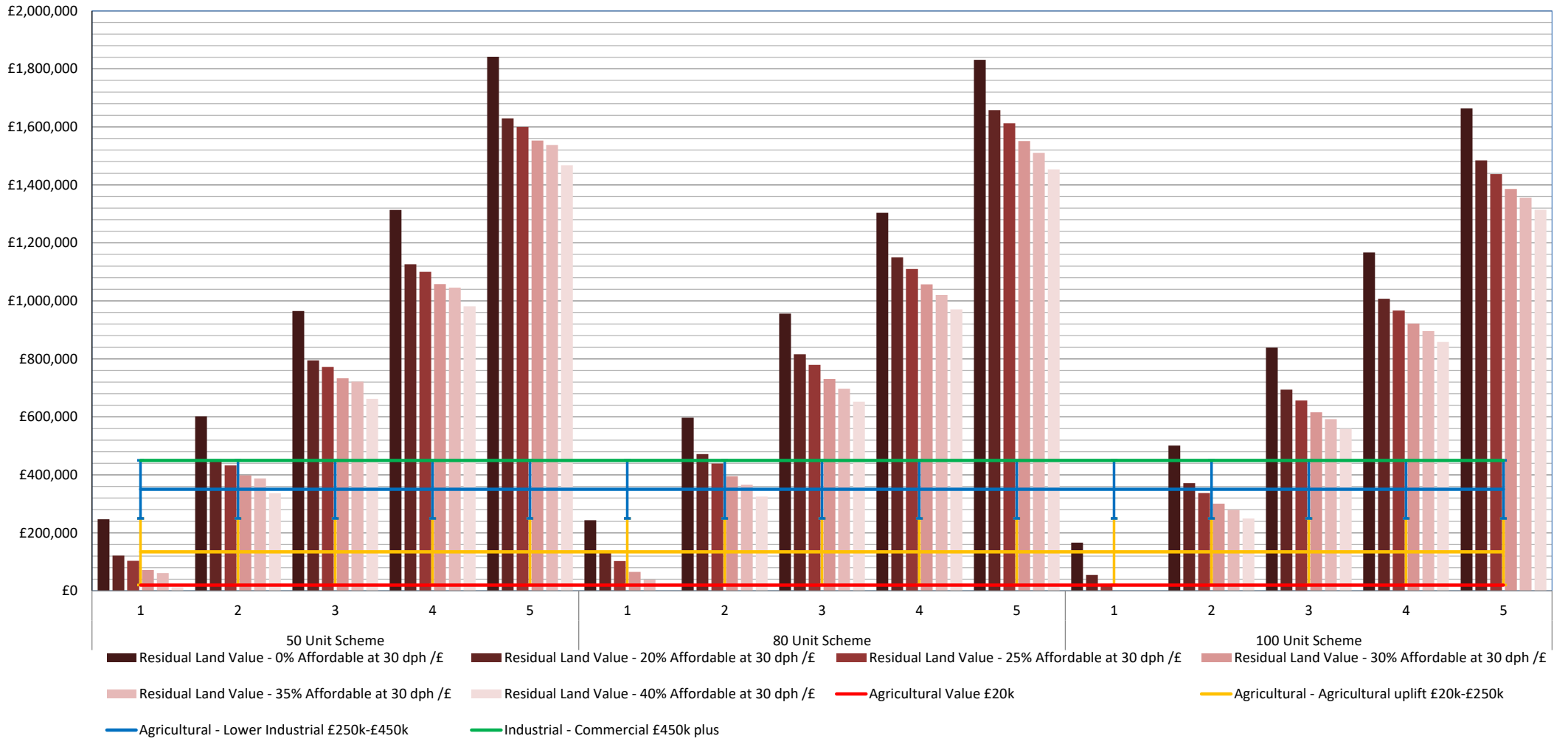
Graph 3B: Approx. Land Values (£ / Hectare) for Appraisals with £40 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 DPH only

£40 CIL for Value Points 1-5



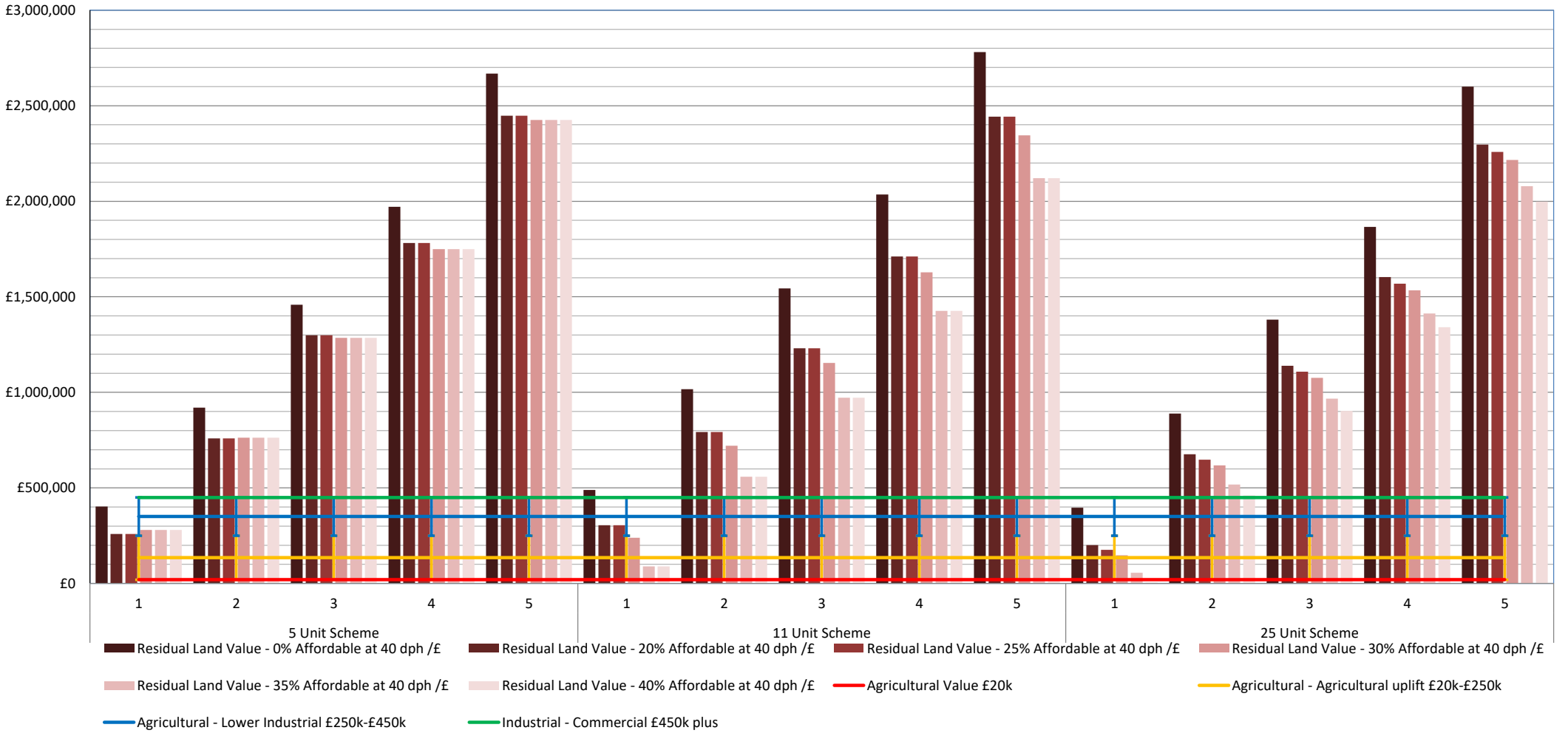
Graph 3C: Approx. Land Values (£ / Hectare) for Appraisals with £40 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, **40 DPH only**

£40 CIL for Value Points 1-5



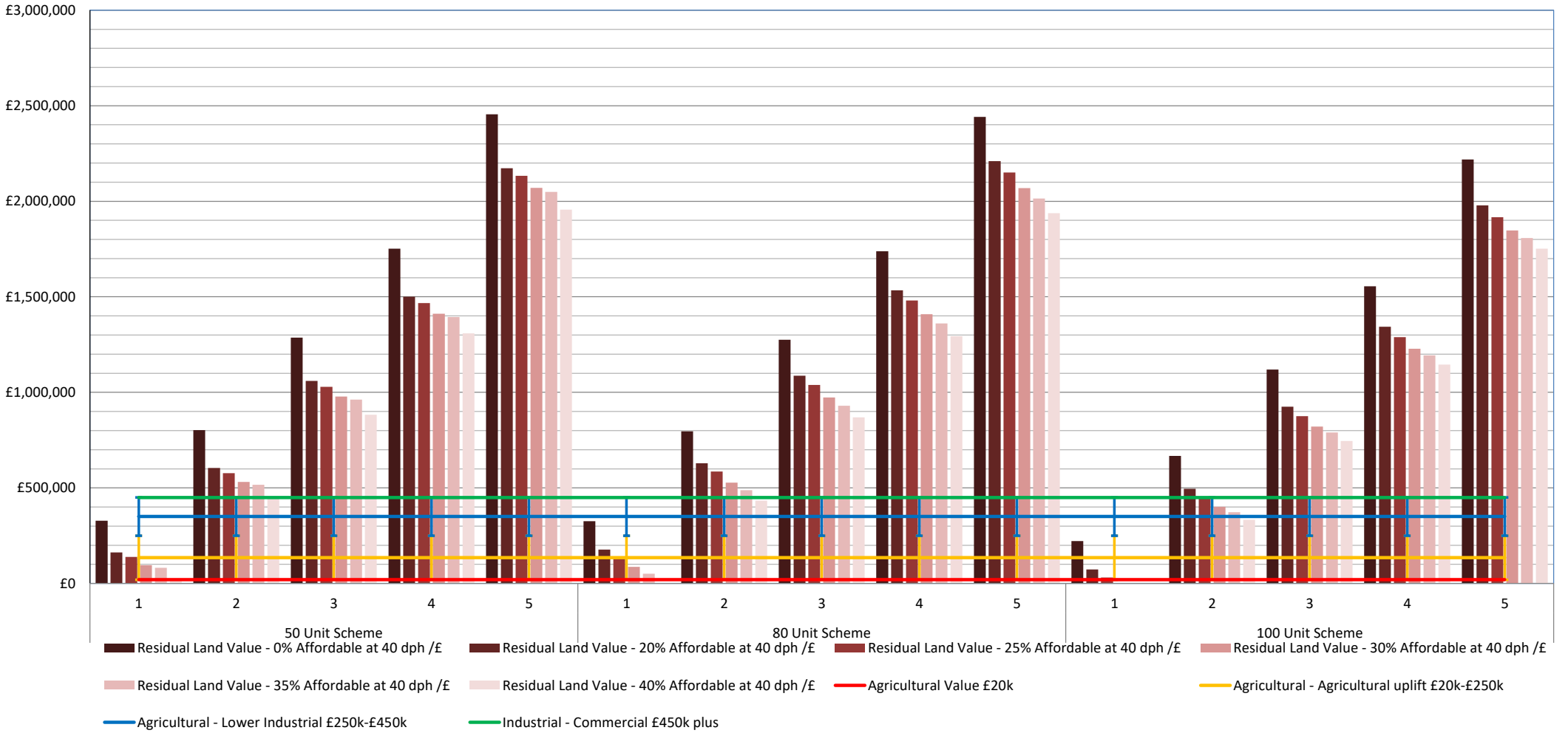
Graph 3D: Approx. Land Values (£ / Hectare) for Appraisals with £40 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, **40 DPH only**

£40 CIL for Value Points 1-5



APPENDIX 5

Appendix 1: Residual Land Values for Appraisals with £60 CIL
 Summary of Residual Land Value (£) Appraisals for All Value Points
 0-40% Affordable Housing, 30-40 DPH
 £60 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 30 dph / £	20% Affordable at 30 dph / £	25% Affordable at 30 dph / £	30% Affordable at 30 dph / £	35% Affordable at 30 dph / £	40% Affordable at 30 dph / £
5 Unit Scheme	1	£42,876	£26,504	£26,504	£30,338	£30,338	£30,338
	2	£107,636	£89,005	£89,005	£90,581	£90,581	£90,581
	3	£174,945	£156,576	£156,576	£155,894	£155,894	£155,894
	4	£239,057	£216,887	£216,887	£213,976	£213,976	£213,976
	5	£326,359	£300,255	£300,255	£298,670	£298,670	£298,670
11 Unit Scheme	1	£117,485	£70,680	£70,680	£54,485	£14,517	£14,517
	2	£263,087	£205,067	£205,067	£186,823	£143,486	£143,486
	3	£408,070	£325,727	£325,727	£306,407	£257,442	£257,442
	4	£543,252	£458,092	£458,092	£436,605	£382,542	£382,542
	5	£748,236	£659,405	£659,405	£633,850	£573,617	£573,617
25 Unit Scheme	1	£216,416	£96,001	£81,623	£65,872	£11,248	£0
	2	£520,872	£393,986	£377,933	£360,546	£300,495	£265,630
	3	£827,898	£683,946	£665,973	£647,375	£581,645	£542,232
	4	£1,130,938	£973,735	£953,676	£932,993	£860,269	£815,948
	5	£1,589,484	£1,407,356	£1,384,515	£1,359,661	£1,276,223	£1,226,994

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 40 dph / £	20% Affordable at 40 dph / £	25% Affordable at 40 dph / £	30% Affordable at 40 dph / £	35% Affordable at 40 dph / £	40% Affordable at 40 dph / £
5 Unit Scheme	1	£42,876	£26,504	£26,504	£30,338	£30,338	£30,338
	2	£107,636	£89,005	£89,005	£90,581	£90,581	£90,581
	3	£174,945	£156,576	£156,576	£155,894	£155,894	£155,894
	4	£239,057	£216,887	£216,887	£213,976	£213,976	£213,976
	5	£326,359	£300,255	£300,255	£298,670	£298,670	£298,670
11 Unit Scheme	1	£117,485	£70,680	£70,680	£54,485	£14,517	£14,517
	2	£263,087	£205,067	£205,067	£186,823	£143,486	£143,486
	3	£408,070	£325,727	£325,727	£306,407	£257,442	£257,442
	4	£543,252	£458,092	£458,092	£436,605	£382,542	£382,542
	5	£748,236	£659,405	£659,405	£633,850	£573,617	£573,617
25 Unit Scheme	1	£216,416	£96,001	£81,623	£65,872	£11,248	£0
	2	£520,872	£393,986	£377,933	£360,546	£300,495	£265,630
	3	£827,898	£683,946	£665,973	£647,375	£581,645	£542,232
	4	£1,130,938	£973,735	£953,676	£932,993	£860,269	£815,948
	5	£1,589,484	£1,407,356	£1,384,515	£1,359,661	£1,276,223	£1,226,994

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 30 dph / £	20% Affordable at 30 dph / £	25% Affordable at 30 dph / £	30% Affordable at 30 dph / £	35% Affordable at 30 dph / £	40% Affordable at 30 dph / £
50 Unit Scheme	1	£342,804	£149,397	£120,117	£71,379	£56,071	£0
	2	£936,026	£702,798	£670,635	£617,766	£601,044	£520,417
	3	£1,540,532	£1,271,515	£1,235,974	£1,175,672	£1,157,599	£1,062,923
	4	£2,121,788	£1,823,142	£1,783,547	£1,717,164	£1,697,064	£1,595,413
	5	£3,001,423	£2,662,555	£2,616,204	£2,541,038	£2,516,883	£2,404,879
80 Unit Scheme	1	£543,939	£267,911	£196,300	£96,656	£28,874	£0
	2	£1,485,574	£1,172,743	£1,089,122	£976,683	£904,789	£802,359
	3	£2,442,709	£2,089,002	£1,995,166	£1,872,089	£1,788,020	£1,674,064
	4	£3,368,843	£2,981,095	£2,878,437	£2,742,482	£2,649,591	£2,522,758
	5	£4,775,483	£4,333,822	£4,217,611	£4,061,308	£3,956,890	£3,810,861
100 Unit Scheme	1	£434,131	£80,087	£0	£0	£0	£0
	2	£1,543,027	£1,137,016	£1,030,218	£913,920	£848,363	£756,476
	3	£2,671,001	£2,213,041	£2,094,338	£1,964,599	£1,890,767	£1,786,787
	4	£3,762,471	£3,258,572	£3,127,738	£2,983,285	£2,901,816	£2,786,379
	5	£5,419,752	£4,846,740	£4,696,100	£4,530,980	£4,437,417	£4,305,432

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 40 dph / £	20% Affordable at 40 dph / £	25% Affordable at 40 dph / £	30% Affordable at 40 dph / £	35% Affordable at 40 dph / £	40% Affordable at 40 dph / £
50 Unit Scheme	1	£342,804	£149,397	£120,117	£71,379	£56,071	£0
	2	£936,026	£702,798	£670,635	£617,766	£601,044	£520,417
	3	£1,540,532	£1,271,515	£1,235,974	£1,175,672	£1,157,599	£1,062,923
	4	£2,121,788	£1,823,142	£1,783,547	£1,717,164	£1,697,064	£1,595,413
	5	£3,001,423	£2,662,555	£2,616,204	£2,541,038	£2,516,883	£2,404,879
80 Unit Scheme	1	£543,939	£267,911	£196,300	£96,656	£28,874	£0
	2	£1,485,574	£1,172,743	£1,089,122	£976,683	£904,789	£802,359
	3	£2,442,709	£2,089,002	£1,995,166	£1,872,089	£1,788,020	£1,674,064
	4	£3,368,843	£2,981,095	£2,878,437	£2,742,482	£2,649,591	£2,522,758
	5	£4,775,483	£4,333,822	£4,217,611	£4,061,308	£3,956,890	£3,810,861
100 Unit Scheme	1	£434,131	£80,087	£0	£0	£0	£0
	2	£1,543,027	£1,137,016	£1,030,218	£913,920	£848,363	£756,476
	3	£2,671,001	£2,213,041	£2,094,338	£1,964,599	£1,890,767	£1,786,787
	4	£3,762,471	£3,258,572	£3,127,738	£2,983,285	£2,901,816	£2,786,379
	5	£5,419,752	£4,846,740	£4,696,100	£4,530,980	£4,437,417	£4,305,432

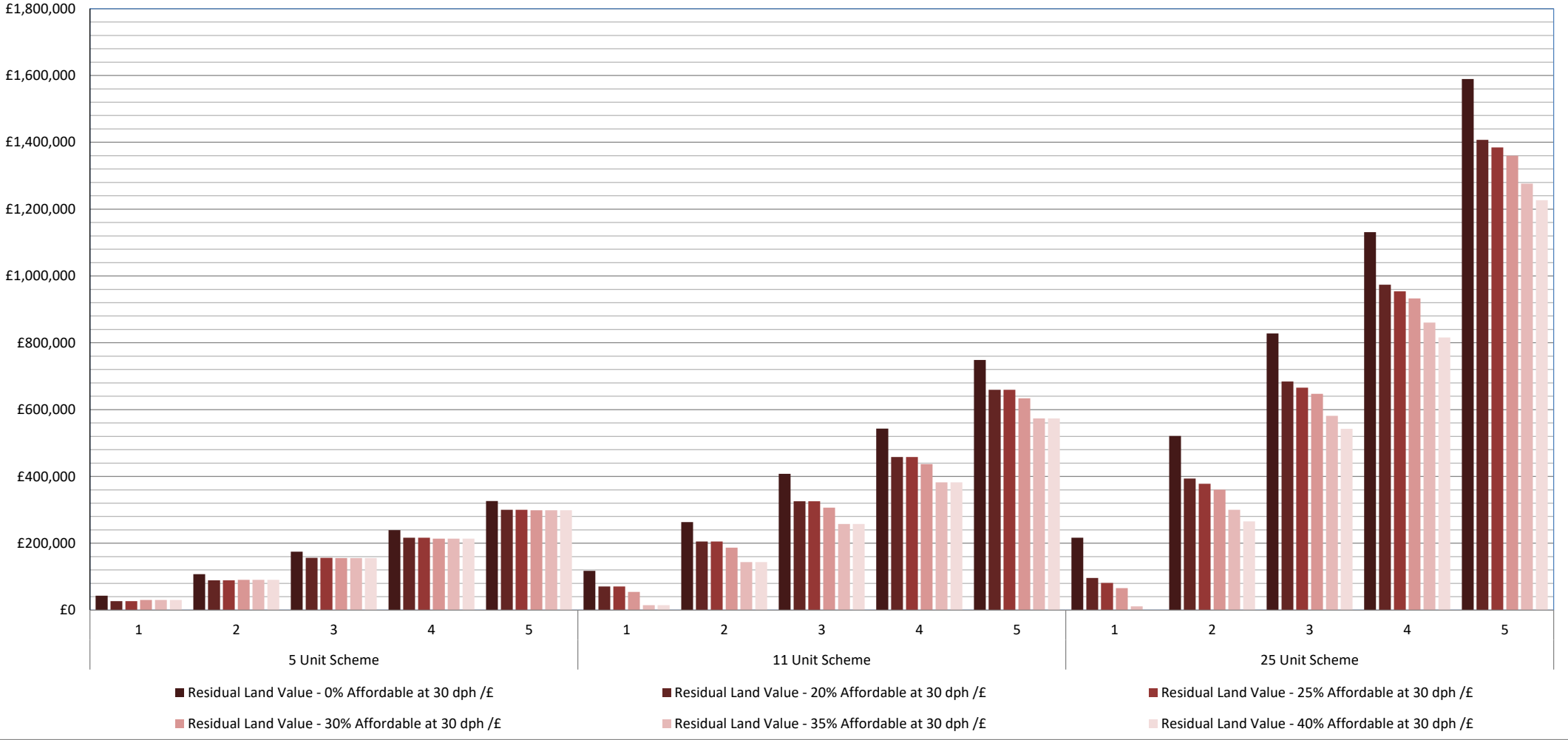
Graph 1A: Residual Land Values for Appraisals with £60 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£60 CIL for Value Points 1-5



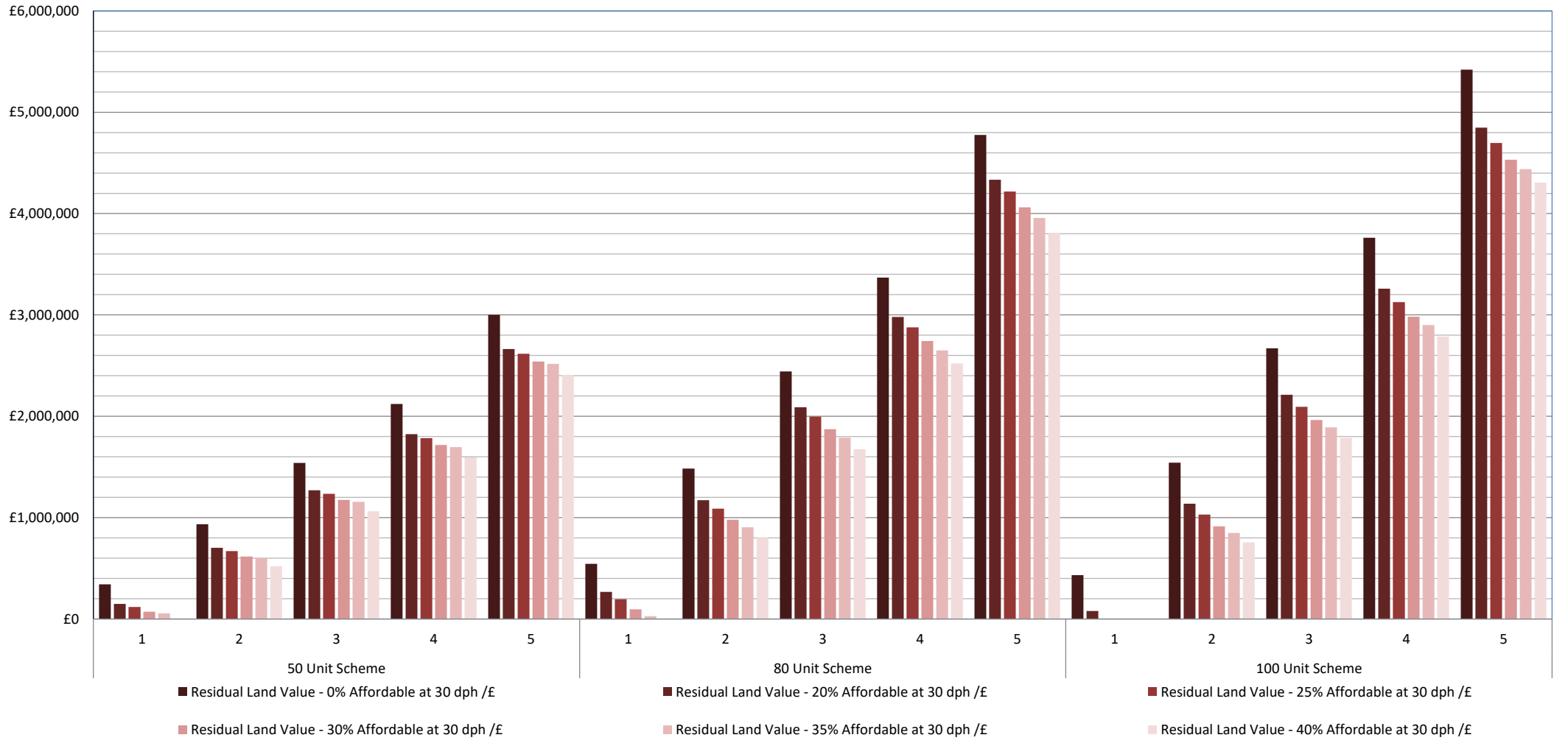
Graph 1B: Residual Land Values for Appraisals with £60 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£60 CIL for Value Points 1-5



Appendix 2: Approx. Land Values as % of GDV for Appraisals with £60 CIL
Summary of Residual Land Value (£) Appraisals for All Value Points
0-40 Affordable Housing, 30-40 DPH
£60 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
		5 Unit Scheme	1	5.25%	3.46%	3.46%	4.04%
	2	11.88%	10.47%	10.47%	10.92%	10.92%	10.92%
	3	17.46%	16.61%	16.61%	17.00%	17.00%	17.00%
	4	21.89%	21.11%	21.11%	21.48%	21.48%	21.48%
	5	26.66%	26.15%	26.15%	26.76%	26.76%	26.76%
11 Unit Scheme	1	6.10%	4.22%	4.22%	3.35%	0.94%	0.94%
	2	12.28%	11.01%	11.01%	10.34%	8.33%	8.33%
	3	17.35%	15.98%	15.98%	15.48%	13.65%	13.65%
	4	21.25%	20.58%	20.58%	20.20%	18.58%	18.58%
	5	26.20%	26.17%	26.17%	25.93%	24.61%	24.61%
25 Unit Scheme	1	5.12%	2.45%	2.11%	1.72%	0.30%	0.00%
	2	11.10%	9.05%	8.78%	8.49%	7.32%	6.58%
	3	16.06%	14.30%	14.09%	13.87%	12.88%	12.22%
	4	20.16%	18.69%	18.53%	18.35%	17.50%	16.90%
	5	25.23%	24.07%	23.96%	23.84%	23.15%	22.65%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
		5 Unit Scheme	1	5.25%	3.46%	3.46%	4.04%
	2	11.88%	10.47%	10.47%	10.92%	10.92%	10.92%
	3	17.46%	16.61%	16.61%	17.00%	17.00%	17.00%
	4	21.89%	21.11%	21.11%	21.48%	21.48%	21.48%
	5	26.66%	26.15%	26.15%	26.76%	26.76%	26.76%
11 Unit Scheme	1	6.10%	4.22%	4.22%	3.35%	0.94%	0.94%
	2	12.28%	11.01%	11.01%	10.34%	8.33%	8.33%
	3	17.35%	15.98%	15.98%	15.48%	13.65%	13.65%
	4	21.25%	20.58%	20.58%	20.20%	18.58%	18.58%
	5	26.20%	26.17%	26.17%	25.93%	24.61%	24.61%
25 Unit Scheme	1	5.12%	2.45%	2.11%	1.72%	0.30%	0.00%
	2	11.10%	9.05%	8.78%	8.49%	7.32%	6.58%
	3	16.06%	14.30%	14.09%	13.87%	12.88%	12.22%
	4	20.16%	18.69%	18.53%	18.35%	17.50%	16.90%
	5	25.23%	24.07%	23.96%	23.84%	23.15%	22.65%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
		50 Unit Scheme	1	4.10%	1.95%	1.59%	0.96%
	2	10.07%	8.27%	7.99%	7.52%	7.37%	6.53%
	3	15.06%	13.59%	13.37%	13.00%	12.88%	12.13%
	4	19.06%	17.89%	17.72%	17.43%	17.34%	16.72%
	5	24.03%	23.24%	23.13%	22.94%	22.87%	22.41%
80 Unit Scheme	1	4.12%	2.16%	1.61%	0.81%	0.25%	0.00%
	2	10.13%	8.52%	8.03%	7.38%	6.93%	6.29%
	3	15.12%	13.78%	13.36%	12.83%	12.45%	11.92%
	4	19.16%	18.06%	17.71%	17.27%	16.94%	16.50%
	5	24.16%	23.37%	23.09%	22.76%	22.51%	22.18%
100 Unit Scheme	1	2.62%	0.52%	0.00%	0.00%	0.00%	0.00%
	2	8.39%	6.65%	6.14%	5.55%	5.23%	4.76%
	3	13.19%	11.76%	11.34%	10.84%	10.58%	10.20%
	4	17.07%	15.90%	15.55%	15.12%	14.92%	14.61%
	5	21.88%	21.04%	20.77%	20.43%	20.29%	20.09%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
		50 Unit Scheme	1	4.10%	1.95%	1.59%	0.96%
	2	10.07%	8.27%	7.99%	7.52%	7.37%	6.53%
	3	15.06%	13.59%	13.37%	13.00%	12.88%	12.13%
	4	19.06%	17.89%	17.72%	17.43%	17.34%	16.72%
	5	24.03%	23.24%	23.13%	22.94%	22.87%	22.41%
80 Unit Scheme	1	4.12%	2.16%	1.61%	0.81%	0.25%	0.00%
	2	10.13%	8.52%	8.03%	7.38%	6.93%	6.29%
	3	15.12%	13.78%	13.36%	12.83%	12.45%	11.92%
	4	19.16%	18.06%	17.71%	17.27%	16.94%	16.50%
	5	24.16%	23.37%	23.09%	22.76%	22.51%	22.18%
100 Unit Scheme	1	2.62%	0.52%	0.00%	0.00%	0.00%	0.00%
	2	8.39%	6.65%	6.14%	5.55%	5.23%	4.76%
	3	13.19%	11.76%	11.34%	10.84%	10.58%	10.20%
	4	17.07%	15.90%	15.55%	15.12%	14.92%	14.61%
	5	21.88%	21.04%	20.77%	20.43%	20.29%	20.09%

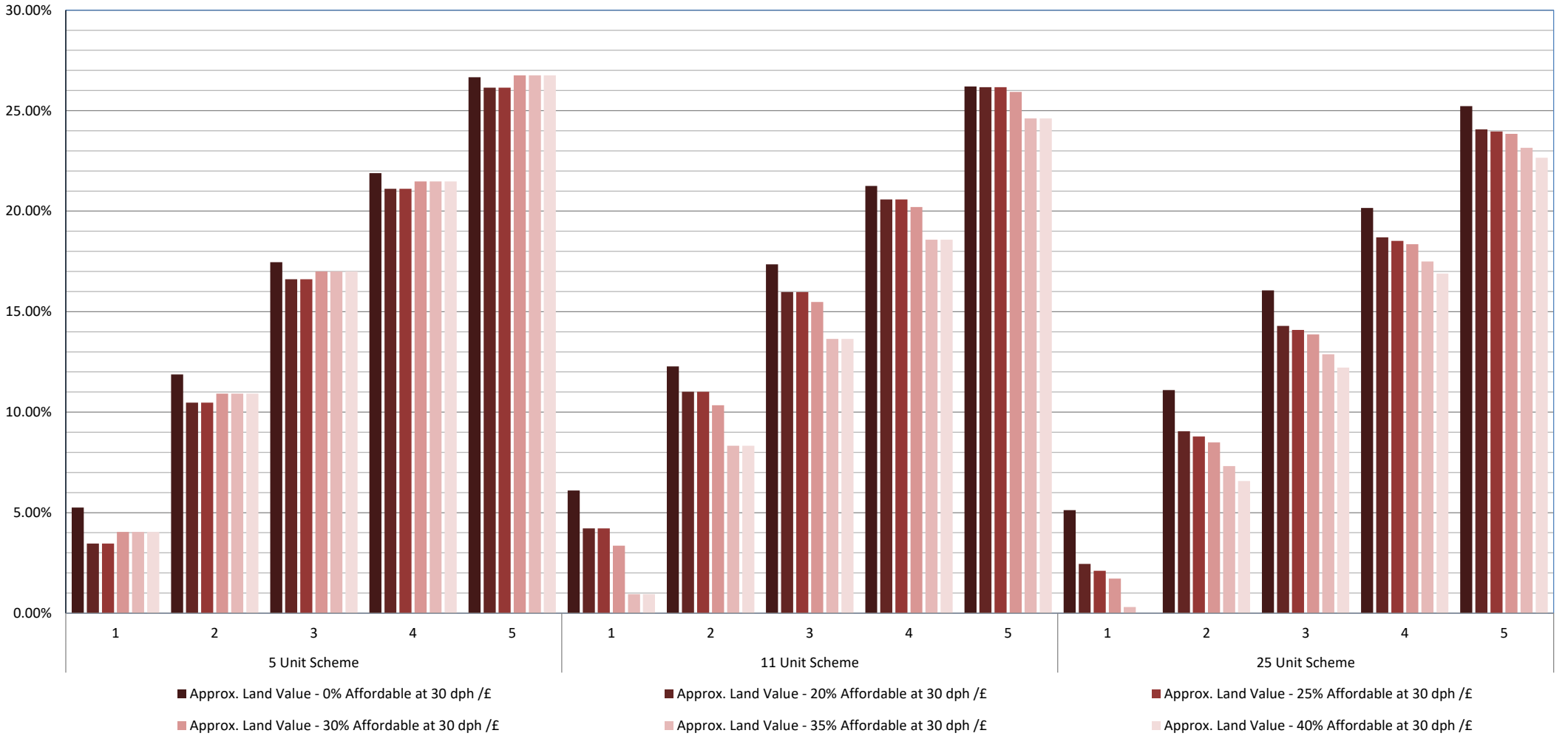
Graph 2A: Approx. Land Values as % of GDV for Appraisals with £60 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£60 CIL for Value Points 1-5



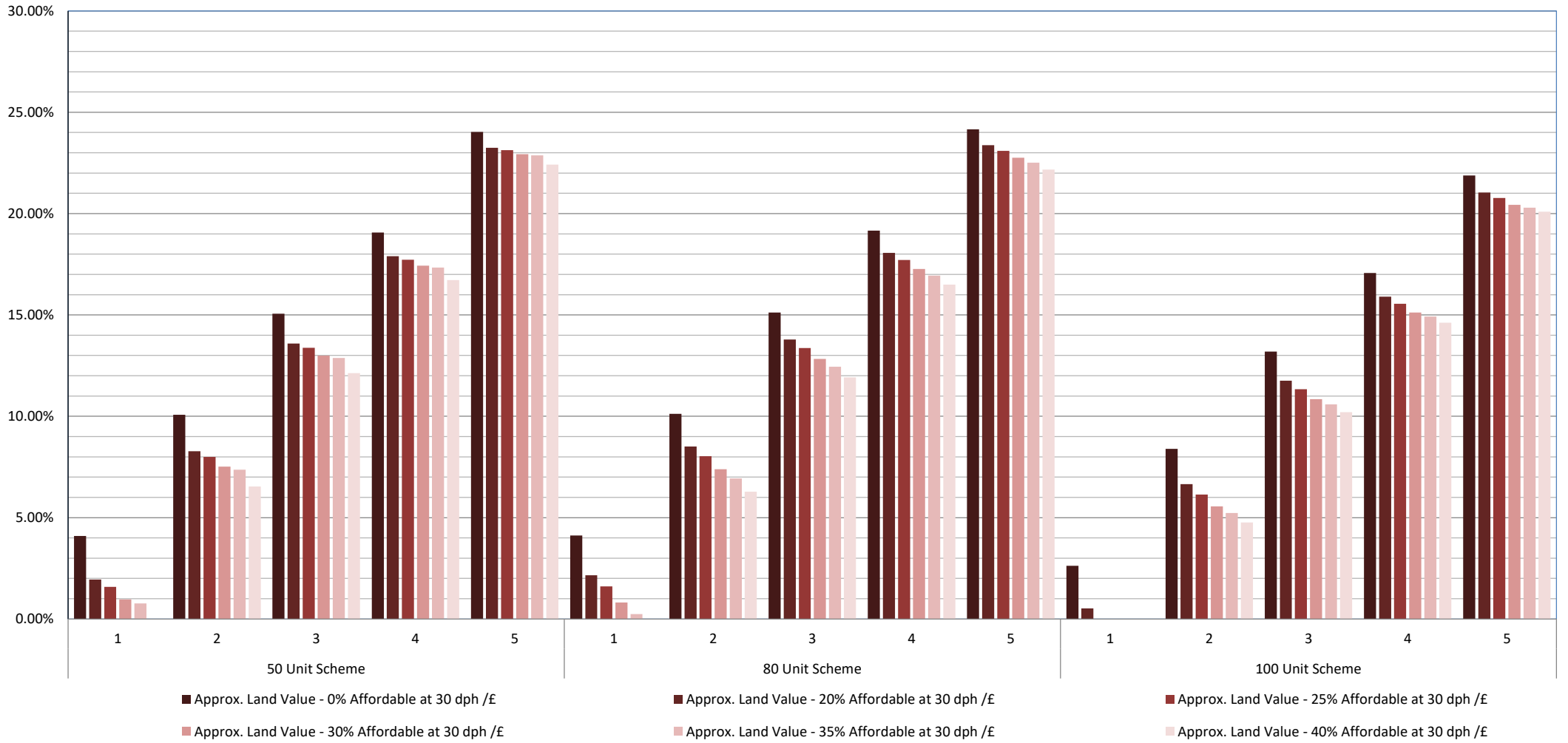
Graph 2B: Approx. Land Values as % of GDV for Appraisals with £60 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£60 CIL for Value Points 1-5



Appendix 3: Approx. Land Values (£ / Hectare) for Appraisals with £60 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

0-40% Affordable Housing, 30-40 DPH

£60 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£257,257	£159,021	£159,021	£182,029	£182,029	£182,029	£20,000	£135,000	£350,000	£450,000
	2	£645,814	£534,029	£534,029	£543,487	£543,487	£543,487	£20,000	£135,000	£350,000	£450,000
	3	£1,049,672	£939,456	£939,456	£935,365	£935,365	£935,365	£20,000	£135,000	£350,000	£450,000
	4	£1,434,343	£1,301,319	£1,301,319	£1,283,854	£1,283,854	£1,283,854	£20,000	£135,000	£350,000	£450,000
	5	£1,958,153	£1,801,530	£1,801,530	£1,792,021	£1,792,021	£1,792,021	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£320,415	£192,763	£192,763	£148,595	£39,593	£39,593	£20,000	£135,000	£350,000	£450,000
	2	£717,509	£559,275	£559,275	£509,517	£391,327	£391,327	£20,000	£135,000	£350,000	£450,000
	3	£1,112,919	£888,347	£888,347	£835,655	£702,114	£702,114	£20,000	£135,000	£350,000	£450,000
	4	£1,481,598	£1,249,343	£1,249,343	£1,190,741	£1,043,296	£1,043,296	£20,000	£135,000	£350,000	£450,000
	5	£2,040,645	£1,798,377	£1,798,377	£1,728,683	£1,564,409	£1,564,409	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£259,699	£115,201	£97,948	£79,046	£13,498	£0	£20,000	£135,000	£350,000	£450,000
	2	£625,046	£472,784	£453,519	£432,656	£360,594	£318,756	£20,000	£135,000	£350,000	£450,000
	3	£993,478	£820,736	£799,167	£776,850	£697,974	£650,678	£20,000	£135,000	£350,000	£450,000
	4	£1,357,125	£1,168,483	£1,144,411	£1,119,591	£1,032,323	£979,138	£20,000	£135,000	£350,000	£450,000
	5	£1,907,381	£1,688,827	£1,661,418	£1,631,593	£1,531,467	£1,472,393	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£205,682	£89,638	£72,070	£42,827	£33,643	£0	£20,000	£135,000	£350,000	£450,000
	2	£561,616	£421,679	£402,381	£370,660	£360,626	£312,250	£20,000	£135,000	£350,000	£450,000
	3	£924,319	£762,909	£741,584	£705,403	£694,559	£637,754	£20,000	£135,000	£350,000	£450,000
	4	£1,273,073	£1,093,885	£1,070,128	£1,030,299	£1,018,238	£957,248	£20,000	£135,000	£350,000	£450,000
	5	£1,800,854	£1,597,533	£1,569,722	£1,524,623	£1,510,130	£1,442,927	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£203,977	£100,467	£73,612	£36,246	£10,828	£0	£20,000	£135,000	£350,000	£450,000
	2	£557,090	£439,779	£408,421	£367,006	£339,296	£300,885	£20,000	£135,000	£350,000	£450,000
	3	£916,016	£783,376	£748,187	£702,033	£670,508	£627,774	£20,000	£135,000	£350,000	£450,000
	4	£1,263,316	£1,117,911	£1,079,414	£1,028,431	£993,597	£946,034	£20,000	£135,000	£350,000	£450,000
	5	£1,790,806	£1,625,183	£1,581,604	£1,522,990	£1,483,834	£1,429,073	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£130,239	£24,026	£0	£0	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£462,908	£341,105	£309,065	£274,176	£254,509	£226,943	£20,000	£135,000	£350,000	£450,000
	3	£801,300	£663,912	£628,301	£589,380	£567,230	£536,036	£20,000	£135,000	£350,000	£450,000
	4	£1,128,741	£977,572	£938,321	£894,986	£870,545	£835,914	£20,000	£135,000	£350,000	£450,000
	5	£1,625,926	£1,454,022	£1,408,830	£1,359,294	£1,331,225	£1,291,630	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£343,009	£212,028	£212,028	£242,706	£242,706	£242,706	£20,000	£135,000	£350,000	£450,000
	2	£861,085	£712,038	£712,038	£724,649	£724,649	£724,649	£20,000	£135,000	£350,000	£450,000
	3	£1,399,562	£1,252,608	£1,252,608	£1,247,153	£1,247,153	£1,247,153	£20,000	£135,000	£350,000	£450,000
	4	£1,912,457	£1,735,092	£1,735,092	£1,711,806	£1,711,806	£1,711,806	£20,000	£135,000	£350,000	£450,000
	5	£2,610,871	£2,402,041	£2,402,041	£2,389,361	£2,389,361	£2,389,361	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£427,220	£257,018	£257,018	£198,127	£52,790	£52,790	£20,000	£135,000	£350,000	£450,000
	2	£956,679	£745,700	£745,700	£679,356	£521,769	£521,769	£20,000	£135,000	£350,000	£450,000
	3	£1,483,892	£1,184,463	£1,184,463	£1,114,206	£936,152	£936,152	£20,000	£135,000	£350,000	£450,000
	4	£1,975,464	£1,665,791	£1,665,791	£1,587,655	£1,391,061	£1,391,061	£20,000	£135,000	£350,000	£450,000
	5	£2,720,860	£2,397,836	£2,397,836	£2,304,910	£2,085,879	£2,085,879	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£346,265	£153,601	£130,597	£105,395	£17,997	£0	£20,000	£135,000	£350,000	£450,000
	2	£833,395	£630,378	£604,692	£576,874	£480,792	£425,008	£20,000	£135,000	£350,000	£450,000
	3	£1,324,638	£1,094,314	£1,065,556	£1,035,800	£930,632	£867,570	£20,000	£135,000	£350,000	£450,000
	4	£1,809,501	£1,557,977	£1,525,882	£1,492,788	£1,376,431	£1,305,517	£20,000	£135,000	£350,000	£450,000
	5	£2,543,175	£2,251,769	£2,215,224	£2,175,457	£2,041,956	£1,963,191	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£274,243	£119,518	£96,094	£57,103	£44,857	£0	£20,000	£135,000	£350,000	£450,000
	2	£748,821	£562,239	£536,508	£494,213	£480,835	£416,334	£20,000	£135,000	£350,000	£450,000
	3	£1,232,426	£1,017,212	£988,779	£940,538	£926,079	£850,338	£20,000	£135,000	£350,000	£450,000
	4	£1,697,431	£1,458,513	£1,426,837	£1,373,732	£1,357,651	£1,276,330	£20,000	£135,000	£350,000	£450,000
	5	£2,401,138	£2,130,044	£2,092,963	£2,032,830	£2,013,507	£1,923,903	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£271,970	£133,956	£98,150	£48,328	£14,437	£0	£20,000	£135,000	£350,000	£450,000
	2	£742,787	£586,372	£544,561	£489,342	£452,395	£401,180	£20,000	£135,000	£350,000	£450,000
	3	£1,221,354	£1,044,501	£997,583	£936,044	£894,010	£837,032	£20,000	£135,000	£350,000	£450,000
	4	£1,684,422	£1,490,548	£1,439,218	£1,371,241	£1,324,795	£1,261,379	£20,000	£135,000	£350,000	£450,000
	5	£2,387,741	£2,166,911	£2,108,805	£2,030,654	£1,978,445	£1,905,430	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£173,652	£32,035	£0	£0	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£617,211	£454,806	£412,087	£365,568	£339,345	£302,590	£20,000	£135,000	£350,000	£450,000
	3	£1,068,400	£885,217	£837,735	£785,840	£756,307	£714,715	£20,000	£135,000	£350,000	£450,000
	4	£1,504,988	£1,303,429	£1,251,095	£1,193,314	£1,160,726	£1,114,552	£20,000	£135,000	£350,000	£450,000
	5	£2,167,901	£1,938,696	£1,878,440	£1,812,392	£1,774,967	£1,722,173	£20,000	£135,000	£350,000	£450,000

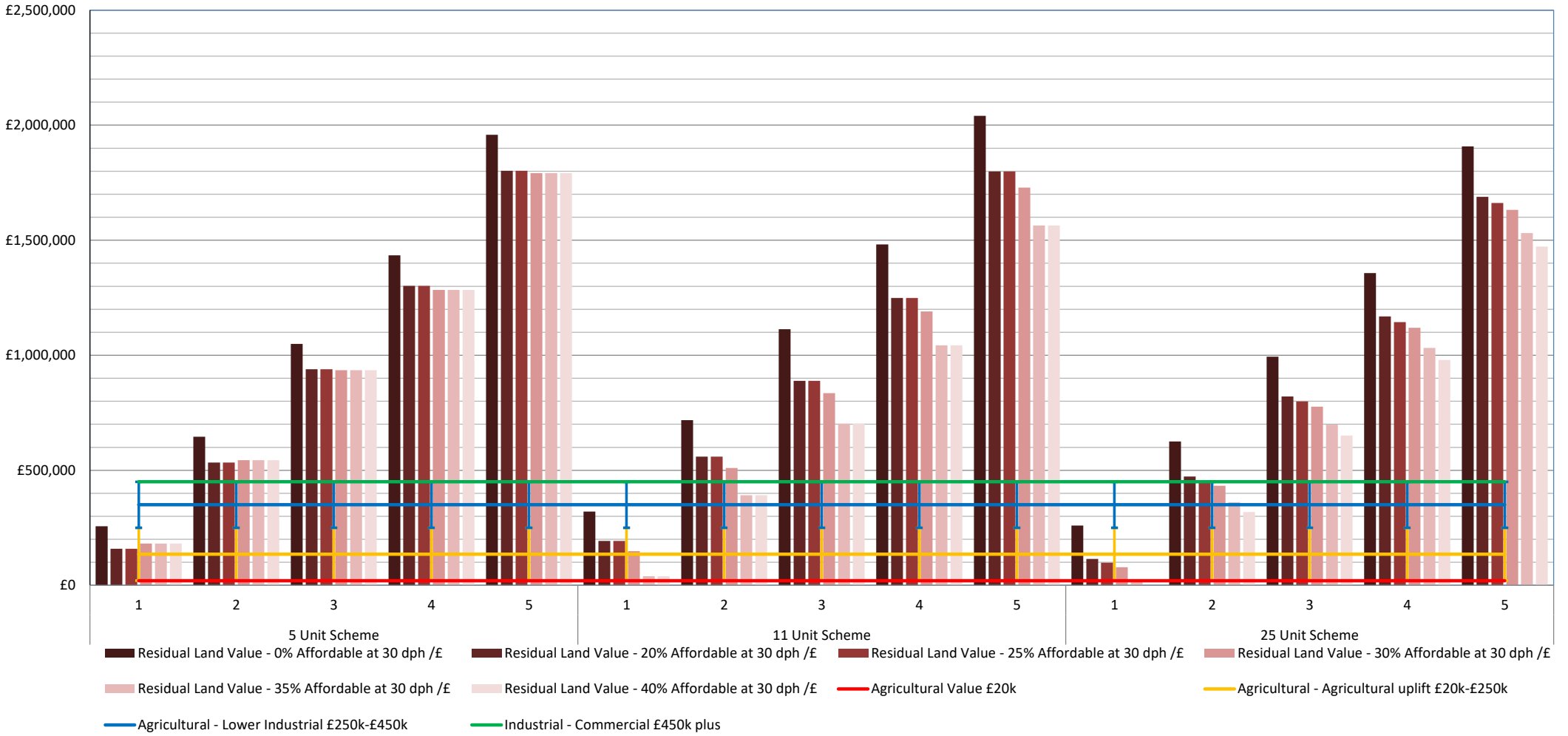
Graph 3A: Approx. Land Values (£ / Hectare) for Appraisals with £60 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, **30 DPH only**

