

# Net-Zero Carbon Development Plan Document: Revised Viability Study



Prepared for  
Warwick District Council

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# 1 Summary

- 1.1 On 27 June 2019, Warwick District Council declared a climate emergency, as a result of which the Council adopted a Climate Change Emergency Action Programme in February 2020, which included an objective of introducing planning policies aimed at tackling climate change. In response to this, the Council has prepared a Net-Zero Carbon Development Plan Document ('NZC DPD'), which will enable the District to be as close as possible to net carbon zero by 2030. The DPD defines 'carbon' as *"all greenhouse gases excluding water vapour... [which] will require the reduction of all greenhouse gases, of which carbon dioxide is the most prominent"*. The DPD identifies a suite of policies designed to help the Council meet its objective of tackling climate change and achieving net-zero carbon development by 2030.
- 1.2 Our June 2021 report tested the ability of developments in Warwick District to accommodate the policies in the Regulation 18 consultation version of the NZC DPD, alongside plan policies in the adopted Plan and prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation). The Council undertook its Regulation 18 consultation between 26 July and 13 September 2021 and have reflected changes in the DPD as a result of feedback. This re-issued study addresses the points raised in the Regulation 18 consultation and the changes to the emerging DPD policies.
- 1.3 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

## Methodology

- 1.4 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and alongside the emerging requirements of the NZC DPD) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging climate change policies, other policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG.
- 1.5 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.6 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of emerging updated policies at a time when commercial markets have experienced a period of growth but residential markets have faced a period of stagnation. Forecasts for future house price growth published in March 2020 following the easing of the third lockdown in England point to growth in mainstream markets in the West Midlands. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. We have also run a 'downside' sensitivity analysis which assumes a fall in prices in 2021 followed by slower growth in the subsequent years. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.7 These sensitivity analyses are indicative only, but are intended to assist the Council in understanding the impact changes to values may have on the viability of its emerging climate change policies. These analyses underline the need for flexible application of policy requirements, which is already

built into the emerging Plan.

## Key findings

- 1.8 The key findings from our assessment of the Council's consultation policies and our recommendations are summarised as follows:
- In common with other districts, Warwick District has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and variability in residential sales values between different settlements. In such circumstances, policies need to be applied with a degree of flexibility so that meaningful policy targets can be set.
  - In bringing forward the NZC DPD, the Council does not propose to change any pre-existing Local Plan policies at this stage. This includes affordable housing policy and we consider that the evidence base endorses this decision.
  - In reading the results, it is important to distinguish between typologies which are unviable prior to the NZC DPD policies being applied and those that become unviable after the NZC DPD policies are applied. Typologies that are unviable before the policies are applied are unlikely to come forward in a particular value area, or on a site with a certain Benchmark Land Value. This is particularly the case with flatted schemes (typologies 6, 7, 8 and 9) which are only viable in the highest value areas. This is consistent with the pattern of development; flatted schemes will generally only come forward in central urban areas where values are at the highest end of the tested range.
  - The results of our appraisals indicate that some schemes will not be able to meet the emerging NZC DPD policies alongside meeting the full policy requirement for affordable housing. Existing policy H2 has sufficient flexibility to deal with these situations, either through a departure from the usual tenure mix of 70% social rented housing and 30% shared ownership, or through a reduction in the overall percentage.
  - Alternatively, the NZC DPD cross-refers to existing Policy DM2 ('Assessing Viability') to incorporate carbon offsetting. This gives the Council the ability to balance the need to provide affordable housing against NZC objectives, where site-specific viability prevents both objectives being met.
  - In this Study, we tested the potential impact of the climate change policies in the NZC DPD. The costs are 3% of build costs for residential developments and 6% of build costs for non-residential developments. In addition, larger developments will need to undertake an Embodied Carbon Assessment (with a de minimis cost of £10,000 per site). Developments will also need to undertake a Construction Performance Assessment at a cost of £1,800 per dwelling. The impact of these additional costs will vary between schemes and between locations within the District. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required is likely to be significantly lower as there will be more 'surplus' residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.
  - Most forms of non-residential developments do not appear to have any difficulty absorbing the additional costs associated with meeting the objectives of the NZC DPD. These schemes do not have as many plan policy requirements as residential and it is therefore to be expected that the modest increase in construction costs can be absorbed. In the short term, B1 developments are on the margins of viability and should be able to absorb the NZC DPD requirements over the medium term assuming growth in capital values in excess of construction cost inflation.



- It should also be noted that the costs of achieving NZC is very likely to fall over time, as improvements in technology emerge as a result of research and development by the housebuilding industry.

## 2 Introduction

- 2.1 Warwick District Council ('the Council') has commissioned this study to consider the ability of developments to accommodate emerging policies in the draft '*Net-Zero Carbon Development Plan Document (Consultation Draft)*' May 2021 ('NZC DPD') alongside adopted Local Plan policies and prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level the ability of developments in the District to absorb additional policy requirements relating to climate and ecological emergencies. Our June 2021 Report addressed the policies in the Regulation 18 version of the DPD and this re-issued report addresses both the responses to the consultation (see Appendix 11) and the revised policies in the Regulation 19 version of the DPD.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies which are informed by historic applications recently approved by the Council. Our particular focus is on the ability of those development typologies to meet the Council's emerging climate change policies, alongside existing policy targets for affordable housing and accessibility. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. In some circumstances it may be necessary to apply policies flexibly where costs or other factors emerge that were not known at the plan making stage, in accordance with PPG paragraph 007.
- 2.3 The study will form part of the Council's evidence supporting the NZC DPD in a form that meets the requirements set out within the NPPF, the PPG and the CIL regulations.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within Warwick District and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The typologies tested are informed by capacity on live applications and clearly the actual quantum of floorspace in future planning applications may differ, depending on site-specific circumstances.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance<sup>1</sup>, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

### Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. Between January 2010 and January 2015 the UK national average house price grew 17.50% (Land Registry House Price Index).
- 2.7 The referendum on the UK's membership of the EU resulted in favour of exit. Initially, the economic impact of the vote, was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound Sterling continued to remain below its pre-June 2016 levels the FTSE recovered and reported all-time highs. Despite this, since June 2016 we have been in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However, the UK economy sustained momentum following the result

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<sup>1</sup> Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG. The same cannot be said of some of the approaches advocated in the RICS guidance 'Financial Viability in Planning 2012' (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated by the PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.



of the UK's June 2016 referendum, and the UK housing market surprised many following 2016.