£60 CIL for Value Points 1-5



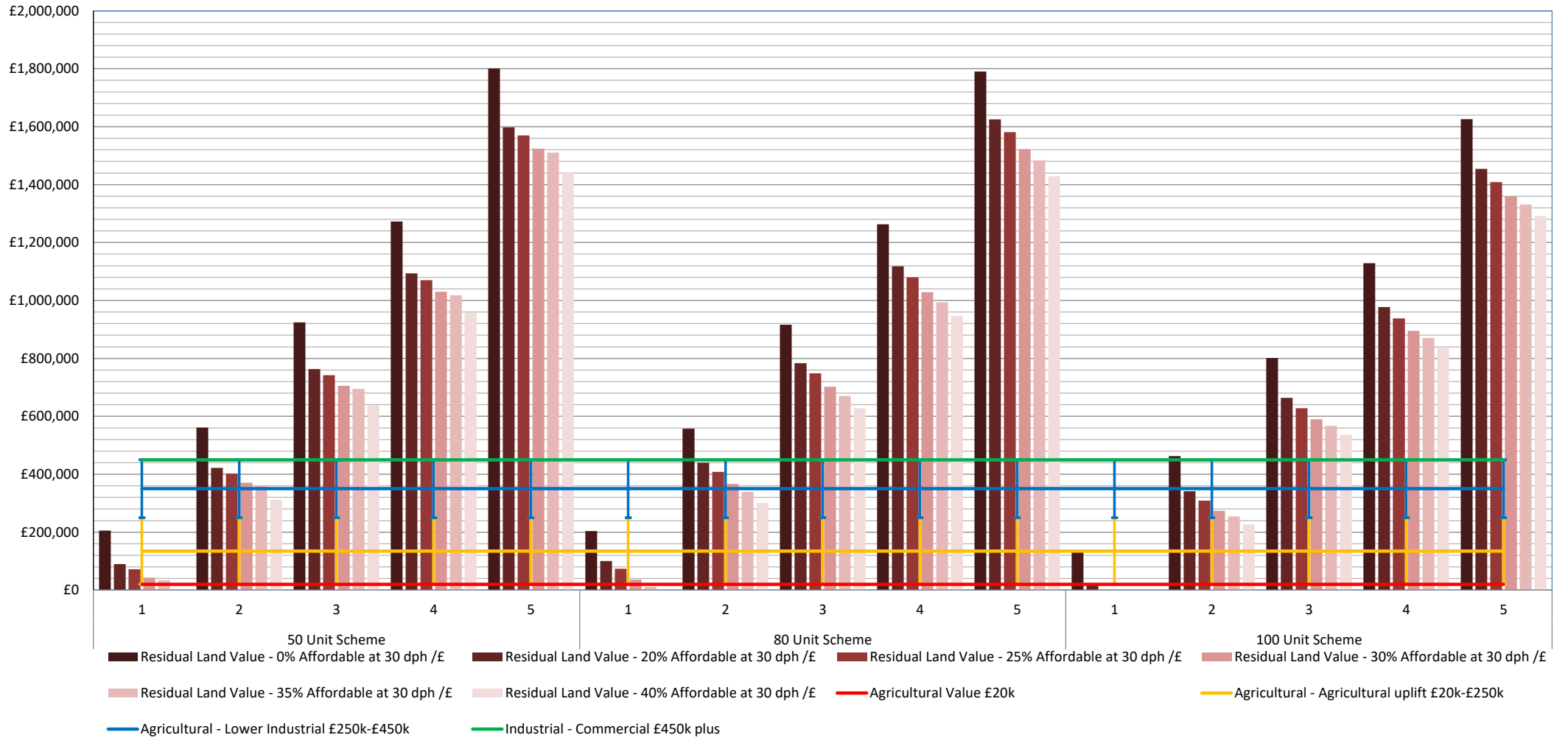
Graph 3B: Approx. Land Values (£ / Hectare) for Appraisals with £60 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 DPH only

£60 CIL for Value Points 1-5



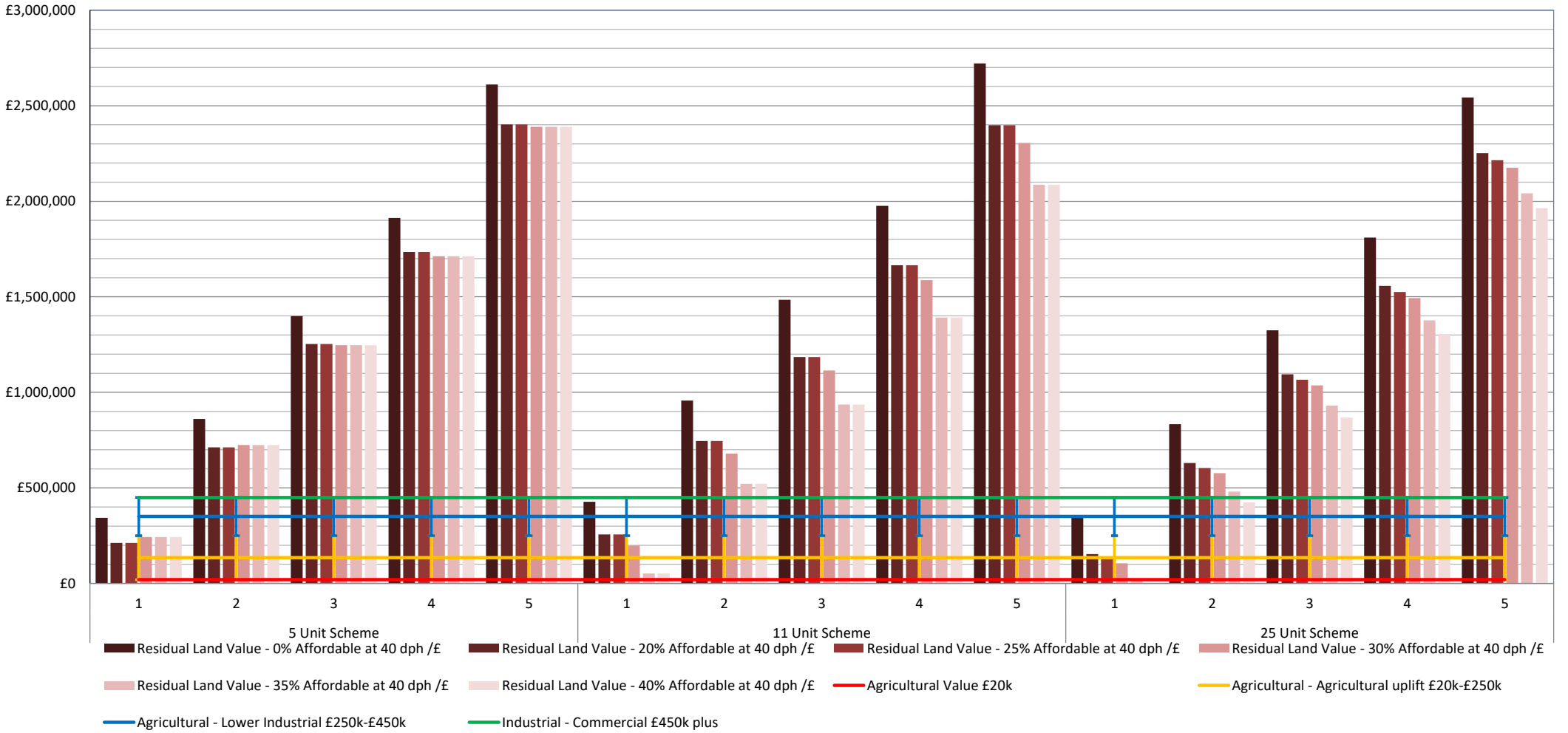
Graph 3C: Approx. Land Values (£ / Hectare) for Appraisals with £60 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, **40 DPH only**

£60 CIL for Value Points 1-5



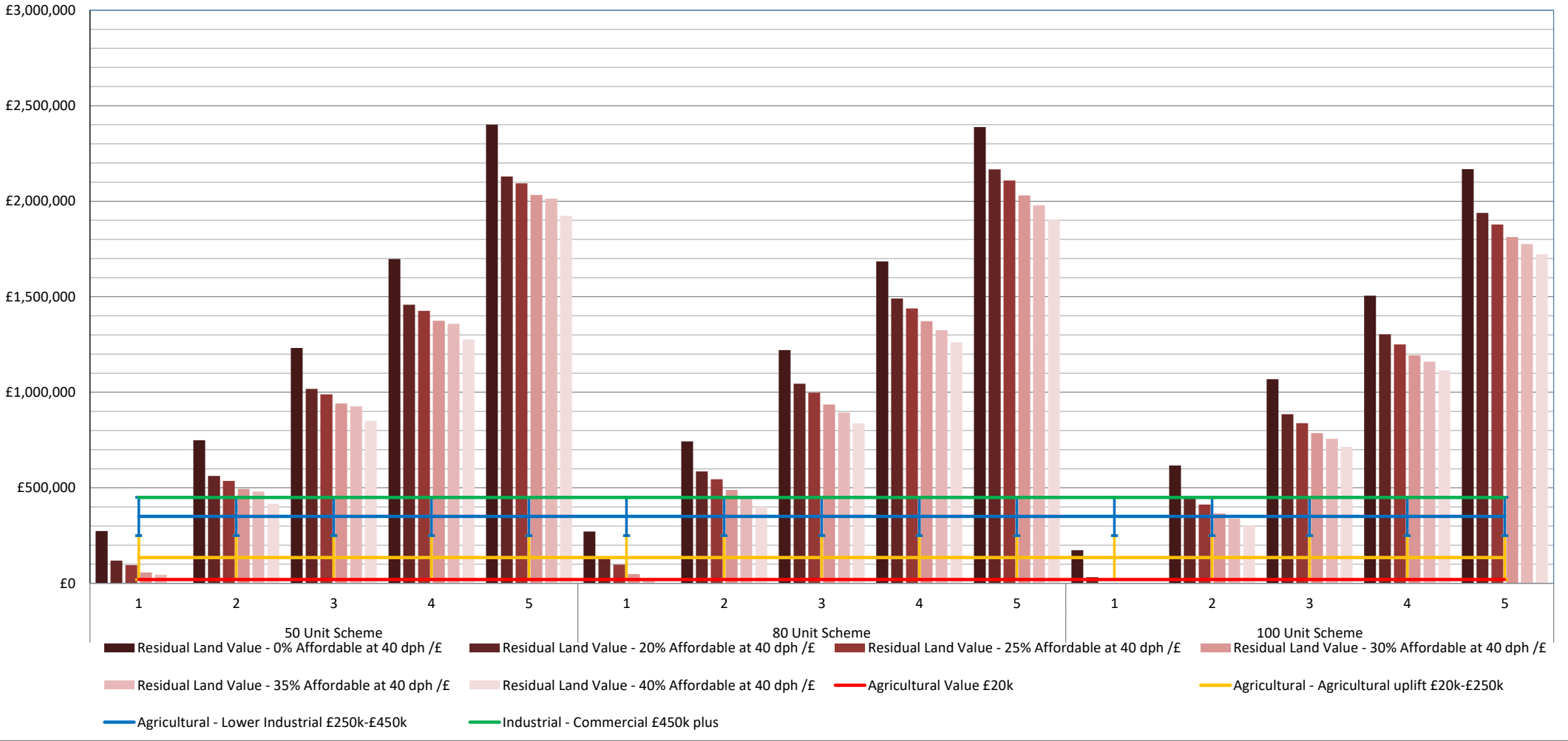
Graph 3D: Approx. Land Values (£ / Hectare) for Appraisals with £60 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 40 DPH only

£60 CIL for Value Points 1-5



APPENDIX 6

Appendix 1: Residual Land Values for Appraisals with £80 CIL
 Summary of Residual Land Value (£) Appraisals for All Value Points
 0-40% Affordable Housing, 30-40 DPH
 £80 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 30 dph / £	20% Affordable at 30 dph / £	25% Affordable at 30 dph / £	30% Affordable at 30 dph / £	35% Affordable at 30 dph / £	40% Affordable at 30 dph / £
5 Unit Scheme	1	£35,478	£20,673	£20,673	£25,633	£25,633	£25,633
	2	£100,237	£83,175	£83,175	£85,876	£85,876	£85,876
	3	£169,314	£150,746	£150,746	£151,189	£151,189	£151,189
	4	£231,733	£211,115	£211,115	£209,318	£209,318	£209,318
	5	£319,182	£294,600	£294,600	£294,107	£294,107	£294,107
11 Unit Scheme	1	£100,349	£57,704	£57,704	£43,060	£4,370	£4,370
	2	£246,464	£192,221	£192,221	£175,513	£133,339	£133,339
	3	£391,448	£313,141	£313,141	£295,325	£247,599	£247,599
	4	£526,801	£445,506	£445,506	£425,523	£372,699	£372,699
	5	£731,785	£646,948	£646,948	£622,883	£563,875	£563,875
25 Unit Scheme	1	£180,216	£66,713	£53,578	£39,336	£0	£0
	2	£485,769	£365,577	£350,729	£334,806	£277,424	£243,609
	3	£792,796	£655,830	£639,049	£621,900	£558,811	£520,437
	4	£1,095,835	£945,619	£926,753	£907,518	£837,436	£794,154
	5	£1,554,382	£1,379,240	£1,357,592	£1,334,186	£1,253,389	£1,205,200

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 40 dph / £	20% Affordable at 40 dph / £	25% Affordable at 40 dph / £	30% Affordable at 40 dph / £	35% Affordable at 40 dph / £	40% Affordable at 40 dph / £
5 Unit Scheme	1	£35,478	£20,673	£20,673	£25,633	£25,633	£25,633
	2	£100,237	£83,175	£83,175	£85,876	£85,876	£85,876
	3	£169,314	£150,746	£150,746	£151,189	£151,189	£151,189
	4	£231,733	£211,115	£211,115	£209,318	£209,318	£209,318
	5	£319,182	£294,600	£294,600	£294,107	£294,107	£294,107
11 Unit Scheme	1	£100,349	£57,704	£57,704	£43,060	£4,370	£4,370
	2	£246,464	£192,221	£192,221	£175,513	£133,339	£133,339
	3	£391,448	£313,141	£313,141	£295,325	£247,599	£247,599
	4	£526,801	£445,506	£445,506	£425,523	£372,699	£372,699
	5	£731,785	£646,948	£646,948	£622,883	£563,875	£563,875
25 Unit Scheme	1	£180,216	£66,713	£53,578	£39,336	£0	£0
	2	£485,769	£365,577	£350,729	£334,806	£277,424	£243,609
	3	£792,796	£655,830	£639,049	£621,900	£558,811	£520,437
	4	£1,095,835	£945,619	£926,753	£907,518	£837,436	£794,154
	5	£1,554,382	£1,379,240	£1,357,592	£1,334,186	£1,253,389	£1,205,200

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 30 dph / £	20% Affordable at 30 dph / £	25% Affordable at 30 dph / £	30% Affordable at 30 dph / £	35% Affordable at 30 dph / £	40% Affordable at 30 dph / £
50 Unit Scheme	1	£274,485	£93,956	£67,349	£23,010	£9,168	£0
	2	£868,412	£649,574	£619,978	£571,332	£556,017	£484,894
	3	£1,472,918	£1,218,291	£1,185,317	£1,129,238	£1,112,572	£1,022,401
	4	£2,054,174	£1,769,918	£1,732,890	£1,670,730	£1,652,037	£1,554,891
	5	£2,933,808	£2,609,331	£2,565,546	£2,494,603	£2,471,857	£2,364,357
80 Unit Scheme	1	£441,815	£184,564	£112,654	£17,944	£0	£0
	2	£1,378,894	£1,086,565	£1,006,918	£903,120	£833,449	£737,162
	3	£2,336,029	£2,002,823	£1,912,962	£1,796,525	£1,716,680	£1,608,868
	4	£3,262,164	£2,894,917	£2,796,233	£2,666,919	£2,578,250	£2,457,561
	5	£4,668,803	£4,247,644	£4,135,407	£3,985,744	£3,885,550	£3,745,664
100 Unit Scheme	1	£306,801	£0	£0	£0	£0	£0
	2	£1,417,011	£1,036,521	£936,119	£825,609	£765,355	£680,816
	3	£2,544,984	£2,112,546	£2,000,239	£1,876,287	£1,807,760	£1,711,127
	4	£3,636,454	£3,158,077	£3,033,639	£2,894,974	£2,818,808	£2,710,719
	5	£5,293,735	£4,746,244	£4,602,000	£4,442,668	£4,354,410	£4,229,772

Development Scenario / Threshold	Value Point	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value	Residual Land Value
		0% Affordable at 40 dph / £	20% Affordable at 40 dph / £	25% Affordable at 40 dph / £	30% Affordable at 40 dph / £	35% Affordable at 40 dph / £	40% Affordable at 40 dph / £
50 Unit Scheme	1	£274,485	£93,956	£67,349	£23,010	£9,168	£0
	2	£868,412	£649,574	£619,978	£571,332	£556,017	£484,894
	3	£1,472,918	£1,218,291	£1,185,317	£1,129,238	£1,112,572	£1,022,401
	4	£2,054,174	£1,769,918	£1,732,890	£1,670,730	£1,652,037	£1,554,891
	5	£2,933,808	£2,609,331	£2,565,546	£2,494,603	£2,471,857	£2,364,357
80 Unit Scheme	1	£441,815	£184,564	£112,654	£17,944	£0	£0
	2	£1,378,894	£1,086,565	£1,006,918	£903,120	£833,449	£737,162
	3	£2,336,029	£2,002,823	£1,912,962	£1,796,525	£1,716,680	£1,608,868
	4	£3,262,164	£2,894,917	£2,796,233	£2,666,919	£2,578,250	£2,457,561
	5	£4,668,803	£4,247,644	£4,135,407	£3,985,744	£3,885,550	£3,745,664
100 Unit Scheme	1	£306,801	£0	£0	£0	£0	£0
	2	£1,417,011	£1,036,521	£936,119	£825,609	£765,355	£680,816
	3	£2,544,984	£2,112,546	£2,000,239	£1,876,287	£1,807,760	£1,711,127
	4	£3,636,454	£3,158,077	£3,033,639	£2,894,974	£2,818,808	£2,710,719
	5	£5,293,735	£4,746,244	£4,602,000	£4,442,668	£4,354,410	£4,229,772

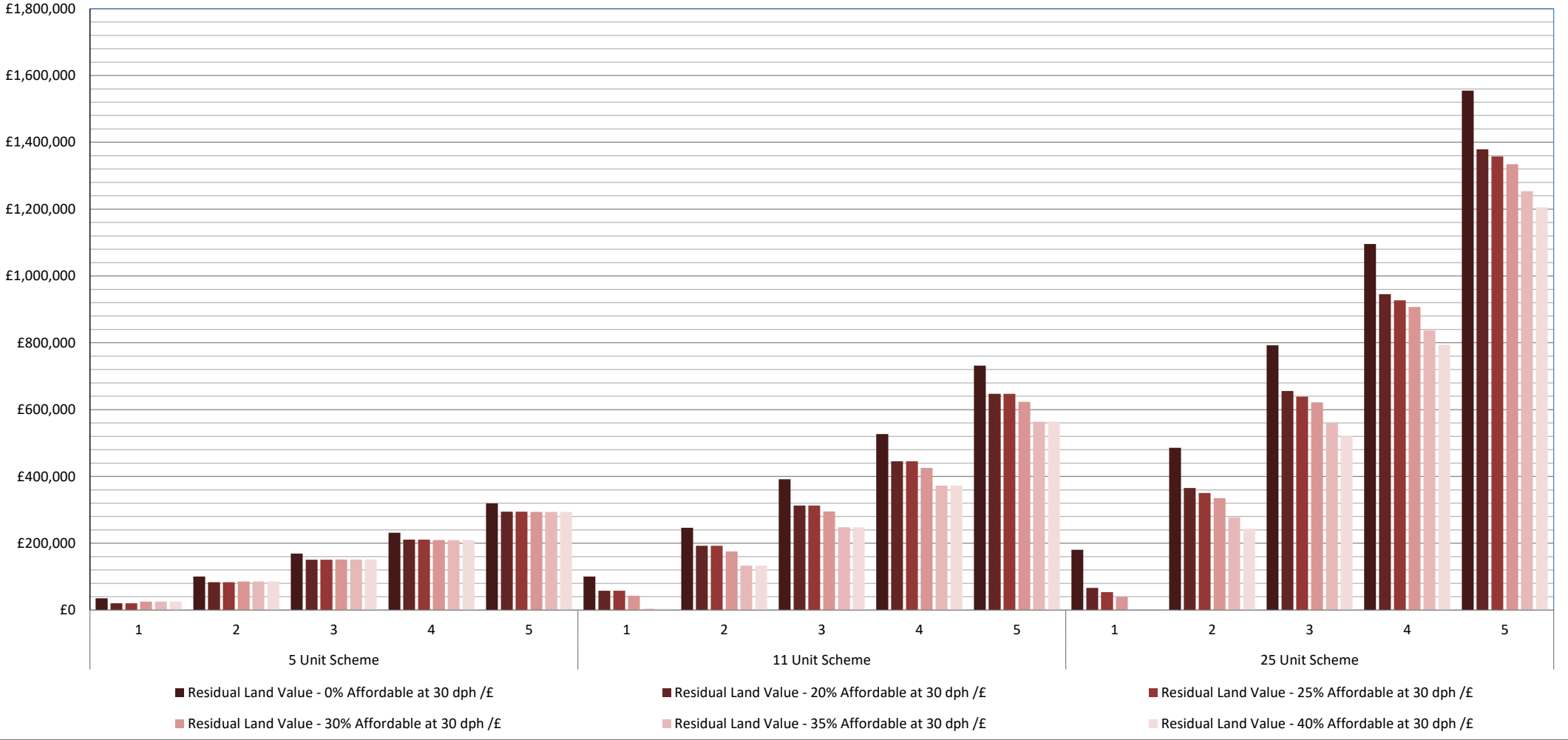
Graph 1A: Residual Land Values for Appraisals with £80 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£80 CIL for Value Points 1-5



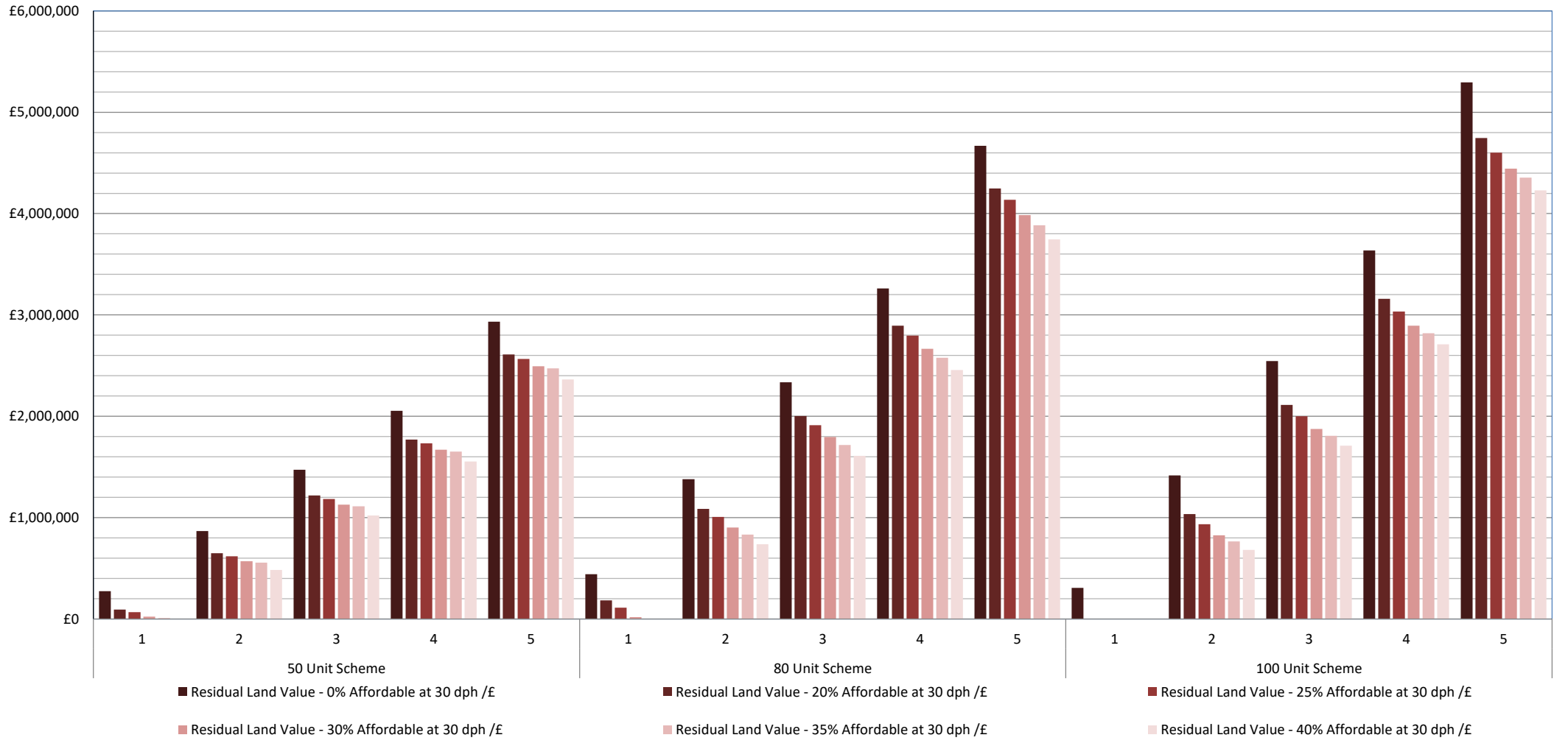
Graph 1B: Residual Land Values for Appraisals with £80 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£80 CIL for Value Points 1-5



Appendix 2: Approx. Land Values as % of GDV for Appraisals with £80 CIL
Summary of Residual Land Value (£) Appraisals for All Value Points
0-40% Affordable Housing, 30-40 DPH
£80 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
		1	4.35%	2.70%	2.70%	3.42%	3.42%
2	11.06%	9.78%	9.78%	10.35%	10.35%	10.35%	
3	16.90%	15.99%	15.99%	16.49%	16.49%	16.49%	
4	21.22%	20.55%	20.55%	21.02%	21.02%	21.02%	
5	26.08%	25.65%	25.65%	26.35%	26.35%	26.35%	
11 Unit Scheme	1	5.21%	3.45%	3.45%	2.65%	0.28%	0.28%
	2	11.51%	10.32%	10.32%	9.72%	7.74%	7.74%
	3	16.64%	15.36%	15.36%	14.92%	13.13%	13.13%
	4	20.61%	20.01%	20.01%	19.69%	18.10%	18.10%
	5	25.62%	25.67%	25.67%	25.48%	24.20%	24.20%
25 Unit Scheme	1	4.27%	1.70%	1.38%	1.03%	0.00%	0.00%
	2	10.35%	8.40%	8.15%	7.88%	6.75%	6.03%
	3	15.38%	13.71%	13.52%	13.32%	12.37%	11.73%
	4	19.53%	18.15%	18.00%	17.85%	17.03%	16.44%
	5	24.67%	23.59%	23.50%	23.40%	22.74%	22.25%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
		1	4.35%	2.70%	2.70%	3.42%	3.42%
2	11.06%	9.78%	9.78%	10.35%	10.35%	10.35%	
3	16.90%	15.99%	15.99%	16.49%	16.49%	16.49%	
4	21.22%	20.55%	20.55%	21.02%	21.02%	21.02%	
5	26.08%	25.65%	25.65%	26.35%	26.35%	26.35%	
11 Unit Scheme	1	5.21%	3.45%	3.45%	2.65%	0.28%	0.28%
	2	11.51%	10.32%	10.32%	9.72%	7.74%	7.74%
	3	16.64%	15.36%	15.36%	14.92%	13.13%	13.13%
	4	20.61%	20.01%	20.01%	19.69%	18.10%	18.10%
	5	25.62%	25.67%	25.67%	25.48%	24.20%	24.20%
25 Unit Scheme	1	4.27%	1.70%	1.38%	1.03%	0.00%	0.00%
	2	10.35%	8.40%	8.15%	7.88%	6.75%	6.03%
	3	15.38%	13.71%	13.52%	13.32%	12.37%	11.73%
	4	19.53%	18.15%	18.00%	17.85%	17.03%	16.44%
	5	24.67%	23.59%	23.50%	23.40%	22.74%	22.25%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 30 dph / £	Approx. Land Value - 20% Affordable at 30 dph / £	Approx. Land Value - 25% Affordable at 30 dph / £	Approx. Land Value - 30% Affordable at 30 dph / £	Approx. Land Value - 35% Affordable at 30 dph / £	Approx. Land Value - 40% Affordable at 30 dph / £
		1	3.28%	1.23%	0.89%	0.31%	0.12%
2	9.34%	7.65%	7.39%	6.95%	6.81%	6.09%	
3	14.40%	13.02%	12.83%	12.48%	12.38%	11.67%	
4	18.46%	17.37%	17.22%	16.96%	16.88%	16.29%	
5	23.49%	22.78%	22.68%	22.52%	22.47%	22.03%	
50 Unit Scheme	1	3.28%	1.23%	0.89%	0.31%	0.12%	0.00%
	2	9.34%	7.65%	7.39%	6.95%	6.81%	6.09%
	3	14.40%	13.02%	12.83%	12.48%	12.38%	11.67%
	4	18.46%	17.37%	17.22%	16.96%	16.88%	16.29%
	5	23.49%	22.78%	22.68%	22.52%	22.47%	22.03%
80 Unit Scheme	1	3.34%	1.49%	0.92%	0.15%	0.00%	0.00%
	2	9.40%	7.89%	7.42%	6.81%	6.38%	5.77%
	3	14.46%	13.21%	12.81%	12.31%	11.95%	11.45%
	4	18.55%	17.54%	17.20%	16.79%	16.49%	16.07%
	5	23.62%	22.90%	22.64%	22.33%	22.11%	21.80%
100 Unit Scheme	1	1.85%	0.00%	0.00%	0.00%	0.00%	0.00%
	2	7.70%	6.06%	5.58%	5.02%	4.72%	4.28%
	3	12.57%	11.23%	10.83%	10.35%	10.12%	9.77%
	4	16.50%	15.41%	15.08%	14.67%	14.49%	14.22%
	5	21.37%	20.60%	20.36%	20.03%	19.91%	19.74%

Development Scenario / Threshold	Value Point	Approx. Land Value - 0% Affordable at 40 dph / £	Approx. Land Value - 20% Affordable at 40 dph / £	Approx. Land Value - 25% Affordable at 40 dph / £	Approx. Land Value - 30% Affordable at 40 dph / £	Approx. Land Value - 35% Affordable at 40 dph / £	Approx. Land Value - 40% Affordable at 40 dph / £
		1	3.28%	1.23%	0.89%	0.31%	0.12%
2	9.34%	7.65%	7.39%	6.95%	6.81%	6.09%	
3	14.40%	13.02%	12.83%	12.48%	12.38%	11.67%	
4	18.46%	17.37%	17.22%	16.96%	16.88%	16.29%	
5	23.49%	22.78%	22.68%	22.52%	22.47%	22.03%	
50 Unit Scheme	1	3.28%	1.23%	0.89%	0.31%	0.12%	0.00%
	2	9.34%	7.65%	7.39%	6.95%	6.81%	6.09%
	3	14.40%	13.02%	12.83%	12.48%	12.38%	11.67%
	4	18.46%	17.37%	17.22%	16.96%	16.88%	16.29%
	5	23.49%	22.78%	22.68%	22.52%	22.47%	22.03%
80 Unit Scheme	1	3.34%	1.49%	0.92%	0.15%	0.00%	0.00%
	2	9.40%	7.89%	7.42%	6.81%	6.38%	5.77%
	3	14.46%	13.21%	12.81%	12.31%	11.95%	11.45%
	4	18.55%	17.54%	17.20%	16.79%	16.49%	16.07%
	5	23.62%	22.90%	22.64%	22.33%	22.11%	21.80%
100 Unit Scheme	1	1.85%	0.00%	0.00%	0.00%	0.00%	0.00%
	2	7.70%	6.06%	5.58%	5.02%	4.72%	4.28%
	3	12.57%	11.23%	10.83%	10.35%	10.12%	9.77%
	4	16.50%	15.41%	15.08%	14.67%	14.49%	14.22%
	5	21.37%	20.60%	20.36%	20.03%	19.91%	19.74%

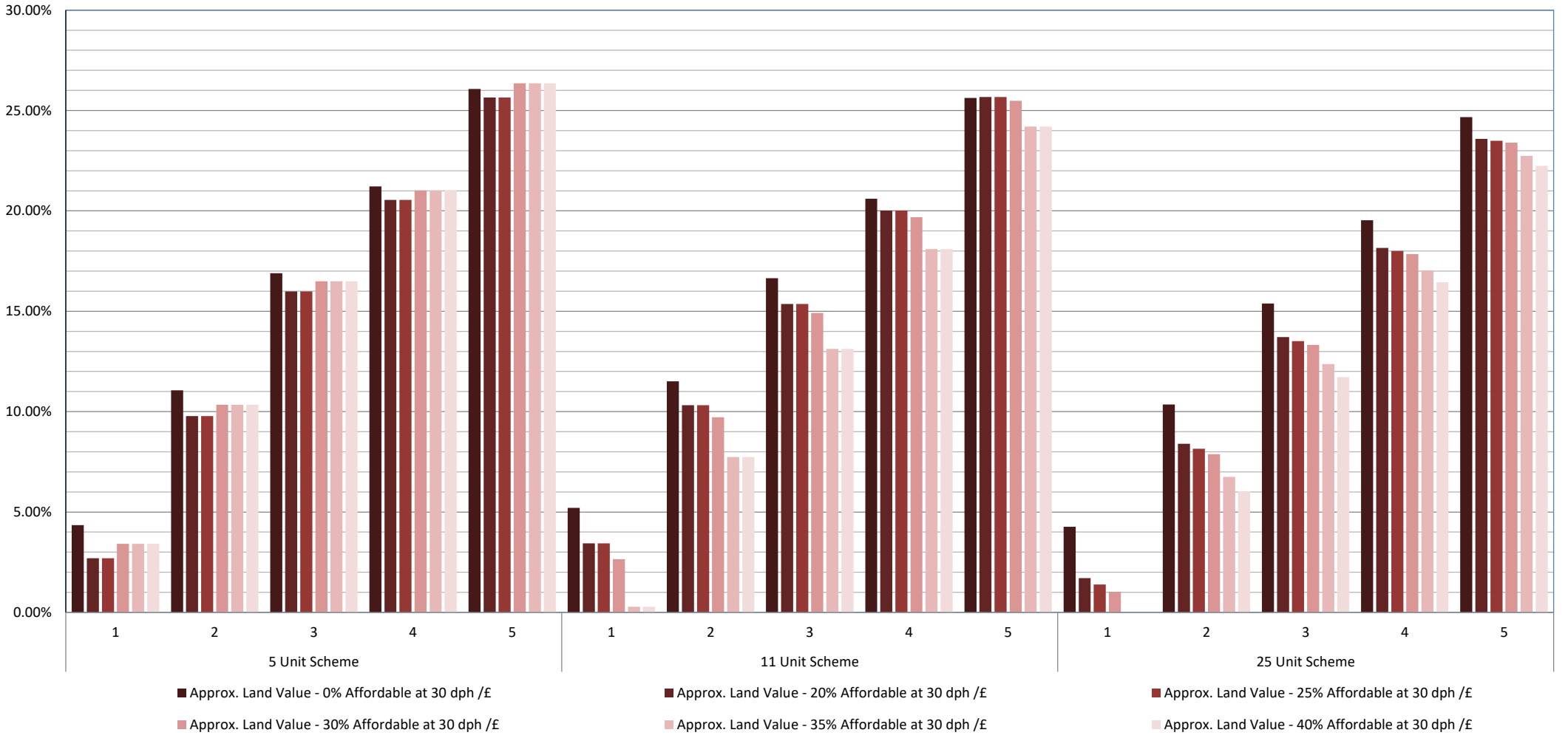
Graph 2A: Approx. Land Values as % of GDV for Appraisals with £80 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, 30 and 40 DPH

£80 CIL for Value Points 1-5



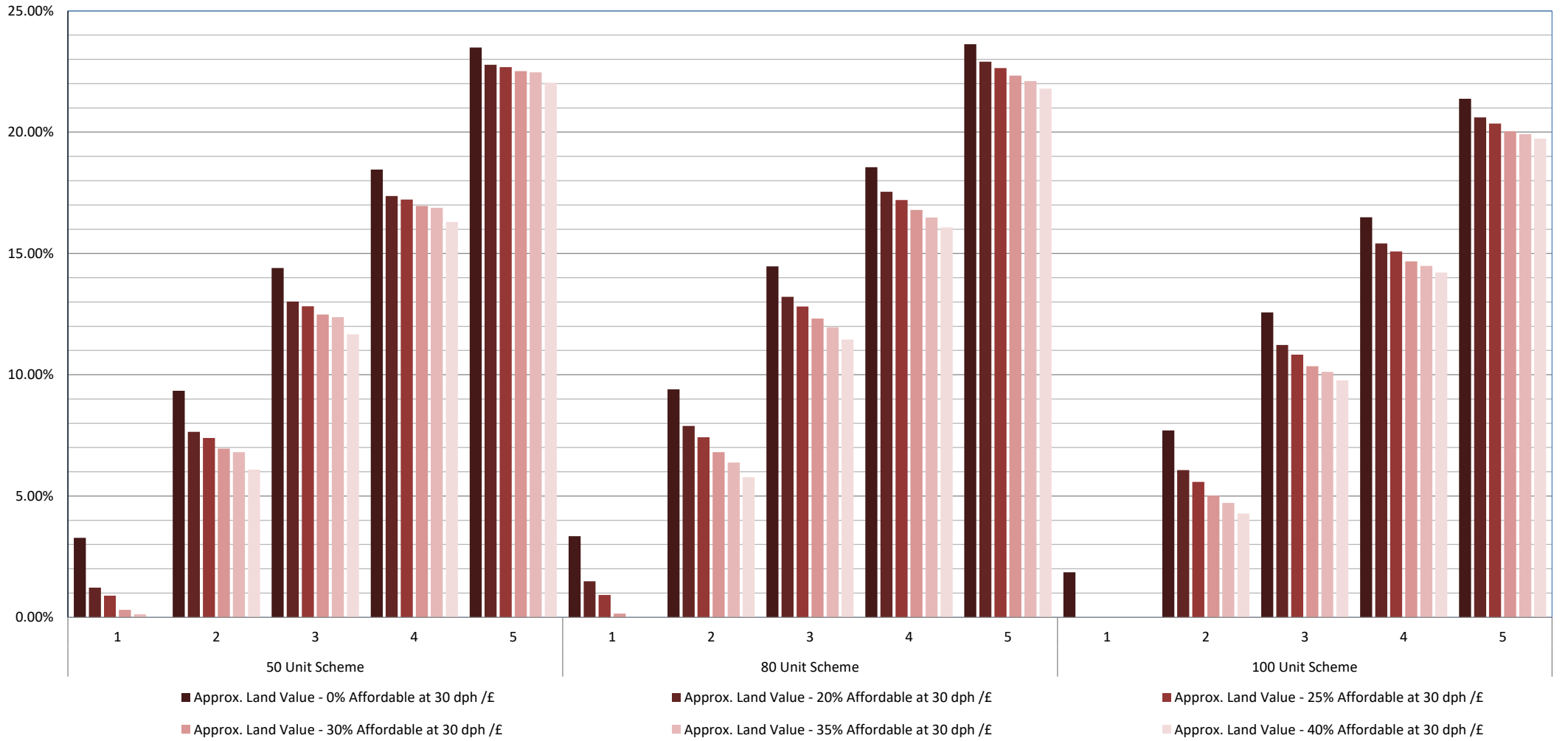
Graph 2B: Approx. Land Values as % of GDV for Appraisals with £80 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 and 40 DPH

£80 CIL for Value Points 1-5



Appendix 3: Approx. Land Values (£ / Hectare) for Appraisals with £80 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

0-40% Affordable Housing, 30-40 DPH

£80 CIL for Value Points 1-5

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£212,866	£124,040	£124,040	£153,801	£153,801	£153,801	£20,000	£135,000	£350,000	£450,000
	2	£601,423	£499,047	£499,047	£515,258	£515,258	£515,258	£20,000	£135,000	£350,000	£450,000
	3	£1,015,884	£904,475	£904,475	£907,136	£907,136	£907,136	£20,000	£135,000	£350,000	£450,000
	4	£1,390,396	£1,266,688	£1,266,688	£1,255,908	£1,255,908	£1,255,908	£20,000	£135,000	£350,000	£450,000
	5	£1,915,095	£1,767,599	£1,767,599	£1,764,639	£1,764,639	£1,764,639	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£273,678	£157,375	£157,375	£117,437	£11,919	£11,919	£20,000	£135,000	£350,000	£450,000
	2	£672,175	£524,240	£524,240	£478,671	£363,653	£363,653	£20,000	£135,000	£350,000	£450,000
	3	£1,067,584	£854,020	£854,020	£805,432	£675,270	£675,270	£20,000	£135,000	£350,000	£450,000
	4	£1,436,731	£1,215,016	£1,215,016	£1,160,518	£1,016,452	£1,016,452	£20,000	£135,000	£350,000	£450,000
	5	£1,995,778	£1,764,404	£1,764,404	£1,698,771	£1,537,842	£1,537,842	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£216,260	£80,056	£64,294	£47,203	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£582,923	£438,693	£420,875	£401,768	£332,909	£292,330	£20,000	£135,000	£350,000	£450,000
	3	£951,355	£786,996	£766,859	£746,280	£670,574	£624,525	£20,000	£135,000	£350,000	£450,000
	4	£1,315,003	£1,134,743	£1,112,103	£1,089,022	£1,004,923	£952,985	£20,000	£135,000	£350,000	£450,000
	5	£1,865,258	£1,655,088	£1,629,111	£1,601,023	£1,504,067	£1,446,240	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 30 dph / £	Residual Land Value 20% Affordable at 30 dph / £	Residual Land Value 25% Affordable at 30 dph / £	Residual Land Value 30% Affordable at 30 dph / £	Residual Land Value 35% Affordable at 30 dph / £	Residual Land Value 40% Affordable at 30 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£164,691	£56,373	£40,410	£13,806	£5,501	£0	£20,000	£135,000	£350,000	£450,000
	2	£521,047	£389,745	£371,987	£342,799	£333,610	£290,936	£20,000	£135,000	£350,000	£450,000
	3	£883,751	£730,975	£711,190	£677,543	£667,543	£613,440	£20,000	£135,000	£350,000	£450,000
	4	£1,232,504	£1,061,951	£1,039,734	£1,002,438	£991,222	£932,934	£20,000	£135,000	£350,000	£450,000
	5	£1,760,285	£1,565,599	£1,539,328	£1,496,762	£1,483,114	£1,418,614	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£165,680	£69,212	£42,245	£6,729	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£517,085	£407,462	£377,594	£338,670	£312,543	£276,436	£20,000	£135,000	£350,000	£450,000
	3	£876,011	£751,059	£717,361	£673,697	£643,755	£603,325	£20,000	£135,000	£350,000	£450,000
	4	£1,223,311	£1,085,594	£1,048,587	£1,000,095	£966,844	£921,585	£20,000	£135,000	£350,000	£450,000
	5	£1,750,801	£1,592,866	£1,550,778	£1,494,654	£1,457,081	£1,404,624	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£92,040	£0	£0	£0	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£425,103	£310,956	£280,836	£247,683	£229,607	£204,245	£20,000	£135,000	£350,000	£450,000
	3	£763,495	£633,764	£600,072	£562,886	£542,328	£513,338	£20,000	£135,000	£350,000	£450,000
	4	£1,090,936	£947,423	£910,092	£868,492	£845,642	£813,216	£20,000	£135,000	£350,000	£450,000
	5	£1,588,121	£1,423,873	£1,380,600	£1,332,801	£1,306,323	£1,268,932	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
5 Unit Scheme	1	£283,821	£165,387	£165,387	£205,068	£205,068	£205,068	£20,000	£135,000	£350,000	£450,000
	2	£801,897	£665,397	£665,397	£687,011	£687,011	£687,011	£20,000	£135,000	£350,000	£450,000
	3	£1,354,512	£1,205,967	£1,205,967	£1,209,515	£1,209,515	£1,209,515	£20,000	£135,000	£350,000	£450,000
	4	£1,853,862	£1,688,917	£1,688,917	£1,674,544	£1,674,544	£1,674,544	£20,000	£135,000	£350,000	£450,000
	5	£2,553,459	£2,356,798	£2,356,798	£2,352,853	£2,352,853	£2,352,853	£20,000	£135,000	£350,000	£450,000
11 Unit Scheme	1	£364,905	£209,833	£209,833	£156,583	£15,892	£15,892	£20,000	£135,000	£350,000	£450,000
	2	£896,233	£698,987	£698,987	£638,228	£484,871	£484,871	£20,000	£135,000	£350,000	£450,000
	3	£1,423,446	£1,138,694	£1,138,694	£1,073,909	£900,360	£900,360	£20,000	£135,000	£350,000	£450,000
	4	£1,915,641	£1,620,022	£1,620,022	£1,547,358	£1,355,269	£1,355,269	£20,000	£135,000	£350,000	£450,000
	5	£2,661,037	£2,352,539	£2,352,539	£2,265,028	£2,050,456	£2,050,456	£20,000	£135,000	£350,000	£450,000
25 Unit Scheme	1	£288,346	£106,741	£85,725	£62,937	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£777,231	£584,924	£561,166	£535,690	£443,878	£389,774	£20,000	£135,000	£350,000	£450,000
	3	£1,268,474	£1,049,329	£1,022,479	£995,041	£894,098	£832,700	£20,000	£135,000	£350,000	£450,000
	4	£1,753,337	£1,512,991	£1,482,804	£1,452,029	£1,339,897	£1,270,647	£20,000	£135,000	£350,000	£450,000
	5	£2,487,011	£2,206,784	£2,172,147	£2,134,698	£2,005,423	£1,928,320	£20,000	£135,000	£350,000	£450,000

Development Scenario / Threshold	Value Point	Residual Land Value 0% Affordable at 40 dph / £	Residual Land Value 20% Affordable at 40 dph / £	Residual Land Value 25% Affordable at 40 dph / £	Residual Land Value 30% Affordable at 40 dph / £	Residual Land Value 35% Affordable at 40 dph / £	Residual Land Value 40% Affordable at 40 dph / £	Agricultural Value £20k	Agricultural - Agricultural uplift £20k-£250k	Agricultural - Lower Industrial £250k-£450k	Industrial - Commercial £450k plus
50 Unit Scheme	1	£219,588	£75,165	£53,879	£18,408	£7,335	£0	£20,000	£135,000	£350,000	£450,000
	2	£694,729	£519,659	£495,983	£457,065	£444,814	£387,915	£20,000	£135,000	£350,000	£450,000
	3	£1,178,334	£974,633	£948,253	£903,390	£890,058	£817,921	£20,000	£135,000	£350,000	£450,000
	4	£1,643,339	£1,415,934	£1,386,312	£1,336,584	£1,321,630	£1,243,913	£20,000	£135,000	£350,000	£450,000
	5	£2,347,046	£2,087,465	£2,052,437	£1,995,683	£1,977,485	£1,891,485	£20,000	£135,000	£350,000	£450,000
80 Unit Scheme	1	£220,907	£92,282	£56,327	£8,972	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£689,447	£543,283	£503,459	£451,560	£416,724	£368,581	£20,000	£135,000	£350,000	£450,000
	3	£1,168,015	£1,001,412	£956,481	£898,263	£858,340	£804,434	£20,000	£135,000	£350,000	£450,000
	4	£1,631,082	£1,447,459	£1,398,116	£1,333,460	£1,289,125	£1,228,780	£20,000	£135,000	£350,000	£450,000
	5	£2,334,402	£2,123,822	£2,067,703	£1,992,872	£1,942,775	£1,872,832	£20,000	£135,000	£350,000	£450,000
100 Unit Scheme	1	£122,721	£0	£0	£0	£0	£0	£20,000	£135,000	£350,000	£450,000
	2	£566,804	£414,608	£374,448	£330,243	£306,142	£272,326	£20,000	£135,000	£350,000	£450,000
	3	£1,017,994	£845,019	£800,095	£750,515	£723,104	£684,451	£20,000	£135,000	£350,000	£450,000
	4	£1,454,581	£1,263,231	£1,213,456	£1,157,989	£1,127,523	£1,084,288	£20,000	£135,000	£350,000	£450,000
	5	£2,117,494	£1,898,498	£1,840,800	£1,777,067	£1,741,764	£1,691,909	£20,000	£135,000	£350,000	£450,000

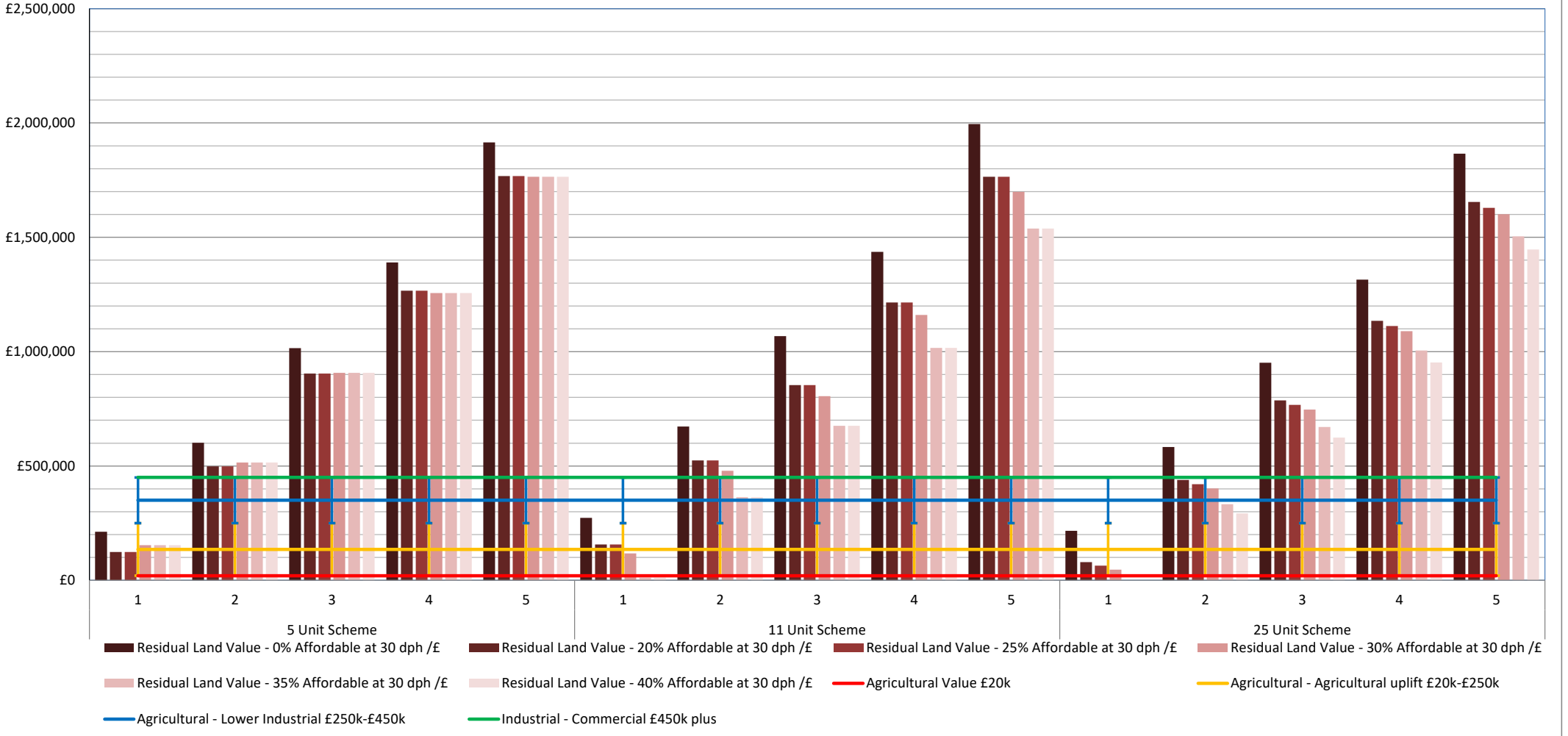
Graph 3A: Approx. Land Values (£ / Hectare) for Appraisals with £80 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, **30 DPH only**