- 2.8 In March 2017 (the point at which Article 50 was triggered), the Sterling Exchange Rate Index ("ERI") was 10.5% lower compared with the end of March 2016. As reported in December 2020, the ERI was 25.8% lower than the January 2007 peak. This is a key consideration in the property market as the cheaper pound has lowered the barriers to entry and resulted in increased interest from a higher volume of foreign investors.
- 2.9 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the Withdrawal Bill in the House of Commons and subsequent exit from the EU in January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively. However, market conditions were still tempered by heightened uncertainty relating to post EU exit arrangements prior to an agreed deal. A deal was agreed between the UK and EU negotiators on 24 December 2020 and has since been ratified by both sides. The trade agreement has eased the uncertainty surrounding the economic and political future relationship between the United Kingdom and the EU.
- 2.10 The positive start to 2020 economically was curtailed by the outbreak of COVID-19, a global pandemic as declared by the World Health Organisation in March 2020. The virus is impacting global financial markets, with the outlook continuing to be unclear. The FTSE 100 fell from 6,474 points to 5,152 points between the 9 -19 March, representing a fall of 20.42% - the largest fall of the FTSE 100 since the 2008 financial crisis. The BoE responded to the economic impact of the COVID-19 by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the economic hardship caused by COVID-19.
- 2.11 The UK Government introduced a series of restrictive and economically disruptive measures to slow the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. On the 19 March, the BoE again lowered the base rate to a historic level of 0.1%. The BoE also committed to increasing its holdings of UK Government and corporate bonds by an additional £200bn to stave of the economic impact of the spread of COVID-19. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. Since the commencement of the UK Government restrictions and financial support in March 2020, a number of packages and policy initiatives have been introduced to both attempt to curb the virus spread and sustain economic activity where possible. The production and subsequent approval of multiple vaccines has increased confidence of suppressing the virus within the United Kingdom, however this relies on the continued success of the vaccination programme that commenced in December 2020; as well as the continued supply and availability of vaccines. The United Kingdom has since produced a roadmap of the easing of restrictions that will lead to increased economic activity and the return to relative normality.
- 2.12 The BoE summarise the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate *"The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary"*. The BoE stated in June 2020 that *"UK GDP contracted by around 20% in April, following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently"*. More recently The BoE maintained the 0.1% base rate in their February 2021 Monetary Policy Report stating that *"Covid continues to hit spending, incomes and jobs in the UK. It has put a big strain on UK businesses' cash flow, and is threatening the livelihoods of many people... Vaccines should help the UK economy recover rapidly later this year. As more people are vaccinated, restrictions to control the spread of the virus may be lifted. People may also become more confident about spending"*.
- 2.13 The International Monetary Fund ("IMF") produced a similar forecast for the UK economy in their January 2021 Global Economic Outlook. The IMF stated the UK economy receded by -10% in 2020. The IMF has forecast a return to positive economic growth in 2021 at rate of 4.5%. Furthermore, the IMF predict the global economy will grow by 5.5% in 2021 and at a rate of 4.2% in 2022. The IMF have stated *"Although recent vaccine approvals have raised hopes of a turnaround in the pandemic*

*later this year, renewed waves and new variants of the virus pose concerns for the outlook. Amid exceptional uncertainty, the global economy is projected to grow 5.5 percent in 2021 and 4.2 percent in 2022. The 2021 forecast is revised up 0.3 percentage point relative to the previous forecast, reflecting expectations of a vaccine-powered strengthening of activity later in the year and additional policy support in a few large economies’.*

- 2.14 Despite the significant economic headwinds facing the U.K., the housing market has outperformed expectations. In 2020, house prices grew by 7.96%. Halifax’s Managing Director, Russell Galley states in the Halifax March 2021 House Price Index Report that, *“Following a relatively subdued start to the year, the housing market enjoyed something of a resurgence during March, with prices up by just over 1% compared to February. This rise – the first since November last year – means the average property is now worth £254,606, a new record high.* Russell Galley goes on to state that *‘few could have predicted quite how well the housing market would ride out the impact of the pandemic’.*
- 2.15 Nationwide’s Chief Economist, Robert Gardener, commented the following in Nationwide’s December 2021 House Price Index Report “Annual house price growth remained in double digits in December at 10.4%, making 2021 the strongest calendar year performance since 2006. Prices rose by 1% month-on-month, after taking account of seasonal effects. The price of a typical UK home is now at a record high of £254,822, up £23,902 over the year - the largest rise we’ve seen in a single year in cash terms. Prices are now 16% higher than before the pandemic struck in early 2020. Demand has remained strong in recent months, despite the end of the stamp duty holiday at the end of September”. Both Nationwide and Halifax indicate the house price growth should slow considerably resulting from increased inflationary pressures on everyday household budgets and interest rate rises. Halifax reported, *“Looking ahead, the prospect that interest rates may rise further this year to tackle rising inflation and increasing pressures on household budgets suggest house price growth will slow considerably. Our expectation is that house prices will maintain their current strong levels, but that growth relative to the last two years will be at a slower pace”* (Halifax December 2021 House Price Index).
- 2.16 Savills have stated within their January 2022 Residential Housing Update article that the housing market is performing above expectations *“With house price growth at 10.4%, 2021 was the strongest calendar year for price growth since before the Global Financial Crisis (GFC) in 2008. House prices rose by 1.0% in December alone, according to Nationwide, and annual house price growth has now exceeded 10% in seven of the last eight months”* Savills also forecast that they expect house prices to sustain momentum in the coming months but also noted that growth may also be curtailed in 2022 *“Rising interest rates present a longer term restraint on house price growth. The Bank of England’s base rate rise to 0.25% has been reflected by mortgage lenders, but will have little effect on the market. A further rise to 0.5% is expected in the middle of the year. This is particularly bad news for first time buyers, who also face rapidly rising rents and energy bills, limiting their ability to save for a deposit.*
- 2.17 Molior’s October 2021 Quarterly Analysis indicates that the housing market is performing well in light of the shortage of construction materials and labour that a number of developers are experiencing, *“Q3 2021 saw the strongest number of new homes sold in London during the last 12 months. And, unlike the growth seen in Q2, this was not just due to Build to Rent (BTR) activity. Sales agents and marketing suites across the wider market have many stories of success to tell. If BTR is removed from the numbers, 3,360 units sold to other market segments during Q3 2021. That is up 20% compared to Q2 and is the highest quarterly figure in the last 12 months....Having scaled a modest peak in time for the end of full stamp duty relief on 30 June 2021, build completions fell by 30% during Q3 and construction programmes are extended across the board. The reasons for this slump cover the full range of labour, plant and materials shortages, well covered in the media and build costs are expected to rise.”* (Molior Quarterly Analysis October 2021).
- 2.18 Stamp duty changes introduced in December 2014 for residential property purchases continue to impact the housing market. The changes benefit first time buyers, who predominantly purchase lower priced properties, as an overall percentage on purchase price was replaced in favour of percentile charge tiers similar to income tax. As first noted in BNP Paribas Real Estate’s Q2 2017 Housing Market Report, *“the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to*