£80 CIL for Value Points 1-5



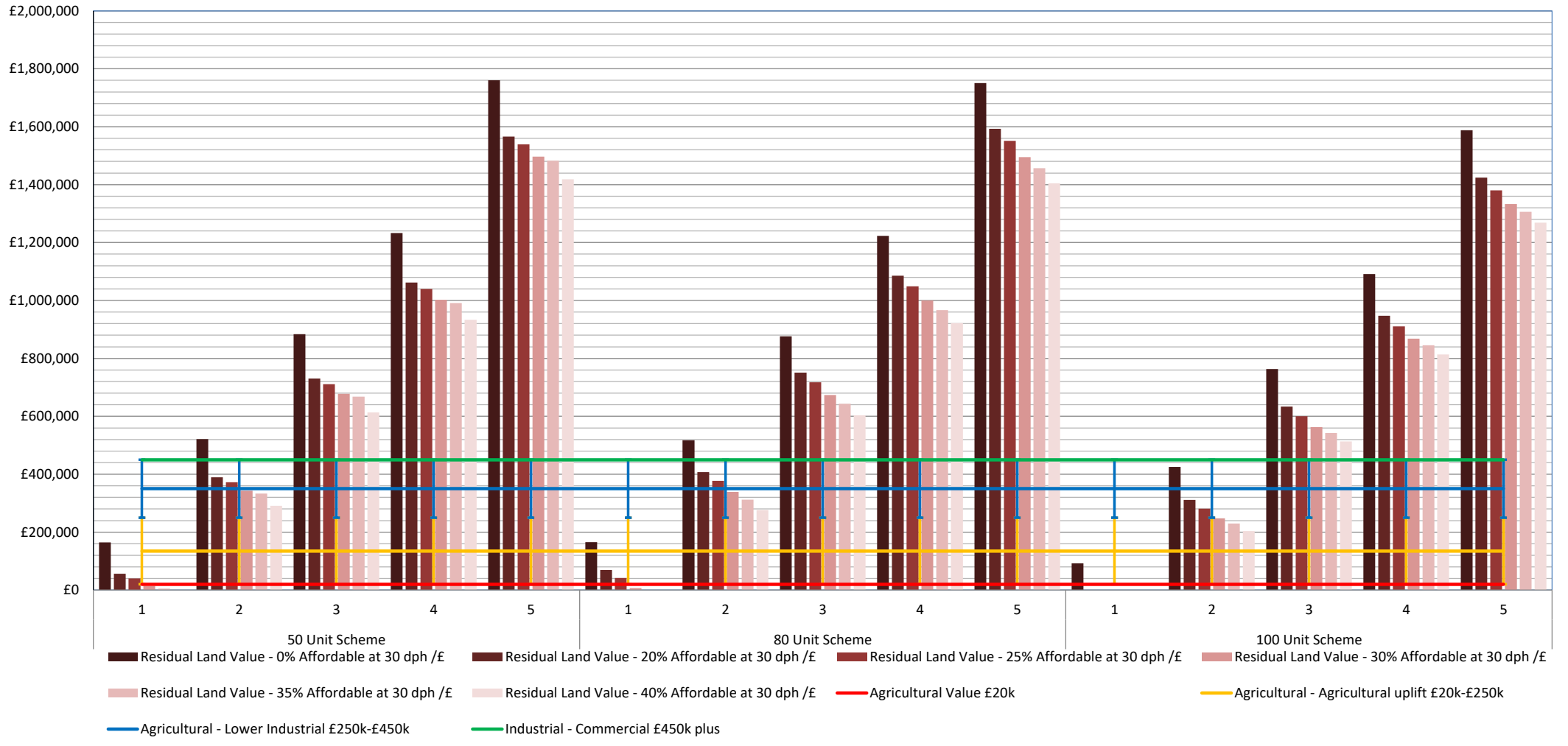
Graph 3B: Approx. Land Values (£ / Hectare) for Appraisals with £80 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 30 DPH only

£80 CIL for Value Points 1-5



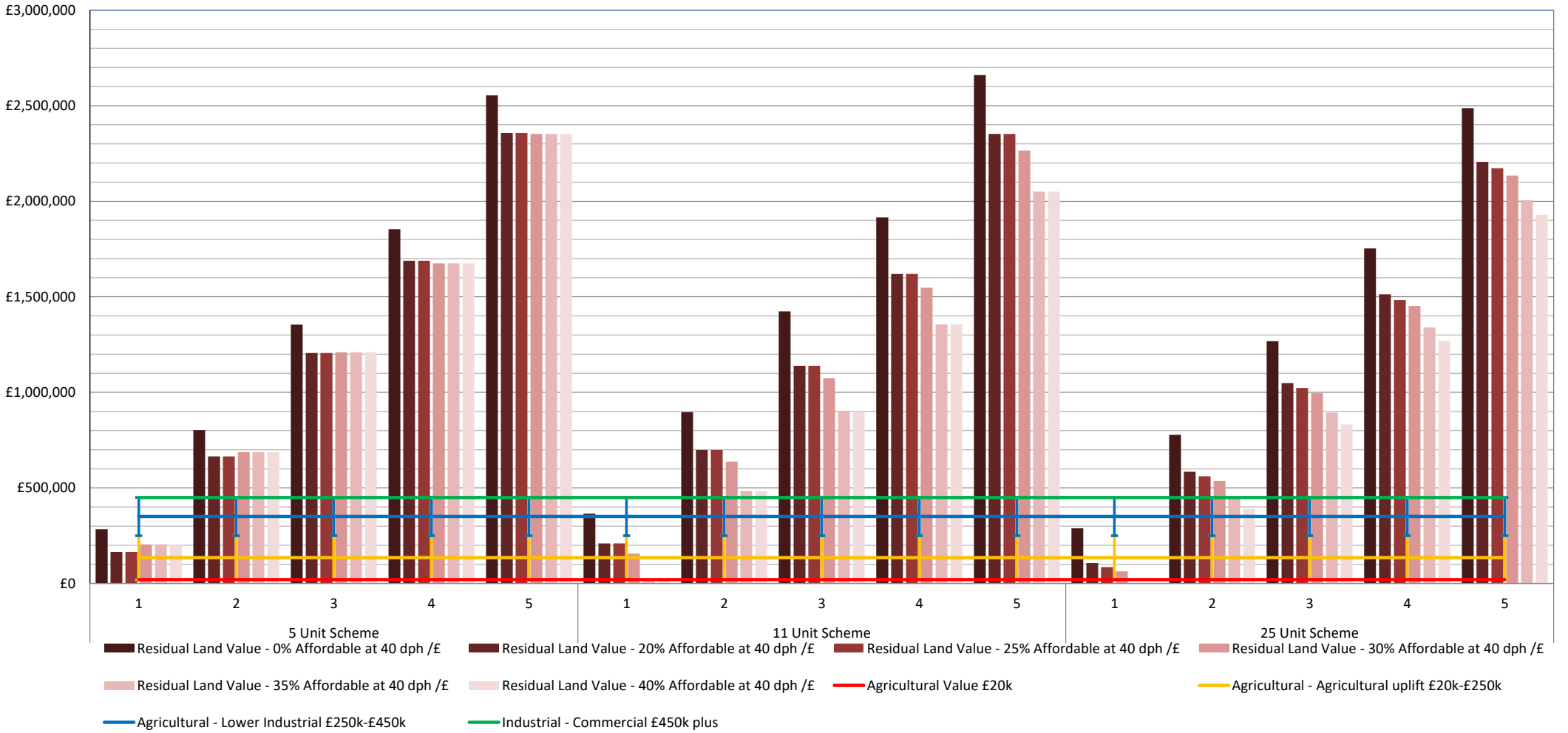
Graph 3C: Approx. Land Values (£ / Hectare) for Appraisals with £80 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 5, 11 and 25

0-40% Affordable Housing, **40 DPH only**

£80 CIL for Value Points 1-5



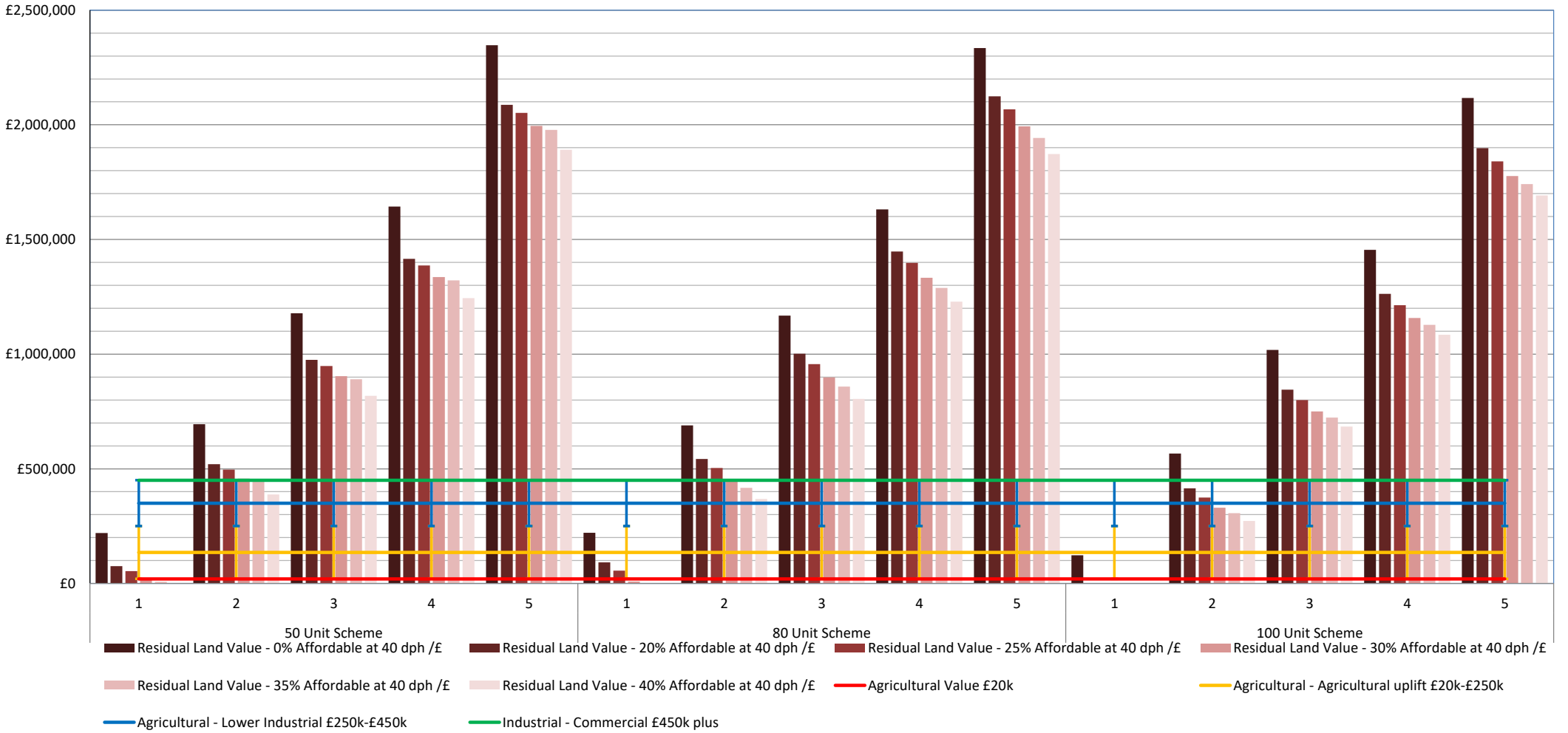
Graph 3D: Approx. Land Values (£ / Hectare) for Appraisals with £80 CIL

Summary of Residual Land Value (£) Appraisals for All Value Points

Unit Schemes 50, 80 and 100

0-40% Affordable Housing, 40 DPH only

£80 CIL for Value Points 1-5



APPENDIX 7

Ansley Common										
3-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
176 Ansley Common, Nuneaton, Warwickshire, CV10 0QA	Ansley Common	3	terraced house	135000	88.0	1534	Reeds Rains	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73780151.html#
Totals / Average				135000	88.0	1534				
Camp Hill										
4-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
25 Eden Court, NUNEATON, Warwickshire, CV10 9AG	Camp Hill	4	detached house	242500	110.0	2205	Key Estate Agents	Asking	2002	https://www.rightmove.co.uk/property-for-sale/property-65533426.html#
26 Eden Court, NUNEATON, Warwickshire, CV10 9AG	Camp Hill	4	detached house	240000	104.1	2305	Allsopp & Allsopp	Asking	2003	https://www.rightmove.co.uk/property-for-sale/property-73095242.html#
Spruce Road, Nuneaton, CV10 0LL	Camp Hill	4	terraced house	150000	114.0	1316	Your Move	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64216582.html#
363 Queen Elizabeth Road, NUNEATON, Warwickshire, CV10 9BU	Camp Hill	4	town house	179950	108.0	1666	Alan Cooper Estates	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54137052.html#
Totals / Average				812450	436.1	1863				
3-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
7 Arklet Close, NUNEATON, Warwickshire, CV10 9TE	Camp Hill	3	detached house	174950	74.2	2358	Hawkins Estate Agents	Asking	1998	https://www.rightmove.co.uk/property-for-sale/property-64796209.html#
389 Queen Elizabeth Road, NUNEATON, Warwickshire, CV10 9BU	Camp Hill	3	detached house	155000	83.0	1867	LAMONT RESIDENTIAL LETTINGS & SALES LIMITED	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-71985995.html#
6 Tile Lane, NUNEATON, Warwickshire, CV10 9GD	Camp Hill	3	detached house	209950	80.0	2624	Doorsteps.co.uk	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-64141579.html#
Queen Elizabeth Road, Nuneaton, CV10	Camp Hill	3	new build semi-detached house	185000	75.8	2441	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65811976.html#
Waggestaff Drive, Nuneaton, CV10	Camp Hill	3	semi-detached house	179950	79.6	2261	Alan Cooper Estates	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54504540.html#
Edinburgh Road, Nuneaton, CV10	Camp Hill	3	semi-detached house	165000	78.0	2115	Your Move	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-69089222.html#
4 Chaytor Drive, NUNEATON, Warwickshire, CV10 9ST	Camp Hill	3	terraced house	162500	79.8	2036	Alan Cooper Estates	Asking	2002	https://www.rightmove.co.uk/property-for-sale/property-5055886.html#
351 Queen Elizabeth Road, NUNEATON, Warwickshire, CV10 9BU	Camp Hill	3	terraced house	174950	102.4	1708	Hawkins Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-69485591.html#
88 Chaytor Drive, NUNEATON, Warwickshire, CV10 9ST	Camp Hill	3	terraced house	159995	72.9	2195	Mark Webster & Company	Sold STC	2004	https://www.rightmove.co.uk/property-for-sale/property-65094958.html#
16 Two Yard Lane, NUNEATON, Warwickshire, CV10 9FH	Camp Hill	3	terraced house	146500	79.0	1854	Hawkins Estate Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-70915430.html#
7 Tulip Tree Road, NUNEATON, Warwickshire, CV10 9FG	Camp Hill	3	terraced house	145000	89.8	1615	Allsopp & Allsopp	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-73696589.html#
Larch Close, Nuneaton, Warwickshire	Camp Hill	3	terraced house	140000	93.4	1499	Carters of Nuneaton	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-61852405.html#
56 Lilleburne Drive, NUNEATON, Warwickshire, CV10 9SE	Camp Hill	3	town house	186950	98.0	1908	Alan Cooper Estates	Asking	2003	https://www.rightmove.co.uk/property-for-sale/property-55034094.html#
329 Queen Elizabeth Road, NUNEATON, Warwickshire, CV10 9BU	Camp Hill	3	town house	170000	104.8	1622	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-53384688.html#
8 Claypool Lane, NUNEATON, Warwickshire, CV10 9FT	Camp Hill	3	town house	165000	98.8	1670	Purplebricks	Sold STC	2014	https://www.rightmove.co.uk/property-for-sale/property-53633148.html#
16 Chaytor Drive, NUNEATON, Warwickshire, CV10 9ST	Camp Hill	3	town house	160000	85.2	1878	Purplebricks	Asking	2004	https://www.rightmove.co.uk/property-for-sale/property-55059804.html#
47 Spruce Road, NUNEATON, Warwickshire, CV10 0LN	Camp Hill	3	town house	150000	114.0	1316	HOUSE Network	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66133354.html#
13 Tile Lane, NUNEATON, Warwickshire, CV10 9GD	Camp Hill	3	town house	182000	97.2	1872	YOPA	Asking	2016	https://www.rightmove.co.uk/property-for-sale/property-53144160.html#
Totals / Average				3012745	1585.9	1900				
2-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
25 Corrib Road, NUNEATON, Warwickshire, CV10 0QF	Camp Hill	2	end of terrace house	139950	63.0	2221	Alan Cooper Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55014501.html#
Seven Foot Lane, Nuneaton	Camp Hill	2	terraced house	132500	66.0	2008	YOPA National	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72795019.html#
Queen Elizabeth Road, Nuneaton, CV10	Camp Hill	2	new build end of terrace house	160000	65.8	2432	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66614275.html#
Totals / Average				432450	194.8	2220				
2-Bed Flats										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Queen Elizabeth Road, Nuneaton, CV10	Camp Hill	2	new build apartment	125500	56.1	2237	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-64132543.html#
Queen Elizabeth Road, Nuneaton, CV10	Camp Hill	2	new build apartment	125000	59.7	2094	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65634688.html#
Totals / Average				250500	115.8	2163				
1-Bed Flats										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Queen Elizabeth Road, Nuneaton, CV10	Camp Hill	1	new build flat	125000	43.1	2900	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65811973.html#
Queen Elizabeth Road, Nuneaton, CV10	Camp Hill	1	new build flat	101000	49.0	2061	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-51238338.html#
Totals / Average				226000	92.1	2454				

Coleshill										
5-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
16 Gerards Way, Coleshill, BIRMINGHAM, B46 3FG	Coleshill	5	detached house	595000	167.0	3563	Movers Estate Agents	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-66019312.html#
Totals / Average				595000	167.0	3563				
4-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
35 Gerards Way, Coleshill, BIRMINGHAM, B46 3FG	Coleshill	4	detached house	525000	127.0	4134	Hatched.co.uk	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73228988.html#
9 Maxstoke Lane, Coleshill, BIRMINGHAM, B46 3BA	Coleshill	4	detached house	625000	138.0	4529	Waters & Co.	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-53651433.html#
Totals / Average				1150000	265.0	4340				
3-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
84 Wingfield Road, Coleshill, BIRMINGHAM, B46 3LJ	Coleshill	3	detached bungalow	360000	107.0	3364	Burchell Edwards	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-54235289.html#
Caesar Way, Coleshill, Birmingham, B46	Coleshill	3	semi-detached house	215000	83.1	2587	Bairstow Eves	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-70789280.html#
Lichfield Road, Coleshill	Coleshill	3	semi-detached house	215000	97.9	2196	Hatched.co.uk	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-53628114.html#
Stonebridge Road, Coleshill	Coleshill	3	semi-detached house	280000	106.8	2622	Chambers Estate & Letting Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54786786.html#
High Street, Coleshill	Coleshill	3	terraced house	210000	70.8	2966	Green & Co	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64485754.html#
High Street, Coleshill	Coleshill	3	terraced house	195000	60.7	3213	Waters & Co.	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-71567273.html#
Totals / Average				1475000	526.3	2803				
2-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
3 Imperial Rise, Coleshill, BIRMINGHAM, B46 1UG	Coleshill	2	terraced house	180000	65.5	2748	Green & Co	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-65691031.html#
Totals / Average				180000	65.5	2748				
2-Bed Flats										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Apartment 2, Devereux House, Church Hill, Coleshill, BIRMINGHAM, B46 3AD	Coleshill	2	new build flat	295000	102.2	2886	Bairstow Eves	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73072214.html#
Apartment 6, Devereux House, Church Hill, Coleshill, BIRMINGHAM, B46 3AD	Coleshill	2	new build flat	275000	85.6	3213	Bairstow Eves	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73173875.html#
Flat 4, Devereux House, Devereux House, Church Hill, Coleshill, B46,B46 3AA	Coleshill	2	new build flat	280000	86.4	3241	Bairstow Eves	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-53179332.html#
Apartment 2, Hill Cottage, 9a Church Hill, Coleshill, BIRMINGHAM, B46 3AD	Coleshill	2	new build flat	225000	68.9	3266	Bairstow Eves	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-73173869.html#
Apartment 5, Devereux House, Church Hill, Coleshill, BIRMINGHAM, B46 3AD	Coleshill	2	new build flat	290000	86.4	3356	Bairstow Eves	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-73074407.html#
Totals / Average				1365000	429.5	3178				
1-Bed Flats										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Flat 1, Devereux House, Devereux House, Church Hill, Coleshill, B46,B46 3AA	Coleshill	1	new build flat	215000	73.4	2929	Bairstow Eves	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-53068446.html#
Apartment 1, Hill Cottage, 9a Church Hill, Coleshill, BIRMINGHAM, B46 3AD	Coleshill	1	new build flat	200000	66.0	3030	Bairstow Eves	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-73074392.html#
Totals / Average				415000	139.4	2977				

Dordon										
4-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
8 The Edge, Dunns Lane, Dordon, TAMWORTH, Staffordshire, B78 1RY	Dordon	4	detached house	399950	167.6	2386	Hopkins & Dainty	Sold STC	2009	https://www.rightmove.co.uk/property-for-sale/property-64739287.html#
Totals / Average				399950	167.6	2386				
3-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Berry House Gardens, Gypsy Lane, Dordon	Dordon	3	new build semi-detached house	209950	74.7	2811	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74514344.html#
Totals / Average				209950	74.7	2811				
2-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
64 Birchwood Avenue, Dordon, TAMWORTH, Staffordshire, B78 1QU	Dordon	2	semi-detached house	159950	57.2	2796	Mark Evans & Co	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73684859.html#
Totals / Average				159950	57.2	2796				

Galley Common										
4-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Campbell Close, Galley Common, Nuneaton	Galley Common	4	detached house	269950	120.4	2242	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65963815.html#
48 Chaucer Drive, Galley Common, NUNEATON, Warwickshire, CV10 9SD	Galley Common	4	detached house	250000	83.0	3012	Alan Cooper Estates	Sold STC	1989	https://www.rightmove.co.uk/property-for-sale/property-52443456.html#
7 Carlyle Close, Galley Common, NUNEATON, Warwickshire, CV10 9QX	Galley Common	4	detached house	249950	120.6	2073	Mark Webster & Company	Sold STC	1990	https://www.rightmove.co.uk/property-for-sale/property-64887310.html#
Campbell Close, Galley Common	Galley Common	4	detached house	265000	117.5	2255	Mark Webster & Company	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64608604.html#
Plot 4, Field View, Nuneaton, CV10 9NL	Galley Common	4	new build detached house	429950	152.4	2821	Loveitts	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55474039.html#
Plot 2, Field View, Galley Common, CV10 9NL	Galley Common	4	new build detached house	395000	145.0	2724	Loveitts	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55474491.html#
Totals / Average				1859850	738.9	2517				
3-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
5 Blake Close, Galley Common, NUNEATON, Warwickshire, CV10 9RQ	Galley Common	3	detached house	185000	61.1	3028	Loveitts	Sold STC	1995	https://www.rightmove.co.uk/property-for-sale/property-52353846.html#
Plot 3,Field View, Galley Common,CV10 9NL	Galley Common	3	new build detached house	299950	101.7	2949	Loveitts	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55474032.html#
Blake Close, Galley Common	Galley Common	3	semi-detached house	179950	66.1	2722	Mark Webster & Company	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-63961042.html#
Totals / Average				664900	228.9	2905				
2-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
2 Keats Close, Galley Common, NUNEATON, Warwickshire, CV10 9RG	Galley Common	2	detached house	165000	61.8	2670	Longshoot Properties	Sold STC	1987	https://www.rightmove.co.uk/property-for-sale/property-72171596.html#
The Anasley, Plough Hill Road, Galley Common, Nuneaton, CV10 9NZ	Galley Common	2	new build detached bungalow	227995	74.6	3058	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/Find-your-home/england/warwickshire/nuneaton/ribbonfields/plot-037--ansley
The Anasley, Plough Hill Road, Galley Common, Nuneaton, CV10 9NZ	Galley Common	2	new build detached bungalow	226995	74.6	3044	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/Find-your-home/england/warwickshire/nuneaton/ribbonfields/plot-038--ansley
Totals / Average				619990	210.9	2939				

Hartshill										
4-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
18 Laurel Drive, Hartshill, NUNEATON, Warwickshire, CV10 0XP	Hartshill	4	detached house	239000	105.8	2259	Purplebricks	Asking	2000	https://www.rightmove.co.uk/property-for-sale/property-54057567.html#
3 Hazel Close, Hartshill, NUNEATON, Warwickshire, CV10 0XG	Hartshill	4	detached house	329950	141.0	2340	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-69998720.html#
3 Silverbirch Close, Hartshill, NUNEATON, Warwickshire, CV10 0XW	Hartshill	4	detached house	319950	137.3	2330	Belvoir Sales	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73956257.html#
7 Laurel Drive, Hartshill, NUNEATON, Warwickshire, CV10 0XP	Hartshill	4	detached house	284950	121.9	2338	Profiles Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65590604.html#
1 Silverbirch Close, Hartshill, NUNEATON, Warwickshire, CV10 0XW	Hartshill	4	detached house	245000	110.4	2219	Allsopp & Allsopp	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-71012000.html#
9 Ash Drive, Hartshill, NUNEATON, Warwickshire, CV10 0XL	Hartshill	4	detached house	340000	127.5	2667	Purplebricks	Sold STC	1994	https://www.rightmove.co.uk/property-for-sale/property-54478245.html#
9 Castle Road, Hartshill, NUNEATON, Warwickshire, CV10 0SE	Hartshill	4	detached house	284500	163.3	1742	Mark Webster & Company	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65400445.html#
Plot 5, Moorbrooke,Moorbrooke, 12 Silverbirch Close, Hartshill, Nuneaton, CV10,CV10 0XW	Hartshill	4	new build detached house	310000	191.0	1623	Bairstow Eves	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-66192646.html#
Totals / Average				2353350	1098.2	2143				
3-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
1 Silverbirch Close, Hartshill, NUNEATON, Warwickshire, CV10 0XW	Hartshill	3	detached house	229950	136.1	1690	Belvoir	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-7395303.html#
3 Silverbirch Close, Hartshill, NUNEATON, Warwickshire, CV10 0XW	Hartshill	3	new build detached house	229950	103.7	2217	Allsopp & Allsopp	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73618238.html#
24 Hawthorn Way, Hartshill, NUNEATON, Warwickshire, CV10 0XQ	Hartshill	3	detached house	250000	94.2	2654	YOPA	Sold STC	1998	https://www.rightmove.co.uk/property-for-sale/property-72465767.html#
Plot 4,Silverbirch Close, Hartshill, Nuneaton, Warwickshire,CV10 0XW	Hartshill	3	new build detached house	229950	103.7	2217	Allsopp & Allsopp	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73615988.html#
Plot 7, Moorbrooke,Moorbrooke, 11 Silverbirch Close, Hartshill, Nuneaton, CV10,CV10 0XW	Hartshill	3	new build detached house	229950	115.4	1993	Countrywide Residential Development	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-54432813.html#
Plot 7,Silverbirch Close, Hartshill, Nuneaton, Warwickshire,CV10 0XW	Hartshill	3	new build detached house	229950	103.7	2217	Allsopp & Allsopp	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73616000.html#
2 Silverbirch Close, Hartshill, NUNEATON, Warwickshire, CV10 0XW	Hartshill	3	new build detached house	229950	103.7	2217	Allsopp & Allsopp	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73618256.html#
Springhill, Hartshill, Nuneaton, CV10	Hartshill	3	semi-detached house	165000	66.8	2470	Alan Cooper Estates	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-52407900.html#
Moor Road, Hartshill	Hartshill	3	semi-detached house	169950	72.6	2341	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65953222.html#
Meadow Road, Nuneaton, CV10	Hartshill	3	semi-detached house	155000	71.2	2177	Emoov	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-53097294.html#
Oldbury Road, Hartshill, CV10	Hartshill	3	terraced house	145000	62.3	2327	Purplebricks	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-64719680.html#
Totals / Average				2264650	1033.4	2191				

Nuneaton										
5-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
The Long Shoot, Nuneaton, CV11	Nuneaton	5	detached house	375000	158.5	2366	Alan Cooper Estates	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64508473.html#
Earls Road, NUNEATON, Warwickshire	Nuneaton	5	detached house	349000	158.1	2207	Carters of Nuneaton	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-63282325.html#
Ribbonfields, Nuneaton, CV11	Nuneaton	5	detached house	310000	182.6	1698	Your Move	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65193638.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	5	new build detached house	549995	224.4	2451	David Wilson Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65697997.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	5	new build detached house	509995	178.5	2857	David Wilson Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65698000.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	5	new build detached house	485995	198.0	2455	Bellway Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55356477.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	5	new build detached house	449995	172.2	2613	Davidsons Developments	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-53986458.html#
Totals / Average				3029980	1272.3	2381				
4-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
10 Rossendale Way, NUNEATON, Warwickshire, CV10 7NS	Nuneaton	4	detached house	249950	98.0	2551	Mark Webster & Company	Sold STC	1965	https://www.rightmove.co.uk/property-for-sale/property-65211712.html#
6 Cambridge Drive, NUNEATON, Warwickshire, CV10 8LW	Nuneaton	4	detached house	254000	106.0	2396	Wright & Wright	Offers over	1989	https://www.rightmove.co.uk/property-for-sale/property-649421640.html#
60 Carnation Way, NUNEATON, Warwickshire, CV10 7SR	Nuneaton	4	detached house	250000	114.7	2180	Hawkins Estate Agents	Asking	2005	https://www.rightmove.co.uk/property-for-sale/property-65869519.html#
80 Bermuda Road, NUNEATON, Warwickshire, CV10 7HU	Nuneaton	4	detached house	255000	107.1	2381	Carters of Nuneaton	Sold STC	2012	https://www.rightmove.co.uk/property-for-sale/property-63525277.html#
4 Hawcutt Drive, Caldecote, NUNEATON, Warwickshire, CV10 0GJ	Nuneaton	4	new build detached house	485000	194.2	2497	Fisher German LLP	Sold STC	2017	https://www.rightmove.co.uk/property-for-sale/property-65242381.html#
Keswick Close, St Nicolas Park, Nuneaton, Warwickshire	Nuneaton	4	detached house	390000	179.8	2169	Carters of Nuneaton	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65905390.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	4	new build detached house	328500	103.1	3186	Bellway Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55357668.html#
Tiverton Drive, Horeston Grange, Nuneaton, Warwickshire	Nuneaton	4	detached house	325000	132.3	2457	Carters of Nuneaton	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-63827428.html#
Ribbonfields, Nuneaton	Nuneaton	4	detached house	324950	114.1	2848	Mark Webster & Company	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64585081.html#
Skeggles Close, Nuneaton, CV11	Nuneaton	4	detached house	320000	120.6	2653	Purplebricks	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-54603876.html#
Thornhill Drive, Whitestone, Nuneaton, Warwickshire	Nuneaton	4	detached house	319950	161.6	1980	Allsopp & Allsopp	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74295851.html#
Newquay Close, Nuneaton, Warwickshire. CV11 6FH	Nuneaton	4	detached house	310000	126.0	2460	Cartwright Hands	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-63523192.html#
Ribbonfields, Nuneaton, Warwickshire	Nuneaton	4	detached house	310000	184.2	1683	Carters of Nuneaton	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65183806.html#
Falstaff Close, Nuneaton, Warwickshire	Nuneaton	4	detached house	299950	153.0	1960	Allsopp & Allsopp	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64559809.html#
Cygnat Avenue, Nuneaton	Nuneaton	4	detached house	275000	106.9	2572	Up Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66309956.html#
Winterborne Gardens, Nuneaton	Nuneaton	4	detached house	270000	102.6	2632	Wright & Wright	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65335294.html#
0, Winterborne Gardens, Nuneaton, CV10, CV10 7GF	Nuneaton	4	detached house	320000	137.0	2336	Your Move	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64261393.html#
5 Hatteras Row, NUNEATON, Warwickshire, CV10 7GH	Nuneaton	4	detached house	255000	107.1	2381	Carters of Nuneaton	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64519876.html#
119 Chaytor Drive, NUNEATON, Warwickshire, CV10 9SU	Nuneaton	4	detached house	250000	116.7	2142	Hawkins Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66037045.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	4	new build detached house	399995	145.3	2753	David Wilson Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-64904047.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	4	new build detached house	399995	142.6	2805	David Wilson Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65844256.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	4	new build detached house	387995	126.6	3065	Davidsons Developments	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-53987367.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	4	new build detached house	369995	121.6	3043	Davidsons Developments	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-53987268.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	4	new build detached house	339995	112.8	3014	Davidsons Developments	Reserved	-	https://www.rightmove.co.uk/property-for-sale/property-53986734.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	4	new build detached house	339995	144.2	2358	David Wilson Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65946274.html#
Queen Elizabeth Road, Nuneaton, CV10, CV10 9BU	Nuneaton	4	semi-detached house	180000	100.0	1800	Your Move	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64467337.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	4	new build semi-detached house	265500	102.3	2595	Bellway Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55357950.html#
, Radnor Drive, Nuneaton, CV10, CV10 7NN	Nuneaton	4	semi-detached house	210000	94.9	2213	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54374790.html#
13 Carnation Way, NUNEATON, Warwickshire, CV10 7SR	Nuneaton	4	town house	190000	108.3	1754	Purplebricks	Asking	2005	https://www.rightmove.co.uk/property-for-sale/property-52352271.html#
3 Carnation Way, NUNEATON, Warwickshire, CV10 7SR	Nuneaton	4	town house	239950	124.2	1932	Cartwright Hands	Asking	2005	https://www.rightmove.co.uk/property-for-sale/property-66149644.html#
51 Walsingham Drive, NUNEATON, Warwickshire, CV10 7RW	Nuneaton	4	town house	234950	109.6	2144	Hawkins Estate Agents	Asking	2007	https://www.rightmove.co.uk/property-for-sale/property-66446206.html#
Totals / Average				9350670	3897.4	2399				
3-Bed Flats										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Flat 10, Oakland Mews, 235 Heath End Road, NUNEATON, Warwickshire, CV10 7HQ	Nuneaton	3	apartment	110000	79.0	1392	Pointons	Sold STC	2007	https://www.rightmove.co.uk/property-for-sale/property-65729318.html#
Totals / Average				110000	79.0	1392				
3-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
13 Barons Croft, NUNEATON, Warwickshire, CV10 9QQ	Nuneaton	3	detached house	195000	86.0	2267	Pointons	Asking	1990	https://www.rightmove.co.uk/property-for-sale/property-74389475.html#
Borough Way, Nuneaton	Nuneaton	3	detached house	250000	86.9	2877	YOPA National	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-73595642.html#
Penshurst Way, Nuneaton, CV11 4XF	Nuneaton	3	detached house	237500	82.9	2865	Asmiths' Estate and Letting Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65215705.html#
Queen Elizabeth Road, Nuneaton, CV10	Nuneaton	3	detached house	220000	79.9	2753	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66437713.html#
Charlecote Walk, Attleborough, Nuneaton, Warwickshire	Nuneaton	3	detached house	220000	101.5	2167	Allsopp & Allsopp	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-74556491.html#
Upton Drive, Maple Park, Nuneaton, CV11	Nuneaton	3	detached house	205000	80.4	2550	Alan Cooper Estates	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-53587530.html#
The Long Shoot, Nuneaton, CV11	Nuneaton	3	new build detached house	279995	83.4	3357	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65485273.html#
Borough Way, Nun's Retreat, Nuneaton, CV11	Nuneaton	3	semi-detached house	195000	95.9	2033	Alan Cooper Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55693446.html#
Penshurst Way, Maple Park	Nuneaton	3	semi-detached house	187500	64.0	2930	Pointons	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73990214.html#
Water Lily Way, Bermuda Park, Nuneaton	Nuneaton	3	semi-detached house	179950	77.1	2334	Archer Bassett	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64191529.html#

Petunia Close, Bermuda Park, Nuneaton, CV10	Nuneaton	3	semi-detached house	169950	67.0	2537	Alan Cooper Estates	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54027576.html
The Long Shoot, Nuneaton, CV11	Nuneaton	3	semi-detached house	272995	105.7	2583	David Wilson Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65867449.html
The Long Shoot, Nuneaton, CV11	Nuneaton	3	semi-detached house	237995	75.9	3136	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66092266.html
The Long Shoot, Nuneaton, CV11	Nuneaton	3	semi-detached house	230500	79.5	2899	Bellway Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55358043.html
Melbourne Close, Maple Park, Nuneaton	Nuneaton	3	semi-detached house	210000	96.4	2178	Hawkins Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66560167.html
26 Cygnet Avenue, NUNEATON, Warwickshire, CV10 7GP	Nuneaton	3	semi-detached house	199995	82.0	2439	Alan Cooper Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55290378.html
3 Iris Avenue, NUNEATON, Warwickshire, CV10 7RT	Nuneaton	3	terraced house	190000	96.4	1971	Davis & Partners Estate Agents	Offers over	2006	https://www.rightmove.co.uk/property-for-sale/property-54841242.html
19 Cygnet Avenue, NUNEATON, Warwickshire, CV10 7GP	Nuneaton	3	terraced house	170000	69.0	2464	Up Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-64344148.html
4 Two Yard Lane, NUNEATON, Warwickshire, CV10 9FH	Nuneaton	3	terraced house	156000	82.1	1900	Mark Webster & Company	Asking	2012	https://www.rightmove.co.uk/property-for-sale/property-66307379.html
The Long Shoot, Nuneaton, CV11	Nuneaton	3	terraced house	231995	75.9	3057	David Wilson Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65322418.html
Portreath Drive, Nuneaton, CV11	Nuneaton	3	terraced house	210000	95.0	2211	Your Move	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65796313.html
Queen Elizabeth Road, Nuneaton, CV10	Nuneaton	3	terraced house	210000	100.7	2085	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-6437716.html
4 Iris Avenue, NUNEATON, Warwickshire, CV10 7RT	Nuneaton	3	end of terrace house	192500	95.8	2009	Purplebricks	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-54211548.html
1 Iris Avenue, NUNEATON, Warwickshire, CV10 7RT	Nuneaton	3	end of terrace house	190000	94.4	2013	Hawkins Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65859835.html
9 Sunflower Drive, NUNEATON, Warwickshire, CV10 7SU	Nuneaton	3	end of terrace house	190000	120.4	1578	Allsopp & Allsopp	Sold STC	2006	https://www.rightmove.co.uk/property-for-sale/property-71847611.html
1 Rider Close, NUNEATON, Warwickshire, CV10 7GG	Nuneaton	3	end of terrace house	172995	76.0	2276	Loveit's	Sold STC	2013	https://www.rightmove.co.uk/property-for-sale/property-65354413.html
10 Templar Drive, NUNEATON, Warwickshire, CV10 7PY	Nuneaton	3	end of terrace house	170000	66.8	2545	Carters of Nuneaton	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-65237035.html
4 Mimosa Close, NUNEATON, Warwickshire, CV10 7SF	Nuneaton	3	end of terrace house	205000	150.1	1366	Allsopp & Allsopp	Asking	2007	https://www.rightmove.co.uk/property-for-sale/property-74211725.html
7 Mimosa Close, NUNEATON, Warwickshire, CV10 7SF	Nuneaton	3	end of terrace house	210000	118.5	1772	Cartwright Hands	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-66078025.html
7 Smallman Road, NUNEATON, Warwickshire, CV10 95F	Nuneaton	3	end of terrace house	157500	79.0	1994	Pointons	Sold STC	2000	https://www.rightmove.co.uk/property-for-sale/property-72081434.html
Totals / Average				6147370	2664.6	2307				

2-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Conwy Close, Nuneaton, Warwickshire. CV11 4FS	Nuneaton	2	semi-detached house	165000	49.4	3340	Cartwright Hands	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65513926.html
Caernarfon Drive, Attleborough, Nuneaton	Nuneaton	2	semi-detached house	152500	49.3	3093	Hawkins Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-64212988.html
Penshurst Way, Nuneaton, CV11	Nuneaton	2	semi-detached house	150000	58.5	2564	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54230841.html
Feather Lane, Nuneaton, CV10	Nuneaton	2	terraced house	150000	57.0	2632	Bairstow Eves	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-65980384.html
Marsdale Drive, Nuneaton	Nuneaton	2	terraced house	125000	55.6	2248	S E Properties	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72339656.html
Marlborough Road, Nuneaton, CV11	Nuneaton	2	end of terrace house	144950	57.5	2521	Alan Cooper Estates	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-71588492.html
Totals / Average				887450	327.3	2711				

2-Bed Flats

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Borough Way, Nuneaton	Nuneaton	2	flat	149995	70.6	2125	Hawkins Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-70377341.html
2 Currane Road, NUNEATON, Warwickshire, CV10 0HY	Nuneaton	2	flat	117500	59.2	1985	Hawkins Estate Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-66000157.html
Flat 11, Oakland Mews, 235 Heath End Road, NUNEATON, Warwickshire, CV10 7HQ	Nuneaton	2	flat	110000	65.0	1692	Profiles Estate Agents	Sold STC	2006	https://www.rightmove.co.uk/property-for-sale/property-6359863.html
St. Nicolas Park Drive, Nuneaton	Nuneaton	2	apartment	129950	38.4	3384	Archer Bassett	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72039236.html
Totals / Average				507445	233.2	2176				

1-Bed Flats

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Avon Lodge, Nuneaton, Warwickshire	Nuneaton	1	flat	109950	57.6	1909	Hawkins Estate Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-66238654.html
Totals / Average				109950	57.6	1909				

Polesworth										
4-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Dexter Way, Birchmoor	Polesworth	4	detached house	315000	106.4	2961	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74548037.html
High Street, Polesworth	Polesworth	4	detached house	499950	223.5	2237	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-742298142.html
High Street, Polesworth	Polesworth	4	detached house	340000	144.2	2358	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74006726.html
Sunset Close, Polesworth, Tamworth	Polesworth	4	detached house	329950	135.4	2437	Mark Evans & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74382865.html
The Lynch, Polesworth, Tamworth	Polesworth	4	detached house	359950	96.8	3718	Mark Evans & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-63958606.html
29 Kiln Way, Polesworth, TAMWORTH, Staffordshire, B78 1JF	Polesworth	4	detached house	279950	104.1	2689	Mark Webster & Company	Sold STC	1979	https://www.rightmove.co.uk/property-for-sale/property-72541757.html
47 Dexter Way, Birchmoor, TAMWORTH, Staffordshire, B78 1AZ	Polesworth	4	detached house	285000	114.9	2480	Mark Webster & Company	Sold STC	1998	https://www.rightmove.co.uk/property-for-sale/property-71478374.html
Chaytor Road, Polesworth, B78	Polesworth	4	detached house	300000	107.9	2780	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55439868.html
Oak Tree Court, Polesworth	Polesworth	4	detached house	335000	121.5	2757	Mark Webster & Company	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72582506.html
Totals / Average				3044800	1154.7	2637				

3-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
62 Ensor Drive, Polesworth, TAMWORTH, Staffordshire, B78 1JW	Polesworth	3	detached house	270000	95.9	2815	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-72256043.html
68 Kiln Way, Polesworth, TAMWORTH, Staffordshire, B78 1JE	Polesworth	3	detached house	260000	77.0	3377	Purplebricks	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55023099.html
21 Sunset Close, Polesworth, TAMWORTH, Staffordshire, B78 1LX	Polesworth	3	detached house	239950	73.6	3260	Mark Webster & Company	Sold STC	1994	https://www.rightmove.co.uk/property-for-sale/property-73500896.html
2A, Elizabeth Avenue, Polesworth, Tamworth, Staffs, B78 1EH	Polesworth	3	end of terrace house	209950	61.2	3431	Smiths Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73510376.html
15 Common Lane, Polesworth, TAMWORTH, Staffordshire, B78 1LZ	Polesworth	3	semi-detached house	284500	94.7	3004	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74274311.html
17 Dexter Way, Birchmoor, TAMWORTH, Staffordshire, B78 1AZ	Polesworth	3	semi-detached house	185000	69.0	2681	Hunters Group Limited	Asking	1996	https://www.rightmove.co.uk/property-for-sale/property-73319300.html
84 Station Road, Polesworth, TAMWORTH, Staffordshire, B78 1BQ	Polesworth	3	semi-detached house	350000	145.3	2409	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73813760.html
Totals / Average				1799400	616.7	2918				

2-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
33C, Princes Road, Polesworth, B78 1EJ	Polesworth	2	detached bungalow	220000	66.6	3303	Next Place Property Agents Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-64739983.html
8 Byford Drive, Polesworth, TAMWORTH, Staffordshire, B78 1LN	Polesworth	2	new build semi-detached house	167500	53.1	3154	Mark Webster & Company	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73852643.html
16 Millers Wharf, Polesworth, TAMWORTH, Staffordshire, B78 1EZ	Polesworth	2	end of terrace house	175000	61.8	2832	Mark Evans & Co	Asking	1997	https://www.rightmove.co.uk/property-for-sale/property-59952472.html
17 Millers Wharf, Polesworth, TAMWORTH, Staffordshire, B78 1EZ	Polesworth	2	end of terrace house	160000	63.0	2540	Mark Webster & Company	Asking	1996	https://www.rightmove.co.uk/property-for-sale/property-71990048.html
2 Rickyard Close, Polesworth, TAMWORTH, Staffordshire, B78 1DE	Polesworth	2	terraced house	165000	58.3	2830	Next Place Property Agents Limited	Sold STC	1999	https://www.rightmove.co.uk/property-for-sale/property-65463892.html
Waterside, Polesworth	Polesworth	2	terraced house	139950	52.8	2651	Mark Webster & Company	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73234406.html
Totals / Average				1027450	355.6	2889				

Solihull										
5-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Old Station Road, Hampton-in-Arden	Solihull	5	detached house	1600000	456.6	3504	John Shepherd Collection	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-5750335.html
1 Warstock Close, SOLIHULL, West Midlands, B91 1JE	Solihull	5	detached house	1475000	315.9	4669	John Shepherd Vaughan Collection	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55392513.html
St Bernards Road, Olton, Solihull	Solihull	5	detached house	1100000	210.7	5221	DM & Co Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66173800.html
23 Northwick Crescent, SOLIHULL, West Midlands, B91 3TU	Solihull	5	detached house	1000000	257.7	3880	DM & Co. Homes	Under offer	-	https://www.rightmove.co.uk/property-for-sale/property-65286013.html
101 Grange Road, SOLIHULL, West Midlands, B91 1BZ	Solihull	5	detached house	950000	230.0	4130	The Agents Property Consultants	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73467686.html
125 Whitefields Road, SOLIHULL, West Midlands, B91 3NY	Solihull	5	detached house	940000	201.8	4658	Simon Burt The Estate Agent	Asking	1989	https://www.rightmove.co.uk/property-for-sale/property-54784140.html
287 Whitefields Road, SOLIHULL, West Midlands, B91 3PA	Solihull	5	detached house	925000	222.4	4159	Simon Burt The Estate Agent	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72641543.html
St. Bernards Road, Solihull	Solihull	5	detached house	875000	207.7	4213	Doorsteps.co.uk	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74473694.html
KF, Dove House Lane, Solihull, West Midlands, B91, B91 2EG	Solihull	5	detached house	850000	255.0	3333	Knight Frank	Under offer	-	https://www.rightmove.co.uk/property-for-sale/property-65500771.html
Lytham House, Mirfield Road, Solihull, West Midlands, B91, B91 1JH	Solihull	5	detached house	850000	222.0	3829	Knight Frank	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66567508.html
St. Bernards Road, Solihull	Solihull	5	detached house	750000	208.1	3604	Xact Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55717686.html
22 Oakland Close, SOLIHULL, West Midlands, B91 2QB	Solihull	5	detached house	750000	189.0	3968	Xact Homes	Asking	2008	https://www.rightmove.co.uk/property-for-sale/property-54494898.html
15 Malthouse Meadow, SOLIHULL, West Midlands, B91 3DB	Solihull	5	detached house	700000	179.6	3898	John Shepherd	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-54676077.html
5 Wollescote Drive, SOLIHULL, West Midlands, B91 3YN	Solihull	5	detached house	640000	151.0	4238	Xact Homes	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55150773.html
Greyfriars Close, Solihull	Solihull	5	detached house	599950	158.1	3795	Smart Homes Ltd	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-73134242.html
32 Hay Lane, Shirley, SOLIHULL, West Midlands, B90 4EG	Solihull	5	detached house	560000	128.2	4368	John Shepherd	Sold STC	1989	https://www.rightmove.co.uk/property-for-sale/property-53213586.html
Friday Lane, Catherine-De-Barnes, Solihull	Solihull	5	new build detached house	999995	280.2	3569	Shipways, Knowle	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-52976766.html
Totals / Average				15564945	3874.0	4018				

4-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
7 Gentleshaw Lane, Gentleshaw Lane, Solihull, West Midlands, B91 2SS	Solihull	4	detached bungalow	685000	217.0	3157	Ruxton Independent Estate Agents & Valuers	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-63172588.html
51 Ashlawn Crescent, SOLIHULL, West Midlands, B91 1PS	Solihull	4	detached house	950000	232.8	4081	Xact Homes	Asking	1960	https://www.rightmove.co.uk/property-for-sale/property-54168540.html
47 Silhill Hall Road, SOLIHULL, West Midlands, B91 1JX	Solihull	4	detached house	899950	175.1	5140	Shipways	Asking	1940	https://www.rightmove.co.uk/property-for-sale/property-65936572.html
49 Ashlawn Crescent, SOLIHULL, West Midlands, B91 1PS	Solihull	4	detached house	850000	178.0	4775	John Shepherd	Offers over	1950	https://www.rightmove.co.uk/property-for-sale/property-54676554.html
1 New Road, SOLIHULL, West Midlands, B91 3DL	Solihull	4	detached house	700000	105.0	6667	John Shepherd	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55628490.html

Langfield Road, Knowle	Solihull	4	detached house	59950	133.4	4497	Xact Homes	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72018692.html
Oldington Grove, Solihull, West Midlands, B91	Solihull	4	detached house	59950	106.2	5649	Andrew Grant	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66312481.html
Greyhurst Croft , Hillfield, Solihull	Solihull	4	detached house	55000	128.8	4270	DM & Co. Homes	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-63944368.html
3 Glenfield Close, SOLIHULL, West Midlands, B91 3XY	Solihull	4	detached house	53000	105.0	5048	Peter Clarke & Co	Asking	1986	https://www.rightmove.co.uk/property-for-sale/property-65839132.html
83 Stockley Crescent, Shirley, SOLIHULL, West Midlands, B90 3SW	Solihull	4	detached house	51000	113.0	4513	Purplebricks	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-51320139.html
6, Bishopton Close, Shirley, Solihull, B90 4AH	Solihull	4	detached house	49999	130.0	3846	Atkinson Stilgoe	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72117281.html
Damson Grove, Solihull, B92	Solihull	4	detached house	49950	97.0	5154	Purplebricks	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-54491160.html
Bishopton Close, Shirley, Solihull	Solihull	4	detached house	485000	126.0	3849	Atkinson Stilgoe	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-7295309.html
Ralph Road, Shirley, Solihull	Solihull	4	detached house	475000	129.8	3659	DM & Co Homes	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65461378.html
32 Chipstone Close, SOLIHULL, West Midlands, B91 3YS	Solihull	4	detached house	435000	110.0	3955	Simon Burt The Estate Agent	Sold STC	1991	https://www.rightmove.co.uk/property-for-sale/property-5415502.html
25 Rushford Close, Shirley, SOLIHULL, West Midlands, B90 4UF	Solihull	4	detached house	415000	90.0	4611	John Shepherd	Sold STC	1988	https://www.rightmove.co.uk/property-for-sale/property-54347001.html
Hay Lane, Monkspath, Solihull	Solihull	4	detached house	495000	132.4	3739	Melvyn Danes	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72941180.html
Warwick Gardens, Hall Green, Birmingham	Solihull	4	new build detached house	410000	122.5	3347	Shakespeares Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74249255.html
School Lane, Solihull	Solihull	4	end of terrace house	650000	160.0	4063	Ruxton Independent Estate Agents & Valuers	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73818662.html
Wharf Lane, Solihull, West Midlands, B91 2LE	Solihull	4	terraced house	314950	120.1	2622	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65290984.html
Woodshires Road, Solihull	Solihull	4	town house	379950	110.0	3454	Centrick Property	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73262969.html
Totals / Average				1194699	282.1	4229				

3-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
42 Willowbank Road, Knowle, SOLIHULL, West Midlands, B93 9QX	Solihull	3	detached bungalow	475000	93.0	5108	Ruxton Independent Estate Agents & Valuers	Asking	1990	https://www.rightmove.co.uk/property-for-sale/property-73440272.html
5 Witham Croft, SOLIHULL, West Midlands, B91 3FB	Solihull	3	detached house	379950	83.0	4578	Xact Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-53059353.html
31 Wychwood Avenue, Knowle, SOLIHULL, West Midlands, B93 9DF	Solihull	3	detached house	695000	123.9	5609	John Shepherd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-64205812.html
5 Glaston Drive, SOLIHULL, West Midlands, B91 3YE	Solihull	3	detached house	499950	125.0	4000	Xact Homes	Asking	1988	https://www.rightmove.co.uk/property-for-sale/property-54710802.html
21 Bufferys Close, SOLIHULL, West Midlands, B91 3UX	Solihull	3	detached house	475000	92.0	5163	Andrew Grant	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74655554.html
37 Glaston Drive, SOLIHULL, West Midlands, B91 3YE	Solihull	3	detached house	410000	75.0	5467	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-51893019.html
3 Caldeford Avenue, Shirley, SOLIHULL, West Midlands, B90 4UE	Solihull	3	detached house	400000	73.0	5479	John Shepherd	Sold STC	1988	https://www.rightmove.co.uk/property-for-sale/property-65828278.html
31 Kingswood Close, Shirley, SOLIHULL, West Midlands, B90 3ET	Solihull	3	detached house	399950	92.0	4347	Horton & Storey	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64924969.html
198 Longmore Road, Shirley, SOLIHULL, West Midlands, B90 3EQ	Solihull	3	detached house	399950	92.0	4347	Melvyn Danes	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55554669.html
5 Crophorne Gardens, Shirley, SOLIHULL, West Midlands, B90 3FD	Solihull	3	semi-detached house	340000	103.0	3301	Horton & Storey	Sold STC	2007	https://www.rightmove.co.uk/property-for-sale/property-64402327.html
Shelsley Way, Hillfield	Solihull	3	semi-detached house	395000	83.3	4742	Centrick Property	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74736926.html
183 Wharf Lane, SOLIHULL, West Midlands, B91 2RZ	Solihull	3	end of terrace house	235000	77.0	3052	Smart Homes Ltd	Asking	2006	https://www.rightmove.co.uk/property-for-sale/property-55663611.html
17, Nightingale Court, Kelvedon Grove, SOLIHULL, West Midlands, B91 2UG	Solihull	3	end of terrace house	485000	145.0	3345	Xact Homes	Sold STC	1996	https://www.rightmove.co.uk/property-for-sale/property-55469565.html
17 Bisbrook Croft, SOLIHULL, West Midlands, B91 2LQ	Solihull	3	mews house	270000	88.7	3044	Simon Burt The Estate Agent	Offers over	2005	https://www.rightmove.co.uk/property-for-sale/property-54638223.html
18 Overslade Road, SOLIHULL, West Midlands, B91 3NA	Solihull	3	mews house	340000	105.0	3238	Simon Burt The Estate Agent	Asking	2006	https://www.rightmove.co.uk/property-for-sale/property-65539978.html
20 Thorpe Court, SOLIHULL, West Midlands, B91 1SU	Solihull	3	terraced house	299950	77.0	3895	Bartleys Estate Agents	Asking	2002	https://www.rightmove.co.uk/property-for-sale/property-5316568.html
19 Thorpe Court, SOLIHULL, West Midlands, B91 1SU	Solihull	3	terraced house	325000	77.0	4221	Purplebricks	Sold STC	2000	https://www.rightmove.co.uk/property-for-sale/property-54065622.html
224 Wharf Lane, SOLIHULL, West Midlands, B91 2UN	Solihull	3	town house	298950	99.0	3020	Melvyn Danes	Asking	2007	https://www.rightmove.co.uk/property-for-sale/property-74175389.html
Totals / Average				7123700	1703.9	4181				

3-Bed Flats

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Apartment 18, Whitefriars, 42 School Lane, SOLIHULL, West Midlands, B91 2QQ	Solihull	3	apartment	399950	115.0	3478	Ruxton Independent Estate Agents & Valuers	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-72036941.html
53 Chancel Court, SOLIHULL, West Midlands, B91 3DS	Solihull	3	flat	325000	80.0	4063	Hunters Group Limited	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-53172546.html
6 Fazeley Close, Fazeley Close, Solihull, B91 3HB, B91 3HB	Solihull	3	flat	285000	80.0	3563	Hunters Group Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66586360.html
Apt 3 The Grove 505, Warwick Road, Solihull, B91 1AN	Solihull	3	ground floor flat	385000	113.0	3407	Ruxton Independent Estate Agents & Valuers	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-72512372.html
Totals / Average				1394950	388.0	3595				

2-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
18 Finmere Way, Shirley, SOLIHULL, West Midlands, B90 3SS	Solihull	2	detached house	229950	62.0	3709	Purplebricks	Sold STC	2000	https://www.rightmove.co.uk/property-for-sale/property-54236862.html
179 Wharf Lane, SOLIHULL, West Midlands, B91 2RZ	Solihull	2	end of terrace house	230000	56.0	4107	Burchell Edwards	Asking	2006	https://www.rightmove.co.uk/property-for-sale/property-72967667.html
7 Anchor Lane, SOLIHULL, West Midlands, B91 2JN	Solihull	2	terraced house	240000	56.0	4286	Ruxton Independent Estate Agents & Valuers	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73441514.html
Totals / Average				699950	174.0	4023				

2-Bed Flats

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
New Road, Solihull, West Midlands, B91	Solihull	2	apartment	161250	56.0	2879	Andrew Grant	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65430757.html
16 Wharf Lane, SOLIHULL, West Midlands, B91 2LE	Solihull	2	apartment	155950	54.0	2888	Cottons	Sold STC	2004	https://www.rightmove.co.uk/property-for-sale/property-70665944.html
Apartment 21, Avery Court, Wharf Lane, SOLIHULL, West Midlands, B91 2NG	Solihull	2	apartment	170000	54.8	3102	John Shepherd	Sold STC	2007	https://www.rightmove.co.uk/property-for-sale/property-71696450.html
Avery Court, Wharf Lane	Solihull	2	apartment	179950	87.7	2052	Xact Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-50984991.html
Apartment 50, Avery Court, Wharf Lane, SOLIHULL, West Midlands, B91 2NG	Solihull	2	apartment	165000	56.2	2936	Melvyn Danes	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-71829146.html
Apartment 43, 18 Union Road, SOLIHULL, West Midlands, B91 3DH	Solihull	2	apartment	339950	78.0	4358	Ruxton Independent Estate Agents & Valuers	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66229040.html
12, Nightingale Court, Kelvedon Grove, SOLIHULL, West Midlands, B91 2UG	Solihull	2	apartment	279950	74.0	3783	Ruxton Independent Estate Agents & Valuers	Sold STC	1996	https://www.rightmove.co.uk/property-for-sale/property-53151705.html
3, Nightingale Court, Kelvedon Grove, SOLIHULL, West Midlands, B91 2UG	Solihull	2	apartment	295000	80.0	3688	John Shepherd	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55227219.html
Apartment 17, Whitefriars, 42 School Lane, SOLIHULL, West Midlands, B91 2QQ	Solihull	2	apartment	350000	88.9	3937	Simon Burt The Estate Agent	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-52851240.html

64 Manor Road,Manor Road, Solihull,B91 2BP	Solihull	2	apartment	275000	59.6	4614	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-63510172.html#
617,Cedar Mansions, Warwick Road, Solihull,B91 1AP	Solihull	2	apartment	625000	135.0	4630	John Shepherd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65829313.html#
229 Wharf Lane, SOLIHULL, West Midlands, B91 2RZ	Solihull	2	flat	150000	65.0	2308	Dixons	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65358277.html#
Apartment 61, 18 Union Road, SOLIHULL, West Midlands, B91 3DH	Solihull	2	flat	289950	80.0	3624	Dixons	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65597734.html#
Apartment 2, 18 Union Road, SOLIHULL, West Midlands, B91 3DH	Solihull	2	flat	279950	59.2	4729	Purplebricks	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-71325713.html#
24 Wharf Lane, SOLIHULL, West Midlands, B91 2LE	Solihull	2	ground floor flat	170000	53.0	3208	Burchell Edwards	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-73817372.html#
Apartment 24, Avery Court, Wharf Lane, SOLIHULL, West Midlands, B91 2NG	Solihull	2	ground floor flat	160000	56.9	2812	Purplebricks	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-54449292.html#
Consort House, Princes Gate 2-6, Princes Gate, Consort Hose, Homer Road, B91 3QQ	Solihull	2	new build apartment	309950	61.0	5081	John Shepherd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-54324765.html#
Plot 7 Fairway View Dove House Lane Solihull	Solihull	2	new build apartment	375000	78.8	4759	Bartleys Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55110189.html#
Plot 8 Fairway View Dove House Lane Solihull	Solihull	2	new build apartment	375000	73.4	5109	Bartleys Estate Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55308876.html#
46 PLOT 9 FAIRWAY VIEW,Dove House Lane Solihull,B91 2EE	Solihull	2	new build apartment	355000	77.1	4604	Bartleys Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55110207.html#
46 PLOT 4 FAIRWAY VIEW,Dove House Lane Solihull,B91 2EE	Solihull	2	new build apartment	350000	73.7	4749	Bartleys Estate Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55110150.html#
46 PLOT 2 FAIRVIEW WAY,Dove House Lane Solihull,B91 2EE	Solihull	2	new build apartment	350000	86.9	4028	Bartleys Estate Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55110120.html#
20A,The Exchange (Apartment 2), Poplar Road, Solihull Town Centre,B91 3AB	Solihull	2	new build apartment	565000	117.0	4829	Hunters	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55422666.html#
20A,The Exchange (Apartment 6), Poplar Road, Solihull Town Centre,B91 3AB	Solihull	2	new build apartment	560000	117.0	4786	Hunters	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66461737.html#
Apartment 5 Warwick Oaks ,Warwick Road, Solihull,B91 1AP	Solihull	2	new build apartment	550000	115.3	4770	John Shepherd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65784751.html#
20A,The Exchange (Apartment 8), Poplar Road, Solihull Town Centre,B91 3AB	Solihull	2	new build apartment	550000	113.0	4867	Hunters	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66460330.html#
20A Poplar Road,The Exchange (Apartment 4), Poplar Road, Solihull Town Centre,B91 3AB	Solihull	2	new build apartment	525000	113.0	4646	Hunters	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55422672.html#
Totals / Average				8911900	2164.5	4117				

1-Bed Flats

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Apartment 26, 18 Union Road, SOLIHULL, West Midlands, B91 3DH	Solihull	1	apartment	175000	60.0	2917	Doorsteps.co.uk	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73663106.html#
Apartment 25, 18 Union Road, SOLIHULL, West Midlands, B91 3DH	Solihull	1	ground floor flat	175000	43.0	4070	Purplebricks	Sold STC	2012	https://www.rightmove.co.uk/property-for-sale/property-55019853.html#
Plot 4 ,Consort House , Princes Gate ,B91 3QQ	Solihull	1	new build apartment	179950	37.0	4864	John Shepherd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65782003.html#
Apartment 2, Century House, 100 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3BH	Solihull	1	new build apartment	185000	57.0	3246	Centric Property	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73173743.html#
Century House, 1 plot 107,Century House, Shirley, Solihull,B90 3BH	Solihull	1	new build apartment	160000	48.0	3333	Centric Property	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73173707.html#
Century House, 9 Plot 106,Century House, Shirley, Solihull,B90 3BH	Solihull	1	new build apartment	155000	46.0	3370	Centric Property	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66327217.html#
Plot 22 Consort House Princes Gate 2-6,Homer Road, Solihull,B91 3QQ	Solihull	1	new build apartment	259950	58.0	4482	John Shepherd	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65837008.html#
Plot 23 Consort House, Princes Gate 2-6,Homer Road , Solihull,B91 3QQ	Solihull	1	new build apartment	234950	51.0	4607	John Shepherd	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65837026.html#
Totals / Average				1524850	400.0	3812				

Tamworth

5-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
County Drive, Fazeley, Tamworth, B78 3XF	Tamworth	5	detached house	475000	155.0	3065		Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72329579.html#
302 Tamworth Road, Kettlebrook, TAMWORTH, Staffordshire, B77 1BZ	Tamworth	5	detached house	360000	172.0	2093	Hunters Group Limited	Asking	2005	https://www.rightmove.co.uk/property-for-sale/property-73433591.html#
45 Hampshire Close, TAMWORTH, Staffordshire, B78 3XU	Tamworth	5	detached house	350000	114.3	3062	Hunters Group Limited	Sold STC	1993	https://www.rightmove.co.uk/property-for-sale/property-74448794.html#
3 Littlefield Close,Littlefield Close, Fazeley, Tamworth B78 3QS,B78 3QS	Tamworth	5	detached house	320000	167.7	1908	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72209786.html#
Ashby Road, Anker Valley, Tamworth, B79	Tamworth	5	new build detached house	566995	233.9	2424		Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73383218.html#
Mercian Way, Tamworth, Staffs, B774FL	Tamworth	5	new build detached house	489995	150.1	3264		Asking	-	https://www.rightmove.co.uk/property-for-sale/property-71861492.html#
Ashby Road, Anker Valley, Tamworth, B79	Tamworth	5	new build detached house	472250	198.0	2385		Asking	-	https://www.rightmove.co.uk/property-for-sale/property-71703449.html#
Anker Valley, Tamworth, B79 8TN	Tamworth	5	new build detached house	344915	131.0	2633	Bellway Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74296235.html#
Totals / Average				3379155	1322.0	2556				

4-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Montley, Wilnecote, Tamworth, B77 4JF	Tamworth	4	detached house	425000	182.7	2326	Hunters Group Limited	Asking	1987	https://www.rightmove.co.uk/property-for-sale/property-73069835.html#
Ashby Road, Tamworth, B79 8AQ	Tamworth	4	detached house	395000	140.0	2821	Hunters Group Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74271692.html#
Garten Close, Tamworth, B77	Tamworth	4	detached house	395000	151.6	2606	Emooov	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-49932144.html#
Valley Lane, Tamworth	Tamworth	4	detached house	390000	172.5	2261	YOPA National	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74003447.html#
Petard Close, Two Gates, Tamworth	Tamworth	4	detached house	380000	154.3	2463	Green & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74438858.html#
3 Ragley Close, TAMWORTH, Staffordshire, B79 7SW	Tamworth	4	detached house	360000	103.0	3495	Green & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66479245.html#
Gowan Close, Mariborough Park	Tamworth	4	detached house	350000	133.9	2614	Next Place Property Agents Limited	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-63645229.html#
Grazier Avenue, Two Gates	Tamworth	4	detached house	349250	137.0	2549	Martin & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66297550.html#
106 Comberford Road, Tamworth, B79 8PF	Tamworth	4	detached house	339950	160.0	2125	Mark Evans & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74121560.html#
18 Greyfriars Drive, TAMWORTH, Staffordshire, B79 7YG	Tamworth	4	detached house	325995	112.0	2911	Martin & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66204259.html#
County Drive, Tamworth, B78	Tamworth	4	detached house	325000	99.9	3253	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-52609125.html#
Lindsifarne, Tamworth, B77	Tamworth	4	detached house	310000	102.1	3036	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54521802.html#
Perrycrofts Crescent, Tamworth, B79 8UA	Tamworth	4	detached house	310000	142.0	2183	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-70603253.html#
54 Oxbridge Way, TAMWORTH, Staffordshire, B79 7YL	Tamworth	4	detached house	300000	111.0	2703	Hunters Group Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73455449.html#
Lindores Road, Tamworth, B77	Tamworth	4	detached house	290000	100.7	2880	Purplebricks	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-52779885.html#
1 Pewter Court, Wilnecote, TAMWORTH, Staffordshire, B77 5FX	Tamworth	4	detached house	275000	104.2	2639	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73294067.html#
11 Blackdown, Wilnecote, TAMWORTH, Staffordshire, B77 4IQ	Tamworth	4	detached house	266500	97.0	2747	Green & Co	Asking	1980	https://www.rightmove.co.uk/property-for-sale/property-73370819.html#

50 Valley Drive, Wilnecote, TAMWORTH, Staffordshire, B77 5FP	Tamworth	4	detached house	265000	113.0	2345	Taylor Cole Estate Agents	Asking	2008	https://www.rightmove.co.uk/property-for-sale/property-66378274.html#	
The Hedgerows, Wilnecote, Tamworth	Tamworth	4	detached house	370000	156.2	2369	Howland Jones Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73264064.html#	
Mercian Way, Tamworth, Staffs, B77 4FL	Tamworth	4	new build detached house	489995	168.0	2917	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-71861486.html#	
Mercian Way, Tamworth, Staffs, B774FL	Tamworth	4	new build detached house	369995	131.0	2824	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-70442132.html#	
Mercian Way, Tamworth, Staffs, B77 4FL	Tamworth	4	new build detached house	364995	131.0	2786	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74494730.html#	
Eagle Drive, Tamworth, B77	Tamworth	4	new build detached house	352995	104.6	3375	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74453084.html#	
Eagle Drive, Tamworth, B77	Tamworth	4	new build detached house	344995	101.3	3406	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74242832.html#	
Eagle Drive, Tamworth, B77	Tamworth	4	new build detached house	307995	117.5	276	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74188997.html#	
Mercian Way, Tamworth, Staffs, B774FL	Tamworth	4	new build end of terrace house	284995	76.8	3711	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-72250061.html#	
Anker Valley, Tamworth, B79 8TN	Tamworth	4	new build semi-detached house	270500	102.3	2644	Bellway Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74296745.html#	
Coton Lane, Tamworth, B79	Tamworth	4	new build town house	279995	79.8	3509	Persimmon Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66155488.html#	
Coton Lane, Tamworth, B79	Tamworth	4	new build town house	269995	103.1	2619	Persimmon Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66155485.html#	
Highgrove Close, Tamworth	Tamworth	4	town house	229950	113.5	2026	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74089316.html#	
Sandringham Court, Tamworth	Tamworth	4	town house	298500	133.9	2229	Mark Evans & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-72501311.html#	
Totals / Average				10286600	4835.9	2127					

3-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink	
Eagle Drive, Tamworth, B77	Tamworth	3	new build detached house	309995	103.1	3007	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73735454.html#	
Anker Valley, Tamworth, B79 8TN	Tamworth	3	new build detached house	302250	117.3	2577	Bellway Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74296679.html#	
Coton Lane, Tamworth, B79	Tamworth	3	new build detached house	284995	92.5	3081	Persimmon Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66155476.html#	
Stonehaven, Amington, Tamworth, B77 3QX	Tamworth	3	detached house	245000	91.5	2678	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-70605242.html#	
Haydock Close, Dosthill, B77 1QR	Tamworth	3	detached house	239950	76.2	3149	Hunters Group Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-70952609.html#	
Lowforce, Wilnecote, Tamworth, B77	Tamworth	3	detached house	229950	84.8	2712	Alan Cooper Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65855755.html#	
Caister, Amington, Tamworth, B77 3QB	Tamworth	3	detached house	165000	77.0	2143	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-70606676.html#	
3 Greysfriars Drive, TAMWORTH, Staffordshire, B79 7YG	Tamworth	3	detached house	290000	88.0	3295	Bairstow Eves	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65405707.html#	
Coton Lane, Tamworth, B79	Tamworth	3	new build semi-detached house	226995	66.8	3398	Persimmon Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66155491.html#	
Coton Lane, Tamworth, B79	Tamworth	3	new build semi-detached house	224995	66.8	3368	Persimmon Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66155482.html#	
Ashby Road, Tamworth, B79	Tamworth	3	new build semi-detached house	220000	69.9	3147	Ashberry Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55654068.html#	
Ashby Road, Tamworth, B79	Tamworth	3	new build semi-detached house	283000	97.5	2903	Ashberry Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55653861.html#	
Mercian Way, Tamworth, Staffs, B774FL	Tamworth	3	new build semi-detached house	264995	93.1	2846	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74106083.html#	
Mercian Way, Tamworth, Staffs, B774FL	Tamworth	3	new build semi-detached house	254995	79.2	3220	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-72838007.html#	
Eagle Drive, Tamworth, B77	Tamworth	3	new build semi-detached house	249995	79.2	3157	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74521103.html#	
Leven Road, Tamworth, B77	Tamworth	3	semi-detached house	210000	100.9	2081	Emoov	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-55715691.html#	
44 Blythe Street, TAMWORTH, Staffordshire, B77 2FN	Tamworth	3	semi-detached house	205000	74.0	2770	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54770940.html#	
Leven Road, Tamworth	Tamworth	3	semi-detached house	204950	94.6	2166	Hopkins & Dainty	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64670890.html#	
Rene Road, Tamworth, B77	Tamworth	3	semi-detached house	170000	81.0	2099	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54826755.html#	
125 Comberford Road, TAMWORTH, Staffordshire, B79 8PQ	Tamworth	3	semi-detached house	299950	104.0	2884	Calders Residential	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-70891442.html#	
Ragley Close, Coton Lane, Tamworth	Tamworth	3	semi-detached house	255000	90.9	2805	Green & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66480079.html#	
Perry Close, Tamworth, B79 8AJ	Tamworth	3	end of terrace house	205000	112.0	1830	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73331804.html#	
Russell Close, Wilnecote	Tamworth	3	end of terrace house	200000	93.9	2130	Next Place Property Agents Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64438027.html#	
Peel Drive, Wilnecote	Tamworth	3	end of terrace house	180000	86.8	2074	Next Place Property Agents Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66618490.html#	
Quarry Hill, Tamworth, B77	Tamworth	3	end of terrace house	150000	95.1	1577	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-55274628.html#	
Foxton Close, Glascoate	Tamworth	3	mews house	185000	69.8	2650	Martin & Co	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-62681131.html#	
Tamworth Road, Kettlebrook, Tamworth, B77	Tamworth	3	new build terraced house	273950	101.0	2712	Morris Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-67635893.html#	
Kettlebrook Road, Tamworth, Staffordshire, B77	Tamworth	3	terraced house	200000	72.1	2774	Hatched.co.uk	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-72756452.html#	
Lindores Road, Tamworth	Tamworth	3	terraced house	195000	72.9	2675	Mark Webster & Company	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-52632339.html#	
Lychgate Close, Glascoate, Tamworth	Tamworth	3	terraced house	184950	73.0	2534	Mark Evans & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-72993722.html#	
Litton, Wilnecote	Tamworth	3	terraced house	145000	76.8	1888	Next Place Property Agents Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65366170.html#	
Victoria Road, Tamworth	Tamworth	3	town house	225000	103.4	2176	Taylor Cole Estate Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72896348.html#	
Lyon Drive, Marlborough Park, Tamworth	Tamworth	3	town house	220000	104.1	2113	Mark Webster & Company	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-67933907.html#	
Tom Williams Way, Tamworth, B77 1GR	Tamworth	3	town house	215000	102.6	2096	Hunters Group Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74391563.html#	
Russell Close, Wilnecote	Tamworth	3	town house	214950	87.9	2445	Taylor Cole Estate Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-51738423.html#	
Russell Close, Wilnecote, Tamworth	Tamworth	3	town house	210000	82.2	2555	Mark Evans & Co	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-63937654.html#	
19 Cupronickel Way, Cupronickel Way, Wilnecote, Tamworth, B77 5FS	Tamworth	3	town house	189950	89.0	2134	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72819062.html#	
Totals / Average				8330815	3250.9	2563					

2-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Westmorland Close, Fazeley, Tamworth. B78 3XA	Tamworth	2	semi-detached house	170000	48.4	3512	Preferential Properties Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73104485.html#
Cupronickel Way, Wilnecote, Tamworth	Tamworth	2	semi-detached house	170000	64.8	2623	Next Place Property Agents Limited	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-66003580.html#
Bream, Dosthill	Tamworth	2	semi-detached house	169950	58.2	2920	Martin & Co	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72622772.html#
Riverfield Grove, Bolehall, Tamworth	Tamworth	2	semi-detached house	165000	68.8	2398	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-71440376.html#
Riverfield Grove, Tamworth, Staffordshire, B77	Tamworth	2	semi-detached house	165000	71.9	2295	Bairstow Eves	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65832715.html#

48 Furness, Glascoate, TAMWORTH, Staffordshire, B77 2QQ	Tamworth	2	semi-detached house	195000	55.0	3545	Burchell Edwards	Asking	1972	https://www.rightmove.co.uk/property-for-sale/property-55140777.html#
Ashby Road, Tamworth, B79	Tamworth	2	new build terraced house	210000	71.4	2941	Ashberry Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55654098.html#
Mercian Way, Tamworth, Staffs, B774FL	Tamworth	2	new build terraced house	204995	69.9	2933	Redrow Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-72838001.html#
Anker Valley, Tamworth, B79 8TN	Tamworth	2	new build terraced house	185335	57.1	3246	Bellway Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74296820.html#
Ashby Road, Tamworth, B79	Tamworth	2	new build terraced house	185000	57.6	3212	Ashberry Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55654119.html#
Southwick Drive, Glascoate, Tamworth	Tamworth	2	terraced house	150000	54.8	2737	Webbs Estate Agents	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65949571.html#
Cygnat Drive, Tamworth, B79 7RU	Tamworth	2	terraced house	149950	59.6	2516	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72367277.html#
Kettlebrook Road, Tamworth, B77	Tamworth	2	terraced house	141950	54.4	2609	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54409944.html#
Peel Drive, Wilnecote, Tamworth	Tamworth	2	terraced house	140000	62.1	2254	Next Place Property Agents Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64507588.html#
Totals / Average				2402180	854.0	2813				

2-Bed Flats

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Birchfield Close, Two Gates, Tamworth	Tamworth	2	apartment	140000	60.7	2306	Next Place Property Agents Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-65313382.html#
Wensleydale, Wilnecote	Tamworth	2	apartment	135000	57.8	2336	Next Place Property Agents Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66539176.html#
Marina View, Tamworth, B78	Tamworth	2	apartment	135000	55.1	2450	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54680763.html#
Silverdale, Wensleydale, Tamworth, B77 4PX	Tamworth	2	apartment	135000	52.9	2552	Hunters Group Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74546612.html#
Wensleydale, Tamworth, B77	Tamworth	2	apartment	130000	55.7	2334	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54951681.html#
Peel Drive, Tamworth, B77	Tamworth	2	apartment	125000	56.2	2224	Purplebricks	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-55404432.html#
2 Leven Road, Tamworth, B77	Tamworth	2	apartment	125000	56.7	2205	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54177441.html#
Blyth Court, Torrent Close, Wilnecote, Tamworth, B77 5GE	Tamworth	2	apartment	110000	53.5	2056	Hunters Group Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74669072.html#
Oak Drive, Mile Oak, Tamworth. B78	Tamworth	2	flat	145000	70.5	2057	Preferential Properties Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-43318633.html#
Oak Drive, Mile Oak, Tamworth	Tamworth	2	ground floor flat	150000	68.0	2206	Next Place Property Agents Limited	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-6204256.html#
Birchfield Close, Two Gates, Tamworth, B77 1GY	Tamworth	2	ground floor flat	130000	57.6	2257	Hunters Group Limited	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-66460978.html#
Totals / Average				1460000	644.7	2265				

1-Bed Flats

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Hardwick Court, Tamworth, B79 7HF	Tamworth	1	apartment	105000	42.0	2500	Hunters Group Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-74383940.html#
22 Heathcote Drive, Mile Oak, TAMWORTH, Staffordshire, B78 3PY	Tamworth	1	flat	119950	48.0	2499	Mark Evans & Co	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73565600.html#
Totals / Average				224950	90.0	2499				

Warton

5-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
10 Orton Road, Warton, TAMWORTH, Staffordshire, B79 OHT	Warton	5	detached house	650000	287.0	2265	Fine & Country	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-69567392.html#
Totals / Average				650000	287.0	2265				

4-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Ivy Croft Road, Warton	Warton	4	detached house	269950	110.4	2445	Mark Webster & Company	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74405462.html#
Austrey Road, Tamworth, B79	Warton	4	detached house	550000	219.0	2511	Purplebricks	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-54914457.html#
Barn End Road, Warton, B79 0JD	Warton	4	new build detached house	379950	119.8	3172	Cameron Homes Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74033660.html#
Totals / Average				1199900	449.2	2671				

3-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Warton, Tamworth, Staffordshire, B79	Warton	3	detached house	265000	119.6	2216	Howkins & Harrison LLP	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74276576.html#
Totals / Average				265000	119.6	2216				

2-Bed Houses

Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Barn End Road, Warton, B79 0JD, B79 0JD	Warton	2	new build semi-detached bungalow	189950	55.9	3398	Cameron Homes Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74039120.html#
Totals / Average				189950	55.9	3398				

Weddington										
5-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
2 Adderley Avenue, NUNEATON, Warwickshire, CV10 ODQ	Weddington	5	detached house	485000	186.7	2598	Allsopp & Allsopp	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-71755895.html#
135, 203, 211., The Thorne,Church Fields,Weddington Road,Nuneaton,CV10,CV10 OEU	Weddington	5	new build detached house	474995	229.0	2074	Davidsons Developments Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-70733153.html#
Totals / Average				959995	415.7	2309				
4-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
12 Red Cross Way, NUNEATON, Warwickshire, CV10 OEE	Weddington	4	detached house	344995	134.9	2557	Loveitts	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65455801.html#
16 Adderley Avenue, NUNEATON, Warwickshire, CV10 ODQ	Weddington	4	detached house	325000	111.3	2920	Alexanders	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-54154962.html#
18 Adderley Avenue, NUNEATON, Warwickshire, CV10 ODQ	Weddington	4	detached house	319950	126.0	2539	Up Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65670739.html#
6 Hereward Way, NUNEATON, Warwickshire, CV10 OFA	Weddington	4	detached house	360000	132.0	2727	Alan Cooper Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-54368235.html#
9 Red Cross Way, NUNEATON, Warwickshire, CV10 OEE	Weddington	4	detached house	350000	132.0	2652	The Express Estate Agency	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65004499.html#
Red Cross Way, Churchfields, Nuneaton, CV10	Weddington	4	detached house	344995	134.9	2557	Alan Cooper Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-73407788.html#
265 Weddington Road, NUNEATON, Warwickshire, CV10 OHE	Weddington	4	detached house	285000	113.8	2504	Pointons	Sold STC	2010	https://www.rightmove.co.uk/property-for-sale/property-70982834.html#
Unit 4, Weddington Road, NUNEATON, Warwickshire, CV10 OHF	Weddington	4	detached house	315000	114.9	2742	Tepilo Limited	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-64143412.html#
210, The Bicton, Church Fields, Weddington Road, Nuneaton, CV10, CV10 OEU	Weddington	4	new build detached house	362995	139.6	2600	Davidsons Developments Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-70732643.html#
Bradenham, Weddington Road, Nuneaton, CV10 OTP	Weddington	4	new build detached house	289995	107.2	2706	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-81--bradenham
Kentdale, Weddington Road, Nuneaton, CV10 OTP	Weddington	4	new build detached house	299995	113.6	2642	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-2--kentdale
Eskdale, Weddington Road, Nuneaton, CV10 OTP	Weddington	4	new build detached house	304995	113.6	2686	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-90--eskdale
Whitford, Weddington Road, Nuneaton, CV10 OTP	Weddington	4	new build detached house	318995	116.0	2750	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-5--whitford
Eynsham, Weddington Road, Nuneaton, CV10 OTP	Weddington	4	new build detached house	319995	124.0	2581	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-83--eynsham
Thornford, Weddington Road, Nuneaton, CV10 OTP	Weddington	4	new build detached house	378995	145.2	2611	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-116--thornford
Langdale, Weddington Road, Nuneaton, CV10 OTP	Weddington	4	new build detached house	379995	142.2	2672	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-103--langdale
Thornford, Weddington Road, Nuneaton, CV10 OTP	Weddington	4	new build detached house	379995	145.2	2618	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-104--thornford
Heydon, Weddington Road, Nuneaton, CV10 OTP	Weddington	4	new build detached house	419995	155.2	2706	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-115--heydon
Weddington Road, Nuneaton, CV10	Weddington	4	new build detached house	392995	147.6	2663	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65485201.html#
Weddington Road, Nuneaton, CV10	Weddington	4	new build detached house	379995	131.8	2883	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65207836.html#
Weddington Road, Nuneaton, CV10	Weddington	4	new build detached house	339995	151.5	2244	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65002774.html#
Weddington Road, Nuneaton, CV10	Weddington	4	new build detached house	324995	109.7	2963	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-64433869.html#
Weddington Road, Nuneaton, CV10	Weddington	4	new build detached house	309995	120.1	2581	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65207830.html#
Weddington Road, Nuneaton, CV10	Weddington	4	new build semi-detached house	276995	115.9	2390	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66353656.html#
Weddington Road, Nuneaton, CV10	Weddington	4	new build semi-detached house	275995	115.9	2381	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65560504.html#
Weddington Road, Nuneaton, CV10	Weddington	4	new build semi-detached house	273995	115.9	2364	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66131398.html#
Totals / Average				8675850	3309.8	2621				

3-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
17 Milking Lane, NUNEATON, Warwickshire, CV10 0FG	Weddington	3	new build detached house	250000	88.1	2838	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54111327.html#
Aldenham, Weddington Road, Nuneaton, CV10 0TP	Weddington	3	new build detached house	259995	89.9	2893	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-4--aldenham
Yewdale, Weddington Road, Nuneaton, CV10 0TP	Weddington	3	new build detached house	259995	86.5	3005	Taylor Wimpey	Asking	-	https://www.taylorwimpey.co.uk/find-your-home/england/warwickshire/nuneaton/milby-hall-at-the-farm/plot-97--yewdale
175,176, CHISLEY,Church Fields,Weddington Road,Nuneaton,CV10,CV10 0EU	Weddington	3	new build semi-detached house	276995	113.4	2443	Davidsons Developments Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-71884733.html#
177, The Carnel,Church Fields,Weddington Road,Nuneaton,CV10,CV10 0EU	Weddington	3	new build semi-detached house	221995	78.2	2839	Davidsons Developments Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74068082.html#
207, The Ford,Church Fields,Weddington Road,Nuneaton,CV10,CV10 0EU	Weddington	3	new build semi-detached house	285995	94.8	3017	Davidsons Developments Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-70732577.html#
285, The Carnel,Church Fields,Weddington Road,Nuneaton,CV10,CV10 0EU	Weddington	3	new build semi-detached house	219995	74.9	2937	Davidsons Developments Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-70732469.html#
Shearing Crescent, Nuneaton, CV10,CV10 0FF	Weddington	3	semi-detached house	220000	80.0	2750	Your Move	Offers over	-	https://www.rightmove.co.uk/property-for-sale/property-66257536.html#
199, THE DOVER,Church Fields,Weddington Road,Nuneaton,CV10,CV10 0EU	Weddington	3	new build terraced house	259995	80.4	3234	Davidsons Developments Ltd	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-71885717.html#
Totals / Average				2254965	786.2	2868				
2-Bed Houses										
Address	Region	Bedrooms	Type	Market Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
4 Lionel Close, NUNEATON, Warwickshire, CV10 0LQ	Weddington	2	detached house	199950	65.0	3076	Alan Cooper Estates	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-74118914.html#
53 Eastfield Road, NUNEATON, Warwickshire, CV10 0BB	Weddington	2	detached house	169950	66.4	2559	Hawkins Estate Agents	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-65459920.html#
Weddington Road, Nuneaton, CV10	Weddington	2	new build semi-detached house	187995	58.9	3192	Barratt Homes	Asking	-	https://www.rightmove.co.uk/property-for-sale/property-66385309.html#
Totals / Average				557895	190.3	2932				

Highlighted cells indicate information that was sourced outside Rightmove.

Summary of Asking Prices

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Ansley Common	135000												
Averages	135000												
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Camp Hill		242500 240000		150000 179950	174950 155000 209950	185000 179950 165000	162500 174950 159995 146500 145000 140000 186950 170000 165000 160000 150000 182000			139950 132500 160000	125500 125000	125000 101000	
Averages		241250		164975	179967	176650	161908			144150	125250	113000	
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Coleshill	595000	525000 625000			360000	215000 215000 280000	210000 195000			180000	295000 275000 280000 225000 290000	215000 200000	
Averages	595000	575000			360000	236667	202500			180000	273000	207500	
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Dordon	399950				209950				159950				
Averages	399950				209950				159950				
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Galley Common		269950 250000 249950 265000 429950 395000			185000 299950	179950			165000 227995 226995				
Averages		309975			242475	179950			206663				
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Hartshill		239000 329950 319950 284950 245000 340000 284500 310000			229950 229950 250000 229950 229950 229950 229950	165000 169950 155000	145000						
Averages		294169			232814	163317	145000						

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Nuneaton	375000	249950	180000	190000	195000	195000	190000	110000		165000	150000	149995	109950
	349000	254000	265500	239950	250000	187500	170000		152500	125000	117500		
	310000	250000	210000	234950	237500	179950	156000		150000	144950	110000		
	549995	255000			220000	169950	231995				129950		
	509995	485000			220000	272995	210000						
	485995	390000			205000	237995	210000						
	449995	328500			279995	230500	192500						
		325000				210000	190000						
		324950				199995	190000						
		320000					172995						
		319950					170000						
		310000					205000						
		310000					210000						
		299950					157500						
		275000											
		270000											
		320000											
		255000											
		250000											
		399995											
		399995											
	387995												
	369995												
	339995												
	339995												
Averages	432854	321211	218500	221633	229642	209321	189714	110000		155833	139983	126861	109950
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Polesworth		315000			270000	284500	209950		220000	167500	175000		
		499950			260000	185000					160000		
		340000			239950	350000					165000		
		329950									139950		
		359950											
		279950											
		285000											
		300000											
	335000												
Averages		338311			256650	273167	209950		220000	167500	159988		
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Solihull	1600000	685000		650000	475000	340000	235000	399950	229950		230000	161250	175000
	1475000	950000		314950	379950	395000	485000	325000		240000	155950	175000	175000
	1100000	899950		379950	695000		270000	285000			170000	179950	179950
	1000000	850000			499950		340000	385000			179950	185000	185000
	950000	700000			475000		299950				165000	160000	160000
	940000	599950			410000		325000				339950	155000	155000
	925000	599950			400000		298950				279950	259950	259950
	875000	550000			399950						295000	234950	234950
	850000	530000			399950						350000		
	850000	510000									275000		
	750000	499999									625000		
	750000	499950									150000		
	700000	485000									289950		
	640000	475000									279950		
	599950	435000									170000		
	560000	415000									160000		
	999995	495000									309950		
		410000									375000		
											375000		
											355000		
										350000			
										350000			
										565000			
										560000			
										550000			
										525000			
Averages	915585	588322		448300	459422	367500	321986	348738	229950		235000	330070	190606

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Tamworth	475000	425000		284995	309995	226995	205000			170000	210000	140000	105000
	360000	395000		270500	302250	224995	200000			170000	204995	135000	119950
	350000	395000		279995	284995	220000	180000			169950	185335	135000	
	320000	390000		269995	245000	283000	150000			165000	185000	135000	
	566995	380000		229950	239950	264995	185000			165000	150000	130000	
	489995	360000		298500	229950	254995	273950			195000	149950	125000	
	472250	350000			165000	249995	200000				141950	125000	
	344915	349250			290000	210000	195000				140000	110000	
		339950				205000	184950					145000	
		325995				204950	145000					150000	
		325000				170000	225000					130000	
		310000				299950	220000						
		310000				255000	215000						
		300000					214950						
		290000					210000						
		275000					189950						
		266500											
		265000											
		370000											
		489995											
	369995												
	364995												
	352995												
	344995												
	307995												
Averages	422394	346107		272323	258393	236144	199613		172492	170904	132727	112475	
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Warton	650000	269950			265000							189950	
		550000											
		379950											
Averages	650000	399967			265000							189950	
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Weddington	485000	344995	276995		250000	276995	259995		199950	187995			
	474995	325000	275995		259995	221995			169950				
		319950	273995		259995	285995							
		360000				219995							
		350000				220000							
		344995											
		285000											
		315000											
		362995											
		289995											
		299995											
		304995											
		318995											
		319995											
		378995											
		379995											
		379995											
		419995											
		392995											
		379995											
	339995												
	324995												
	309995												
Averages	479998	341255	275662		256663	244996	259995		184950	187995			

Average of Asking Prices

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Ansley Common							135000						
Camp Hill		241250		164975	179967	176650	161908			144150	125250	113000	
Coleshill	595000	575000			360000	236667	202500			180000	273000	207500	
Dordon		399950				209950				159950			
Galley Common		309975			242475	179950			206663				
Hartshill		294169			232814	163317	145000						
Nuneaton	432854	321211	218500	221633	229642	209321	189714	110000		155833	139983	126861	109950
Polesworth		338311			256650	273167	209950		220000	167500	159988		
Solihull		588322		448300	459422	367500	321986	348738	229950		235000	330070	190606
Tamworth	422394	346107		272323	258393	236144	199613			172492	170904	132727	112475
Warton	650000	399967			265000					189950			
Weddington	479998	341255	275662		256663	244996	259995		184950	187995			
Averages	516049	377774	247081	276808	274103	229766	202852	229369	210391	172287	171671	197582	146706

Summary of Asking Prices Floor Areas

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Ansley Common	88.0												
Averages	88.0												
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Camp Hill		110.0		114.0	74.2	75.8	79.8				63.0	56.1	43.1
		104.1		108.0	83.0	79.6	102.4				66.0	59.7	49.0
					80.0	78.0	72.9				65.8		
							79.0						
							89.8						
							93.4						
							98.0						
							104.8						
							98.8						
							85.2						
						114.0							
						97.2							
Averages	107.1		111.0		79.1	77.8	92.9			64.9	57.9	46.1	
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Coleshill	167.0	127.0			107.0	83.1	70.8				65.5	102.2	73.4
		138.0				97.9	60.7					85.6	66.0
						106.8						86.4	
												68.9	
Averages	167.0	132.5			107.0	95.9	65.8			65.5	85.9	69.7	
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Dordon	167.6												
Averages	167.6	74.7											
	57.2												
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Galley Common		120.4			61.1	66.1					61.8		
		83.0			101.7						74.6		
		120.6									74.6		
		117.5											
		152.4											
		145.0											
Averages	123.2				81.4	66.1	70.3						
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Hartshill		105.8			136.1	66.8	62.3						
		141.0			103.7	72.6							
		137.3			94.2	71.2							
		121.9			103.7								
		110.4			115.4								
		127.5			103.7								
		163.3			103.7								
Averages	137.3				108.6	70.2	62.3						

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Nuneaton	158.5	98	100	108.3	86	95.9	96.4	79	49.4	57	70.6	57.6	
	158.1	106	102.3	124.2	86.9	64	69		49.3	55.6	59.2		
	182.6	114.7	94.9	109.6	82.9	77.1	82.1		58.5	57.5	65		
	224.4	107.1			79.9	67	75.9				38.4		
	178.5	194.2			101.5	105.7	95						
	198	179.8			80.4	75.9	100.7						
	172.2	103.1			83.4	79.5	95.8						
		132.3				96.4	94.4						
		114.1				82	120.4						
		120.6					76						
		161.6					66.8						
		126					150.1						
		184.2					118.5						
		153					79						
		106.9											
		102.6											
		137											
		107.1											
	116.7												
	145.3												
	142.6												
	126.6												
	121.6												
	112.8												
	144.2												
Averages	181.8	130.3	99.1	114.0	85.9	82.6	94.3	79.0	52.4	56.7	58.3	57.6	
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Polesworth		106.4			95.9	94.7	61.2		66.6	53.1	61.8		
		223.5			77.0	69.0					63.0		
		144.2			73.6	145.3					58.3		
		135.4									52.8		
		96.8											
		104.1											
		114.9											
		107.9											
	121.5												
Averages	128.3	82.2	103.0	61.2	66.6	53.1	59.0						
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Solihull	456.6	217		160	93	103	77	115	62		56	56	60
	315.9	232.8		120.1	83	83.3	145	80		56		54	43
	210.7	175.1		110	123.9		88.7	80				54.8	37
	257.7	178			125		105	113				87.7	57
	230	105			92		77					56.2	48
	201.8	133.4			75		77					78	46
	222.4	106.2			73		99					74	58
	207.7	128.8			92							80	51
	255	105			92							88.9	
	222	113										59.6	
	208.1	130										135	
	189	97										65	
	179.6	126										80	
	151	129.8										59.2	
	158.1	110										53	
	128.2	90										56.9	
	280.2	132.4										61	
		122.5										78.8	
											73.4		
											77.1		
											73.7		
											86.9		
											117		
											117		
											115.3		
											113		
											113		
Averages	227.9	135.1	130.0	94.3	93.2	95.5	97.0	62.0	56.0	80.2	50.0		

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Tamworth	155.0	182.7		76.8	103.1	66.8	112.0			48.4	71.4	60.7	42.0
	172.0	140.0		102.3	117.3	66.8	93.9			64.8	69.9	57.8	48.0
	114.3	151.6		79.8	92.5	69.9	86.8			58.2	57.1	55.1	
	167.7	172.5		103.1	91.5	97.5	95.1			68.8	57.6	52.9	
	233.9	154.3		113.5	76.2	93.1	69.8			71.9	54.8	55.7	
	150.1	103.0		133.9	84.8	79.2	101.0			55.0	59.6	56.2	
	198.0	133.9			77.0	79.2	72.1				54.4	56.7	
	131.0	137.0			88.0	100.9	72.9				62.1	53.5	
		160.0				74.0	73.0					70.5	
		112.0				94.6	76.8					68.0	
		99.9				81.0	103.4					57.6	
		102.1				104.0	104.1						
		142.0				90.9	102.6						
		111.0					87.9						
		100.7					82.2						
		104.2					89.0						
		97.0											
		113.0											
		156.2											
		168.0											
	131.0												
	131.0												
	104.6												
	101.3												
	1117.5												
Averages	165.3	169.1		101.6	91.3	84.5	88.9			61.2	60.9	58.6	45.0
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Warton	287.0	110.4			119.6					55.9			
		219.0											
		119.8											
Averages	287.0	149.7			119.6					55.9			
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Weddington	186.7	134.9	115.9		88.1	113.4	80.4		65.0	58.9			
	229.0	111.3	115.9		89.9	78.2			66.4				
		126	115.9		86.5	94.8							
		132				74.9							
		132				80							
		134.9											
		113.8											
		114.9											
		139.6											
		107.2											
		113.6											
		113.6											
		116.0											
		124.0											
		145.2											
		142.2											
		145.2											
	155.2												
	147.6												
	131.8												
	151.5												
	109.7												
	120.1												
Averages	207.9	128.8	115.9		88.2	88.3	80.4		65.7	58.9			