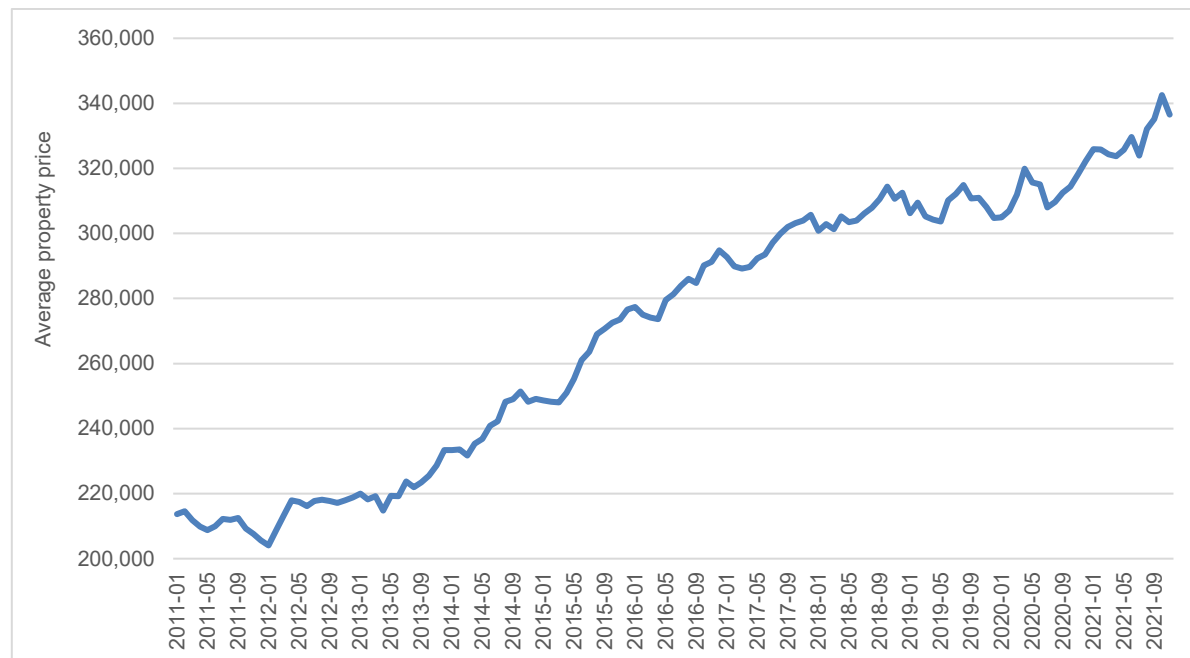
dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder.” The March 2020 Budget announced that a 2% surcharge in stamp duty would apply to foreign buyers of UK property from April 2021. Additionally, in response to the COVID-19 pandemic the UK Treasury announced that stamp duty would be suspended on all purchases below £500,000, and higher value properties will only be taxed on the value above that amount which increased activity in the sector until the stamp duty holiday ceased in September 2021.

- 2.19 In the March 2021 budget, the Chancellor announced a Government-backed mortgage scheme that that will help both first time buyers and current home owners to secure a mortgage with just a 5% deposit to buy a house of up to £600,000 available to lenders from 19 April 2021. The scheme is now available from lenders on high streets across the country, with Lloyds, Santander, Barclays, HSBC and NatWest and from Virgin Money in May 2021.
- 2.20 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2022 - 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels.

### Local Housing Market Context

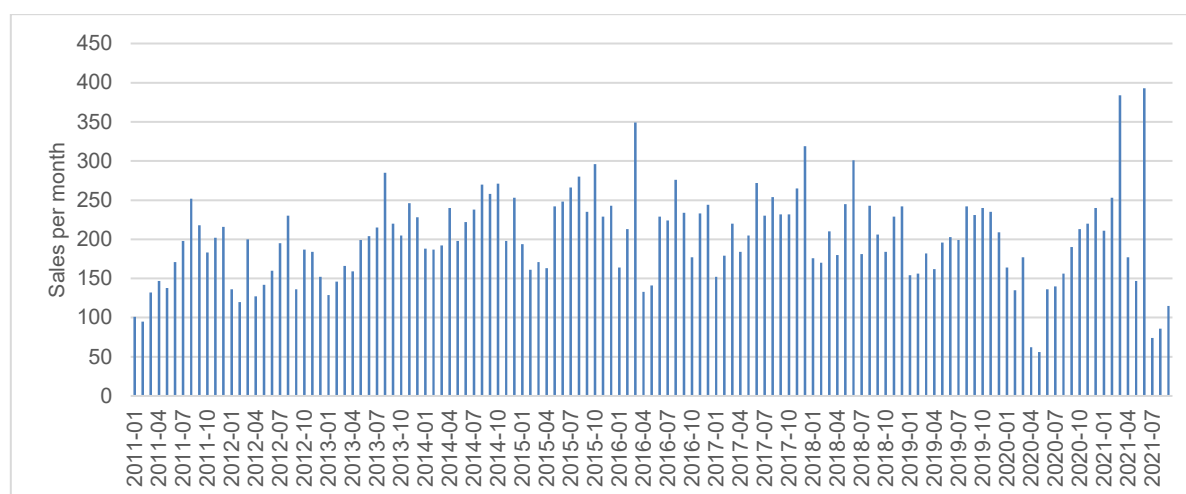
- 2.21 House prices in Warwick District have followed recent national trends, with values increasing between 2011 and 2018 and remaining broadly unchanged until 2020, as shown in Figure 2.21.1. Between January 2020 and November 2021, prices increased by 10.4%. Sales volumes fell below historic levels in the first half of 2020 but have since recovered (see Figure 2.22.2). By November 2021, sales values had increased by 58% in comparison to values in January 2012.

**Figure 2.21.1: Average sales values in Warwick District**



Source: Land Registry

**Figure 2.21.2: Sales volumes in Warwick District (sales per month)**



Source: Land Registry

- 2.22 The future trajectory of house prices is currently uncertain, although Savills *Residential Property Forecast Winter 2021* indicates that values are expected to grow in the West Midlands by 4.0% in 2022, 5.5% in 2022, 3.5% in 2023, 3.0% in 2024, 2.5% in 2025 and 2.0% in 2026. This equates to cumulative growth of 15.9% between 2022 and 2026 inclusive. This is slightly higher than predicted cumulative growth for the UK as a whole of 13.1%.