Average of Asking Prices Floor Areas

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Ansley Common							88.0						
Camp Hill				111.0	79.1	77.8	92.9			64.9	57.9		46.1
Coleshill	167.0	132.5			107.0	95.9	65.8			65.5	85.9		69.7
Dordon		167.6				74.7							
Galley Common		123.2			81.4	66.1			70.3				
Hartshill		137.3			108.6	70.2	62.3						
Nuneaton	181.8	130.3	99.1	114.0	85.9	82.6	94.3	79.0		52.4	56.7	58.3	57.6
Polesworth		128.3			82.2	103.0	61.2		66.6	53.1	59.0		
Solihull		135.1		130.0	94.3	93.2	95.5	97.0	62.0		56.0	80.2	50.0
Tamworth	165.3	169.1		101.6	91.3	84.5	88.9			61.2	60.9	58.6	45.0
Warton	287.0	149.7			119.6					55.9			
Weddington	207.9	128.8	115.9		88.2	88.3	80.4		65.7	58.9			
Averages	201.8	137.2	107.5	114.2	93.8	83.6	81.0	88.0	66.2	56.4	60.5	68.2	53.7

Camp Hill										
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
12 Skey Drive, NUNEATON, Warwickshire, CV10 9SS	Camp Hill	4	detached house	230000	96.0	2396	Pointons	Sold STC	2002	https://www.rightmove.co.uk/property-for-sale/property-21799767.html#
Totals / Average				230000	96.0	2396				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
341 Queen Elizabeth Road, NUNEATON, Warwickshire, CV10 9BU	Camp Hill	3	town house	175000	110.7	1581	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-53260485.html#
Totals / Average				175000	110.7	1581				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
27 Haselbury Corner, NUNEATON, Warwickshire, CV10 7GE	Camp Hill	2	terraced house	133000	56.0	2375	Your Move	Sold STC	2004	https://www.rightmove.co.uk/property-for-sale/property-72500729.html#
Totals / Average				133000	56.0	2375				
2-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
2 Claypool Lane, NUNEATON, Warwickshire, CV10 9FT	Camp Hill	2	new build apartment	122000	61.3	1990	Martin & Co	Sold STC	2014	https://www.rightmove.co.uk/property-for-sale/property-65135512.html#
Totals / Average				122000	61.3	1990				

Hartshill										
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
16 Laurel Drive, Hartshill, NUNEATON, Warwickshire, CV10 DXP	Hartshill	3	semi-detached house	185000	72.0	2569	Alan Cooper Estates	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-54485463.html#
Totals / Average				185000	72.0	2569				

Nuneaton										
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
8 Mimosa Close, NUNEATON, Warwickshire, CV10 7SF	Nuneaton	4	town house	209000	108.4	1928	Hawkins Estate Agents	Sold STC	2007	https://www.rightmove.co.uk/property-for-sale/property-63583699.html#
35 Wisteria Way, NUNEATON, Warwickshire, CV10 7SS	Nuneaton	4	town house	185000	94.3	1962	YOPA	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-69762938.html#
Totals / Average				394000	202.7	1944				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
23a St. Declan Close, NUNEATON, Warwickshire, CV10 8LP	Nuneaton	3	detached house	185000	79.0	2342	Wright & Wright	Sold STC	2016	https://www.rightmove.co.uk/property-for-sale/property-65037625.html#
Totals / Average				185000	79.0	2342				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
38 Montana Walk, NUNEATON, Warwickshire, CV10 7RY	Nuneaton	2	semi-detached house	142000	53.5	2654	Purplebricks	Sold STC	1995	https://www.rightmove.co.uk/property-for-sale/property-54159042.html#
8 Laggan Close, NUNEATON, Warwickshire, CV10 9TF	Nuneaton	2	semi-detached house	135000	60.0	2250	Alan Cooper Estates	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-52959117.html#
15 Vale View, NUNEATON, Warwickshire, CV10 8AL	Nuneaton	2	terraced house	130000	53.5	2430	Hawkins Estate Agents	Sold STC	1955	https://www.rightmove.co.uk/property-for-sale/property-64136827.html#
Totals / Average				407000	167.0	2437				

Polesworth										
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
11 Knight Close, Polesworth, TAMWORTH, Staffordshire, B78 1LQ	Polesworth	3	semi-detached house	215000	79.0	2722	Bairstow Eves	Sold STC	2017	https://www.rightmove.co.uk/property-for-sale/property-63452723.html#
16 Elizabeth Avenue, Polesworth, TAMWORTH, Staffordshire, B78 1EH	Polesworth	3	semi-detached house	160000	88.9	1800	Purplebricks	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-515827418.html#
Totals / Average				375000	167.9	2233				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
19 Woodland Way, Birchmoor, TAMWORTH, Staffordshire, B78 1AY	Polesworth	2	town house	143750	68.4	2102	Mark Webster & Company	Sold STC	1996	https://www.rightmove.co.uk/property-for-sale/property-71943887.html#
Totals / Average				143750	68.4	2102				

Solihull										
5-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
12 Whitefields Gate, SOLIHULL, West Midlands, B91 3GE	Solihull	5	detached house	885000	245.1	3611	John Shepherd	Sold STC	1990	https://www.rightmove.co.uk/property-for-sale/property-48090831.html#
Totals / Average				885000	245.1	3611				
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
20 Kingscote Road, Dorridge, SOLIHULL, West Midlands, B93 8RA	Solihull	4	detached house	925000	175.0	5286	Xact Homes	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-72639333.html#
Spinnaker, Spinnaker, Earlswood, B94 5RY	Solihull	4	new build detached house	895000	164.0	5457	Mr and Mrs Clarke	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73878050.html#
Totals / Average				1820000	339.0	5369				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
27 Finwood Close, SOLIHULL, West Midlands, B92 9QN	Solihull	3	detached house	395000	92.0	4293	Andrew Grant	Sold STC	1988	https://www.rightmove.co.uk/property-for-sale/property-63490933.html#
36 Cornbury Grove, SOLIHULL, West Midlands, B91 1JG	Solihull	3	end of terrace house	332000	83.0	4000	Ruxton Independent Estate Agents & Valuers	Sold STC	1996	https://www.rightmove.co.uk/property-for-sale/property-72095198.html#
15 Anchor Lane, SOLIHULL, West Midlands, B91 2JN	Solihull	3	end of terrace house	265000	76.6	3460	Centrick Property	Sold STC	2006	https://www.rightmove.co.uk/property-for-sale/property-65016889.html#
Totals / Average				992000	251.6	3943				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
24 Witham Croft, SOLIHULL, West Midlands, B91 3FB	Solihull	2	end of terrace house	290000	67.0	4328	Centrick Property	Sold STC	1993	https://www.rightmove.co.uk/property-for-sale/property-64226518.html#
Totals / Average				290000	67.0	4328				
2-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Apartment 11, Ellsworth House, 58 Woodhires Road, SOLIHULL, West Midlands, B92 7DN	Solihull	2	apartment	177000	50.6	3498	John Shepherd	Sold STC	2007	https://www.rightmove.co.uk/property-for-sale/property-54524685.html#
Apartment 21, Brook House, Wharf Lane, SOLIHULL, West Midlands, B91 2NJ	Solihull	2	apartment	163000	54.8	2974	Simon Burt The Estate Agent	Sold STC	2012	https://www.rightmove.co.uk/property-for-sale/property-63240572.html#
Apartment 50, Avery Court, Wharf Lane, SOLIHULL, West Midlands, B91 2NG	Solihull	2	apartment	157000	33.2	4729	Ruxton Independent Estate Agents & Valuers	Sold STC	2007	https://www.rightmove.co.uk/property-for-sale/property-72957539.html#
Totals / Average				497000	138.6	3586				
1-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
Century House, 19, Century House, Shirley, Solihull, B90 3BH	Solihull	1	new build apartment	157500	46.0	3424	Centrick Property	Sold STC	-	https://www.rightmove.co.uk/property-for-sale/property-73399775.html#
Totals / Average				157500	46.0	3424				

Weddington										
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
3 Swinnerton Heritage, NUNEATON, Warwickshire, CV10 0AF	Weddington	3	terraced house	215000	115.6	1860	Hawkins Estate Agents	Sold STC	2007	https://www.rightmove.co.uk/property-for-sale/property-72022370.html#
Totals / Average				215000	115.6	1860				

Summary of Achieved Sales Prices

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	
Camp Hill	230000				175000				133000				122000	
Averages	230000				175000				133000				122000	
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	
Hartshill	185000													
Averages	185000													
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	
Nuneaton	209000				185000				142000				130000	
Averages	197000				185000				138500				130000	
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	
Polesworth	215000				160000				143750					
Averages	187500				160000				143750					
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	
Solihull	885000	925000	395000		332000				290000				177000	157500
Averages	885000	910000	395000		298500				290000				165667	157500
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	
Weddington	215000													
Averages	215000													

Average of Achieved Sales Prices

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Camp Hill		230000					175000				133000	122000	
Hartshill						185000							
Nuneaton				197000	185000					138500	130000		
Polesworth						187500					143750		
Solihull	885000	910000			395000		298500				290000	165667	157500
Weddington							215000						
Averages	885000	570000		197000	290000	186250	229500			138500	174188	143833	157500

Summary of Achieved Sales Floor Areas

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Camp Hill		96.0			110.7				56.0				61.3
Averages		96.0			110.7				56.0				61.3
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Hartshill		72.0											
Averages		72.0											
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Nuneaton		108.4			79.0				53.5				53.5
Averages		94.3			79.0				60.0				53.5
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Polesworth		79.0			68.4								
Averages		88.9			68.4								
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Solihull	245.1	175.0	92.0		83.0				67.0				50.6
Averages	245.1	164.0	169.5		92.0				79.8				54.8
													33.2
													46.0
Averages	245.1	169.5	92.0		79.8				67.0				46.2
													46.0
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Weddington		115.6											
Averages		115.6											

Average of Achieved Sales Floor Areas

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Camp Hill		96.0			110.7				56.0				61.3
Hartshill		72.0											
Nuneaton		101.4			79.0				56.8				53.5
Polesworth		84.0			68.4								
Solihull	245.1	169.5		92.0		79.8		67.0		46.2		46.0	
Weddington		115.6											
Averages	245.1	132.8			78.0		102.0		56.8		61.2		53.8
													46.0

Highlighted cells show where number of beds have been safely assumed from similar sized known beds belonging to the same development.

Ansley Common										
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
17, Thorncliffe Way, Nuneaton, Warwickshire CV10 0XT	Ansley Common	3	semi-detached house	159995	90.0	1778	15/08/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59838706&sale=5592792&country=england#
2, Thorncliffe Way, Nuneaton, Warwickshire CV10 0XT	Ansley Common	3	terraced house	135000	63.0	2143	30/11/2017	Sold	1989	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61153594&sale=5871832&country=england#
4, Thorncliffe Way, Nuneaton, Warwickshire CV10 0XT	Ansley Common	3	terraced house	135000	64.0	2109	10/11/2017	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61847692&sale=90031566&country=england#
19, Thorncliffe Way, Nuneaton, Warwickshire CV10 0XT	Ansley Common	3	terraced house	162500	73.0	2226	08/01/2018	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51526563&sale=55488932&country=england#
Totals / Average				592495	290.0	2043				
1-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Estate Agent	Status	Build date (where given)	Hyperlink
26, Thorncliffe Way, Nuneaton, Warwickshire CV10 0XT	Ansley Common	1	flat	70000	46.0	1522	28/09/2017	Sold	1988	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62040838&sale=90031563&country=england#
Totals / Average				70000	46.0	1522				

Camp Hill										
Properties with an unspecified number of beds										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
3, Kiln Close, Nuneaton, Warwickshire CV10 7RZ	Camp Hill	?	detached house	220000	77.0	2857	14/02/2018	Sold	1996	No Rightmove link available
Totals / Average				220000	77.0	2857				
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
698, Kingswood Road, Nuneaton, Warwickshire CV10 8QY	Camp Hill	3	terraced house	138000	74.0	1865	14/12/2017	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70720838&sale=55489070&country=england#
Totals / Average				138000	74.0	1865				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
30, St Matthews Close, Nuneaton, Warwickshire CV10 8RG	Camp Hill	2	detached house	178000	63.0	2825	28/02/2018	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70830206&sale=6363952&country=england#
70, Marsdale Drive, Nuneaton, Warwickshire CV10 7RU	Camp Hill	2	semi-detached house	85000	55.0	1545	16/04/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=21241618&sale=68614998&country=england#
Totals / Average				263000	118.0	2229				
2-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
9, Arbury Mansion, Arbury Garth, Nuneaton, Warwickshire CV10 8LS	Camp Hill	2	flat	158000	64.0	2469	11/01/2018	Sold	2015	No Rightmove link available
24, Vernons Mews, Black A Tree Road, Nuneaton, Warwickshire CV10 8DZ	Camp Hill	2	flat	80000	55.0	1455	13/12/2017	Sold	2004	No Rightmove link available
26, Vernons Mews, Black A Tree Road, Nuneaton, Warwickshire CV10 8DZ	Camp Hill	2	flat	93500	78.0	1199	27/11/2017	Sold	2004	No Rightmove link available
31, Vernons Mews, Black A Tree Road, Nuneaton, Warwickshire CV10 8DZ	Camp Hill	2	flat	73000	54.0	1352	02/03/2018	Sold	2004	No Rightmove link available
Totals / Average				404500	251.0	1612				

Coleshill										
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
6, Caffrey Grove, Coleshill, Birmingham, Warwickshire B46 3FF	Coleshill	4	terraced house	285000	103.0	2767	03/11/2017	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65672292&sale=89975052&country=england#
Totals / Average				285000	103.0	2767				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
High Point, Grimstock Hill, Coleshill, Birmingham, Warwickshire B46 1LE	Coleshill	3	detached house	265000	93.0	2849	13/10/2017	Sold	2005	No Rightmove link available
9, Linforth Way, Coleshill, Birmingham, Warwickshire B46 3LH	Coleshill	3	semi-detached house	259500	81.0	3204	10/11/2017	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65113247&sale=5831650&country=england#
44, Temple Way, Coleshill, Birmingham, Warwickshire B46 1HN	Coleshill	3	semi-detached house	220000	83.0	2651	18/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66622016&sale=6315307&country=england#
77, Imperial Rise, Coleshill, Birmingham, Warwickshire B46 1UG	Coleshill	3	terraced house	203000	88.0	2307	02/02/2018	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69448751&sale=6060172&country=england#
Totals / Average				947500	345.0	2746				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
61, Imperial Rise, Coleshill, Birmingham, Warwickshire B46 1UG	Coleshill	2	semi-detached house	163500	52.0	3144	15/12/2017	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65431922&sale=55426745&country=england#
2, Birmingham Road, Coleshill, Birmingham, Warwickshire B46 1AA	Coleshill	2	terraced house	230000	70.0	3286	09/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47178793&sale=6315280&country=england#
17, Ferndale Mews, Coleshill, Birmingham, Warwickshire B46 3DZ	Coleshill	2	terraced house	153000	51.0	3000	15/02/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70201946&sale=6583570&country=england#
19, Imperial Rise, Coleshill, Birmingham, Warwickshire B46 1UG	Coleshill	2	terraced house	170000	96.0	1771	02/03/2018	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=16394376&sale=6315322&country=england#

29, Imperial Rise, Coleshill, Birmingham, Warwickshire B46 1UG	Coleshill	2	terraced house	148500	53.0	2802	24/04/2018	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=19336037&sale=6817276&country=england#
57, Imperial Rise, Coleshill, Birmingham, Warwickshire B46 1UG	Coleshill	2	terraced house	157500	57.0	2763	27/10/2017	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49171221&sale=89975034&country=england#
Totals / Average				1022500	379.0	2698				
2-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
3, Park Court, Birmingham Road, Coleshill, Birmingham, Warwickshire B46 1AS	Coleshill	2	flat	148500	61.0	2434	08/03/2018	Sold	2008	No Rightmove link available
26, Park Court, Birmingham Road, Coleshill, Birmingham, Warwickshire B46 1AS	Coleshill	2	flat	151000	56.0	2696	01/12/2017	Sold	2005	No Rightmove link available
29, Park Court, Birmingham Road, Coleshill, Birmingham, Warwickshire B46 1AS	Coleshill	2	flat	159950	72.0	2222	20/12/2017	Sold	2007	No Rightmove link available
7, Linforth Way, Coleshill, Birmingham, Warwickshire B46 3LH	Coleshill	2	flat	168000	95.0	1768	05/04/2018	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47053863&sale=6583591&country=england#
Totals / Average				627450	284.0	2209				

Dordon										
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
62, Birchwood Avenue, Dordon, Tamworth, Warwickshire B78 1QU	Dordon	4	detached house	325000	117.0	2778	19/03/2018	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65550428&sale=55127495&country=england#
3, The Edge, Dordon, Tamworth, Warwickshire B78 1RY	Dordon	4	detached house	325000	134.0	2425	06/04/2018	Sold	2009	https://www.rightmove.co.uk/rmplus/property/showPropertyMcraction?propertyId=69711398
Totals / Average				650000	251.0	2590				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
Lynden Lea, Duns Lane, Dordon, Tamworth, Warwickshire B78 1RR	Dordon	3	detached house	370000	121.0	3058	27/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65550428&sale=55127495&country=england#
83, Kitwood Avenue, Dordon, Tamworth, Warwickshire B78 1PQ	Dordon	3	semi-detached house	146000	78.0	1872	15/12/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66180266&sale=55429895&country=england#
53, Coppice Drive, Dordon, Tamworth, Warwickshire B78 1QY	Dordon	3	terraced house	130000	81.3	1599	30/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48808254&sale=58336998&country=england#
70, Dukes Road, Dordon, Tamworth, Warwickshire B78 1PW	Dordon	3	terraced house	132500	76.0	1743	10/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48069897&sale=89978064&country=england#
Totals / Average				778500	356.3	2185				

Galley Common										
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
7, Addison Close, Galley Common, Nuneaton, Warwickshire CV10 9RD	Galley Common	4	detached house	247000	104.0	2375	05/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65616272&sale=55179251&country=england#
14, Campbell Close, Nuneaton, Warwickshire CV10 9PZ	Galley Common	4	detached house	245000	113.0	2168	03/11/2017	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67924439&sale=90031776&country=england#
22, Campbell Close, Nuneaton, Warwickshire CV10 9PZ	Galley Common	4	detached house	265000	131.8	2011	24/11/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61284574&sale=5872003&country=england#
1, Dickens Close, Galley Common, Nuneaton, Warwickshire CV10 9SQ	Galley Common	4	detached house	266000	110.0	2418	08/12/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59716069&sale=5872027&country=england#
4, Dryden Close, Galley Common, Nuneaton, Warwickshire CV10 9QT	Galley Common	4	detached house	235000	104.0	2260	03/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60813991&sale=90031785&country=england#
Totals / Average				1258000	562.8	2235				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
11, Blake Close, Galley Common, Nuneaton, Warwickshire CV10 9RQ	Galley Common	3	detached house	180000	75.0	2400	27/04/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=97535968&sale=6861571&country=england#
13, Campbell Close, Nuneaton, Warwickshire CV10 9PZ	Galley Common	3	detached house	238000	102.0	2333	19/01/2018	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69323273&sale=6364006&country=england#
37, Campbell Close, Nuneaton, Warwickshire CV10 9PZ	Galley Common	3	detached house	210000	95.3	2204	08/09/2017	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=36259989&sale=54887153&country=england#
9, Chaucer Drive, Galley Common, Nuneaton, Warwickshire CV10 9SB	Galley Common	3	detached house	235000	109.6	2144	19/01/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51232353&sale=6104218&country=england#
27, Chaucer Drive, Galley Common, Nuneaton, Warwickshire CV10 9SB	Galley Common	3	detached house	185000	84.0	2202	20/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60962650&sale=90031794&country=england#
39, Chesterton Drive, Galley Common, Nuneaton, Warwickshire CV10 9QR	Galley Common	3	detached house	195000	91.3	2136	27/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60327481&sale=5872012&country=england#
5, Fielding Way, Galley Common, Nuneaton, Warwickshire CV10 9RB	Galley Common	3	detached house	198000	66.0	3000	14/12/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62024659&sale=55489193&country=england#
12, School Lane, Galley Common, Nuneaton, Warwickshire CV10 9PA	Galley Common	3	detached house	260000	88.0	2955	31/01/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61634047&sale=6104200&country=england#
5, Bronte Close, Galley Common, Nuneaton, Warwickshire CV10 9RA	Galley Common	3	semi-detached house	175000	64.0	2734	07/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60343714&sale=54887156&country=england#
15, Bronte Close, Galley Common, Nuneaton, Warwickshire CV10 9RA	Galley Common	3	semi-detached house	193000	65.0	2969	15/12/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69314420&sale=55489190&country=england#
12, Swinburne Close, Galley Common, Nuneaton, Warwickshire CV10 9RX	Galley Common	3	semi-detached house	176000	67.0	2627	03/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60901501&sale=5872018&country=england#
Totals / Average				2245000	907.2	2475				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
45, Chesterton Drive, Galley Common, Nuneaton, Warwickshire CV10 9QR	Galley Common	2	detached house	135000	59.1	2284	26/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49615530&sale=90031782&country=england#

11, Marlowe Close, Galley Common, Nuneaton, Warwickshire CV10 9QP	Galley Common	2	detached house	139955	59.2	2365	05/01/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62061052&sale=55489187&country=england#
22, Chesterton Drive, Galley Common, Nuneaton, Warwickshire CV10 9QR	Galley Common	2	semi-detached house	151000	57.0	2649	16/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61317700&sale=6364015&country=england#
Totals / Average				425995	175.3	2430				

Hartshill										
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
2, Poplar Way, Hartshill, Nuneaton, Warwickshire CV10 0XN	Hartshill	4	detached house	275000	119.2	2307	16/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65975864&sale=90031557&country=england#
20, Trentham Road, Hartshill, Nuneaton, Warwickshire CV10 0SN	Hartshill	4	detached house	240000	97.0	2474	16/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50711367&sale=6104026&country=england#
Totals / Average				515000	216.2	2382				

3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
25, Trentham Road, Hartshill, Nuneaton, Warwickshire CV10 0SN	Hartshill	3	detached house	221000	83.0	2663	13/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=14185782&sale=5871814&country=england#
19, Elm Way, Hartshill, Nuneaton, Warwickshire CV10 0XS	Hartshill	3	semi-detached house	179950	88.0	2045	09/02/2018	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62247106&sale=6363829&country=england#
2, Hawthorn Way, Hartshill, Nuneaton, Warwickshire CV10 0XQ	Hartshill	3	semi-detached house	175000	83.5	2096	03/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50124612&sale=90031560&country=england#
39, Hillside, Hartshill, Nuneaton, Warwickshire CV10 0NX	Hartshill	3	semi-detached house	163000	74.0	2203	18/09/2017	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=6615167&sale=55179047&country=england#
26, Moorwood Crescent, Hartshill, Nuneaton, Warwickshire CV10 0NR	Hartshill	3	semi-detached house	169950	88.8	1914	02/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62018410&sale=6104014&country=england#
62, Whitehall Close, Hartshill, Nuneaton, Warwickshire CV10 0UQ	Hartshill	3	semi-detached house	145000	84.6	1714	19/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62509570&sale=6625516&country=england#
38, Whitehall Close, Hartshill, Nuneaton, Warwickshire CV10 0UQ	Hartshill	3	terraced house	155000	86.7	1788	17/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62163541&sale=5871829&country=england#
Totals / Average				1208900	588.6	2054				

2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
24, Bluebell Close, Hartshill, Nuneaton, Warwickshire CV10 0AU	Hartshill	2	detached house	182000	91.0	2000	29/11/2017	Sold	2010	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61336282&sale=5871712&country=england#
29, Bluebell Close, Hartshill, Nuneaton, Warwickshire CV10 0AU	Hartshill	2	detached house	177000	91.0	1945	14/08/2017	Sold	2010	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65538767&sale=5871709&country=england#
90a, Oldbury Road, Nuneaton, Warwickshire CV10 0TE	Hartshill	2	semi-detached house	155000	67.0	2313	19/12/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51355247&sale=5871820&country=england#
8, Grange Road, Hartshill, Nuneaton, Warwickshire CV10 0SS	Hartshill	2	terraced house	125000	79.0	1582	24/05/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62163541&sale=6861457&country=england#
Totals / Average				639000	328.0	1948				

Nuneaton										
Properties with an unspecified number of beds										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
5, Quincy Close, Nuneaton, Warwickshire CV11 6AY	Nuneaton	?	detached house	421950	158.0	2671	25/08/2017	Sold	2017	No Rightmove link available
6, Quincy Close, Nuneaton, Warwickshire CV11 6AY	Nuneaton	?	detached house	419950	158.0	2658	31/08/2017	Sold	2017	No Rightmove link available
1, Cornfield Way, Nuneaton, Warwickshire CV10 0FR	Nuneaton	?	detached house	371995	144.0	2583	26/01/2018	Sold	2017	No Rightmove link available
3, Cornfield Way, Nuneaton, Warwickshire CV10 0FR	Nuneaton	?	detached house	375995	143.0	2629	26/01/2018	Sold	2017	No Rightmove link available
5, Cornfield Way, Nuneaton, Warwickshire CV10 0FR	Nuneaton	?	detached house	319995	118.0	2712	26/01/2018	Sold	2017	No Rightmove link available
21, Cornfield Way, Nuneaton, Warwickshire CV10 0FR	Nuneaton	?	detached house	411995	153.0	2693	29/03/2018	Sold	2017	No Rightmove link available
23, Cornfield Way, Nuneaton, Warwickshire CV10 0FR	Nuneaton	?	detached house	329995	118.0	2797	27/04/2018	Sold	2017	No Rightmove link available
25, Cornfield Way, Nuneaton, Warwickshire CV10 0FR	Nuneaton	?	detached house	309995	114.0	2719	01/05/2018	Sold	2017	No Rightmove link available
34, Greendale Road, Nuneaton, Warwickshire CV11 6RN	Nuneaton	?	detached house	406995	167.0	2437	20/10/2017	Sold	2017	No Rightmove link available
6, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	detached house	370995	140.0	2650	30/10/2017	Sold	2017	No Rightmove link available
10, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	detached house	370995	140.0	2650	27/10/2017	Sold	2017	No Rightmove link available
12, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	detached house	341500	131.0	2607	15/12/2017	Sold	2017	No Rightmove link available
46, Harvest Way, Nuneaton, Warwickshire CV10 0FJ	Nuneaton	?	detached house	304995	113.0	2699	24/11/2017	Sold	2017	No Rightmove link available
48, Harvest Way, Nuneaton, Warwickshire CV10 0FJ	Nuneaton	?	detached house	306995	114.0	2693	24/11/2017	Sold	2017	No Rightmove link available
50, Harvest Way, Nuneaton, Warwickshire CV10 0FJ	Nuneaton	?	detached house	369995	143.0	2587	08/12/2017	Sold	2017	No Rightmove link available
6, Granary Yard, Nuneaton, Warwickshire CV10 0FN	Nuneaton	?	detached house	284995	106.0	2689	23/02/2018	Sold	2018	No Rightmove link available
7, Granary Yard, Nuneaton, Warwickshire CV10 0FN	Nuneaton	?	detached house	365995	144.0	2542	29/03/2018	Sold	2018	No Rightmove link available
8, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	279995	107.0	2617	24/11/2017	Sold	2017	No Rightmove link available

10, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	249995	85.0	2941	26/01/2018	Sold	2017	No Rightmove link available
11, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	309995	122.0	2541	22/09/2017	Sold	2017	No Rightmove link available
12, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	319995	118.0	2712	26/01/2018	Sold	2017	No Rightmove link available
13, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	309995	122.0	2541	22/09/2017	Sold	2017	No Rightmove link available
15, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	293995	113.0	2602	26/09/2017	Sold	2017	No Rightmove link available
17, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	249995	88.0	2841	13/10/2017	Sold	2017	No Rightmove link available
19, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	282995	106.0	2670	13/12/2017	Sold	2017	No Rightmove link available
23, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	294995	113.0	2611	06/02/2018	Sold	2017	No Rightmove link available
14, Kilbury Close, Nuneaton, Warwickshire CV11 6XD	Nuneaton	?	detached house	313995	120.0	2617	27/10/2017	Sold	2017	No Rightmove link available
1, Feathering Way, Nuneaton, Warwickshire CV11 6XE	Nuneaton	?	detached house	310995	120.0	2592	16/11/2017	Sold	2017	No Rightmove link available
13, Wentworth Drive, Nuneaton, Warwickshire CV11 6LZ	Nuneaton	?	detached house	280000	130.0	2154	09/03/2018	Sold		No Rightmove link available
147, Borough Way, Nuneaton, Warwickshire CV11 5ID	Nuneaton	?	detached house	265000	126.0	2103	08/01/2018	Sold	2010	No Rightmove link available
21, Harrow Lane, Nuneaton, Warwickshire CV10 0FL	Nuneaton	?	detached house	249995	88.0	2841	27/10/2017	Sold	2017	No Rightmove link available
50, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	detached house	224995	80.0	2812	26/01/2018	Sold	2018	No Rightmove link available
26, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	semi-detached house	227250	80.0	2841	23/03/2018	Sold	2018	No Rightmove link available
28, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	semi-detached house	227250	80.0	2841	31/01/2018	Sold	2018	No Rightmove link available
42, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	semi-detached house	224995	80.0	2812	26/01/2018	Sold	2018	No Rightmove link available
44, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	semi-detached house	238995	85.0	2812	26/01/2018	Sold	2018	No Rightmove link available
46, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	semi-detached house	224995	80.0	2812	26/01/2018	Sold	2018	No Rightmove link available
48, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	semi-detached house	224995	80.0	2812	18/01/2018	Sold	2018	No Rightmove link available
52, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	semi-detached house	232000	85.0	2729	26/01/2018	Sold	2018	No Rightmove link available
54, Farthington Drive, Nuneaton, Warwickshire CV11 6WX	Nuneaton	?	semi-detached house	224995	80.0	2812	26/01/2018	Sold	2018	No Rightmove link available
42, Harvest Way, Nuneaton, Warwickshire CV10 0FJ	Nuneaton	?	semi-detached house	209995	79.0	2658	27/10/2017	Sold	2017	No Rightmove link available
44, Harvest Way, Nuneaton, Warwickshire CV10 0FJ	Nuneaton	?	semi-detached house	209995	79.0	2658	27/10/2017	Sold	2017	No Rightmove link available
11, Granary Yard, Nuneaton, Warwickshire CV10 0FN	Nuneaton	?	semi-detached house	184995	62.0	2984	02/02/2018	Sold	2018	No Rightmove link available
12, Granary Yard, Nuneaton, Warwickshire CV10 0FN	Nuneaton	?	semi-detached house	183500	62.0	2960	26/01/2018	Sold	2018	No Rightmove link available
6, Dahlia Walk, Nuneaton, Warwickshire CV10 7SQ	Nuneaton	?	semi-detached house	167000	78.0	2141	16/02/2018	Sold	2004	No Rightmove link available
Totals / Average				13103225	4952.0	2646				
5-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
16, Sunflower Drive, Nuneaton, Warwickshire CV10 7SU	Nuneaton	5	detached house	259000	108.0	2398	24/11/2017	Sold	2006	No Rightmove link available
45, Magyar Crescent, Nuneaton, Warwickshire CV11 4SG	Nuneaton	5	detached house	900000	434.0	2074	12/04/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51511053&sale=6861613&country=england#
4, Summerhill Drive, Nuneaton, Warwickshire CV11 6QH	Nuneaton	5	detached house	445000	179.9	2474	28/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65618573&sale=5872207&country=england#
26, Holsworthy Close, Nuneaton, Warwickshire CV11 6YH	Nuneaton	5	detached house	325000	158.0	2057	17/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49292814&sale=5179413&country=england#
7, St Buryan Close, Nuneaton, Warwickshire CV11 6GJ	Nuneaton	5	detached house	325000	193.0	1684	15/09/2017	Sold	2003	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58256926&sale=90031932&country=england#
83, Wadebridge Drive, Nuneaton, Warwickshire CV11 6SY	Nuneaton	5	detached house	300000	138.0	2174	10/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59062681&sale=90031968&country=england#
20, Abbotsbury Way, Nuneaton, Warwickshire CV11 4GB	Nuneaton	5	detached house	297000	144.0	2063	26/02/2018	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52407291&sale=6364033&country=england#
Totals / Average				2851000	1354.9	2104				
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
28, Greendale Road, Nuneaton, Warwickshire CV11 6RN	Nuneaton	4	detached house	450250	176.0	2558	25/08/2017	Sold	2017	No Rightmove link available
7, Northbourne Drive, Nuneaton, Warwickshire CV11 4GA	Nuneaton	4	detached house	395000	114.0	2675	24/11/2017	Sold	1999	No Rightmove link available
3, Haselbury Corner, Nuneaton, Warwickshire CV10 7GE	Nuneaton	4	detached house	253000	86.0	2942	17/11/2017	Sold	2002	No Rightmove link available
19, Milby Drive, Nuneaton, Warwickshire CV11 6JR	Nuneaton	4	detached house	360000	151.0	2384	02/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60998983&sale=6364156&country=england#
25, Greendale Road, Nuneaton, Warwickshire CV11 6RH	Nuneaton	4	detached house	314000	120.0	2617	23/02/2018	Sold	2015	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52406844&sale=6364174&country=england#
26, Falcon Close, Nuneaton, Warwickshire CV11 6TE	Nuneaton	4	detached house	312500	134.0	2332	19/01/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52406925&sale=6104344&country=england#

28, Ribbonfields, Nuneaton, Warwickshire CV11 4JF	Nuneaton	4	detached house	300000	135.2	2219	27/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63687436&sale=6625684&country=england#
15, Okeford Way, Nuneaton, Warwickshire CV10 7GB	Nuneaton	4	detached house	295000	123.0	2398	27/10/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48901773&sale=90031581&country=england#
22, Skelwith Rise, Nuneaton, Warwickshire CV11 6JP	Nuneaton	4	detached house	290000	111.0	2613	21/02/2018	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52406367&sale=6104233&country=england#
24, Shillingstone Drive, Nuneaton, Warwickshire CV10 7GA	Nuneaton	4	detached house	290000	124.0	2339	29/09/2017	Sold	2003	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48057693&sale=5871868&country=england#
5, Woodhall Close, Nuneaton, Warwickshire CV11 6WJ	Nuneaton	4	detached house	285000	104.7	2722	04/05/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62447344&sale=6861721&country=england#
10, Sunflower Drive, Nuneaton, Warwickshire CV10 7SU	Nuneaton	4	detached house	280000	126.0	2222	29/03/2018	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70346093&sale=6625664&country=england#
18, Rockingham Drive, Nuneaton, Warwickshire CV11 4GE	Nuneaton	4	detached house	278000	114.0	2439	23/10/2017	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60452359&sale=6364036&country=england#
41, Ribbonfields, Nuneaton, Warwickshire CV11 4JF	Nuneaton	4	detached house	275000	108.0	2546	30/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49386786&sale=5872045&country=england#
23, Shillingstone Drive, Nuneaton, Warwickshire CV10 7GA	Nuneaton	4	detached house	273000	123.0	2220	24/11/2017	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=57917530&sale=5871871&country=england#
2, Sunflower Drive, Nuneaton, Warwickshire CV10 7SU	Nuneaton	4	detached house	270000	124.8	2163	14/09/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59515921&sale=55179149&country=england#
10, Sheelin Crescent, Nuneaton, Warwickshire CV10 0HZ	Nuneaton	4	detached house	270000	124.0	2177	15/12/2017	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48683469&sale=6861415&country=england#
7, Packwood Close, Nuneaton, Warwickshire CV11 4GG	Nuneaton	4	detached house	270000	110.3	2448	08/09/2017	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47585592&sale=55179272&country=england#
19, Malham Close, Nuneaton, Warwickshire CV11 6WW	Nuneaton	4	detached house	265000	124.0	2137	13/10/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=57804608&sale=90031980&country=england#
12, Shillingstone Drive, Nuneaton, Warwickshire CV10 7GA	Nuneaton	4	detached house	265000	162.4	1632	17/01/2018	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60602080&sale=5548959&country=england#
43, Greendale Road, Nuneaton, Warwickshire CV11 6RH	Nuneaton	4	detached house	262000	109.0	2404	14/12/2017	Sold	2016	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61976098&sale=55489400&country=england#
28, Sheelin Crescent, Nuneaton, Warwickshire CV10 0HZ	Nuneaton	4	detached house	258000	100.0	2580	12/10/2017	Sold	2013	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61072912&sale=90031527&country=england#
1, Cumberland Drive, Nuneaton, Warwickshire CV10 8BU	Nuneaton	4	detached house	250200	103.0	2429	25/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48891441&sale=54887033&country=england#
16, Kiln Close, Nuneaton, Warwickshire CV10 7RZ	Nuneaton	4	detached house	250000	114.0	2193	19/01/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65762051&sale=6104080&country=england#
27, Carnation Way, Nuneaton, Warwickshire CV10 7SR	Nuneaton	4	detached house	249000	114.0	2184	24/11/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61256395&sale=5871916&country=england#
13, Ashridge Close, Nuneaton, Warwickshire CV11 4XG	Nuneaton	4	detached house	248000	98.0	2531	27/04/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61161259&sale=6861616&country=england#
27, Kiln Close, Nuneaton, Warwickshire CV10 7RZ	Nuneaton	4	detached house	247500	118.0	2097	12/02/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52407378&sale=6363880&country=england#
26, Sheelin Crescent, Nuneaton, Warwickshire CV10 0HZ	Nuneaton	4	detached house	245000	117.0	2094	06/11/2017	Sold	2013	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48168735&sale=6363805&country=england#
4, Lupin Walk, Nuneaton, Warwickshire CV10 7SZ	Nuneaton	4	detached house	242000	135.0	1793	17/11/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=20899445&sale=55489013&country=england#
25, Walsingham Drive, Nuneaton, Warwickshire CV10 7RW	Nuneaton	4	detached house	241000	116.0	2078	18/01/2018	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52407336&sale=55489010&country=england#
6, Salcombe Close, Nuneaton, Warwickshire CV11 6YS	Nuneaton	4	detached house	237770	118.0	2015	18/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66435137&sale=54887342&country=england#
139, Borough Way, Nuneaton, Warwickshire CV11 5JD	Nuneaton	4	detached house	233000	98.0	2378	14/12/2017	Sold	2010	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61277320&sale=55489274&country=england#
57, Marsdale Drive, Nuneaton, Warwickshire CV10 7RU	Nuneaton	4	detached house	230000	129.0	1783	29/09/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66485639&sale=55179131&country=england#
7, Sargasso Lane, Nuneaton, Warwickshire CV10 7GJ	Nuneaton	4	detached house	220000	97.3	2261	02/03/2018	Sold	2012	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61155658&sale=6625534&country=england#
9, Silken Court, Nuneaton, Warwickshire CV11 5NN	Nuneaton	4	detached house	173500	102.0	1701	30/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60901291&sale=55489283&country=england#
91, The Long Shoot, Nuneaton, Warwickshire CV11 6JG	Nuneaton	4	semi-detached house	345000	130.4	2646	12/01/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61737919&sale=55489370&country=england#
172, The Long Shoot, Nuneaton, Warwickshire CV11 6JW	Nuneaton	4	semi-detached house	266000	112.0	2375	06/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50854104&sale=55179404&country=england#
16, Marigold Walk, Nuneaton, Warwickshire CV10 7SW	Nuneaton	4	semi-detached house	190000	107.0	1776	13/10/2017	Sold	2005	No Rightmove link available
15, Crediton Close, Nuneaton, Warwickshire CV11 6YU	Nuneaton	4	semi-detached house	230000	110.0	2091	08/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=46345518&sale=54887345&country=england#
28, Wisteria Way, Nuneaton, Warwickshire CV10 7SS	Nuneaton	4	semi-detached house	199995	106.0	1887	06/11/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59031202&sale=90031602&country=england#
38, Wisteria Way, Nuneaton, Warwickshire CV10 7SS	Nuneaton	4	semi-detached house	193000	101.0	1911	24/11/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47331852&sale=5871919&country=england#
24, Silken Court, Nuneaton, Warwickshire CV11 5NN	Nuneaton	4	semi-detached house	169950	115.0	1478	25/10/2017	Sold	2003	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51178095&sale=5872120&country=england#
46, Carnation Way, Nuneaton, Warwickshire CV10 7SR	Nuneaton	4	terraced house	197000	119.4	1650	13/10/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66857837&sale=55179146&country=england#
22, Carnation Way, Nuneaton, Warwickshire CV10 7SR	Nuneaton	4	terraced house	190000	116.0	1638	17/11/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=15865120&sale=5871913&country=england#
4, Marigold Walk, Nuneaton, Warwickshire CV10 7SW	Nuneaton	4	terraced house	188000	105.0	1790	01/12/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65804054&sale=5871925&country=england#
15, The Evergreens, Nuneaton, Warwickshire CV10 0JQ	Nuneaton	4	terraced house	159000	111.0	1432	10/01/2018	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52407957&sale=55488881&country=england#
Totals / Average				1181565	5396.5	2190				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
32, Kingsbridge Road, Nuneaton, Warwickshire CV10 0BY	Nuneaton	3	detached house	275000	104.1	2642	21/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63489772&sale=6625423&country=england#
25, Northbourne Drive, Nuneaton, Warwickshire CV11 4GA	Nuneaton	3	detached house	243000	86.0	2826	26/04/2018	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=72894023&sale=6861583&country=england#

48, Tverton Drive, Nuneaton, Warwickshire CV11 6YL	Nuneaton	3	detached house	239950	93.0	2580	03/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49086180&sale=55179419&country=england#
4, Crediton Close, Nuneaton, Warwickshire CV11 6YU	Nuneaton	3	detached house	236000	89.0	2652	08/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60795901&sale=90032004&country=england#
19, Amos Avenue, Nuneaton, Warwickshire CV10 7BD	Nuneaton	3	detached house	228000	91.0	2505	29/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48840960&sale=55179080&country=england#
2, Sargasso Lane, Nuneaton, Warwickshire CV10 7GJ	Nuneaton	3	detached house	221000	94.0	2351	30/11/2017	Sold	2013	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60871990&sale=5871877&country=england#
96, Marsdale Drive, Nuneaton, Warwickshire CV10 7RU	Nuneaton	3	detached house	210000	76.0	2763	19/02/2018	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52407762&sale=6104077&country=england#
21, Marsdale Drive, Nuneaton, Warwickshire CV10 7DE	Nuneaton	3	detached house	206000	81.0	2543	03/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50343894&sale=90031569&country=england#
16, Seaton Close, Nuneaton, Warwickshire CV11 6YX	Nuneaton	3	detached house	200000	71.2	2809	07/12/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61461178&sale=5872225&country=england#
3, Trentham Close, Nuneaton, Warwickshire CV11 4XB	Nuneaton	3	detached house	199995	64.0	3125	26/03/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69780173&sale=6625732&country=england#
55, Upton Drive, Nuneaton, Warwickshire CV11 4GF	Nuneaton	3	detached house	196000	67.0	2925	30/11/2017	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49827753&sale=55489208&country=england#
9, Caernarfon Drive, Nuneaton, Warwickshire CV11 4FP	Nuneaton	3	detached house	185000	79.0	2342	09/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68314091&sale=55179269&country=england#
12, Sargasso Lane, Nuneaton, Warwickshire CV10 7GJ	Nuneaton	3	detached house	185000	84.0	2202	17/01/2018	Sold	2013	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49061136&sale=6104053&country=england#
39, Milby Drive, Nuneaton, Warwickshire CV11 6IR	Nuneaton	3	semi-detached house	245000	81.0	3025	16/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52408053&sale=6364153&country=england#
26, Milby Drive, Nuneaton, Warwickshire CV11 6IS	Nuneaton	3	semi-detached house	240000	87.0	2759	30/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47928057&sale=55179401&country=england#
32, Clovelly Way, Nuneaton, Warwickshire CV11 6YB	Nuneaton	3	semi-detached house	239950	80.0	2999	23/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63494779&sale=6625816&country=england#
69, Walsingham Drive, Nuneaton, Warwickshire CV10 7RW	Nuneaton	3	semi-detached house	203000	95.0	2137	05/09/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66557282&sale=54887021&country=england#
189, Borough Way, Nuneaton, Warwickshire CV11 5ID	Nuneaton	3	semi-detached house	195000	74.0	2635	15/12/2017	Sold	2008	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61416436&sale=55489277&country=england#
5, Swan Close, Nuneaton, Warwickshire CV10 7GQ	Nuneaton	3	semi-detached house	195000	84.0	2321	20/04/2018	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52818240&sale=6861478&country=england#
63, Clarkson Close, Nuneaton, Warwickshire CV11 4BA	Nuneaton	3	semi-detached house	191000	86.0	2221	16/02/2018	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62197546&sale=6104221&country=england#
14, Borough Way, Nuneaton, Warwickshire CV11 5JN	Nuneaton	3	semi-detached house	187500	84.4	2222	18/10/2017	Sold	2009	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61025434&sale=5872144&country=england#
19, Sargasso Lane, Nuneaton, Warwickshire CV10 7GJ	Nuneaton	3	semi-detached house	179950	84.0	2142	26/03/2018	Sold	2012	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52407438&sale=6625537&country=england#
33, Melbourne Close, Nuneaton, Warwickshire CV11 4RX	Nuneaton	3	semi-detached house	177500	74.9	2370	05/12/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60668791&sale=6104236&country=england#
26, Marigold Walk, Nuneaton, Warwickshire CV10 7SW	Nuneaton	3	semi-detached house	170000	72.6	2342	25/08/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48219801&sale=54887027&country=england#
1, Aster Walk, Nuneaton, Warwickshire CV10 7SP	Nuneaton	3	semi-detached house	167000	80.0	2088	12/10/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=4984134&sale=55179137&country=england#
22, Rivermead, Nuneaton, Warwickshire CV11 5LB	Nuneaton	3	semi-detached house	165000	70.0	2357	11/09/2017	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59721820&sale=54887237&country=england#
44, Beaumont Road, Nuneaton, Warwickshire CV11 5HF	Nuneaton	3	semi-detached house	160000	71.0	2254	15/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60363538&sale=54887231&country=england#
5, Barpool Road, Nuneaton, Warwickshire CV10 8DR	Nuneaton	3	semi-detached house	155000	68.3	2269	26/04/2018	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52759995&sale=6861511&country=england#
37, Water Lily Way, Nuneaton, Warwickshire CV10 7SJ	Nuneaton	3	semi-detached house	145000	59.0	2458	09/11/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49184985&sale=90031599&country=england#
34, The Bridleway, Nuneaton, Warwickshire CV10 7FF	Nuneaton	3	terraced house	185000	102.0	1814	22/09/2017	Sold	2008	No Rightmove link available
45, Carnation Way, Nuneaton, Warwickshire CV10 7SR	Nuneaton	3	terraced house	196000	87.7	2235	02/10/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65878892&sale=55179143&country=england#
19, Portreath Drive, Nuneaton, Warwickshire CV11 6GH	Nuneaton	3	terraced house	190000	88.0	2159	30/11/2017	Sold	2003	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49001076&sale=5872165&country=england#
133, Borough Way, Nuneaton, Warwickshire CV11 5JD	Nuneaton	3	terraced house	177000	69.8	2536	15/03/2018	Sold	2009	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69401624&sale=6364105&country=england#
18, Cygnet Avenue, Nuneaton, Warwickshire CV10 7GP	Nuneaton	3	terraced house	175000	97.8	1789	29/09/2017	Sold	2013	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48695613&sale=90031587&country=england#
28, Cygnet Avenue, Nuneaton, Warwickshire CV10 7GP	Nuneaton	3	terraced house	164000	69.0	2377	31/08/2017	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48151205&sale=55179098&country=england#
21, Rivermead, Nuneaton, Warwickshire CV11 5LB	Nuneaton	3	terraced house	163000	66.0	2470	04/04/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52407036&sale=6861646&country=england#
13, Beaumont Road, Nuneaton, Warwickshire CV11 5HD	Nuneaton	3	terraced house	161000	77.0	2091	11/09/2017	Sold	2011	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65220728&sale=54887228&country=england#
212, Marston Lane, Nuneaton, Warwickshire CV11 4RH	Nuneaton	3	terraced house	149950	77.0	1947	23/04/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52408143&sale=6861607&country=england#
8, Franklin Road, Nuneaton, Warwickshire CV11 4QN	Nuneaton	3	terraced house	120000	85.0	1412	09/01/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=16149629&sale=55489235&country=england#
Totals / Average				7521795	3149.8	2388				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
5, Rosewood, Nuneaton, Warwickshire CV11 6SE	Nuneaton	2	semi-detached house	147500	76.0	1941	31/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67811800&sale=90031962&country=england#
33, Montana Walk, Nuneaton, Warwickshire CV10 7RY	Nuneaton	2	semi-detached house	129000	56.0	2304	14/03/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52143081&sale=6363877&country=england#
18, Denehurst Way, Nuneaton, Warwickshire CV10 7DD	Nuneaton	2	semi-detached house	122500	54.5	2248	24/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66657080&sale=5871856&country=england#
43, Woodcote Avenue, Nuneaton, Warwickshire CV11 6DE	Nuneaton	2	terraced house	179950	60.0	2999	16/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70309835&sale=6625768&country=england#
38, Upton Drive, Nuneaton, Warwickshire CV11 4GF	Nuneaton	2	terraced house	148500	56.8	2614	11/09/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47757315&sale=54887171&country=england#

19, Currane Road, Nuneaton, Warwickshire CV10 0HY	Nuneaton	2	terraced house	145000	59.7	2429	07/12/2017	Sold	2010	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67163012&sale=55488872&country=england#
55, Penschurst Way, Nuneaton, Warwickshire CV11 4XF	Nuneaton	2	terraced house	144000	59.0	2441	16/03/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63651007&sale=6364084&country=england#
11, Carra Close, Nuneaton, Warwickshire CV10 0UB	Nuneaton	2	terraced house	138950	63.0	2206	08/12/2017	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50262489&sale=55488929&country=england#
47, Penschurst Way, Nuneaton, Warwickshire CV11 4XF	Nuneaton	2	terraced house	138000	59.0	2339	19/01/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50328648&sale=55489250&country=england#
9, The Evergreens, Nuneaton, Warwickshire CV10 0JQ	Nuneaton	2	terraced house	138000	56.0	2464	09/03/2018	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69481106&sale=6363808&country=england#
30, Cygnet Avenue, Nuneaton, Warwickshire CV10 7GP	Nuneaton	2	terraced house	137000	57.0	2404	17/11/2017	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60797540&sale=6861475&country=england#
48, Upton Drive, Nuneaton, Warwickshire CV11 4GF	Nuneaton	2	terraced house	135000	60.0	2250	01/12/2017	Sold	2001	No Rightmove link available
8, The Evergreens, Nuneaton, Warwickshire CV10 0JQ	Nuneaton	2	terraced house	110000	53.0	2075	05/04/2018	Sold	2005	No Rightmove link available
167, Marston Lane, Nuneaton, Warwickshire CV11 4RE	Nuneaton	2	terraced house	134950	75.0	1799	17/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67612370&sale=5592478&country=england#
16, Virginia Place, Nuneaton, Warwickshire CV10 7RX	Nuneaton	2	terraced house	132000	57.0	2316	21/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60561982&sale=54887024&country=england#
1, Rochester Close, Nuneaton, Warwickshire CV11 5XL	Nuneaton	2	terraced house	129000	57.7	2236	10/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61523365&sale=90031905&country=england#
32, Montana Walk, Nuneaton, Warwickshire CV10 7RY	Nuneaton	2	terraced house	126000	56.0	2250	01/12/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51178125&sale=5871904&country=england#
68, Central Avenue, Nuneaton, Warwickshire CV11 5BB	Nuneaton	2	terraced house	125000	76.0	1645	15/01/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51081447&sale=6104754&country=england#
47, Kenilworth Drive, Nuneaton, Warwickshire CV11 5XP	Nuneaton	2	terraced house	120000	49.0	2449	22/09/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59888965&sale=54887252&country=england#
Totals / Average				2580350	1140.7	2262				

2-Bed Flats

Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
2, Alec Stewart House, Hilditch Way, Nuneaton, Warwickshire CV11 4LW	Nuneaton	2	flat	186000	95.0	1958	26/03/2018	Sold	2004	No Rightmove link available
8, Rider Close, Nuneaton, Warwickshire CV10 7GG	Nuneaton	2	flat	114500	61.0	1877	16/02/2018	Sold	2013	No Rightmove link available
22, Edward Court, Edward Street, Nuneaton, Warwickshire CV11 5RU	Nuneaton	2	flat	85000	45.0	1889	16/02/2018	Sold	2004	No Rightmove link available
Flat 5, 4, Silken Court, Nuneaton, Warwickshire CV11 5NN	Nuneaton	2	flat	86000	53.0	1623	28/02/2018	Sold	2002	No Rightmove link available
31, Swan Close, Nuneaton, Warwickshire CV10 7GQ	Nuneaton	2	flat	116500	55.0	2118	24/08/2017	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=4777811&sale=55488962&country=england#
12a, Sheringham Close, Nuneaton, Warwickshire CV11 6SR	Nuneaton	2	flat	109000	46.0	2370	31/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59220148&sale=54887327&country=england#
Flat 11, The Croft, Tomkinson Road, Nuneaton, Warwickshire CV10 8DU	Nuneaton	2	flat	97000	58.0	1672	02/10/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65795681&sale=55179167&country=england#
25, Clarkson Close, Nuneaton, Warwickshire CV11 4BA	Nuneaton	2	flat	100250	41.0	2445	13/10/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60831112&sale=55179260&country=england#
21, Borough Way, Nuneaton, Warwickshire CV11 5JD	Nuneaton	2	flat	93000	50.0	1860	15/12/2017	Sold	2008	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70600988&sale=6104272&country=england#
23, Gillett Close, Nuneaton, Warwickshire CV11 5XW	Nuneaton	2	flat	88000	49.0	1796	18/08/2017	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=6553061&sale=90031914&country=england#
Totals / Average				1075250	553.0	1944				

1-Bed Flats

Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
28, Willis House, Hilditch Way, Nuneaton, Warwickshire CV11 4LW	Nuneaton	1	flat	115000	50.0	2300	15/01/2018	Sold		No Rightmove link available
Flat 8, 59, Marlborough Road, Nuneaton, Warwickshire CV11 5PG	Nuneaton	1	flat	85000	50.0	1700	12/04/2018	Sold	2002	No Rightmove link available
Totals / Average				200000	100.0	2000				

Polesworth

Properties with an unspecified number of beds

Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
2, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	detached house	334995	126.0	2659	22/09/2017	Sold	2017	No Rightmove link available
4, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	detached house	286995	112.0	2562	22/09/2017	Sold	2017	No Rightmove link available
6, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	detached house	289995	112.0	2589	29/09/2017	Sold	2017	No Rightmove link available
8, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	detached house	327995	126.0	2603	29/09/2017	Sold	2017	No Rightmove link available
9, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	detached house	257995	106.0	2434	18/08/2017	Sold	2017	No Rightmove link available
10, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	detached house	338995	143.0	2371	29/09/2017	Sold	2017	No Rightmove link available
12, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	detached house	294995	112.0	2634	24/11/2017	Sold	2017	No Rightmove link available
14, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	detached house	334995	126.0	2659	29/11/2017	Sold	2017	No Rightmove link available
15, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	detached house	289995	112.0	2589	27/10/2017	Sold	2017	No Rightmove link available
2, Little Jims Close, Polesworth, Tamworth, Warwickshire B78 1PA	Polesworth	?	semi-detached house	206995	75.0	2760	26/01/2018	Sold	2017	No Rightmove link available

17, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	terraced house	232995	102.0	2284	27/10/2017	Sold	2017	No Rightmove link available
19, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	terraced house	234995	102.0	2304	27/10/2017	Sold	2017	No Rightmove link available
21, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	?	terraced house	242995	102.0	2382	27/10/2017	Sold	2017	No Rightmove link available
Totals / Average				3674935	1456.0	2524				
5-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
21, Dexter Way, Birchmoor, Tamworth, Warwickshire B78 1AZ	Polesworth	5	detached house	267500	92.0	2908	26/01/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69436640&sale=6062632&country=england#
41, The Gullet, Polesworth, Tamworth, Warwickshire B78 1HH	Polesworth	5	detached house	275000	115.0	2391	29/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61603177&sale=6585754&country=england#
Totals / Average				542500	207.0	2621				
5-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
13, Byford Drive, Polesworth, Tamworth, Warwickshire B78 1LU	Polesworth	4	detached house	281995	112.0	2518	15/09/2017	Sold	2017	No Rightmove link available
15, Ensor Drive, Polesworth, Tamworth, Warwickshire B78 1JJ	Polesworth	4	detached house	230000	108.9	2112	18/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65628977&sale=54837236&country=england#
56, Foxwood Road, Birchmoor, Tamworth, Warwickshire B78 1BB	Polesworth	4	detached house	308500	154.0	2003	07/09/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66921005&sale=54837218&country=england#
1, Oak Tree Court, Polesworth, Tamworth, Warwickshire B78 1DJ	Polesworth	4	detached house	218000	130.0	1677	24/11/2017	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66356291&sale=6317788&country=england#
22, Rickyard Close, Polesworth, Tamworth, Warwickshire B78 1DE	Polesworth	4	detached house	299950	113.0	2654	16/02/2018	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68565584&sale=6317785&country=england#
90, Kiln Way, Polesworth, Tamworth, Warwickshire B78 1JE	Polesworth	4	semi-detached house	269950	136.0	1985	12/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65375675&sale=55127483&country=england#
Totals / Average				1608395	753.9	2133				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
8, Grendon Road, Polesworth, Tamworth, Warwickshire B78 1HB	Polesworth	3	detached house	145000	93.2	1556	29/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58744741&sale=55127480&country=england#
74, Grendon Road, Polesworth, Tamworth, Warwickshire B78 1NU	Polesworth	3	detached house	234000	98.0	2388	27/04/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68569560&sale=6819535&country=england#
18, Byford Drive, Polesworth, Tamworth, Warwickshire B78 1LN	Polesworth	3	semi-detached house	214995	98.0	2194	01/12/2017	Sold	2017	No Rightmove link available
20, Byford Drive, Polesworth, Tamworth, Warwickshire B78 1LN	Polesworth	3	semi-detached house	214995	79.0	2721	08/12/2017	Sold	2017	No Rightmove link available
22, Byford Drive, Polesworth, Tamworth, Warwickshire B78 1LN	Polesworth	3	semi-detached house	215995	79.0	2734	08/12/2017	Sold	2017	No Rightmove link available
24, Byford Drive, Polesworth, Tamworth, Warwickshire B78 1LN	Polesworth	3	semi-detached house	221995	79.0	2810	08/12/2017	Sold	2017	No Rightmove link available
26, Byford Drive, Polesworth, Tamworth, Warwickshire B78 1LN	Polesworth	3	semi-detached house	219995	79.0	2785	08/12/2017	Sold	2017	No Rightmove link available
32, Byford Drive, Polesworth, Tamworth, Warwickshire B78 1LN	Polesworth	3	semi-detached house	226995	79.0	2873	23/03/2018	Sold	2017	No Rightmove link available
40, Byford Drive, Polesworth, Tamworth, Warwickshire B78 1LN	Polesworth	3	semi-detached house	226995	79.0	2873	29/03/2018	Sold	2017	No Rightmove link available
7, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	3	semi-detached house	209995	79.0	2658	18/08/2017	Sold	2017	No Rightmove link available
11, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	3	semi-detached house	214995	79.0	2721	25/08/2017	Sold	2017	No Rightmove link available
13, Knight Close, Polesworth, Tamworth, Warwickshire B78 1LQ	Polesworth	3	semi-detached house	211995	79.0	2683	25/08/2017	Sold	2017	No Rightmove link available
29, Elizabeth Avenue, Polesworth, Tamworth, Warwickshire B78 1EH	Polesworth	3	semi-detached house	170000	82.0	2073	03/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67809011&sale=89978034&country=england#
33, Foxwood Road, Birchmoor, Tamworth, Warwickshire B78 1BB	Polesworth	3	semi-detached house	195000	80.0	2438	07/11/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48405318&sale=89978025&country=england#
20, Francis Close, Polesworth, Tamworth, Warwickshire B78 1BL	Polesworth	3	semi-detached house	189950	103.0	1844	25/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66858902&sale=55127471&country=england#
22, Francis Close, Polesworth, Tamworth, Warwickshire B78 1BL	Polesworth	3	semi-detached house	199000	111.8	1780	22/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=57922873&sale=55127474&country=england#
16, Kiln Way, Polesworth, Tamworth, Warwickshire B78 1JE	Polesworth	3	semi-detached house	162000	72.9	2222	18/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65577425&sale=54837227&country=england#
40, Kiln Way, Polesworth, Tamworth, Warwickshire B78 1JE	Polesworth	3	semi-detached house	187950	65.5	2869	16/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68710082&sale=6317797&country=england#
41, Kiln Way, Polesworth, Tamworth, Warwickshire B78 1JF	Polesworth	3	semi-detached house	185000	63.8	2900	02/05/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50838171&sale=6819523&country=england#
7, Station Road, Polesworth, Tamworth, Warwickshire B78 1EL	Polesworth	3	semi-detached house	161500	84.5	1911	13/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60767020&sale=55127477&country=england#
11a, The Gullet, Polesworth, Tamworth, Warwickshire B78 1HH	Polesworth	3	semi-detached house	165000	61.0	2705	25/08/2017	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65174996&sale=54837224&country=england#
51, St Helena Road, Polesworth, Tamworth, Warwickshire B78 1NJ	Polesworth	3	terraced house	169950	92.6	1835	29/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69233879&sale=6585757&country=england#
7, Waterside, Polesworth, Tamworth, Warwickshire B78 1EG	Polesworth	3	terraced house	235000	111.0	2117	24/11/2017	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66223485&sale=5833681&country=england#
Totals / Average				4578300	1928.3	2374				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
3, Rofs Croft, Polesworth, Tamworth, Warwickshire B78 1DW	Polesworth	2	detached house	189500	61.3	3091	12/09/2017	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63141758&sale=54837221&country=england#
28, Byford Drive, Polesworth, Tamworth, Warwickshire B78 1LN	Polesworth	2	semi-detached house	167995	54.0	3111	08/12/2017	Sold	2017	No Rightmove link available

34, Rickyard Close, Polesworth, Tamworth, Warwickshire B78 1DE	Polesworth	2	semi-detached house	160000	58.0	2759	28/03/2018	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70828511&sale=6585748&country=england#
24, Spinney Close, Birchmoor, Tamworth, Warwickshire B78 1BD	Polesworth	2	terraced house	135000	56.2	2402	29/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60746791&sale=55127468&country=england#
Totals / Average				652495	229.5	2843				
2-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
2, Millers Wharf, Polesworth, Tamworth, Warwickshire B78 1EZ	Polesworth	2	flat	145950	58.0	2516	04/05/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69931127&sale=6819520&country=england#
Totals / Average				145950	58.0	2516				
1-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
12, Millers Wharf, Polesworth, Tamworth, Warwickshire B78 1EZ	Polesworth	1	flat	92000	50.2	1833	01/12/2017	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59623444&sale=55429862&country=england#
Totals / Average				92000	50.2	1833				

Solihull										
Properties with an unspecified number of beds										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
1a, Hollyberry Avenue, Solihull, West Midlands B91 3UA	Solihull	?	detached house	390000	78.0	5000	03/11/2017	Sold		No Rightmove link available
16, Oakland Close, Solihull, West Midlands B91 2QB	Solihull	?	detached house	815000	237.0	3439	31/08/2017	Sold		No Rightmove link available
2, Malthouse Meadow, Solihull, West Midlands B91 3DB	Solihull	?	semi-detached house	550000	120.0	4583	01/09/2017	Sold	2004	No Rightmove link available
26, Hampton Court, 55, Marsh Lane, Hampton In Arden, Solihull, West Midlands B92 0EW	Solihull	?	terraced house	325000	105.0	3095	24/11/2017	Sold	2017	No Rightmove link available
30, Hampton Court, 55, Marsh Lane, Hampton In Arden, Solihull, West Midlands B92 0EW	Solihull	?	terraced house	325000	105.0	3095	08/12/2017	Sold	2017	No Rightmove link available
4, The Scholars, 48, School Lane, Solihull, West Midlands B91 2QQ	Solihull	?	terraced house	590000	138.0	4275	10/11/2017	Sold	1998	No Rightmove link available
Apartment 2, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	235000	52.0	4519	31/08/2017	Sold	2017	No Rightmove link available
Apartment 4, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	281000	56.0	5018	27/10/2017	Sold	2017	No Rightmove link available
Apartment 7, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	275000	54.0	5093	20/10/2017	Sold	2017	No Rightmove link available
Apartment 9, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	235000	53.0	4434	21/09/2017	Sold	2017	No Rightmove link available
Apartment 17, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	375000	89.0	4213	23/01/2018	Sold	2017	No Rightmove link available
Apartment 18, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	306000	68.0	4500	31/08/2017	Sold	2017	No Rightmove link available
Apartment 27, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	289000	53.0	5453	21/09/2017	Sold	2017	No Rightmove link available
Apartment 29, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	335000	75.0	4467	06/09/2017	Sold	2017	No Rightmove link available
Apartment 31, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	250000	53.0	4717	31/08/2017	Sold	2017	No Rightmove link available
Apartment 32, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	276000	53.0	5208	01/12/2017	Sold	2017	No Rightmove link available
Apartment 38, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	341000	74.0	4608	01/12/2017	Sold	2017	No Rightmove link available
Apartment 39, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	287000	54.0	5315	13/04/2018	Sold	2017	No Rightmove link available
Apartment 41, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	346500	74.0	4682	23/02/2018	Sold	2017	No Rightmove link available
Apartment 42, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	?	flat	340000	74.0	4595	27/04/2018	Sold	2017	No Rightmove link available
Flat 15, Fernleigh Court, Kelvedon Grove, Solihull, West Midlands B91 2UA	Solihull	?	flat	165000	56.0	2946	29/09/2017	Sold		No Rightmove link available
Flat 39, Fernleigh Court, Kelvedon Grove, Solihull, West Midlands B91 2UA	Solihull	?	flat	152000	55.0	2764	18/12/2017	Sold		No Rightmove link available
Flat 79, Fernleigh Court, Kelvedon Grove, Solihull, West Midlands B91 2UA	Solihull	?	flat	145000	55.0	2636	06/10/2017	Sold		No Rightmove link available
10, Hampton Court, 55, Marsh Lane, Hampton In Arden, Solihull, West Midlands B92 0EW	Solihull	?	flat	237500	76.0	3125	07/09/2017	Sold	2016	No Rightmove link available
15, Hampton Court, 55, Marsh Lane, Hampton In Arden, Solihull, West Midlands B92 0EW	Solihull	?	flat	290000	92.0	3152	13/11/2017	Sold	2016	No Rightmove link available
Apartment 4, South View Court, 1c, Stanway Road, Shirley, Solihull, West Midlands B90 3FS	Solihull	?	flat	217500	61.0	3566	31/10/2017	Sold	2016	No Rightmove link available
Apartment 8, South View Court, 1c, Stanway Road, Shirley, Solihull, West Midlands B90 3FS	Solihull	?	flat	216000	60.0	3600	01/11/2017	Sold	2016	No Rightmove link available
Flat 12a, Dove House Court, Warwick Grange, Solihull, West Midlands B91 1EW	Solihull	?	flat	229950	71.0	3239	20/09/2017	Sold	1996	No Rightmove link available
Flat 32, Dove House Court, Warwick Grange, Solihull, West Midlands B91 1EW	Solihull	?	flat	287500	91.0	3159	08/11/2017	Sold	1996	No Rightmove link available
Apartment 3, Olton Court, 10, Warwick Road, Solihull, West Midlands B92 7HX	Solihull	?	flat	178500	60.0	2975	11/01/2018	Sold	2017	No Rightmove link available
Apartment 12, Olton Court, 10, Warwick Road, Solihull, West Midlands B92 7HX	Solihull	?	flat	187000	60.0	3117	08/11/2017	Sold	2017	No Rightmove link available
Apartment 15, Olton Court, 10, Warwick Road, Solihull, West Midlands B92 7HX	Solihull	?	flat	175000	60.0	2917	31/08/2017	Sold	2017	No Rightmove link available

Apartment 9, Grange Court, 298, Warwick Road, Solihull, West Midlands B92 7GL	Solihull	?	flat	190000	55.0	3455	13/09/2017	Sold	2011	No Rightmove link available
Apartment 20, Grange Court, 298, Warwick Road, Solihull, West Midlands B92 7GL	Solihull	?	flat	197000	48.0	4104	11/09/2017	Sold	2011	No Rightmove link available
Apartment 9, Tudor Lodge, 335, Warwick Road, Solihull, West Midlands B92 7AA	Solihull	?	flat	118000	49.0	2408	24/11/2017	Sold	2008	No Rightmove link available
Flat 14, 505, Warwick Road, Solihull, West Midlands B91 1AN	Solihull	?	flat	275000	88.0	3125	16/10/2017	Sold	2006	No Rightmove link available
Totals / Average				10427450	2702.0	3859				
5-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
34, Blythe Way, Solihull, West Midlands B91 3EY	Solihull	5	detached house	1380000	352.0	3920	02/10/2017	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=34410365&sale=55128338&country=england#
17, Edwardian Close, Shirley, Solihull, West Midlands B90 3SP	Solihull	5	detached house	500000	178.0	2809	14/12/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59098399&sale=6318487&country=england#
364, Warwick Road, Solihull, West Midlands B91 1BE	Solihull	5	detached house	1095000	354.0	3093	15/09/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60055744&sale=54837824&country=england#
44, Woodshires Road, Solihull, West Midlands B92 7DN	Solihull	5	detached house	615000	224.8	2736	27/04/2018	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51037950&sale=6820318&country=england#
Totals / Average				3590000	1108.8	3238				
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
2, Cornbury Grove, Solihull, West Midlands B91 1JG	Solihull	4	detached house	475000	110.0	4318	08/09/2017	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66669359&sale=54837842&country=england#
7, Cransley Grove, Solihull, West Midlands B91 3ZA	Solihull	4	detached house	555000	148.0	3750	28/02/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63156583&sale=6318769&country=england#
11, Huntley Drive, Solihull, West Midlands B91 3FL	Solihull	4	detached house	730000	206.0	3544	17/11/2017	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65270594&sale=5834305&country=england#
25, Stapenhall Road, Shirley, Solihull, West Midlands B90 4XX	Solihull	4	detached house	475000	140.8	3374	17/05/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52424529&sale=6820135&country=england#
58, Stockley Crescent, Shirley, Solihull, West Midlands B90 3SQ	Solihull	4	detached house	479250	136.0	3524	19/02/2018	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62443207&sale=6063163&country=england#
61, Stockley Crescent, Shirley, Solihull, West Midlands B90 3SW	Solihull	4	detached house	548000	137.0	4000	15/11/2017	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67600151&sale=55430627&country=england#
1, Dursley Close, Solihull, West Midlands B92 8RA	Solihull	4	semi-detached house	520828	220.5	2362	29/08/2017	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48046860&sale=55128497&country=england#
63, Laxton Grove, Solihull, West Midlands B91 2JT	Solihull	4	terraced house	300000	104.0	2885	14/02/2018	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63169285&sale=6318679&country=england#
33, Snitterfield Drive, Shirley, Solihull, West Midlands B90 4BF	Solihull	4	terraced house	335000	120.2	2787	20/11/2017	Sold	2009	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66688331&sale=5834149&country=england#
Totals / Average				4418078	1322.5	3341				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
9, Harrier Road, Birmingham, West Midlands B27 7AB	Solihull	3	semi-detached house	200000	80.0	2500	09/02/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67697510&sale=6313156&country=england#
11, Vicarage Grove, Acocks Green, Birmingham, West Midlands B27 7NU	Solihull	3	semi-detached house	175000	68.3	2562	24/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=57923512&sale=6058537&country=england#
12, Wadbarn, Shirley, Solihull, West Midlands B90 1ST	Solihull	3	semi-detached house	250000	66.0	3788	29/09/2017	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66047408&sale=55127948&country=england#
196, Wharf Lane, Solihull, West Midlands B91 2UN	Solihull	3	semi-detached house	275000	94.0	2926	07/02/2018	Sold	2009	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68084477&sale=6063319&country=england#
228, Wharf Lane, Solihull, West Midlands B91 2UN	Solihull	3	semi-detached house	295000	92.0	3207	30/11/2017	Sold	2008	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47872500&sale=5834284&country=england#
34, Shelly Crescent, Shirley, Solihull, West Midlands B90 4XB	Solihull	3	terraced house	250000	74.0	3378	28/03/2018	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52789636&sale=6820126&country=england#
41, Tudor Coppice, Solihull, West Midlands B91 3DE	Solihull	3	terraced house	350000	106.0	3302	10/11/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=24302157&sale=55430858&country=england#
43, Tudor Coppice, Solihull, West Midlands B91 3DE	Solihull	3	terraced house	365000	102.0	3578	21/12/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52149570&sale=55430861&country=england#
45, Tudor Coppice, Solihull, West Midlands B91 3DE	Solihull	3	terraced house	361500	106.0	3410	13/09/2017	Sold	2008	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48242112&sale=6820249&country=england#
Totals / Average				2521500	788.3	3199				
3-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
34, Hampton Court, 55, Marsh Lane, Hampton In Arden, Solihull, West Midlands B92 0EW	Solihull	3	flat	315000	105.0	3000	01/11/2017	Sold	2016	No Rightmove link available
51, Chancel Court, Solihull, West Midlands B91 3DS	Solihull	3	flat	408000	98.0	4163	08/03/2018	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51079737&sale=6318727&country=england#
57, Chancel Court, Solihull, West Midlands B91 3DS	Solihull	3	flat	425000	98.0	4337	25/01/2018	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62113240&sale=6063328&country=england#
Totals / Average				1148000	301.0	3814				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
2, The Spinney, Solihull, West Midlands B91 3JP	Solihull	2	semi-detached house	272000	121.0	2248	31/08/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60085171&sale=54837983&country=england#
19, Gilmorton Close, Solihull, West Midlands B91 3FD	Solihull	2	terraced house	250000	54.0	4630	09/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=64258903&sale=6063331&country=england#
6, Loxley Square, Solihull, West Midlands B92 7DW	Solihull	2	terraced house	245400	74.0	3316	02/03/2018	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50426001&sale=5586477&country=england#
184, Wharf Lane, Solihull, West Midlands B91 2UN	Solihull	2	terraced house	217500	55.0	3955	16/03/2018	Sold	2008	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=53460267&sale=5586414&country=england#
Totals / Average				984900	304.0	3240				

2-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
Apartment 6, St Francis Lodge, 24, Cornyx Lane, Solihull, West Midlands B91 2TE	Solihull	2	flat	220000	69.0	3188	29/09/2017	Sold	2011	No Rightmove link available
Apartment 1, 43 - 45, Lode Lane, Solihull, West Midlands B91 2AF	Solihull	2	flat	247000	65.0	3800	31/01/2018	Sold	2005	No Rightmove link available
4, Hampton Court, 55, Marsh Lane, Hampton In Arden, Solihull, West Midlands B92 0EW	Solihull	2	flat	270000	87.0	3103	16/02/2018	Sold	2016	No Rightmove link available
22, Hampton Court, 55, Marsh Lane, Hampton In Arden, Solihull, West Midlands B92 0EW	Solihull	2	flat	240000	76.0	3158	19/10/2017	Sold	2016	No Rightmove link available
Flat 12, Oak Tree Court, 15, Pembroke Way, Birmingham, West Midlands B28 9EX	Solihull	2	flat	75000	52.0	1442	19/10/2017	Sold	2007	No Rightmove link available
104, Snitterfield Drive, Shirley, Solihull, West Midlands B90 4AZ	Solihull	2	flat	159000	52.0	3058	14/11/2017	Sold	2008	No Rightmove link available
Apartment 9, South View Court, 1c, Stanway Road, Shirley, Solihull, West Midlands B90 3FS	Solihull	2	flat	210000	60.0	3500	10/11/2017	Sold	2016	No Rightmove link available
Apartment 10, South View Court, 1c, Stanway Road, Shirley, Solihull, West Midlands B90 3FS	Solihull	2	flat	218000	60.0	3633	25/08/2017	Sold	2016	No Rightmove link available
Apartment 4, 355, Station Road, Dorridge, Solihull, West Midlands B93 8EY	Solihull	2	flat	275000	79.0	3481	28/02/2018	Sold	2005	No Rightmove link available
Apartment 23, 18, Union Road, Solihull, West Midlands B91 3DH	Solihull	2	flat	265000	51.0	5196	18/08/2017	Sold	2006	No Rightmove link available
Flat 3, Jubilee Court, 43, Victoria Road, Acocks Green, Birmingham, West Midlands B27 7XZ	Solihull	2	flat	124000	69.0	1797	15/09/2017	Sold	2011	No Rightmove link available
Flat 34, Dove House Court, Warwick Grange, Solihull, West Midlands B91 1EW	Solihull	2	flat	225000	69.0	3261	05/09/2017	Sold	1996	No Rightmove link available
Apartment 25, Westley Heights, 115, Warwick Road, Solihull, West Midlands B92 7JX	Solihull	2	flat	169000	73.0	2315	07/02/2018	Sold	2002	No Rightmove link available
Apartment 14, Grange Court, 298, Warwick Road, Solihull, West Midlands B92 7GL	Solihull	2	flat	257000	70.0	3671	14/12/2017	Sold	2011	No Rightmove link available
Flat 6, 505, Warwick Road, Solihull, West Midlands B91 1AN	Solihull	2	flat	276000	74.0	3730	23/03/2018	Sold	2006	No Rightmove link available
Apartment 2, Snowberry Gardens, 609, Warwick Road, Solihull, West Midlands B91 1AH	Solihull	2	flat	339950	77.0	4415	30/11/2017	Sold	2004	No Rightmove link available
Flat 15, Dove House Court, Grange Road, Solihull, West Midlands B91 1EW	Solihull	2	flat	225000	67.0	3358	14/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69257090&sale=6318598&country=england#
62, Middlewood Close, Solihull, West Midlands B91 2TY	Solihull	2	flat	154500	73.0	2116	31/10/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=7129722&sale=89978931&country=england#
70, Middlewood Close, Solihull, West Midlands B91 2TY	Solihull	2	flat	182000	67.0	2716	30/10/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49278099&sale=89978928&country=england#
18a, New Road, Solihull, West Midlands B91 3DP	Solihull	2	flat	230000	73.0	3151	04/05/2018	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50289267&sale=6820252&country=england#
28, The Spinney, Solihull, West Midlands B91 3JP	Solihull	2	flat	199950	61.0	3278	05/01/2018	Sold	2003	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61074286&sale=6063340&country=england#
84, Wharf Lane, Solihull, West Midlands B91 2LE	Solihull	2	flat	155000	60.0	2583	20/02/2018	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51528834&sale=6318682&country=england#
98, Wharf Lane, Solihull, West Midlands B91 2LE	Solihull	2	flat	162500	64.0	2539	09/03/2018	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52183764&sale=6318685&country=england#
182, Wharf Lane, Solihull, West Midlands B91 2UN	Solihull	2	flat	147000	61.0	2410	09/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49575582&sale=6586411&country=england#
207, Wharf Lane, Solihull, West Midlands B91 2RZ	Solihull	2	flat	150000	59.0	2542	08/11/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67027043&sale=89978919&country=england#
278, Wharf Lane, Solihull, West Midlands B91 2UP	Solihull	2	flat	149000	53.0	2811	20/11/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61225430&sale=5834287&country=england#
Totals / Average				5324900	1721.0	3094				
1-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
Apartment 25, Brueton Place, 216 - 220, Blossomfield Road, Solihull, West Midlands B91 1PT	Solihull	1	flat	230000	54.0	4259	21/02/2018	Sold	2017	No Rightmove link available
Apartment 3, 325, Blossomfield Road, Solihull, West Midlands B91 1TE	Solihull	1	flat	168000	42.0	4000	16/10/2017	Sold	2006	No Rightmove link available
Apartment 18, St Francis Lodge, 24, Cornyx Lane, Solihull, West Midlands B91 2TE	Solihull	1	flat	155000	54.0	2870	05/12/2017	Sold	2011	No Rightmove link available
Apartment 28, St Francis Lodge, 24, Cornyx Lane, Solihull, West Midlands B91 2TE	Solihull	1	flat	150000	55.0	2727	06/04/2018	Sold	2011	No Rightmove link available
Flat 4, Kineton Grange, 84 - 86, Kineton Green Road, Solihull, West Midlands B92 7EB	Solihull	1	flat	153000	63.0	2429	18/08/2017	Sold	2006	No Rightmove link available
28, Orchard Court, 15, Lugtrout Lane, Solihull, West Midlands B91 2SL	Solihull	1	flat	95000	55.0	1727	26/01/2018	Sold	2003	No Rightmove link available
Flat 15, Rocksborough House, 117 - 123, Warwick Road, Solihull, West Midlands B92 7GA	Solihull	1	flat	149000	54.0	2759	17/04/2018	Sold	2013	No Rightmove link available
Flat 5, Warwick Park Court, 252, Warwick Road, Solihull, West Midlands B92 7AJ	Solihull	1	flat	123000	46.0	2674	11/05/2018	Sold	1997	No Rightmove link available
Apartment 16, Tudor Lodge, 335, Warwick Road, Solihull, West Midlands B92 7AA	Solihull	1	flat	140000	45.0	3111	31/10/2017	Sold		No Rightmove link available
39, Middlewood Close, Solihull, West Midlands B91 2TZ	Solihull	1	flat	175000	65.0	2692	03/11/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=13293085&sale=5834278&country=england#
300, Wharf Lane, Solihull, West Midlands B91 2UP	Solihull	1	flat	126000	44.0	2864	02/11/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=22138944&sale=89978940&country=england#
Totals / Average				1664000	577.0	2884				

Tamworth										
Properties with an unspecified number of beds										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
6, Alstonefield Close, Amington, Tamworth, Staffordshire B77 4FL	Tamworth	?	detached house	359995	130.0	2769	01/11/2017	Sold	2017	No Rightmove link available
7, Alstonefield Close, Amington, Tamworth, Staffordshire B77 4FL	Tamworth	?	detached house	349995	131.0	2672	06/10/2017	Sold	2017	No Rightmove link available
8, Alstonefield Close, Amington, Tamworth, Staffordshire B77 4FL	Tamworth	?	detached house	474995	168.0	2827	15/12/2017	Sold	2017	No Rightmove link available
10, Alstonefield Close, Amington, Tamworth, Staffordshire B77 4FL	Tamworth	?	detached house	439995	164.0	2683	29/09/2017	Sold	2017	No Rightmove link available
11, Alstonefield Close, Amington, Tamworth, Staffordshire B77 4FL	Tamworth	?	detached house	379995	135.0	2815	04/10/2017	Sold	2017	No Rightmove link available
1, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	369995	130.0	2846	04/12/2017	Sold	2017	No Rightmove link available
2, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	329995	120.0	2750	27/10/2017	Sold	2017	No Rightmove link available
3, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	324995	115.0	2826	08/12/2017	Sold	2017	No Rightmove link available
4, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	334995	120.0	2792	24/11/2017	Sold	2017	No Rightmove link available
5, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	444995	164.0	2713	24/11/2017	Sold	2017	No Rightmove link available
6, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	339995	120.0	2833	02/03/2018	Sold	2017	No Rightmove link available
7, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	327495	115.0	2848	11/01/2018	Sold	2017	No Rightmove link available
9, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	369995	130.0	2846	15/12/2017	Sold	2017	No Rightmove link available
10, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	384995	135.0	2852	26/01/2018	Sold	2017	No Rightmove link available
11, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	329995	115.0	2870	16/03/2018	Sold	2017	No Rightmove link available
12, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	474995	175.0	2714	18/05/2018	Sold	2017	No Rightmove link available
14, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	419995	152.0	2763	06/04/2018	Sold	2017	No Rightmove link available
16, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	334995	115.0	2913	23/03/2018	Sold	2017	No Rightmove link available
17, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	334995	115.0	2913	13/04/2018	Sold	2017	No Rightmove link available
18, Alton Close, Amington, Tamworth, Staffordshire B77 4EX	Tamworth	?	detached house	374995	130.0	2885	29/03/2018	Sold	2017	No Rightmove link available
23, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	detached house	359995	130.0	2769	14/12/2017	Sold	2017	No Rightmove link available
25, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	detached house	359995	131.0	2748	16/03/2018	Sold	2017	No Rightmove link available
27, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	detached house	474995	168.0	2827	01/11/2017	Sold	2017	No Rightmove link available
39, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	detached house	279995	98.0	2857	25/01/2018	Sold	2017	No Rightmove link available
55, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	detached house	284995	98.0	2908	06/04/2018	Sold	2017	No Rightmove link available
65, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	detached house	287995	98.0	2939	25/05/2018	Sold	2017	No Rightmove link available
9, Buttercup Drive, Tamworth, Staffordshire B79 0EN	Tamworth	?	detached house	322750	120.0	2690	14/12/2017	Sold	2017	No Rightmove link available
2, Clover Close, Tamworth, Staffordshire B79 0EF	Tamworth	?	detached house	309995	108.0	2870	31/10/2017	Sold	2017	No Rightmove link available
8, Clover Close, Tamworth, Staffordshire B79 0EF	Tamworth	?	detached house	333995	136.0	2456	27/10/2017	Sold	2017	No Rightmove link available
9, Clover Close, Tamworth, Staffordshire B79 0EF	Tamworth	?	detached house	335250	134.0	2502	12/10/2017	Sold	2017	No Rightmove link available
10, Clover Close, Tamworth, Staffordshire B79 0EF	Tamworth	?	detached house	336995	134.0	2515	27/09/2017	Sold	2017	No Rightmove link available
3, Coltsfoot Close, Tamworth, Staffordshire B79 0EG	Tamworth	?	detached house	337995	127.0	2661	24/11/2017	Sold	2017	No Rightmove link available
4, Coltsfoot Close, Tamworth, Staffordshire B79 0EG	Tamworth	?	detached house	378750	140.0	2705	19/01/2018	Sold	2017	No Rightmove link available
5, Coltsfoot Close, Tamworth, Staffordshire B79 0EG	Tamworth	?	detached house	382500	140.0	2732	31/01/2018	Sold	2017	No Rightmove link available
6, Coltsfoot Close, Tamworth, Staffordshire B79 0EG	Tamworth	?	detached house	335995	136.0	2471	24/11/2017	Sold	2017	No Rightmove link available
7, Coltsfoot Close, Tamworth, Staffordshire B79 0EG	Tamworth	?	detached house	316000	123.0	2569	31/01/2018	Sold	2017	No Rightmove link available
8, Coltsfoot Close, Tamworth, Staffordshire B79 0EG	Tamworth	?	detached house	253250	85.0	2979	14/12/2017	Sold	2017	No Rightmove link available
34, Croft Close, Two Gates, Tamworth, Staffordshire B77 1BF	Tamworth	?	detached house	314750	108.0	2914	02/11/2017	Sold	2017	No Rightmove link available
36, Croft Close, Two Gates, Tamworth, Staffordshire B77 1BF	Tamworth	?	detached house	264750	130.0	2037	19/01/2018	Sold	2017	No Rightmove link available
17, Lycett Lane, Tamworth, Staffordshire B79 8UN	Tamworth	?	detached house	238500	86.0	2773	20/04/2018	Sold	2018	No Rightmove link available
1, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	detached house	299950	126.0	2381	24/11/2017	Sold	2017	No Rightmove link available

2, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	detached house	279950	105.0	2666	24/11/2017	Sold	2017	No Rightmove link available
3, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	detached house	274950	109.0	2522	06/12/2017	Sold	2017	No Rightmove link available
4, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	detached house	305000	112.0	2723	24/11/2017	Sold	2017	No Rightmove link available
5, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	detached house	277500	109.0	2546	23/02/2018	Sold	2017	No Rightmove link available
7, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	detached house	232950	85.0	2741	23/02/2018	Sold	2017	No Rightmove link available
10, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	detached house	309950	126.0	2460	15/12/2017	Sold	2017	No Rightmove link available
16, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	detached house	312500	124.0	2520	09/02/2018	Sold	2017	No Rightmove link available
19, Shaw Close, Tamworth, Staffordshire B79 8UR	Tamworth	?	detached house	251950	104.0	2423	17/10/2017	Sold	2017	No Rightmove link available
20, Wensleydale, Wilnecote, Tamworth, Staffordshire B77 4PS	Tamworth	?	detached house	374995	150.0	2500	17/08/2017	Sold	2017	No Rightmove link available
28, Wensleydale, Wilnecote, Tamworth, Staffordshire B77 4PS	Tamworth	?	detached house	374995	150.0	2500	05/10/2017	Sold	2017	No Rightmove link available
29, Wensleydale, Wilnecote, Tamworth, Staffordshire B77 4PS	Tamworth	?	detached house	349995	142.0	2465	13/10/2017	Sold	2017	No Rightmove link available
49, Wensleydale, Wilnecote, Tamworth, Staffordshire B77 4PS	Tamworth	?	detached house	349995	142.0	2465	17/11/2017	Sold	2017	No Rightmove link available
2, Zennor, Amington, Tamworth, Staffordshire B77 3RJ	Tamworth	?	detached house	275000	100.0	2750	02/03/2018	Sold	2018	No Rightmove link available
3, Zennor, Amington, Tamworth, Staffordshire B77 3RJ	Tamworth	?	detached house	254995	94.0	2713	28/03/2018	Sold	2018	No Rightmove link available
54, Blackberry Way, Wilnecote, Tamworth, Staffordshire B77 5GJ	Tamworth	?	semi-detached house	150500	83.0	1813	04/05/2018	Sold	2017	No Rightmove link available
41, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	semi-detached house	249995	88.0	2841	16/02/2018	Sold	2017	No Rightmove link available
43, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	semi-detached house	249995	88.0	2841	16/02/2018	Sold	2017	No Rightmove link available
45, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	semi-detached house	249995	88.0	2841	23/02/2018	Sold	2017	No Rightmove link available
47, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	semi-detached house	259995	88.0	2954	23/02/2018	Sold	2017	No Rightmove link available
57, Boundary Drive, Amington, Tamworth, Staffordshire B77 4FJ	Tamworth	?	semi-detached house	259995	88.0	2954	04/05/2018	Sold	2017	No Rightmove link available
3, Buttercup Drive, Tamworth, Staffordshire B79 0EN	Tamworth	?	semi-detached house	253250	92.0	2753	30/11/2017	Sold	2017	No Rightmove link available
5, Buttercup Drive, Tamworth, Staffordshire B79 0EN	Tamworth	?	semi-detached house	253250	92.0	2753	30/11/2017	Sold	2017	No Rightmove link available
3, Clover Close, Tamworth, Staffordshire B79 0EF	Tamworth	?	semi-detached house	251995	92.0	2739	31/08/2017	Sold	2017	No Rightmove link available
12, Clover Close, Tamworth, Staffordshire B79 0EF	Tamworth	?	semi-detached house	251995	92.0	2739	27/10/2017	Sold	2017	No Rightmove link available
1, Coltsfoot Close, Tamworth, Staffordshire B79 0EG	Tamworth	?	semi-detached house	230500	80.0	2881	31/10/2017	Sold	2017	No Rightmove link available
2, Coltsfoot Close, Tamworth, Staffordshire B79 0EG	Tamworth	?	semi-detached house	230500	80.0	2881	27/10/2017	Sold	2017	No Rightmove link available
95, Hedging Lane, Wilnecote, Tamworth, Staffordshire B77 5EX	Tamworth	?	semi-detached house	118250	83.0	1425	04/05/2018	Sold	2017	No Rightmove link available
24, Lycett Lane, Tamworth, Staffordshire B79 8UN	Tamworth	?	semi-detached house	166950	50.0	3339	13/04/2018	Sold	2018	No Rightmove link available
19, Meadow Way, Tamworth, Staffordshire B79 0DY	Tamworth	?	semi-detached house	266500	103.0	2587	16/02/2018	Sold	2018	No Rightmove link available
6, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	semi-detached house	229950	102.0	2254	15/12/2017	Sold	2017	No Rightmove link available
8, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	semi-detached house	229950	102.0	2254	08/12/2017	Sold	2017	No Rightmove link available
9, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	semi-detached house	168950	50.0	3379	20/03/2018	Sold	2017	No Rightmove link available
11, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	semi-detached house	206500	86.0	2401	23/03/2018	Sold	2017	No Rightmove link available
12, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	semi-detached house	165950	50.0	3319	13/12/2017	Sold	2017	No Rightmove link available
14, Samuel Parkes Vale, Tamworth, Staffordshire B79 8UQ	Tamworth	?	semi-detached house	164950	50.0	3299	18/12/2017	Sold	2017	No Rightmove link available
1, Shaw Close, Tamworth, Staffordshire B79 8UR	Tamworth	?	semi-detached house	215500	102.0	2113	22/08/2017	Sold	2017	No Rightmove link available
3, Shaw Close, Tamworth, Staffordshire B79 8UR	Tamworth	?	semi-detached house	214950	102.0	2107	22/08/2017	Sold	2017	No Rightmove link available
9, Shaw Close, Tamworth, Staffordshire B79 8UR	Tamworth	?	semi-detached house	220000	102.0	2157	27/09/2017	Sold	2017	No Rightmove link available
11, Shaw Close, Tamworth, Staffordshire B79 8UR	Tamworth	?	semi-detached house	220000	102.0	2157	26/09/2017	Sold	2017	No Rightmove link available
15, Shaw Close, Tamworth, Staffordshire B79 8UR	Tamworth	?	semi-detached house	225000	102.0	2206	29/09/2017	Sold	2017	No Rightmove link available
17, Shaw Close, Tamworth, Staffordshire B79 8UR	Tamworth	?	semi-detached house	225000	102.0	2206	29/09/2017	Sold	2017	No Rightmove link available
4, Zennor, Amington, Tamworth, Staffordshire B77 3RJ	Tamworth	?	semi-detached house	235000	84.0	2798	29/03/2018	Sold	2018	No Rightmove link available
11, Meadow Way, Tamworth, Staffordshire B79 0DY	Tamworth	?	terraced house	230500	80.0	2881	31/01/2018	Sold	2018	No Rightmove link available
Flat 18, Quay Point, 29, Basin Lane, Tamworth, Staffordshire B77 2AR	Tamworth	?	flat	100000	43.0	2326	31/08/2017	Sold	2006	No Rightmove link available

Apartment 10, Taviner Place, 1a, Bonehill Road, Tamworth, Staffordshire B78 3HQ	Tamworth	?	flat	138000	59.0	2339	20/04/2018	Sold	2006	No Rightmove link available
6, Penny Court, Rosy Cross, Tamworth, Staffordshire B79 7QT	Tamworth	?	flat	128000	52.0	2462	16/02/2018	Sold		No Rightmove link available
25, Penny Court, Rosy Cross, Tamworth, Staffordshire B79 7QT	Tamworth	?	flat	135000	59.0	2288	05/01/2018	Sold		No Rightmove link available
Totals / Average				25433385	9603.0	2648				
5-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
21, Bellingham, Wilnecote, Tamworth, Staffordshire B77 4PE	Tamworth	5	detached house	282000	127.0	2220	24/11/2017	Sold	2017	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70606952&sale=55429766&country=england#
21, Falmouth Drive, Amington, Tamworth, Staffordshire B77 3QJ	Tamworth	5	detached house	295000	130.0	2269	15/01/2018	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67897139&sale=55429697&country=england#
4, Orchard Grove, Tamworth, Staffordshire B79 8PP	Tamworth	5	detached house	540000	217.0	2488	19/01/2018	Sold	2015	No Rightmove link available
123, Sutton Road, Mile Oak, Tamworth, Staffordshire B78 3PE	Tamworth	5	detached house	610000	213.6	2856	23/08/2017	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67573178&sale=54837308&country=england#
Totals / Average				1727000	687.6	2512				
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
4, Boulder Close, Wilnecote, Tamworth, Staffordshire B77 5FQ	Tamworth	4	detached house	265000	119.0	2227	02/10/2017	Sold	2008	No Rightmove link available
46, Ascot Drive, Dosthill, Tamworth, Staffordshire B77 1QP	Tamworth	4	detached house	280000	118.0	2373	16/11/2017	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50979791&sale=89977815&country=england#
48, Avill, Hockley, Tamworth, Staffordshire B77 5QF	Tamworth	4	detached house	282500	95.0	2974	06/04/2018	Sold	1987	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68336495&sale=6585742&country=england#
6, Bexhill Drive, Amington, Tamworth, Staffordshire B77 3AL	Tamworth	4	detached house	273000	104.4	2615	09/01/2018	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60746794&sale=6062476&country=england#
7, Bramble Close, Wilnecote, Tamworth, Staffordshire B77 5GG	Tamworth	4	detached house	262000	97.0	2701	26/01/2018	Sold	2012	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59358649&sale=6062626&country=england#
19, Brancaster Close, Amington, Tamworth, Staffordshire B77 3QD	Tamworth	4	detached house	350000	139.0	2518	27/04/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=13256866&sale=6819412&country=england#
25, Brancaster Close, Amington, Tamworth, Staffordshire B77 3QD	Tamworth	4	detached house	307000	108.0	2843	29/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49979115&sale=6819409&country=england#
30, Cadogan Road, Dosthill, Tamworth, Staffordshire B77 1PQ	Tamworth	4	detached house	289000	110.0	2627	26/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65238998&sale=55127258&country=england#
16, Carey, Hockley, Tamworth, Staffordshire B77 5QB	Tamworth	4	detached house	315000	106.0	2972	27/04/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=71381684&sale=6819514&country=england#
94, Celandine, Kettlebrook, Tamworth, Staffordshire B77 1BQ	Tamworth	4	detached house	320000	139.0	2302	26/01/2018	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68994950&sale=6062389&country=england#
37, Cornwall Avenue, Tamworth, Staffordshire B78 3YB	Tamworth	4	detached house	322500	95.0	3395	22/03/2018	Sold	1991	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62614564&sale=6819628&country=england#
51, Cornwall Avenue, Tamworth, Staffordshire B78 3YB	Tamworth	4	detached house	315000	108.0	2917	01/12/2017	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67842437&sale=55429961&country=england#
41, County Drive, Fazeley, Tamworth, Staffordshire B78 3XE	Tamworth	4	detached house	375000	130.0	2885	20/04/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70966973&sale=6819625&country=england#
46, County Drive, Fazeley, Tamworth, Staffordshire B78 3XF	Tamworth	4	detached house	284500	96.0	2964	31/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66311558&sale=5483723&country=england#
27, Deerhill, Wilnecote, Tamworth, Staffordshire B77 4PA	Tamworth	4	detached house	272000	126.7	2147	02/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69003431&sale=6317752&country=england#
60, Dosthill Road, Two Gates, Tamworth, Staffordshire B77 1JB	Tamworth	4	detached house	382500	133.0	2876	23/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59974693&sale=6317650&country=england#
50, Emberton Way, Amington, Tamworth, Staffordshire B77 3QQ	Tamworth	4	detached house	307500	119.0	2584	27/02/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58696081&sale=6317728&country=england#
15, Fasson Close, Tamworth, Staffordshire B77 1GJ	Tamworth	4	detached house	349950	123.0	2845	24/01/2018	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61200286&sale=55429547&country=england#
28, Felstead Close, Dosthill, Tamworth, Staffordshire B77 1QD	Tamworth	4	detached house	300000	112.0	2679	23/02/2018	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67043969&sale=6317674&country=england#
2, Grazier Avenue, Tamworth, Staffordshire B77 1GP	Tamworth	4	detached house	275500	123.0	2240	29/09/2017	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58872400&sale=89977776&country=england#
15, Haydock Close, Dosthill, Tamworth, Staffordshire B77 1QR	Tamworth	4	detached house	384999	172.0	2238	12/01/2018	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68708822&sale=6317677&country=england#
16, Henley Close, Tamworth, Staffordshire B79 8TQ	Tamworth	4	detached house	347500	131.0	2653	11/05/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68450228&sale=6819700&country=england#
10, Huntingdon Close, Tamworth, Staffordshire B78 3XS	Tamworth	4	detached house	391000	130.0	3008	28/03/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69230894&sale=6585832&country=england#
9, Kent Avenue, Tamworth, Staffordshire B78 3XR	Tamworth	4	detached house	310000	105.0	2952	19/02/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50605125&sale=6317902&country=england#
21, Kent Avenue, Tamworth, Staffordshire B78 3XR	Tamworth	4	detached house	355000	125.0	2840	21/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=57106303&sale=5541337&country=england#
5, Mansfield Close, Tamworth, Staffordshire B79 7YE	Tamworth	4	detached house	297000	117.0	2538	25/08/2017	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66300569&sale=55127651&country=england#
6, Marrick, Wilnecote, Tamworth, Staffordshire B77 4NU	Tamworth	4	detached house	240000	93.6	2564	19/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69524318&sale=6062584&country=england#
7, Mayfield, Wilnecote, Tamworth, Staffordshire B77 4PN	Tamworth	4	detached house	280000	129.0	2171	08/12/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60670852&sale=5833630&country=england#
10, Mayfield, Wilnecote, Tamworth, Staffordshire B77 4PN	Tamworth	4	detached house	330000	138.4	2384	17/11/2017	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49095969&sale=55429772&country=england#
39, Melmerby, Wilnecote, Tamworth, Staffordshire B77 4LP	Tamworth	4	detached house	247500	110.0	2250	15/12/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61506316&sale=55429745&country=england#
15, Newport, Amington, Tamworth, Staffordshire B77 3QL	Tamworth	4	detached house	287500	88.0	3267	28/03/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=47769408&sale=6585616&country=england#
23, Peel Drive, Wilnecote, Tamworth, Staffordshire B77 5FD	Tamworth	4	detached house	285000	122.0	2336	04/01/2018	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61994458&sale=55429817&country=england#
15, Petard Close, Two Gates, Tamworth, Staffordshire B77 1GN	Tamworth	4	detached house	285500	104.0	2745	08/09/2017	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67029722&sale=54836960&country=england#

23, Petard Close, Two Gates, Tamworth, Staffordshire B77 1GN	Tamworth	4	detached house	295000	115.0	2565	16/11/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50298690&sale=8997773&country=england#	
7, Peterhead, Amington, Tamworth, Staffordshire B77 3QS	Tamworth	4	detached house	306000	104.0	2942	13/04/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=64044193&sale=6819415&country=england#	
12, Redcliff, Amington, Tamworth, Staffordshire B77 3QP	Tamworth	4	detached house	320000	117.0	2735	29/03/2018	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69919439&sale=6585619&country=england#	
4, Seafield, Amington, Tamworth, Staffordshire B77 3QW	Tamworth	4	detached house	315000	123.9	2542	15/09/2017	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65304263&sale=54837086&country=england#	
71, Sefton Road, Dosthill, Tamworth, Staffordshire B77 1PN	Tamworth	4	detached house	370000	137.0	2701	22/09/2017	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65983112&sale=89977809&country=england#	
11, Selker Drive, Amington, Tamworth, Staffordshire B77 3QT	Tamworth	4	detached house	284000	143.9	1974	23/02/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70690439&sale=6585622&country=england#	
19, Selker Drive, Amington, Tamworth, Staffordshire B77 3QT	Tamworth	4	detached house	297500	110.0	2705	17/11/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67046666&sale=55429700&country=england#	
11, Shetland Avenue, Wilnecote, Tamworth, Staffordshire B77 5AT	Tamworth	4	detached house	312000	125.0	2496	05/01/2018	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65367112&sale=55429787&country=england#	
2, Stanegate, Two Gates, Tamworth, Staffordshire B77 1IX	Tamworth	4	detached house	432500	148.0	2922	30/08/2017	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65204159&sale=5833501&country=england#	
10, Trinity Drive, Tamworth, Staffordshire B79 7YA	Tamworth	4	detached house	340000	112.0	3036	31/08/2017	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48380829&sale=54837362&country=england#	
35, Valley Drive, Wilnecote, Tamworth, Staffordshire B77 5FL	Tamworth	4	detached house	190000	116.0	1638	24/01/2018	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49104063&sale=6062623&country=england#	
68, Valley Drive, Wilnecote, Tamworth, Staffordshire B77 5FP	Tamworth	4	detached house	287500	132.0	2178	07/09/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67590155&sale=54837176&country=england#	
117, Valley Drive, Wilnecote, Tamworth, Staffordshire B77 5FL	Tamworth	4	detached house	290000	131.6	2204	31/10/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66772892&sale=89977986&country=england#	
1, Wembury, Amington, Tamworth, Staffordshire B77 3RE	Tamworth	4	detached house	296000	128.0	2313	16/03/2018	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58783984&sale=6585625&country=england#	
7, Whitley Avenue, Amington, Tamworth, Staffordshire B77 3QU	Tamworth	4	detached house	300000	117.0	2564	20/09/2017	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=56971474&sale=54837083&country=england#	
Totals / Average				1480449	5726.5	2585					
3-Bed Houses											
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink	
74, Ascot Drive, Dosthill, Tamworth, Staffordshire B77 1QL	Tamworth	3	detached house	277500	92.0	3016	15/08/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59554363&sale=5540983&country=england#	
44, Cleeve, Glascoate, Tamworth, Staffordshire B77 2QD	Tamworth	3	detached house	270000	88.0	3068	12/04/2018	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61250761&sale=6585577&country=england#	
33, Cornwall Avenue, Tamworth, Staffordshire B78 3YB	Tamworth	3	detached house	270000	81.0	3333	09/03/2018	Sold	1992	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51448932&sale=6317905&country=england#	
11, Fox Close, Tamworth, Staffordshire B77 1GU	Tamworth	3	detached house	203500	101.0	2015	10/11/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58476460&sale=89977782&country=england#	
1, Gurnard, Dosthill, Tamworth, Staffordshire B77 1NG	Tamworth	3	detached house	245000	72.0	3403	25/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59635687&sale=55127246&country=england#	
16, Kempton Drive, Dosthill, Tamworth, Staffordshire B77 1QN	Tamworth	3	detached house	219950	74.0	2972	12/04/2018	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63471013&sale=6819361&country=england#	
4, Lochsong Close, Dosthill, Tamworth, Staffordshire B77 1QA	Tamworth	3	detached house	278000	112.1	2480	16/01/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70605002&sale=6062428&country=england#	
1, Southey Drive, Tamworth, Staffordshire B79 8BQ	Tamworth	3	detached house	233000	91.0	2560	03/11/2017	Sold	2011	No Rightmove link available	
9, Mayfield, Wilnecote, Tamworth, Staffordshire B77 4PN	Tamworth	3	detached house	265000	90.0	2944	29/01/2018	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49159932&sale=6062587&country=england#	
11, Mayfield, Wilnecote, Tamworth, Staffordshire B77 4PN	Tamworth	3	detached house	267000	84.0	3179	22/11/2017	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67824686&sale=5833627&country=england#	
59, Parkside, Wilnecote, Tamworth, Staffordshire B77 2JU	Tamworth	3	detached house	235000	90.0	2611	03/11/2017	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66853775&sale=5833525&country=england#	
1, Robin Close, Tamworth, Staffordshire B77 1GS	Tamworth	3	detached house	252000	99.0	2545	27/03/2018	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66560489&sale=6585529&country=england#	
9, Sefton Road, Dosthill, Tamworth, Staffordshire B77 1PL	Tamworth	3	detached house	230000	74.0	3108	03/11/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49183467&sale=89977806&country=england#	
1, Tansy, Tamworth, Staffordshire B77 1BE	Tamworth	3	detached house	197500	95.0	2079	27/10/2017	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58283002&sale=8997752&country=england#	
12, Tom Williams Way, Two Gates, Tamworth, Staffordshire B77 1GR	Tamworth	3	detached house	157500	74.0	2128	31/10/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=24959792&sale=89977779&country=england#	
15, Wembury, Amington, Tamworth, Staffordshire B77 3RE	Tamworth	3	detached house	255000	88.0	2898	23/03/2018	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62297464&sale=6585628&country=england#	
5, Boulder Close, Wilnecote, Tamworth, Staffordshire B77 5FQ	Tamworth	3	semi-detached house	210000	99.0	2121	15/09/2017	Sold	2008	No Rightmove link available	
11, Bexhill Drive, Amington, Tamworth, Staffordshire B77 3AL	Tamworth	3	semi-detached house	257500	91.0	2830	27/09/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59579398&sale=89977887&country=england#	
39, Blythe Street, Tamworth, Staffordshire B77 2AB	Tamworth	3	semi-detached house	197000	78.0	2526	24/11/2017	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67158563&sale=55429583&country=england#	
12, Boulder Close, Wilnecote, Tamworth, Staffordshire B77 5FQ	Tamworth	3	semi-detached house	200000	83.0	2410	27/11/2017	Sold	2008	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68004896&sale=55429823&country=england#	
15, Cadogan Road, Dosthill, Tamworth, Staffordshire B77 1PQ	Tamworth	3	semi-detached house	200000	69.3	2886	24/11/2017	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67617011&sale=5833510&country=england#	
21, Caister, Amington, Tamworth, Staffordshire B77 3QB	Tamworth	3	semi-detached house	178000	63.3	2812	24/11/2017	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67540664&sale=55429694&country=england#	
50, Lychgate Close, Glascoate, Tamworth, Staffordshire B77 2SE	Tamworth	3	semi-detached house	187000	105.0	1781	13/10/2017	Sold	2009	No Rightmove link available	
17, Deerhill, Wilnecote, Tamworth, Staffordshire B77 4PA	Tamworth	3	semi-detached house	240000	85.0	2824	23/08/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59728357&sale=54837131&country=england#	
30, Durham Close, Fazley, Tamworth, Staffordshire B78 3XX	Tamworth	3	semi-detached house	194000	71.0	2732	12/03/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70407431&sale=6585838&country=england#	
12, Harwood Drive, Dosthill, Tamworth, Staffordshire B77 1QB	Tamworth	3	semi-detached house	222000	91.3	2432	06/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66460742&sale=89977812&country=england#	
20, Lindores Road, Belgrave, Tamworth, Staffordshire B77 2TQ	Tamworth	3	semi-detached house	205000	126.0	1627	08/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65570318&sale=54837038&country=england#	

15, Lyon Drive, Tamworth, Staffordshire B77 2TL	Tamworth	3	semi-detached house	200000	90.0	2222	22/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59032570&sale=55127339&country=england#
30, Lyon Drive, Tamworth, Staffordshire B77 2TJ	Tamworth	3	semi-detached house	192000	78.2	2455	20/09/2017	Sold	2010	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60004918&sale=65855898&country=england#
9, Skipness, Amington, Tamworth, Staffordshire B77 3QY	Tamworth	3	semi-detached house	174000	65.0	2677	26/01/2018	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68672060&sale=6062503&country=england#
5, Southwick Drive, Tamworth, Staffordshire B77 2FP	Tamworth	3	semi-detached house	189000	91.4	2068	17/11/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65705894&sale=5833522&country=england#
9, Tansy, Tamworth, Staffordshire B77 1BE	Tamworth	3	semi-detached house	188000	97.0	1938	18/08/2017	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58067731&sale=54836933&country=england#
9, Celandine, Kettlebrook, Tamworth, Staffordshire B77 1BG	Tamworth	3	terraced house	197000	83.0	2373	04/01/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61767487&sale=6062383&country=england#
44, Lychgate Close, Glascoate, Tamworth, Staffordshire B77 2SE	Tamworth	3	terraced house	185000	76.0	2434	24/11/2017	Sold	2009	No Rightmove link available
12, Field Close, Kettlebrook, Tamworth, Staffordshire B77 1BW	Tamworth	3	terraced house	183000	75.0	2440	04/01/2018	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69275456&sale=6062392&country=england#
4, Foxton Close, Glascoate, Tamworth, Staffordshire B77 2BF	Tamworth	3	terraced house	194950	84.0	2321	31/10/2017	Sold	2015	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48467163&sale=6062440&country=england#
39, Grazier Avenue, Tamworth, Staffordshire B77 1GW	Tamworth	3	terraced house	167000	70.0	2386	23/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69474710&sale=6317647&country=england#
44, Hedging Lane, Wilnecote, Tamworth, Staffordshire B77 5ET	Tamworth	3	terraced house	168000	88.3	1903	07/09/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65861561&sale=55429814&country=england#
57, Lowes Drive, Tamworth, Staffordshire B77 2TT	Tamworth	3	terraced house	182500	90.0	2028	19/01/2018	Sold	2013	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58798753&sale=55429652&country=england#
22, Lychgate Close, Glascoate, Tamworth, Staffordshire B77 2SE	Tamworth	3	terraced house	200000	155.5	1286	03/04/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=5230066&sale=6585583&country=england#
12, Palmerston Avenue, Wilnecote, Tamworth, Staffordshire B77 5FE	Tamworth	3	terraced house	204000	109.0	1872	20/11/2017	Sold	2004	No Rightmove link available
84, Peel Drive, Wilnecote, Tamworth, Staffordshire B77 5FD	Tamworth	3	terraced house	160000	81.2	1970	16/01/2018	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62210419&sale=6062620&country=england#
84, Valley Drive, Wilnecote, Tamworth, Staffordshire B77 5FP	Tamworth	3	terraced house	185000	91.0	2033	08/09/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=64144562&sale=54837179&country=england#
Totals / Average				9115900	3791.6	2404				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
16, Bracklesham Way, Amington, Tamworth, Staffordshire B77 3QA	Tamworth	2	semi-detached house	165000	70.0	2357	01/09/2017	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60298582&sale=55127360&country=england#
75, Celandine, Kettlebrook, Tamworth, Staffordshire B77 1BG	Tamworth	2	semi-detached house	160000	48.0	3333	22/09/2017	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66394795&sale=54836951&country=england#
64, Dryden Road, Tamworth, Staffordshire B79 8HP	Tamworth	2	semi-detached house	120000	64.8	1852	14/12/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63590393&sale=55430057&country=england#
45, Exeter Drive, Tamworth, Staffordshire B79 7YQ	Tamworth	2	semi-detached house	165000	56.0	2946	30/01/2018	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70606532&sale=6819688&country=england#
212, Kettlebrook Road, Kettlebrook, Tamworth, Staffordshire B77 1AX	Tamworth	2	semi-detached house	161000	66.0	2439	18/04/2018	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63772309&sale=6819325&country=england#
216, Kettlebrook Road, Kettlebrook, Tamworth, Staffordshire B77 1AX	Tamworth	2	semi-detached house	138000	56.0	2464	16/02/2018	Sold	1996	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=10607459&sale=6317620&country=england#
6, Maple Rise, Tamworth, Staffordshire B77 4FB	Tamworth	2	semi-detached house	127000	55.5	2288	13/04/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=52521150&sale=6585466&country=england#
8, Maple Rise, Tamworth, Staffordshire B77 4FB	Tamworth	2	semi-detached house	120000	54.8	2190	22/01/2018	Sold	1995	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=51897930&sale=55429724&country=england#
85, Valley Drive, Wilnecote, Tamworth, Staffordshire B77 5FL	Tamworth	2	semi-detached house	165000	62.6	2636	30/08/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58745053&sale=54837170&country=england#
18, Arran Drive, Wilnecote, Tamworth, Staffordshire B77 5AS	Tamworth	2	terraced house	137000	54.3	2523	01/12/2017	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=68195189&sale=55429784&country=england#
14, Byland, Glascoate, Tamworth, Staffordshire B77 2QA	Tamworth	2	terraced house	173000	70.3	2461	13/10/2017	Sold	1991	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60738055&sale=55127315&country=england#
3, Cygnet Drive, Tamworth, Staffordshire B79 7RU	Tamworth	2	terraced house	150000	57.2	2622	22/03/2018	Sold	2002	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=58851874&sale=6819673&country=england#
36, Cygnet Drive, Tamworth, Staffordshire B79 7RU	Tamworth	2	terraced house	150000	52.3	2868	04/09/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65303186&sale=54837353&country=england#
12, Lawrence Court, Tamworth, Staffordshire B79 8DW	Tamworth	2	terraced house	128000	56.0	2286	13/12/2017	Sold	2005	No Rightmove link available
27, Grazier Avenue, Two Gates, Tamworth, Staffordshire B77 1GW	Tamworth	2	terraced house	152000	61.1	2488	13/12/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62053939&sale=5833492&country=england#
41, Grazier Avenue, Tamworth, Staffordshire B77 1GW	Tamworth	2	terraced house	155000	61.0	2541	23/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62393719&sale=6317644&country=england#
11, Lakeview Avenue, Tamworth, Staffordshire B78 3JQ	Tamworth	2	terraced house	201000	91.0	2209	09/10/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=29910719&sale=89978121&country=england#
17, Lawrence Court, Tamworth, Staffordshire B79 8DW	Tamworth	2	terraced house	120000	55.0	2182	23/02/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62689525&sale=6317989&country=england#
42, Parkside, Wilnecote, Tamworth, Staffordshire B77 2JU	Tamworth	2	terraced house	143000	60.0	2383	10/11/2017	Sold	2005	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65682458&sale=89977851&country=england#
45, Parkside, Wilnecote, Tamworth, Staffordshire B77 2JU	Tamworth	2	terraced house	151000	118.9	1270	19/12/2017	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=48467790&sale=55429619&country=england#
14, Regal Close, Tamworth, Staffordshire B77 1GT	Tamworth	2	terraced house	159000	62.5	2544	17/11/2017	Sold	2001	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61292065&sale=5833489&country=england#
4, Ripple Close, Wilnecote, Tamworth, Staffordshire B77 5FY	Tamworth	2	terraced house	170000	65.0	2615	23/01/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69464249&sale=55429826&country=england#
3, Southey Drive, Tamworth, Staffordshire B79 8BQ	Tamworth	2	terraced house	150000	59.0	2542	01/12/2017	Sold	2011	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61419409&sale=55430042&country=england#
9, Southwick Drive, Tamworth, Staffordshire B77 2FP	Tamworth	2	terraced house	140000	53.4	2622	25/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49150725&sale=6062452&country=england#
24, Southwick Drive, Tamworth, Staffordshire B77 2FP	Tamworth	2	terraced house	84000	56.0	1500	15/12/2017	Sold	2006	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65291848&sale=6317683&country=england#
Totals / Average				3684000	1566.7	2351				

2-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
Apartment 16, Consort Place, Albert Road, Tamworth, Staffordshire B79 7JY	Tamworth	2	flat	126000	62.0	2032	26/01/2018	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=50629017&sale=6062752&country=england#
Apartment 17, Consort Place, Albert Road, Tamworth, Staffordshire B79 7JY	Tamworth	2	flat	119950	59.0	2033	27/10/2017	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=59498326&sale=89978193&country=england#
29, Alexandra Mews, Tamworth, Staffordshire B79 7HT	Tamworth	2	flat	120000	49.0	2449	21/09/2017	Sold	1990	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=64732133&sale=55127615&country=england#
70, Alexandra Mews, Tamworth, Staffordshire B79 7HT	Tamworth	2	flat	125000	50.0	2500	13/12/2017	Sold	1998	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65962580&sale=55429997&country=england#
5, Hardwick Court, Tamworth, Staffordshire B79 7HF	Tamworth	2	flat	104000	48.0	2167	23/03/2018	Sold	1995	No Rightmove link available
Flat 21, Sween Court, 1, Leven Road, Belgrave, Tamworth, Staffordshire B77 2TG	Tamworth	2	flat	122995	67.0	1836	29/08/2017	Sold	2009	No Rightmove link available
Flat 10, Wester Court, 2, Leven Road, Tamworth, Staffordshire B77 2TH	Tamworth	2	flat	120000	65.0	1846	12/10/2017	Sold	2009	No Rightmove link available
Flat 1, Fyne Court, 36, Lyon Drive, Tamworth, Staffordshire B77 2TE	Tamworth	2	flat	110000	60.0	1833	02/11/2017	Sold	2007	No Rightmove link available
66, Exeter Drive, Tamworth, Staffordshire B79 7YQ	Tamworth	2	flat	116950	45.0	2599	15/12/2017	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60838825&sale=55430036&country=england#
1, Marina View, Fazeley, Tamworth, Staffordshire B78 3BF	Tamworth	2	flat	137500	80.0	1719	19/10/2017	Sold	2007	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=24847793&sale=5833720&country=england#
10, Marina View, Fazeley, Tamworth, Staffordshire B78 3BF	Tamworth	2	flat	134000	55.0	2436	05/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69176240&sale=6585811&country=england#
Flat 2, Flynn Court, 4, Meander Close, Wilnecote, Tamworth, Staffordshire B77 5FT	Tamworth	2	flat	115750	70.0	1654	01/11/2017	Sold	2006	No Rightmove link available
7, Palmerston Court, Palmerston Avenue, Wilnecote, Tamworth, Staffordshire B77 5FJ	Tamworth	2	flat	120000	60.0	2000	26/03/2018	Sold	2004	No Rightmove link available
16, Palmerston Court, Palmerston Avenue, Wilnecote, Tamworth, Staffordshire B77 5FJ	Tamworth	2	flat	115000	68.0	1691	13/10/2017	Sold	2004	No Rightmove link available
Flat 5, Blackwater Court, 9, Tame Close, Wilnecote, Tamworth, Staffordshire B77 5FW	Tamworth	2	flat	112000	63.0	1778	26/03/2018	Sold	2006	No Rightmove link available
6, Silverdale, Wensleydale, Wilnecote, Tamworth, Staffordshire B77 4PX	Tamworth	2	flat	132000	58.0	2276	09/02/2018	Sold	2016	No Rightmove link available
6, Wainwright House, Wensleydale, Wilnecote, Tamworth, Staffordshire B77 4PZ	Tamworth	2	flat	127500	58.0	2198	01/03/2018	Sold	2016	No Rightmove link available
30, Oak Drive, Mile Oak, Tamworth, Staffordshire B78 3PR	Tamworth	2	flat	150000	48.0	3125	26/01/2018	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=64657934&sale=6317872&country=england#
38, Oak Drive, Mile Oak, Tamworth, Staffordshire B78 3PR	Tamworth	2	flat	162500	55.9	2907	13/04/2018	Sold	2004	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49781910&sale=6819610&country=england#
14, Oxbridge Way, Tamworth, Staffordshire B79 7YL	Tamworth	2	flat	105000	44.0	2386	26/01/2018	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=20633663&sale=6062770&country=england#
Flat 15, Quarry Court, Quarry Hill, Wilnecote, Tamworth, Staffordshire B77 5DA	Tamworth	2	flat	120000	52.5	2286	09/02/2018	Sold	2009	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65288831&sale=6062605&country=england#
Flat 23, Quarry Court, Quarry Hill, Wilnecote, Tamworth, Staffordshire B77 5DA	Tamworth	2	flat	115000	49.5	2323	20/12/2017	Sold	2008	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66510488&sale=6585703&country=england#
Apartment 91, Fielding House, The Laurels, Fazeley, Tamworth, Staffordshire B78 3EJ	Tamworth	2	flat	140000	59.0	2373	28/03/2018	Sold	2014	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=69682328&sale=6819592&country=england#
Totals / Average				2851145	1325.9	2150				

1-Bed Flats										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
83, Exeter Drive, Tamworth, Staffordshire B79 7YQ	Tamworth	1	flat	95450	43.0	2220	17/11/2017	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=67891097&sale=89978214&country=england#
17, Hardwick Court, Tamworth, Staffordshire B79 7HF	Tamworth	1	flat	90000	36.0	2500	21/09/2017	Sold	1997	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=57244369&sale=55127612&country=england#
Apartment 1, Woods Court, Kettlebrook Road, Kettlebrook, Tamworth, Staffordshire B77 1BL	Tamworth	1	flat	75000	43.0	1744	02/03/2018	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=36549240&sale=6317629&country=england#
Apartment 9, Woods Court, Kettlebrook Road, Kettlebrook, Tamworth, Staffordshire B77 1BL	Tamworth	1	flat	77000	36.0	2139	14/03/2018	Sold	2000	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=62482181&sale=6317632&country=england#
8, Penny Court, Rosy Cross, Tamworth, Staffordshire B79 7QT	Tamworth	1	flat	95000	50.0	1900	16/05/2018	Sold	1990	No Rightmove link available
Totals / Average				432450	208.0	2079				

Warton										
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
9, Hill Crest Farm Close, Warton, Tamworth, Warwickshire B79 0JQ	Warton	4	detached house	277000	122.0	2270	22/09/2017	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=66027749&sale=55127603&country=england#
Totals / Average				277000	122.0	2270				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
4, Willis Croft, Warton, Tamworth, Warwickshire B79 0EU	Warton	3	detached house	263000	105.0	2505	20/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=64059899&sale=55127594&country=england#
7, Willis Croft, Warton, Tamworth, Warwickshire B79 0EU	Warton	3	terraced house	175000	68.0	2574	20/09/2017	Sold	1999	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=65568824&sale=55127591&country=england#
Totals / Average				438000	173.0	2532				

Weddington										
Properties with an unspecified number of beds										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
27, Adderley Avenue, Nuneaton, Warwickshire CV10 0FB	Weddington	?	detached house	259995	91.0	2857	18/08/2017	Sold	2017	No Rightmove link available
56, Adderley Avenue, Nuneaton, Warwickshire CV10 0DQ	Weddington	?	detached house	275995	95.0	2905	27/10/2017	Sold	2017	No Rightmove link available
58, Adderley Avenue, Nuneaton, Warwickshire CV10 0DQ	Weddington	?	detached house	429995	169.0	2544	20/12/2017	Sold	2017	No Rightmove link available
66, Adderley Avenue, Nuneaton, Warwickshire CV10 0DQ	Weddington	?	detached house	435995	162.0	2691	29/03/2018	Sold	2017	No Rightmove link available
1, Duckpond Lane, Nuneaton, Warwickshire CV10 0FH	Weddington	?	detached house	366495	144.0	2545	21/09/2017	Sold	2017	No Rightmove link available
3, Duckpond Lane, Nuneaton, Warwickshire CV10 0FH	Weddington	?	detached house	319995	126.0	2540	01/09/2017	Sold	2017	No Rightmove link available
5, Duckpond Lane, Nuneaton, Warwickshire CV10 0FH	Weddington	?	detached house	319995	126.0	2540	25/08/2017	Sold	2017	No Rightmove link available
7, Duckpond Lane, Nuneaton, Warwickshire CV10 0FH	Weddington	?	detached house	374995	143.0	2622	28/09/2017	Sold	2017	No Rightmove link available
66, Lower Farm Way, Nuneaton, Warwickshire CV10 0FD	Weddington	?	detached house	284500	79.0	3601	19/01/2018	Sold	2017	No Rightmove link available
71, Lower Farm Way, Nuneaton, Warwickshire CV10 0FD	Weddington	?	detached house	324995	113.0	2876	22/12/2017	Sold	2017	No Rightmove link available
72, Lower Farm Way, Nuneaton, Warwickshire CV10 0FD	Weddington	?	detached house	250995	126.0	1992	29/03/2018	Sold	2017	No Rightmove link available
74, Lower Farm Way, Nuneaton, Warwickshire CV10 0FD	Weddington	?	detached house	279995	85.0	3294	27/10/2017	Sold	2017	No Rightmove link available
76, Lower Farm Way, Nuneaton, Warwickshire CV10 0FD	Weddington	?	detached house	252995	114.0	2219	29/03/2018	Sold	2017	No Rightmove link available
78, Lower Farm Way, Nuneaton, Warwickshire CV10 0FD	Weddington	?	detached house	279995	85.0	3294	18/08/2017	Sold	2017	No Rightmove link available
89, Lower Farm Way, Nuneaton, Warwickshire CV10 0FD	Weddington	?	detached house	285995	85.0	3365	27/04/2018	Sold	2017	No Rightmove link available
7, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	detached house	285995	95.0	3010	29/09/2017	Sold	2017	No Rightmove link available
10, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	detached house	281995	95.0	2968	29/09/2017	Sold	2017	No Rightmove link available
15, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	detached house	285995	95.0	3010	27/10/2017	Sold	2017	No Rightmove link available
19, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	detached house	285995	95.0	3010	29/09/2017	Sold	2017	No Rightmove link available
20, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	detached house	318500	118.0	2699	27/10/2017	Sold	2017	No Rightmove link available
21, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	detached house	276995	95.0	2916	29/09/2017	Sold	2017	No Rightmove link available
22, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	detached house	259995	91.0	2857	25/08/2017	Sold	2017	No Rightmove link available
3, Topiary Road, Nuneaton, Warwickshire CV10 0FT	Weddington	?	detached house	365995	132.0	2773	14/12/2017	Sold	2017	No Rightmove link available
5, Topiary Road, Nuneaton, Warwickshire CV10 0FT	Weddington	?	detached house	367995	132.0	2788	14/12/2017	Sold	2017	No Rightmove link available
10, Topiary Road, Nuneaton, Warwickshire CV10 0FS	Weddington	?	detached house	360995	132.0	2735	12/10/2017	Sold	2017	No Rightmove link available
12, Topiary Road, Nuneaton, Warwickshire CV10 0FS	Weddington	?	detached house	360995	132.0	2735	15/09/2017	Sold	2017	No Rightmove link available
14, Topiary Road, Nuneaton, Warwickshire CV10 0FS	Weddington	?	detached house	299995	107.0	2804	29/11/2017	Sold	2017	No Rightmove link available
16, Topiary Road, Nuneaton, Warwickshire CV10 0FS	Weddington	?	detached house	299995	107.0	2804	29/09/2017	Sold	2017	No Rightmove link available
18, Topiary Road, Nuneaton, Warwickshire CV10 0FS	Weddington	?	detached house	367995	139.0	2647	28/09/2017	Sold	2017	No Rightmove link available
1, Vines Lane, Nuneaton, Warwickshire CV10 0GF	Weddington	?	detached house	359995	128.0	2812	29/03/2018	Sold	2017	No Rightmove link available
4, Vines Lane, Nuneaton, Warwickshire CV10 0GF	Weddington	?	detached house	371995	136.0	2735	15/12/2017	Sold	2017	No Rightmove link available
6, Vines Lane, Nuneaton, Warwickshire CV10 0GF	Weddington	?	detached house	372995	136.0	2743	15/12/2017	Sold	2017	No Rightmove link available
8, Vines Lane, Nuneaton, Warwickshire CV10 0GF	Weddington	?	detached house	324995	115.0	2826	15/12/2017	Sold	2017	No Rightmove link available
10, Vines Lane, Nuneaton, Warwickshire CV10 0GF	Weddington	?	detached house	356995	128.0	2789	15/12/2017	Sold	2017	No Rightmove link available
48, Adderley Avenue, Nuneaton, Warwickshire CV10 0DQ	Weddington	?	semi-detached house	209995	76.0	2763	25/08/2017	Sold	2017	No Rightmove link available
50, Adderley Avenue, Nuneaton, Warwickshire CV10 0DQ	Weddington	?	semi-detached house	209995	76.0	2763	25/08/2017	Sold	2017	No Rightmove link available
60, Lower Farm Way, Nuneaton, Warwickshire CV10 0FD	Weddington	?	semi-detached house	229995	102.0	2255	17/11/2017	Sold	2017	No Rightmove link available
62, Lower Farm Way, Nuneaton, Warwickshire CV10 0FD	Weddington	?	semi-detached house	209995	102.0	2059	17/11/2017	Sold	2017	No Rightmove link available
11, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	semi-detached house	253995	91.0	2791	27/10/2017	Sold	2017	No Rightmove link available
12, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	semi-detached house	253995	91.0	2791	27/10/2017	Sold	2017	No Rightmove link available
13, Skylark Fields, Nuneaton, Warwickshire CV10 0GE	Weddington	?	semi-detached house	179995	63.0	2857	29/09/2017	Sold	2017	No Rightmove link available

14, Skylark Fields, Nuneaton, Warwickshire CV10 OGE	Weddington	?	semi-detached house	179995	63.0	2857	29/09/2017	Sold	2017	No Rightmove link available
30, Topiary Road, Nuneaton, Warwickshire CV10 OFS	Weddington	?	semi-detached house	279995	121.0	2314	14/12/2017	Sold	2017	No Rightmove link available
32, Topiary Road, Nuneaton, Warwickshire CV10 OFS	Weddington	?	semi-detached house	279995	121.0	2314	22/02/2018	Sold	2017	No Rightmove link available
16, Skylark Fields, Nuneaton, Warwickshire CV10 OGE	Weddington	?	terraced house	212995	76.0	2803	27/10/2017	Sold	2017	No Rightmove link available
17, Skylark Fields, Nuneaton, Warwickshire CV10 OGE	Weddington	?	terraced house	212995	76.0	2803	27/10/2017	Sold	2017	No Rightmove link available
18, Skylark Fields, Nuneaton, Warwickshire CV10 OGE	Weddington	?	terraced house	214995	76.0	2829	27/10/2017	Sold	2017	No Rightmove link available
Totals / Average				13878275	5085.0	2729				
5-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
33, Adderley Avenue, Nuneaton, Warwickshire CV10 OFB	Weddington	5	detached house	509995	218.0	2339	29/03/2018	Sold	2017	No Rightmove link available
39, Adderley Avenue, Nuneaton, Warwickshire CV10 OFB	Weddington	5	detached house	509995	218.0	2339	10/01/2018	Sold	2017	No Rightmove link available
62, Adderley Avenue, Nuneaton, Warwickshire CV10 ODQ	Weddington	5	detached house	495995	214.0	2318	14/12/2017	Sold	2017	No Rightmove link available
2, Vines Lane, Nuneaton, Warwickshire CV10 OGF	Weddington	5	detached house	489995	214.0	2290	16/03/2018	Sold	2017	No Rightmove link available
Totals / Average				2005980	864.0	2322				
4-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
29, Adderley Avenue, Nuneaton, Warwickshire CV10 OFB	Weddington	4	detached house	304995	110.0	2773	25/08/2017	Sold	2017	No Rightmove link available
31, Adderley Avenue, Nuneaton, Warwickshire CV10 OFB	Weddington	4	detached house	304995	110.0	2773	25/08/2017	Sold	2017	No Rightmove link available
35, Adderley Avenue, Nuneaton, Warwickshire CV10 OFB	Weddington	4	detached house	369995	136.0	2721	30/11/2017	Sold	2017	No Rightmove link available
37, Adderley Avenue, Nuneaton, Warwickshire CV10 OFB	Weddington	4	detached house	365995	136.0	2691	30/11/2017	Sold	2017	No Rightmove link available
41, Adderley Avenue, Nuneaton, Warwickshire CV10 OFB	Weddington	4	detached house	374995	136.0	2757	29/03/2018	Sold	2017	No Rightmove link available
60, Adderley Avenue, Nuneaton, Warwickshire CV10 ODQ	Weddington	4	detached house	371995	136.0	2735	30/11/2017	Sold	2017	No Rightmove link available
68, Lower Farm Way, Nuneaton, Warwickshire CV10 OFD	Weddington	4	detached house	284995	107.0	2664	26/01/2018	Sold	2017	No Rightmove link available
70, Lower Farm Way, Nuneaton, Warwickshire CV10 OFD	Weddington	4	detached house	294995	107.0	2757	21/12/2017	Sold	2017	No Rightmove link available
75, Lower Farm Way, Nuneaton, Warwickshire CV10 OFD	Weddington	4	detached house	299995	107.0	2804	29/03/2018	Sold	2017	No Rightmove link available
81, Lower Farm Way, Nuneaton, Warwickshire CV10 OFD	Weddington	4	detached house	256995	107.0	2402	16/03/2018	Sold	2017	No Rightmove link available
91, Lower Farm Way, Nuneaton, Warwickshire CV10 OFD	Weddington	4	detached house	286500	107.0	2678	27/04/2018	Sold	2017	No Rightmove link available
25, Hydes Pastures, Nuneaton, Warwickshire CV10 OAQ	Weddington	4	detached house	240000	101.0	2376	15/09/2017	Sold	2010	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49283190&sale=55178951&country=england#
19, Watitune Avenue, Nuneaton, Warwickshire CV10 OBF	Weddington	4	detached house	325000	127.0	2559	08/12/2017	Sold	2015	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=49149393&sale=55488821&country=england#
52, Adderley Avenue, Nuneaton, Warwickshire CV10 ODQ	Weddington	4	semi-detached house	259995	109.0	2385	29/09/2017	Sold	2017	No Rightmove link available
54, Adderley Avenue, Nuneaton, Warwickshire CV10 ODQ	Weddington	4	semi-detached house	259995	109.0	2385	27/10/2017	Sold	2017	No Rightmove link available
7, Topiary Road, Nuneaton, Warwickshire CV10 OFT	Weddington	4	semi-detached house	273995	111.0	2468	21/12/2017	Sold	2017	No Rightmove link available
9, Topiary Road, Nuneaton, Warwickshire CV10 OFT	Weddington	4	semi-detached house	273995	111.0	2468	21/12/2017	Sold	2017	No Rightmove link available
13, Topiary Road, Nuneaton, Warwickshire CV10 OFT	Weddington	4	semi-detached house	275995	111.0	2486	29/03/2018	Sold	2017	No Rightmove link available
15, Topiary Road, Nuneaton, Warwickshire CV10 OFT	Weddington	4	semi-detached house	275995	111.0	2486	29/03/2018	Sold	2017	No Rightmove link available
20, Topiary Road, Nuneaton, Warwickshire CV10 OFS	Weddington	4	semi-detached house	269995	111.0	2432	30/11/2017	Sold	2017	No Rightmove link available
22, Topiary Road, Nuneaton, Warwickshire CV10 OFS	Weddington	4	semi-detached house	270995	111.0	2441	14/12/2017	Sold	2017	No Rightmove link available
24, Topiary Road, Nuneaton, Warwickshire CV10 OFS	Weddington	4	semi-detached house	271995	111.0	2450	29/03/2018	Sold	2017	No Rightmove link available
26, Topiary Road, Nuneaton, Warwickshire CV10 OFS	Weddington	4	semi-detached house	272995	111.0	2459	21/12/2017	Sold	2017	No Rightmove link available
Totals / Average				6787400	2633.0	2578				
3-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m ²)	Sales value (£/m ²)	Sale Date	Status	Build date (where given)	Hyperlink
22, Brookdale Road, Nuneaton, Warwickshire CV10 OBP	Weddington	3	detached house	210000	106.0	1981	11/10/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=57913834&sale=6103915&country=england#
104, Oakdene Crescent, Nuneaton, Warwickshire CV10 ODU	Weddington	3	detached house	150000	94.0	1596	02/03/2018	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=38850120&sale=6363694&country=england#
64, Lower Farm Way, Nuneaton, Warwickshire CV10 OFD	Weddington	3	semi-detached house	210995	79.0	2671	17/11/2017	Sold	2017	No Rightmove link available
30, Brookdale Road, Nuneaton, Warwickshire CV10 OBP	Weddington	3	semi-detached house	138000	78.0	1769	15/09/2017	Sold		https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=60313996&sale=54886880&country=england#
10, Meulan Lane, Nuneaton, Warwickshire CV10 OEB	Weddington	3	semi-detached house	199995	91.0	2198	05/12/2017	Sold	2015	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=61452367&sale=5871736&country=england#

64, Oakdene Crescent, Nuneaton, Warwickshire CV10 0DU	Weddington	3	semi-detached house	180000	82.7	2177	11/09/2017	Sold	https://www.rjhtmove.co.uk/house-prices/detail/Matching.html?prop=22228243&sale=55178972&country=england#	
			Totals / Average	1088990	530.7	2052				
2-Bed Houses										
Address	Region	Bedrooms	Type	Confirmed Price (£)	GIFA (m²)	Sales value (£/m²)	Sale Date	Status	Build date (where given)	Hyperlink
55, Castle Road, Nuneaton, Warwickshire CV10 0EW	Weddington	2	semi-detached house	150000	66.0	2273	06/10/2017	Sold		https://www.rjhtmove.co.uk/house-prices/detail/Matching.html?prop=48070041&sale=55178978&country=england#
			Totals / Average	150000	66.0	2273				

Summary of Achieved Sales Prices

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats	
Ansley Common						159995	135000							70000				
Averages						159995	144167							70000				
Camp Hill							138000				178000	85000					158000 80000 93500 73000	220000
Averages						138000	178000			85000	101125			220000				
Coleshill					285000	265000	259500	203000			163500	230000	148500				153000 151000 170000 148500 168000 157500	
Averages					285000	265000	239750	203000			163500	171800	156863					
Dordon						325000	370000	146000				130000					325000 132500	
Averages					325000	370000	146000	131250										
Galley Common						247000	180000	175000			135000	151000					245000 265000 266000 235000 185000 195000 198000 260000	
Averages					251600	212625	181333			137498	151000							
Hartshill						275000	221000	179950	155000		182000	155000	125000				240000 175000 163000 169950 145000	
Averages					257500	221000	166580	155000		179500	155000	125000						
Nuneaton						259000	450250	345000	197000	275000	245000	185000	147500	179950	186000	115000	421950	227250
Averages	407286	271078	227706	183500	217303	188494	168095			133000	136334	107525	100000	322571	213920			

	5-Beds		4-Beds		3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats	
Polesworth	267500	281995	269950		145000	214995	169950		189500	167995	135000		145950	92000	334995	206995		232995
	275000	230000			234000	214995	235000			160000					286995			234995
		308500				215995									289995			242995
		218000				221995									327995			
		299950				219995									257995			
						226995									338995			
						226995									294995			
						209995									334995			
						214995									289995			
						211995												
						170000												
						195000												
						189950												
						199000												
						162000												
						187950												
					185000													
					161500													
					165000													
Averages	271250	267689	269950		189500	199703	202475		189500	163998	135000		145950	92000	306328	206995		236995
	5-Beds		4-Beds		3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats	
Solihull	1380000	475000	520828		300000	200000	250000		272000	250000	220000		230000	390000	550000		325000	235000
	500000	555000		335000		175000	350000			245400	247000		168000	815000			325000	281000
	1095000	730000				250000	365000			217500	270000		155000				590000	275000
	615000	475000				275000	361500				240000		150000					235000
		479250				295000					75000		153000					375000
		548000									159000		95000					306000
											210000		149000					289000
											218000		123000					335000
											275000		140000					250000
											265000		175000					276000
											124000		126000					341000
											225000							287000
											169000							346500
											257000							340000
											276000							165000
											339950							152000
										225000							145000	
										154500							237500	
										182000							290000	
										230000							217500	
										199950							216000	
										155000							229950	
										162500							287500	
										147000							178500	
										150000							187000	
										149000							175000	
																	190000	
																	197000	
																	118000	
																	275000	
Averages	897500	543708	520828	317500	239000	331625	382667		272000	237633	204804		151273	602500	550000		413333	247748
	5-Beds		4-Beds		3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats	
Tamworth	282000	265000			277500	210000	197000		165000	137000	126000		95450	359995	150500		230500	100000
	295000	280000			270000	257500	185000		160000	173000	119950		90000	349995	249995			138000
	540000	282500			270000	197000	183000		120000	150000	120000		75000	474995	249995			128000
	610000	273000			203500	200000	194950		165000	150000	125000		77000	439995	249995			135000
		262000			245000	200000	167000		161000	128000	104000		95000	379995	259995			
		350000			219950	178000	168000		138000	152000	122995			369995	259995			
		307000			278000	187000	182500		127000	155000	120000			329995	253250			
		289000			233000	240000	200000		120000	201000	110000			324995	253250			
		315000			265000	194000	204000		165000	120000	116950			334995	251995			
		320000			267000	222000	160000			143000	137500			444995	251995			
		322500			235000	205000	185000			151000	134000			339995	230500			
		315000			252000	200000				159000	115750			327495	230500			
		375000			230000	192000				170000	120000			369995	118250			
		284500			197500	174000				150000	115000			384995	166950			
		272000			157500	189000				140000	112000			329995	266500			
		382500			255000	188000					84000			132000	474995			229950
		307500									127500			419995	229950			
		349950									150000			334995	168950			
		300000									162500			334995	206500			
		275500									105000			374995	165950			
		384999									120000			359995	164950			
		347500									115000			359995	215500			
		391000									140000			474995	214950			
		310000												279995	220000			
		355000												284995	220000			
		297000												287995	225000			
		240000												322750	225000			
		280000												309995	235000			
		330000												333995				
		247500												335250				
		287500												336995				
		285000												337995				
		285500												378750				
		295000												382500				
		306000												335995				
		320000												316000				
		315000												253250				
		370000												314750				
		284000												264750				
		297500												238500				
	312000												299950					
	432500												279950					
	340000																	

	5-Beds		4-Beds				3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats			
Warton		277000				263000														
Averages		277000				263000														
	5-Beds		4-Beds				3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats			
Weddington	509995	304995	259995		210000	210995							150000				259995	209995	212995	
	509995	304995	259995		150000	138000											275995	209995	212995	
	495995	369995	273995			199995											429995	229995	214995	
	489995	365995	273995			180000											435995	209995		
		374995	275995															366495	253995	
		371995	275995															319995	253995	
		284995	269995															319995	179995	
		294995	270995															374995	179995	
		299995	271995															284500	279995	
		256995	272995															324995	279995	
		286500																250995		
		240000																279995		
		325000																252995		
																		279995		
																		285995		
																		285995		
																		281995		
																		285995		
																		285995		
																		318500		
																	276995			
																	259995			
																	365995			
																	367995			
																	360995			
																	360995			
																	299995			
																	299995			
																	367995			
																	359995			
																	371995			
																	372995			
																	324995			
																	356995			
Averages	501495	313958	270595		180000	182248							150000				322039	228795	213662	

Average of Achieved Sales Prices

	5-Beds		4-Beds				3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats			
Ansley Common						159995	144167						70000							
Camp Hill							138000			178000		85000		101125			220000			
Coleshill				285000	265000	239750	203000					163500	171800	156863						
Dordon		325000			370000	146000	131250													
Galley Common		251600			212625	181333				137498		151000								
Hartshill		257500			221000	166580	155000			179500		155000	125000							
Nuneaton	407286	271078	227706	183500	217303	188494	168095					133000	136334	107525	100000	322571	213920			
Polesworth	271250	267689	269950		189500	199703	202475			189500		163998	135000	145950	92000	306328	206995	236995		
Solihull	897500	543708	520828	317500		239000	331625	382667				272000	237633	204804	151273	602500	550000	413333	247748	
Tamworth	431750	308426				240997	202094	184223					146778	147688	123963	86490	337028	220192	230500	125250
Warton		277000				263000														
Weddington	501495	313958	270595		180000	182248						150000					322039	228795	213662	
Averages	501856	312884	322270	262000	239936	190520	183284	382667	171125	157808	158909	140038	99953	351744	283980	273623	186499			

Average of Achieved Sales Floor Areas

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats	
Ansley Common						90.0		63.0									46.0	
Averages						90.0		67.0									46.0	
Camp Hill							74.0		63.0		55.0						77.0	
Averages						74.0		63.0		55.0							77.0	
Coleshill					103.0	93.0	81.0	88.0			52.0	70.0	61.0					
Averages					103.0	93.0	82.0	88.0			52.0	65.0	71.0					
Dordon						117.0	121.0	78.0			81.3							
Averages					126.0	121.0	78.0	79.0										
Galley Common						104.0	75.0	64.0			59.1	57.0						
Averages					113.0	89.0	65.0	59.0			57.0							
Hartshill						119.2	83.0	88.0			86.7	91.0	67.0	79.0				
Averages					108.0	83.0	84.0	87.0			91.0	67.0	79.0					
Nuneaton						108.0	176.0	130.4	119.4	104.1	81.0	102.0	76.0	60.0	95.0	50.0	158.0	80.0
Averages		194.0	119.0	112.0	113.0	83.0	78.0	82.0			62.0	60.0	55.0	50.0	123.0	78.0		

	5-Beds		4-Beds		3-Beds				2-Beds				1-Beds	?-Beds			
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats
Polesworth	92.0	112.0	136.0		93.2	98.0	92.6		61.3	54.0	56.2	58.0	50.2	126.0	75.0	102.0	
	115.0	108.9			98.0	79.0	111.0			58.0				112.0		102.0	
		154.0				79.0								112.0		102.0	
		130.0				79.0								126.0			
		113.0				79.0								106.0			
						79.0								143.0			
						79.0								112.0			
						79.0								126.0			
						79.0								112.0			
						82.0											
						80.0											
						103.0											
						111.8											
						72.9											
						65.5											
					63.8												
					84.5												
					61.0												
Averages	104.0	124.0	136.0		96.0	81.0	102.0		61.0	56.0	56.0	58.0	50.0	119.0	75.0	102.0	
	5-Beds		4-Beds		3-Beds				2-Beds				1-Beds	?-Beds			
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats
Solihull	352.0	110.0	220.5	104.0		80.0	74.0	105.0		121.0	54.0	69.0	54.0	78.0	120.0	105.0	52.0
	178.0	148.0		120.2		68.3	106.0	98.0			74.0	65.0	42.0	237.0		105.0	56.0
	354.0	206.0				66.0	102.0	98.0			55.0	87.0	54.0			138.0	54.0
	224.8	140.8				94.0	106.0					76.0	55.0				53.0
		136.0				92.0						52.0	63.0				89.0
		137.0										52.0	55.0				68.0
												60.0	54.0				53.0
												60.0	46.0				75.0
												79.0	45.0				53.0
												51.0	65.0				53.0
												69.0	44.0				74.0
												69.0					54.0
												73.0					74.0
												70.0					74.0
												74.0					56.0
											77.0					55.0	
											67.0					55.0	
											73.0					76.0	
											67.0					92.0	
											73.0					61.0	
											61.0					60.0	
											60.0					71.0	
											64.0					91.0	
											61.0					60.0	
											59.0					60.0	
											53.0					60.0	
																55.0	
																48.0	
																49.0	
																88.0	
Averages	277.0	146.0	221.0	112.0		80.0	97.0	100.0		121.0	61.0	66.0	52.0	158.0	120.0	116.0	64.0
	5-Beds		4-Beds		3-Beds				2-Beds				1-Beds	?-Beds			
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats
Tamworth	127.0	119.0			92.0	99.0	83.0		70.0	54.3	62.0	43.0	130.0	83.0	80.0		43.0
	130.0	118.0			88.0	91.0	76.0		48.0	70.3	59.0	36.0	131.0	88.0			36.0
	217.0	95.0			81.0	78.0	75.0		64.8	57.2	49.0	43.0	168.0	88.0			43.0
	213.6	104.4			101.0	83.0	84.0		56.0	52.3	50.0	36.0	164.0	88.0			36.0
	97.0	72.0			72.0	69.3	70.0		66.0	56.0	48.0	50.0	135.0	88.0			48.0
	139.0	74.0			74.0	63.3	88.3		56.0	61.1	67.0		130.0	88.0			67.0
	108.0	112.1			112.1	105.0	90.0		55.5	61.0	65.0		120.0	92.0			65.0
	110.0	91.0			91.0	85.0	155.5		54.8	91.0	60.0		115.0	92.0			91.0
	106.0	90.0			90.0	71.0	109.0		62.6	55.0	45.0		120.0	92.0			45.0
	139.0	84.0			84.0	91.3	81.2			60.0	80.0		164.0	92.0			80.0
	95.0	90.0			90.0	126.0	91.0			118.9	55.0		120.0	80.0			55.0
	108.0	99.0			99.0	90.0				62.5	70.0		115.0	80.0			70.0
	130.0	74.0			74.0	78.2				65.0	60.0		130.0	83.0			60.0
	96.0	95.0			95.0	65.0				59.0	68.0		135.0	50.0			68.0
	126.7	74.0			74.0	91.4				53.4	63.0		115.0	103.0			63.0
	133.0				88.0	97.0					56.0		58.0	102.0			56.0
	119.0												58.0	102.0			
	123.0												48.0	115.0			
	112.0												55.9	115.0			
	123.0												44.0	130.0			
	172.0												52.5	130.0			
	131.0												49.5	131.0			
	130.0												59.0	168.0			
	105.0													98.0			
	125.0													98.0			
	117.0													98.0			
	93.6													120.0			
	129.0													108.0			
	138.4													136.0			
	110.0													134.0			
	88.0													134.0			
	122.0													127.0			
	104.0													140.0			
	115.0													140.0			
	104.0													136.0			
117.0													123.0				
123.9													85.0				
137.0													108.0				
143.9													130.0				
110.0													86.0				
125.0													126.0				
148.0													105.0				
112.0													109.0				
116.0													112.0				
132.0													109.0				
131.6													85.0				
128.0													126.0				
117.0													124.0				
													104.0				
													150.0				

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats	
Warton		122.0			105.0				68.0									
Averages		122.0			105.0				68.0									
	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	?-Beds				
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats	
Weddington	218.0	110.0	109.0		106.0	79.0							66.0		91.0	76.0	76.0	
	218.0	110.0	109.0		94.0	78.0									95.0	76.0	76.0	
	214.0	136.0	111.0			91.0									169.0	102.0	76.0	
	214.0	136.0	111.0			82.7									162.0	102.0		
		136.0	111.0												144.0		91.0	
		136.0	111.0												126.0		91.0	
		107.0	111.0												126.0		63.0	
		107.0	111.0												143.0		63.0	
		107.0	111.0												79.0		121.0	
		107.0	111.0												113.0		121.0	
		107.0													126.0			
		101.0													85.0			
		127.0													114.0			
															85.0			
															85.0			
															95.0			
															95.0			
														95.0				
														118.0				
														95.0				
														91.0				
														132.0				
														132.0				
														132.0				
														132.0				
														107.0				
														107.0				
														139.0				
														128.0				
														136.0				
														136.0				
														115.0				
														128.0				
Averages	216.0	117.0	111.0		100.0	83.0							66.0		116.0	91.0	76.0	

Average of Achieved Sales Floor Areas

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	?-Beds			
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats
Ansley Common						90.0	67.0						46.0				
Camp Hill							74.0		63.0	55.0		63.0		77.0			
Coleshill				103.0	93.0	82.0	88.0			52.0	65.0	71.0					
Dordon		126.0			121.0	78.0	79.0										
Galley Common		113.0			89.0	65.0			59.0	57.0							
Hartshill		108.0			83.0	84.0	87.0		91.0	67.0	79.0						
Nuneaton	194.0	119.0	112.0	113.0	83.0	78.0	82.0			62.0	60.0	55.0	50.0	123.0	78.0		
Polesworth	104.0	124.0	136.0		96.0	81.0	102.0		61.0	56.0	56.0	58.0	50.0	119.0	75.0	102.0	
Solihull	277.0	146.0	221.0	112.0		80.0	97.0	100.0		121.0	61.0	66.0	52.0	158.0	120.0	116.0	64.0
Tamworth	172.0	119.0			88.0	86.0	91.0			59.0	65.0	58.0	42.0	125.0	87.0	80.0	53.0
Warton		122.0			105.0		68.0										
Weddington	216.0	117.0	111.0		100.0	83.0				66.0				116.0	91.0	76.0	
Averages	192.6	121.6	145.0	109.3	95.3	80.7	83.5	100.0	68.5	66.1	64.3	61.8	48.0	119.7	90.2	93.5	58.5

Average Sales Values (total £ / total m²) for each area from Asking Prices Summary

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Ansley Common							£1,534						
Camp Hill		£2,254		£1,486	£2,276	£2,271	£1,742			£2,220	£2,163	£2,454	
Coleshill	£3,563	£4,340			£3,364	£2,467	£3,080			£2,748	£3,178	£2,977	
Dordon		£2,386				£2,811				£2,796			
Galley Common		£2,517			£2,979	£2,722			£2,939				
Hartshill		£2,143			£2,143	£2,326	£2,327						
Nuneaton	£2,381	£2,465	£2,206	£1,944	£2,675	£2,534	£2,012	£1,392		£2,974	£2,469	£2,176	£1,909
Polesworth		£2,637			£3,124	£2,652	£3,431		£3,303	£3,154	£2,713		
Solihull	£4,018	£4,354		£3,448	£4,871	£3,945	£3,371	£3,595	£3,709		£4,196	£4,117	£3,812
Tamworth	£2,556	£2,047		£2,681	£2,830	£2,796	£2,245			£2,819	£2,808	£2,265	£2,499
Warton	£2,265	£2,671			£2,216					£3,398			
Weddington	£2,309	£2,650	£2,378		£2,911	£2,776	£3,234		£2,815	£3,192			

Average Sales Values (total £ / total m²) for each area from Achieved Sales (properties sold STC/under offer) Summary

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats
Ansley Common													
Camp Hill		£2,396					£1,581				£2,375	£1,990	
Coleshill													
Dordon													
Galley Common													
Hartshill						£2,569							
Nuneaton													
Polesworth						£2,233					£2,102		
Solihull	£3,611	£5,369			£4,293		£3,741				£4,328	£3,586	£3,424
Tamworth													
Warton													
Weddington							£1,860						

Average Sales Values (total £ / total m²) for each area from Previous Sales Summary

	5-Beds	4-Beds			3-Beds				2-Beds				1-Beds	?-Beds			
	Detached	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced	Flats	Detached	Semi-detached	Terraced	Flats	Flats	Detached	Semi-detached	Terraced	Flats
Ansley Common						£1,778	£2,163						£1,522				
Camp Hill							£1,865		£2,825	£1,545		£1,612		£2,857			
Coleshill				£2,767	£2,849	£2,924	£2,307			£3,144	£2,627	£2,209					
Dordon		£2,590			£3,058	£1,872	£1,669										
Galley Common		£2,235			£2,392	£2,776			£2,325	£2,649							
Hartshill		£2,382			£2,663	£1,988	£1,788		£1,973	£2,313	£1,582						
Nuneaton	£2,104	£2,279	£2,040	£1,626	£2,617	£2,410	£2,052			£2,139	£2,286	£1,944	£2,000	£2,619	£2,753		
Polesworth	£2,621	£2,166	£1,985		£1,982	£2,474	£1,989		£3,091	£2,929	£2,402	£2,516	£1,833	£2,565	£2,760	£2,323	
Solihull	£3,238	£3,716	£2,362	£2,832		£2,985	£3,419	£3,814		£2,248	£3,896	£3,094	£2,884	£3,825	£4,583	£3,563	£3,873
Tamworth	£2,512	£2,585			£2,744	£2,337	£2,020			£2,475	£2,288	£2,150	£2,079	£2,692	£2,545	£2,881	£2,352
Warton		£2,270			£2,505		£2,574										
Weddington	£2,322	£2,673	£2,447		£1,800	£2,204				£2,273				£2,771	£2,525	£2,811	

APPENDIX 8a

H1 - Land at Holly Lane Atherstone

Surplus (Deficit) from Input land valuation at 30/8/2018 £2,119,775

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY

DETAIL

SCHEME

Site Address H1 - Land at Holly Lane Atherstone
 Site Reference
 File Source
 Scheme Description 531 units

Date of appraisal 30/08/2018
 Net Residential Site Area
 Author & Organisation
 Registered Provider (where)

Housing Mix (Affordable + Open Market)

Total Number of Units	531	units
Total Number of Open Market Units	317	units
Total Number of Affordable Units	214	units
Total Net Internal Area (sq m)	42,921	sq m
% Affordable by Unit	40.3%	
% Affordable by Area	39.1%	
Density	No Area input	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	32.70	hectares
Net Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£144,000	£0	£0	£0	£0	
2 Bed Flat Low rise	£174,000	£0	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£204,000	£0	£0	£0	£0	
3 Bed House	£216,000	£0	£0	£0	£0	
4 Bed + House	£322,889	£0	£0	£0	£0	
Total Revenue £	£71,286,000	£0	£0	£0	£0	£71,286,000
Net Area (sq m)	26,151	-	-	-	-	26,151
Revenue (£ / sq m)	£2,726	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES

£71,286,000

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

CAPITAL VALUE OF OPEN MARKET HOUSING

£71,286,000 £ 2,726 psqm

BUILD COST OF OPEN MARKET HOUSING inc Contingency

£31,540,444 £ 1,206 psqm

CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING

£39,745,556

AH Residential Values

AH & RENTAL VALUATION BASED ON CAPITAL VALUES for RESIDUAL VALUATION

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise			£576,000	£576,000
2 Bed Flat Low rise		£365,400	£957,000	£1,322,400
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£1,713,600	£6,732,000	£8,445,600
3 Bed House		£1,965,600	£8,100,000	£10,065,600
4 Bed + House		£789,600	£3,102,000	£3,891,600
	£0	£4,834,200	£19,467,000	£24,301,200
£ psqm of CV (phase 1)	-	1,702	1,367	

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)

£24,301,200

RP Cross Subsidy (use of own assets)

£0

LA s106 commuted in lieu

£0

RP Re-cycled SHG

£0

Use of AR rent conversion income

£0

Other source of AH funding

£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING

£0

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)

£24,301,200

BUILD COST OF AFFORDABLE HOUSING inc Contingency

£20,243,641 £ 1,207 psqm

CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING

£4,057,559

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking

£0

Car Parking Build Costs

£0

Ground rent

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£186,000	
Capitalised Annual Ground Rents		£186,000
TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£95,773,200
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£51,784,084	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£43,989,116

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	
CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£0
COSTS OF NON-RESIDENTIAL SCHEME	£0	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		£0
GROSS DEVELOPMENT VALUE OF SCHEME		£95,773,200
TOTAL BUILD COSTS	£51,784,084	
TOTAL CONTRIBUTION TO SCHEME COSTS		£43,989,116

External Works & Infrastructure Costs (£)

		Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0			
Roads and Sewers at a nominal £50,000 per net acre	£2,400,000	4,520	2.5%	73,394
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
Other 1	£0			
Other 2	£0			
	£2,400,000		2.5%	73,394
Other site costs				
Fees and certification	8.0%	£4,022,065	7,575	4.2%
Other Acquisition Costs (£)		£0		122,999

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0
	£0

Total Site Costs inc Fees **£6,422,065** 12,094

Statutory 106 Costs (£)

Education	£2,252,591	4,242
Sport & Recreation	£64,251	121
Social Infrastructure	£1,481,434	2,790
Public Realm	£856,977	1,614
Affordable Housing	£0	
Transport	£23,322	44
Highway	£0	
Health	£189,365	357
Public Art	£306,000	576
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
Other 1	£0	
Other 2	£0	
Other 3	£0	
Other 4	£0	
	£5,173,940	9,744

Statutory 106 costs **£5,173,940** 9,744

Marketing (Open Market Housing ONLY)

		per OM unit
Sales/letting Fees	2.0%	£1,425,720 4,498
Legal Fees (per Open Market unit):	£1,000	£317,000 1,000

Marketing (Affordable Housing)

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Total Marketing Costs **£1,742,720**

Total Direct Costs **£65,122,809**

Finance and acquisition costs

Land Payment	£8,175,000	25,789 per OM home	250,000 per hectare
Arrangement Fee	£0	0.0% of interest	
Misc Fees (Surveyors etc)	£0	0.00% of scheme value	

Agents Fees	£81,750
Legal Fees	£61,313
Stamp Duty	£398,250
Total Interest Paid	£3,577,038

Total Finance and Acquisition Costs **£12,293,350**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Valt	20.0%	£14,257,200	44,975 per OM unit
Affordable Housing Return on Cost	6.0%	£1,179,241	5,510 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit **£15,436,441**
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£92,852,601**

Surplus/(Deficit) at completion 1/3/2024 **£2,920,599**

Present Value of Surplus (Deficit) at 30/8/2018 **£2,119,775**

Scheme Investment MIRR **15.6%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	8.5%	Peak Cash Requirement	-£24,053,372
Site Value (PV) per hectare	No area input per hectare	No area input per acre	

APPENDIX 8b

H2 - Land to north-west of Atherstone off
Whittington Lane

Surplus (Deficit) from input land valuation at 30/8/2018 **£8,161,108**

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY

DETAIL

SCHEME

Site Address H2 - Land to north-west of Atherstone off Whittington Date of appraisal 30/08/2018
 Site Reference Net Residential Site Area
 File Source Author & Organisation
 Scheme Description 1,282 units Registered Provider (where)

Housing Mix (Affordable + Open Market)

Total Number of Units	1,282	units
Total Number of Open Market Units	764	units
Total Number of Affordable Units	518	units
Total Net Internal Area (sq m)	103,547	sq m
% Affordable by Unit	40.4%	
% Affordable by Area	39.2%	
Density	No Area input	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	71.20	hectares
Net Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£144,000	£0	£0	£0	£0	
2 Bed Flat Low rise	£174,000	£0	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£204,000	£0	£0	£0	£0	
3 Bed House	£216,000	£0	£0	£0	£0	
4 Bed + House	£322,969	£0	£0	£0	£0	
Total Revenue £	£171,522,000	£0	£0	£0	£0	£171,522,000
Net Area (sq m)	62,914	-	-	-	-	62,914
Revenue (£ / sq m)	£2,726	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES

£171,522,000

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

CAPITAL VALUE OF OPEN MARKET HOUSING

£171,522,000 £ 2,726 psqm

BUILD COST OF OPEN MARKET HOUSING inc Contingency

£75,881,282 £ 1,206 psqm

CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING

£95,640,718

AH Residential Values**AH & RENTAL VALUATION BASED ON CAPITAL VALUES for RESIDUAL VALUATION**

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise		£302,400	£1,224,000	£1,526,400
2 Bed Flat Low rise		£609,000	£2,436,000	£3,045,000
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£3,998,400	£16,218,000	£20,216,400
3 Bed House		£4,838,400	£19,656,000	£24,494,400
4 Bed + House		£1,974,000	£7,614,000	£9,588,000
	£0	£11,722,200	£47,148,000	£58,870,200
£ psqm of CV (phase 1)		1,516	1,366	

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)

£58,870,200

RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Use of AR rent conversion income	£0
Other source of AH funding	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING

£0

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)

£58,870,200

BUILD COST OF AFFORDABLE HOUSING inc Contingency

£49,045,669 £ 1,207 psqm

CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING

£9,824,531

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking
 Car Parking Build Costs

£0

£0

Ground rent

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£450,000	
Capitalised Annual Ground Rents		£450,000
TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£230,842,200
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£124,926,951	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£105,915,249

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	
CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£0
COSTS OF NON-RESIDENTIAL SCHEME	£0	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		£0
GROSS DEVELOPMENT VALUE OF SCHEME		£230,842,200
TOTAL BUILD COSTS	£124,926,951	
TOTAL CONTRIBUTION TO SCHEME COSTS		£105,915,249

External Works & Infrastructure Costs (£)

		Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0			
Roads and Sewers at a nominal £50,000 per net acre	£5,277,000	4,116	2.3%	74,115
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
Other 1	£0			
Other 2	£0			
	£5,277,000		2.3%	74,115

Other site costs

Fees and certification	8.0%	£9,703,064	7,569	4.2%	136,279
Other Acquisition Costs (£)		£0			

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0
	£0

Total Site Costs inc Fees **£14,980,064** 11,685

Statutory 106 Costs (£)

Education	£5,438,460	4,242
Sport & Recreation	£155,122	121
Social Infrastructure	£0	
Public Realm	£2,069,096	1,614
Affordable Housing	£0	
Transport	£59,305	46
Highway	£0	
Health	£457,187	357
Public Art	£739,000	576
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
Other 1	£0	
Other 2	£0	
Other 3	£0	
Other 4	£0	
	£8,918,171	6,956

Statutory 106 costs **£8,918,171** 6,956

Marketing (Open Market Housing ONLY)

		per OM unit
Sales/letting Fees	2.0%	£3,430,440 4,490
Legal Fees (per Open Market unit):	£1,000	£764,000 1,000

Marketing (Affordable Housing)

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Total Marketing Costs **£4,194,440**

Total Direct Costs **£153,019,626**

Finance and acquisition costs

Land Payment	£17,593,876	23,029 per OM home	247,105 per hectare
Arrangement Fee	£0	0.0% of interest	
Misc Fees (Surveyors etc)	£0	0.00% of scheme value	

Agents Fees	£175,939
Legal Fees	£131,954
Stamp Duty	£869,194
Total Interest Paid	£6,842,809

Total Finance and Acquisition Costs **£25,613,771**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Valt	20.0%	£34,304,400	44,901 per OM unit
Affordable Housing Return on Cost	6.0%	£2,857,029	5,516 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit **£37,161,429**
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£215,794,826**

Surplus/(Deficit) at completion 1/3/2029 **£15,047,374**

Present Value of Surplus (Deficit) at 30/8/2018 **£8,161,108**

Scheme Investment MIRR **12.2%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	7.6%	Peak Cash Requirement	-£38,029,670
Site Value (PV) per hectare	No area input per hectare	No area input per acre	

APPENDIX 8c

H7 - Land to east of Polesworth & Dordon

Surplus (Deficit) from Input land valuation at 30/8/2018 £3,617,052

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY

DETAIL

SCHEME

Site Address H7 - Land to east of Polesworth & Dordon Date of appraisal 30/08/2018
 Site Reference Net Residential Site Area
 File Source Author & Organisation
 Scheme Description 2,000 units Registered Provider (where)

Housing Mix (Affordable + Open Market)

Total Number of Units	2,000	units
Total Number of Open Market Units	1,190	units
Total Number of Affordable Units	810	units
Total Net Internal Area (sq m)	161,574	sq m
% Affordable by Unit	40.5%	
% Affordable by Area	39.3%	
Density	No Area input	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	160.80	hectares
Net Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£144,000	£0	£0	£0	£0	
2 Bed Flat Low rise	£174,000	£0	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£204,000	£0	£0	£0	£0	
3 Bed House	£216,000	£0	£0	£0	£0	
4 Bed + House	£323,400	£0	£0	£0	£0	
Total Revenue £	£267,372,000	£0	£0	£0	£0	£267,372,000
Net Area (sq m)	98,082	-	-	-	-	98,082
Revenue (£ / sq m)	£2,726	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES

£267,372,000

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

CAPITAL VALUE OF OPEN MARKET HOUSING

£267,372,000 £ 2,726 psqm

BUILD COST OF OPEN MARKET HOUSING inc Contingency

£118,291,417 £ 1,206 psqm

CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING

£149,080,583

AH Residential Values

AH & RENTAL VALUATION BASED ON CAPITAL VALUES for RESIDUAL VALUATION

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise		£504,000	£2,016,000	£2,520,000
2 Bed Flat Low rise		£974,400	£3,741,000	£4,715,400
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£6,283,200	£25,296,000	£31,579,200
3 Bed House		£7,560,000	£30,672,000	£38,232,000
4 Bed + House		£2,961,000	£11,985,000	£14,946,000
	£0	£18,282,600	£73,710,000	£91,992,600

£ psqm of CV (phase 1) - 1,349 1,367

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)

£91,992,600

RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Use of AR rent conversion income	£0
Other source of AH funding	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING

£0

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)

£91,992,600

BUILD COST OF AFFORDABLE HOUSING inc Contingency

£76,644,088 £ 1,207 psqm

CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING

£15,348,512

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking
 Car Parking Build Costs

£0 £0

Ground rent

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£696,000	
Capitalised Annual Ground Rents		£696,000
TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£360,060,600
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£194,935,505	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£165,125,095

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	
CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£0
COSTS OF NON-RESIDENTIAL SCHEME	£0	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		£0
GROSS DEVELOPMENT VALUE OF SCHEME		£360,060,600
TOTAL BUILD COSTS	£194,935,505	
TOTAL CONTRIBUTION TO SCHEME COSTS		£165,125,095

External Works & Infrastructure Costs (£)

		Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0			
Roads and Sewers at a nominal £50,000 per net acre	£9,535,200	4,768	2.6%	59,299
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
Other 1	£0			
Other 2	£0			
	£9,535,200		2.6%	59,299
Other site costs				
Fees and certification	8.0%	£15,140,622	7,570	4.2%
Other Acquisition Costs (£)		£0		

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0
	£0

Total Site Costs inc Fees **£24,675,822** 12,338

Statutory 106 Costs (£)

Education	£8,484,336	4,242
Sport & Recreation	£242,000	121
Social Infrastructure	£0	
Public Realm	£2,625,408	1,313
Affordable Housing	£0	
Transport	£59,305	30
Highway	£28,535	14
Health	£713,240	357
Public Art	£1,152,000	576
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
Other 1	£0	
Other 2	£0	
Other 3	£0	
Other 4	£0	
	£13,304,824	6,652

Statutory 106 costs **£13,304,824** 6,652

Marketing (Open Market Housing ONLY)

		per OM unit
Sales/letting Fees	2.0%	£5,347,440 4,494
Legal Fees (per Open Market unit):	£1,000	£1,190,000 1,000

Marketing (Affordable Housing)

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Total Marketing Costs **£6,537,440**

Total Direct Costs **£239,453,591**

Finance and acquisition costs

Land Payment	£39,734,484	33,390 per OM home	247,105 per hectare
Arrangement Fee	£0	0.0% of interest	
Misc Fees (Surveyors etc)	£0	0.00% of scheme value	

Agents Fees	£397,345
Legal Fees	£298,009
Stamp Duty	£1,976,224
Total Interest Paid	£12,768,457

Total Finance and Acquisition Costs **£55,174,519**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Valt	20.0%	£53,474,400	44,936 per OM unit
Affordable Housing Return on Cost	6.0%	£4,464,704	5,512 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit **£57,939,104**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£352,567,214**

Surplus/(Deficit) at completion 1/3/2031 **£7,493,386**

Present Value of Surplus (Deficit) at 30/8/2018 **£3,617,052**

Scheme Investment MIRR

9.7% (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	11.0%	Peak Cash Requirement	-£66,723,251
Site Value (PV) per hectare	No area input per hectare	No area input per acre	

APPENDIX 8d

H13 - Land west of Robey's Lane, adjacent
Tamworth

Surplus (Deficit) from Input land valuation at 30/8/2018 **£9,950,718**

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY

DETAIL

SCHEME

Site Address H13 - Land west of Robey's Lane, adjacent Tamworth Date of appraisal 30/08/2018
 Site Reference Net Residential Site Area
 File Source Author & Organisation
 Scheme Description 1,270 units Registered Provider (where)

Housing Mix (Affordable + Open Market)

Total Number of Units	1,270	units
Total Number of Open Market Units	756	units
Total Number of Affordable Units	514	units
Total Net Internal Area (sq m)	102,582	sq m
% Affordable by Unit	40.5%	
% Affordable by Area	39.3%	
Density	No Area input	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	66.10	hectares
Net Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£144,000	£0	£0	£0	£0	
2 Bed Flat Low rise	£174,000	£0	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£204,000	£0	£0	£0	£0	
3 Bed House	£216,000	£0	£0	£0	£0	
4 Bed + House	£322,969	£0	£0	£0	£0	
Total Revenue £	£169,872,000	£0	£0	£0	£0	£169,872,000
Net Area (sq m)	62,303	-	-	-	-	62,303
Revenue (£ / sq m)	£2,727	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES **£169,872,000**

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

CAPITAL VALUE OF OPEN MARKET HOUSING

BUILD COST OF OPEN MARKET HOUSING inc Contingency £75,141,456 £ 1,206 psqm
CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING **£169,872,000** £ 2,727 psqm

AH Residential Values

AH & RENTAL VALUATION BASED ON CAPITAL VALUES for RESIDUAL VALUATION

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise		£302,400	£1,296,000	£1,598,400
2 Bed Flat Low rise		£609,000	£2,349,000	£2,958,000
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£3,998,400	£16,116,000	£20,114,400
3 Bed House		£4,838,400	£19,440,000	£24,278,400
4 Bed + House		£1,776,600	£7,614,000	£9,390,600
	£0	£11,524,800	£46,815,000	£58,339,800

£ psqm of CV (phase 1) - 1,515 1,367

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)

RP Cross Subsidy (use of own assets)	£58,339,800
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Use of AR rent conversion income	£0
Other source of AH funding	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)

BUILD COST OF AFFORDABLE HOUSING inc Contingency £48,620,019 £ 1,207 psqm
CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING **£58,339,800**

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking
 Car Parking Build Costs

£0

£0

£9,719,781

Ground rent

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£444,000	
Capitalised Annual Ground Rents		£444,000
TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£228,655,800
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£123,761,475	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£104,894,325

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	
CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£0
COSTS OF NON-RESIDENTIAL SCHEME	£0	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		£0
GROSS DEVELOPMENT VALUE OF SCHEME		£228,655,800
TOTAL BUILD COSTS	£123,761,475	
TOTAL CONTRIBUTION TO SCHEME COSTS		£104,894,325

External Works & Infrastructure Costs (£)

		Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0			
Roads and Sewers at a nominal £50,000 per net acre	£4,899,000	3,857	2.1%	74,115
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
Other 1	£0			
Other 2	£0			
	£4,899,000		2.1%	74,115

Other site costs

Fees and certification	8.0%	£9,612,542	7,569	4.2%	145,424
Other Acquisition Costs (£)		£0			

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0

Total Site Costs inc Fees **£14,511,542** 11,426

Statutory 106 Costs (£)

Education	£5,387,554	4,242
Sport & Recreation	£153,670	121
Social Infrastructure	£0	
Public Realm	£1,563,243	1,231
Affordable Housing	£0	
Transport	£55,778	44
Highway	£0	
Health	£435,793	343
Public Art	£687,000	541
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
Other 1	£0	
Other 2	£0	
Other 3	£0	
Other 4	£0	

Statutory 106 costs **£8,283,038** 6,522

Marketing (Open Market Housing ONLY)

		per OM unit
Sales/letting Fees	2.0%	£3,397,440 4,494
Legal Fees (per Open Market unit):	£1,000	£756,000 1,000

Marketing (Affordable Housing)

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Total Marketing Costs **£4,153,440**

Total Direct Costs **£150,709,495**

Finance and acquisition costs

Land Payment	£16,333,641	21,605 per OM home	247,105 per hectare
Arrangement Fee	£0	0.0% of interest	
Misc Fees (Surveyors etc)	£0	0.00% of scheme value	

Agents Fees	£163,336
Legal Fees	£122,502
Stamp Duty	£806,182
Total Interest Paid	£5,366,969

Total Finance and Acquisition Costs **£22,792,631**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Valt	20.0%	£33,974,400	44,940 per OM unit
Affordable Housing Return on Cost	6.0%	£2,832,234	5,510 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit **£36,806,634**
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£210,308,760**

Surplus/(Deficit) at completion 1/3/2029 **£18,347,040**

Present Value of Surplus (Deficit) at 30/8/2018 **£9,950,718**

Scheme Investment MIRR **12.7%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	7.1%	Peak Cash Requirement	-£36,266,738
Site Value (PV) per hectare	No area input per hectare	No area input per acre	

APPENDIX 8e

H19 - Land between Church Rd and Nuneaton
Rd, Hartshill

Surplus (Deficit) from Input land valuation at 30/8/2018 £1,272,388

HCA DEVELOPMENT APPRAISAL TOOL

SUMMARY

DETAIL

SCHEME

Site Address H19 - Land between Church Rd and Nuneaton Rd, | Date of appraisal 30/08/2018
 Site Reference Net Residential Site Area
 File Source Author & Organisation
 Scheme Description 400 units Registered Provider (whe)0

Housing Mix (Affordable + Open Market)

Total Number of Units	400	units
Total Number of Open Market Units	239	units
Total Number of Affordable Units	161	units
Total Net Internal Area (sq m)	32,340	sq m
% Affordable by Unit	40.3%	
% Affordable by Area	39.1%	
Density	No Area input	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	16.39	hectares
Net Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£132,000	£0	£0	£0	£0	
2 Bed Flat Low rise	£156,000	£0	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£186,000	£0	£0	£0	£0	
3 Bed House	£198,000	£0	£0	£0	£0	
4 Bed + House	£303,600	£0	£0	£0	£0	
Total Revenue £	£49,338,000	£0	£0	£0	£0	£49,338,000
Net Area (sq m)	19,679	-	-	-	-	19,679
Revenue (£ / sq m)	£2,507	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES

£49,338,000

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

CAPITAL VALUE OF OPEN MARKET HOUSING

£49,338,000 £ 2,507 psqm

BUILD COST OF OPEN MARKET HOUSING inc Contingency

£23,740,435 £ 1,206 psqm

CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING

£25,597,565

AH Residential Values

AH & RENTAL VALUATION BASED ON CAPITAL VALUES for RESIDUAL VALUATION

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise			£330,000	£330,000
2 Bed Flat Low rise		£218,400	£702,000	£920,400
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£1,171,800	£4,557,000	£5,728,800
3 Bed House		£1,386,000	£5,643,000	£7,029,000
4 Bed + House		£554,400	£2,244,000	£2,798,400
	£0	£3,330,600	£13,476,000	£16,806,600

£ psqm of CV (phase 1) - 1,558 1,253

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)

£16,806,600

RP Cross Subsidy (use of own assets)

£0

LA s106 commuted in lieu

£0

RP Re-cycled SHG

£0

Use of AR rent conversion income

£0

Other source of AH funding

£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING

£0

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)

£16,806,600

BUILD COST OF AFFORDABLE HOUSING inc Contingency

£15,280,357 £ 1,207 psqm

CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING

£1,526,243

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking

£0

Car Parking Build Costs

£0

Ground rent

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£144,000	
Capitalised Annual Ground Rents		£144,000
TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£66,288,600
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£39,020,792	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£27,267,808

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	
CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£0
COSTS OF NON-RESIDENTIAL SCHEME	£0	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		£0
GROSS DEVELOPMENT VALUE OF SCHEME		£66,288,600
TOTAL BUILD COSTS	£39,020,792	
TOTAL CONTRIBUTION TO SCHEME COSTS		£27,267,808

External Works & Infrastructure Costs (£)

		Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0			
Roads and Sewers at a nominal £50,000 per net acre	£1,215,000	3,038	1.8%	74,131
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
Other 1	£0			
Other 2	£0			
	£1,215,000		1.8%	74,131

Other site costs

Fees and certification	8.0%	£3,030,741	7,577	4.6%	184,914
Other Acquisition Costs (£)		£0			

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0
	£0

Total Site Costs inc Fees **£4,245,741** 10,614

Statutory 106 Costs (£)

Education	£1,696,867	4,242
Sport & Recreation	£48,400	121
Social Infrastructure	£0	
Public Realm	£645,583	1,614
Affordable Housing	£0	
Transport	£17,568	44
Highway	£0	
Health	£142,648	357
Public Art	£230,600	577
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
Other 1	£0	
Other 2	£0	
Other 3	£0	
Other 4	£0	
	£2,781,666	6,954

Statutory 106 costs **£2,781,666** 6,954

Marketing (Open Market Housing ONLY)

		per OM unit
Sales/letting Fees	2.0%	£986,760 4,129
Legal Fees (per Open Market unit):	£1,000	£239,000 1,000

Marketing (Affordable Housing)

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Total Marketing Costs **£1,225,760**

Total Direct Costs **£47,273,959**

Finance and acquisition costs

Land Payment	£4,050,000	16,946 per OM home	247,102 per hectare
Arrangement Fee	£0	0.0% of interest	
Misc Fees (Surveyors etc)	£0	0.00% of scheme value	

Agents Fees	£40,500
Legal Fees	£30,375
Stamp Duty	£192,000
Total Interest Paid	£2,207,910

Total Finance and Acquisition Costs **£6,520,785**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Valt	20.0%	£9,867,600	41,287 per OM unit
Affordable Housing Return on Cost	6.0%	£890,118	5,529 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit **£10,757,718**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£64,552,463**

Surplus/(Deficit) at completion 1/1/2024 **£1,736,137**

Present Value of Surplus (Deficit) at 30/8/2018 **£1,272,388**

Scheme Investment MIRR **16.4%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	6.1%	Peak Cash Requirement	-£15,595,030
Site Value (PV) per hectare	No area input per hectare	No area input per acre	

APPENDIX 8f

H20 - Land south of Coleshill Road, Ansley
Common

Surplus (Deficit) from input land valuation at 30/8/2018 £1,865,571**HCA DEVELOPMENT APPRAISAL TOOL**

SUMMARY

DETAIL

SCHEME

Site Address H20 - Land south of Coleshill Road, Ansley Common
 Site Reference
 File Source
 Scheme Description 450 units
 Date of appraisal 30/08/2018
 Net Residential Site Area
 Author & Organisation
 Registered Provider (where)

Housing Mix (Affordable + Open Market)

Total Number of Units	450	units
Total Number of Open Market Units	269	units
Total Number of Affordable Units	181	units
Total Net Internal Area (sq m)	36,349	sq m
% Affordable by Unit	40.2%	
% Affordable by Area	39.1%	
Density	No Area input	units/ hectare
Total Number of A/H Persons	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	17.20	hectares
Net Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Average value (£ per unit)	Open Market Phase 1:	Open Market Phase 2:	Open Market Phase 3:	Open Market Phase 4:	Open Market Phase 5:	Total
1 Bed Flat Low rise	£132,000	£0	£0	£0	£0	
2 Bed Flat Low rise	£156,000	£0	£0	£0	£0	
3 Bed Flat Low rise	£0	£0	£0	£0	£0	
4 Bed + Flat Low rise	£0	£0	£0	£0	£0	
1 Bed Flat High rise	£0	£0	£0	£0	£0	
2 Bed Flat High rise	£0	£0	£0	£0	£0	
3 Bed Flat High rise	£0	£0	£0	£0	£0	
4 Bed + Flat High rise	£0	£0	£0	£0	£0	
2 Bed House	£186,000	£0	£0	£0	£0	
3 Bed House	£198,000	£0	£0	£0	£0	
4 Bed + House	£302,133	£0	£0	£0	£0	
Total Revenue £	£55,470,000	£0	£0	£0	£0	£55,470,000
Net Area (sq m)	22,126	-	-	-	-	22,126
Revenue (£ / sq m)	£2,507	-	-	-	-	

CAPITAL VALUE OF OPEN MARKET SALES

£55,470,000

Capital Value of Private Rental

Phase 1	£0
Phase 2	£0
Phase 3	£0
Phase 4	£0
Phase 5	£0
Total PR	£0

CAPITAL VALUE OF OPEN MARKET HOUSING

£55,470,000 £ 2,507 psqm

BUILD COST OF OPEN MARKET HOUSING inc Contingency

£26,692,825 £ 1,206 psqm

CONTRIBUTION TO SCHEME COSTS FROM OPEN MARKET HOUSING

£28,777,175

AH Residential Values**AH & RENTAL VALUATION BASED ON CAPITAL VALUES for RESIDUAL VALUATION**

Type of Unit	Social Rented	Shared Ownership (all phases)	Affordable Rent (all phases)	Total
1 Bed Flat Low rise			£330,000	£330,000
2 Bed Flat Low rise		£327,600	£780,000	£1,107,600
3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise				
3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House		£1,302,000	£5,208,000	£6,510,000
3 Bed House		£1,524,600	£6,336,000	£7,860,600
4 Bed + House		£554,400	£2,508,000	£3,062,400
	£0	£3,708,600	£15,162,000	£18,870,600

£ psqm of CV (phase 1)

1,558

1,253

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)

£18,870,600

RP Cross Subsidy (use of own assets)

£0

LA s106 commuted in lieu

£0

RP Re-cycled SHG

£0

Use of AR rent conversion income

£0

Other source of AH funding

£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING

£0

CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)

£18,870,600

BUILD COST OF AFFORDABLE HOUSING inc Contingency

£17,166,942 £ 1,207 psqm

CONTRIBUTION TO SCHEME COSTS FROM AFFORDABLE HOUSING

£1,703,658

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	£0

Value of Residential Car Parking

£0

Car Parking Build Costs

£0

Ground rent

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£162,000	
Capitalised Annual Ground Rents		£162,000
TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£74,502,600
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£43,859,767	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£30,642,833

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£0	£0
Industrial	£0	£0
Leisure	£0	£0
Community Use	£0	£0
Community Infrastructure Levy	£0	
CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£0
COSTS OF NON-RESIDENTIAL SCHEME	£0	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		£0
GROSS DEVELOPMENT VALUE OF SCHEME		£74,502,600
TOTAL BUILD COSTS	£43,859,767	
TOTAL CONTRIBUTION TO SCHEME COSTS		£30,642,833

External Works & Infrastructure Costs (£)

		Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0			
Roads and Sewers at a nominal £50,000 per net acre	£1,275,000	2,833	1.7%	74,128
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Plot specific external works	£0			
Other 1	£0			
Other 2	£0			
	£1,275,000		1.7%	74,128

Other site costs

Fees and certification	8.0%	£3,406,584	7,570	4.6%	198,057
Other Acquisition Costs (£)		£0			

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0
	£0

Total Site Costs inc Fees **£4,681,584** 10,404

Statutory 106 Costs (£)

Education	£1,908,976	4,242
Sport & Recreation	£54,450	121
Social Infrastructure	£0	
Public Realm	£726,468	1,614
Affordable Housing	£0	
Transport	£19,764	44
Highway	£0	
Health	£112,734	251
Public Art	£259,348	576
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
Other 1	£0	
Other 2	£0	
Other 3	£0	
Other 4	£0	
	£3,081,740	6,848

Statutory 106 costs **£3,081,740** 6,848

Marketing (Open Market Housing ONLY)

		per OM unit
Sales/letting Fees	2.0%	£1,109,400 4,124
Legal Fees (per Open Market unit):	£1,000	£269,000 1,000

Marketing (Affordable Housing)

	per affordable unit
Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Total Marketing Costs **£1,378,400**

Total Direct Costs **£53,001,491**

Finance and acquisition costs

Land Payment	£4,250,000	15,799 per OM home	247,093 per hectare
Arrangement Fee	£0	0.0% of interest	
Misc Fees (Surveyors etc)	£0	0.00% of scheme value	

Agents Fees	£42,500
Legal Fees	£31,875
Stamp Duty	£202,000
Total Interest Paid	£2,335,199

Total Finance and Acquisition Costs **£6,861,574**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Valt	20.0%	£11,094,000	41,242 per OM unit
Affordable Housing Return on Cost	6.0%	£1,000,016	5,525 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit **£12,094,016**

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£71,957,081**

Surplus/(Deficit) at completion 1/1/2024 **£2,545,519**

Present Value of Surplus (Deficit) at 30/8/2018 **£1,865,571**

Scheme Investment MIRR **16.9%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	5.7%	Peak Cash Requirement	-£17,139,662
Site Value (PV) per hectare	No area input per hectare	No area input per acre	

APPENDIX 9

Appendix 9

GLOSSARY OF TERMS

(The scope of this glossary is restricted to terms used in the study)

A

Abnormal Development Costs - Costs that are not allowed for specifically within normal development costs. These can include costs associated with unusual ground conditions, contamination, etc.

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) *Affordable housing for rent*: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) *Starter homes*: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) *Discounted market sales housing*: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) *Other affordable routes to home ownership*: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

B

Base Build Costs - for construction only (excluding fees, contingencies and extras) as explained in the study.

BH/BF - preceded by a number – abbreviations used to indicate how many bedrooms a dwelling has.

2

C

Code for Sustainable Homes - The Code for Sustainable Homes (available from the Gov.uk website) is a method for assessing and certifying the sustainable design and construction of new homes. It was launched in 2006 to help reduce UK carbon emissions and create

more sustainable homes. It was part of a package of measures including; Building A Greener Future and Planning Policy Statement: Planning and Climate Change.

The Code became operational in 2007. Its implementation is managed by BRE Global.

In 2008, the code became temporarily mandatory with the introduction of Home Information Packs. Sellers were required to issue buyers of newly constructed homes a sustainability certificate (either a Code for Sustainable Homes certificate or a nil-rated certificate). However, in 2010 the requirement for Home Information Packs was suspended along with the requirement for a sustainability certificate.

Until March 2015, the code could be mandatory in England, Wales and Northern Ireland if it was a requirement of a local authority's local plan, or where affordable housing was funded by the Homes and Community Agency.

The Code is still operational, but is now generally voluntary.

Commuted Sum - See "Payment in lieu" below.

CIL - The Community Infrastructure Levy (the 'levy') is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area.

The levy may be payable on development which creates net additional floor space, where the gross internal area of new build is 100 square metres or more. That limit does not apply to new houses or flats, and a charge can be levied on a single house or flat of any size - some exclusions, exemptions and reliefs from the levy may be available.

D

Density ('Indicative Density') - Represents the intensity of use of a site by way of how many dwellings (or in some cases other measures such as habitable rooms) are provided on it. Usually described by reference to 'dwellings per hectare' (*DPH*).

Developer Appraisal - An appraisal carried out by a developer to determine the approximate value of land in order that an offer can be made to a landowner. The appraisal(s) would normally look to determine an approximate *Residual Land Value* (RLV). Assuming a developer has already reached the initial conclusion that, in principle, a site is likely to be suitable and viable for development, an appraisal is then carried out to fine tune scheme feasibility and discover what sum they can afford to pay for the site. This would normally be subject to a range of caveats and clauses based on circumstances unknown to the developer at the time of making an offer. As an example, an offer could be subject to the granting of planning permission or subject to no abnormal conditions existing, etc.

Development Plan Document (DPD) - Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy (*RSS*), will inform the planning policies for a local authority. They include the Local Plan and also often cover site-specific allocations of land, area action plans and generic development control policies.

Development Cost - This is the cost associated with the development of a scheme and includes professional fees (engineering, design, project management), contingencies, sale agency fees, legal fees on unit sales and of course build costs (materials, labour, etc).

Development Plan ('Plan') - The statutory plan through which a local authority determines planning policy for its area over the life of the plan (*plan period*).

Developer's Profit - The developer's reward for risk taken in pursuing and running the project, required to secure project funding. This is the gross profit, before tax. It will usually cover an element of overheads, but varies. The profit element used in these appraisals is profit expressed as a percentage of Gross Development Value (the most commonly expressed way) although developers will sometimes use other methods, for example a certain return on capital employed (ROCE).

Development Viability (or 'Viability') - The viability of the development (in this case a market-led housing scheme) – meaning its health in financial terms. A viable development would normally be one which proceeds (or at least there is no financial reason for it not to proceed) – it would show the correct relationship between GDV (see below) and Development Cost. There would be a sufficient gap between the GDV and Development Cost to support a sufficient return (developer's profit) for the risk taken by the developer in pursuing the scheme (and possibly in this connection to support funding requirements), and a sufficiently attractive land value for the landowner. An un-viable scheme is one where a poor relationship exists between GDV and Development Cost, so that insufficient profit rewards and/or land value can be generated.

Dwellings per Hectare ('DPH') – see *Density*.

E

F

Finance - Costs associated with financing the development cost. Varying views are taken on the length of the relevant construction projects as to how long these costs need to be carried for on each occasion.

Financial Contribution - see "Payment in lieu".

G

Gross Internal Area (GIA) - Broadly speaking GIA is the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. GIA will include: Areas occupied by internal walls (whether structural or not) and partitions; service accommodation such as WCs, showers, changing rooms and the like; columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells etc; lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level; open-sided covered areas.

Gross Development Value (GDV) - The amount the developer ultimately receives on completion or sale of the scheme whether through open market sales alone or a combination of those and the receipt from a RP for completed affordable housing units - before all costs are subtracted.

H

Homes and Communities Agency (HCA) - The Government's Agency charged with delivering the national affordable housing (investment) programme ('*NAHP*') and the vehicle through which public funds in the form of Social Housing Grant ('*SHG*') are allocated, where available and where the HCA's investment criteria are met, for affordable housing development. The HCA is relatively new – was formed from a merger of English Partnerships and relevant function areas of The Housing Corporation. The HCA is now known as Homes England.

Homes England - Homes England brings together land, money, expertise, and planning and compulsory purchase powers, with a clear remit to facilitate delivery of sufficient new homes, where they are most needed, to deliver a sustained improvement in affordability.

I

Intermediate Affordable Housing (Intermediate Tenure) - Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale; and intermediate rent (property made available to rent, usually at no more than 80% of open market rental prices).

J

K

L

Land Costs - Costs associated with securing the land and bringing it forward – activities which precede the construction phase, and, therefore, costs which are usually borne for a longer period than the construction phase (a lead in period).

They include financing the land acquisition and associated costs such as land surveys, planning application and sometimes infrastructure costs, land acquisition expenses and stamp duty land tax.

Land Residual as a percentage (%) of GDV - The amount left for land purchase expressed as a percentage of the Gross Development Value. A common guideline used in the development industry. Readers may be familiar with the rule of thumb that upwards of approximately one third of development value is comprised of land value. In practice this has always varied, but with increasing burdens on land value from a range of planning infrastructure requirements (including affordable housing) traditional views on where land values lie are having to be revised.

Local Plan – a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

M

N

NPPF - National Planning Policy Framework – published July 2018. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally-prepared plans for housing and other development can be produced.

O

Open Market Value ('OMV') – the value of a property on the basis that it is offered for sale on the open market – the usual measure of value in this study context.

Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings (see *Developer Payment*).

P

Payment in lieu - A financial payment made by a developer or landowners instead of providing the planning-led affordable housing requirement on the site of the market (private sale) housing scheme (see also "*Commuted Sum/Financial Contribution*").

Payment Table - This is normally referred to where a local authority prescribes or guides as to the levels of receipt the developer will get for selling completed affordable housing units of set types and sizes to a Housing Association. In this context it normally relates to an approach which assumes nil grant and is based on what the Housing Association can afford to pay through finance raised (mortgage funded) against the rental or shared ownership income flow. See also *Developer Payment*. It is sometimes used in a looser context, for example in the setting out of financial contribution levels for payments in lieu of on-site affordable housing provision.

Planning Infrastructure - We refer to this because affordable housing is one of a set of requirements which usually need to be met by new housing developments and are secured

through obligations set out within *Section 106* agreements. The terms “planning obligations”, “planning gain”, “infrastructure” tend to be used to describe the same. Also covers a wide range of community requirements needed to support development – highways, education, open space, public art, and the like.

Proportion (or percentage/%) of Affordable Housing - The percentage or proportion of affordable housing sought on site.

Q

R

Residual Valuation - The process by which *Residual Land Value* ('RLV') is estimated. So called because it starts with the *GDV* at the top of the calculation and deducts all *Development Costs* and *Developer's Profit* so as to indicate the amount left remaining (hence “residual”) for land purchase – including land value. *Residual Land Value (RLV)* - The amount left for land purchase once all development, finance and land costs have been deducted from the *GDV*, normally expressed in monetary terms (£). This acknowledges the sum subtracted for affordable housing and other infrastructure payments/requirements where applicable. It is relevant to calculate land value in this way as land value is a direct result of what *scheme type* specifically can be created on a site, the issues that have to be dealt with to create it and costs associated with those.

Registered Provider (RP) - A housing association or a not-for-profit company registered by the Homes England to provide social housing.

S

Scheme Type - The scheme (development project) types modelled in the appraisals consist of schemes or schemes with a mix of houses and flats. They are notional, rather than actual, scheme types consistent with the strategic overview the study needs to make.

Section 106 ('S106') - (of the Town and Country Planning Act 1990). The legally binding planning agreement which runs with the interest in the land and requires the landowner (noting that ultimately the developer usually becomes the landowner) through covenants to agree to meet the various planning obligations once they implement the planning permission to which the *S106 agreement* relates. It usually sets out the principal affordable housing obligations and is the usual tool by which planning-led affordable housing is secured by the Local Planning Authority. Section 106 of this Act refers to “agreements regulating development or use of land”. These agreements often cover a range of planning obligations as well as affordable housing (see '*planning infrastructure*').

Shared Ownership - Shared ownership is a way of buying a stake in a property where the purchaser cannot afford to buy it outright. They have sole occupancy rights. Shared ownership properties are usually offered for sale by housing associations or RPs. The purchaser buys a share of a property and pays rent to the housing association for the remainder. The monthly outgoings will include repayments on any mortgage taken out, plus rent on the part of the property retained by the housing association. Later, as the purchaser's financial circumstances change, they may be able to increase their share until they own the whole property

Supplementary Planning Document (SPD) - Provides supplementary information in respect of the policies in Development Plan Documents, and their more detailed application. These do not form part of the development plan and are not subject to independent examination.

T

Tenure/Tenure Type – the mode of occupation of a property – normally used in the context of varying *affordable housing* tenure types – in essence includes buying part or whole, and

renting; although there are now many tenure models and variations which also include elements of buying and renting.

Tenure Mix - The tenure types of affordable housing provided on a site – refers to the balance between, for example, affordable rented accommodation and shared ownership or other *Intermediate* tenure.

Threshold - Affordable housing threshold i.e. the point (development scheme and/or site size) at which the local authority determines that affordable housing provision should be sought, or in this study context the potential points at which the local authority wishes to test viability with a view to considering and selecting future policy or policy options.

U

Viability - See *Development Viability*.

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