### Private rented sector market context

- 2.23 The proportion of households privately renting in the UK is forecast to increase from under 10% in 1991 to circa 22% by 2023, largely as a result of affordability issues for households who would have preferred to owner occupy<sup>2</sup>. Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property.
- 2.24 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. PRS housing as an asset class is still emerging and valuing portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.25 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.26 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 20% of market value on the basis of build to sell. However, lower profit margins (typically 13-15% of GDV) and forward funding arrangements will reduce costs which partially offsets the reduction in market value to some degree.
- 2.27 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent

<sup>2</sup> Knight Frank 'Multihousing 2019: PRS Research 2019

product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

## National Policy Context

### The National Planning Policy Framework

- 2.28 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.29 Paragraph 34 of the NPPF states that *“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”*.
- 2.30 Paragraph 57 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.31 In Warwick and Leamington Spa, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period.
- 2.32 Prior to the publication of the updated NPPF, the meaning of a *“competitive return”* had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group<sup>3</sup> concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value<sup>4</sup>, although there was no consensus around this view. The revised NPPF removes the requirement for *“competitive returns”* and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted<sup>5</sup>, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

### CIL Policy Context

- 2.33 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system<sup>6</sup> i.e. the use of ‘pooled’ S106 obligations, was

<sup>3</sup> Viability Testing Local Plans: Advice for planning practitioners, June 2012

<sup>4</sup> RICS Guidance Note: Financial Viability in Planning, August 2012

<sup>5</sup> And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

- 2.34 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.35 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.36 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.37 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.38 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.39 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.40 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: [25-022-20190901](#)) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.41 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011

amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

- 2.42 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government *"continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area."* The White Paper summarised the main finding of the CIL review to be that *"the current system is not as fast, simple, certain or transparent as originally intended."*
- 2.43 As a result, the Government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017."* Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
  - Removal of the pooling restrictions contained within Regulation 123.
  - Charging authorities will no longer be required to publish a Regulation 123 list.
  - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
  - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
  - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
  - Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
  - Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

#### **Warwick District CIL**

- 2.44 The Council approved its CIL Charging Schedule on 15 November 2017 and it came into effect on 18 December 2017. Table 2.44.1 below summarises the prevailing rates of CIL. There are four residential zones across the District with CIL rates ranging from £70 to £195 per square metre, or £76.93 to £214.31 per square metre including indexation. Specific strategic sites pay nil or reduced rates. There are separate charges for retail development within the Leamington Prime Retail Zone and for large retail across the District. Student housing is also charged at a District-wide rate of £100 per square metre (£109.90 per square metre with indexation). All other uses are nil rated.



**Table 2.44.1: CIL rates per net additional square metre in the adopted Charging Schedule**

Intended use of development	CIL charge per square metre	CIL charge per square metre (Indexed)
<b>Residential Development</b>		
Zone A (Warwick, E. of Leamington and lower value rural)	£70	£76.93
Zones B and D (much of Leamington, Whitnash and high value rural)	£195	£214.31
Zone C (Kenilworth)	£140	£153.86
<b>Residential (identified Local Plan Housing Sites over 300 dwellings)</b>		
H03 East of Whitnash (500 dwellings)	£0	£0
H06 East of Kenilworth (Thickthorn) (760 dwellings)	£25	£27.48
H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside) (640 dwellings)	£25	£27.48
H42 Westwood Heath (425 dwellings)	£55	£60.45
H43 Kings Hill (up to 4000 dwellings)	£55	£60.45
<b>Retail Floorspace</b>		
Retail development up to 2500 square metres floorspace within Leamington Prime Retail Zone	£65	£71.44
Retail development up to 2500 square metres floorspace outside Leamington Prime Retail Zone	£0	£0
Retail Development 2500 square metres floorspace or over - whole District	£105	£115.40
<b>Student Housing: Whole District</b>		
Student Housing	£100	£109.90

## Local Policy context

- 2.45 There are numerous policy requirements that are now embedded in base build costs for schemes in Warwick District addressing Local Plan (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 1 summarises our analysis of the potential impacts of the Council's Local Plan policies.
- 2.46 It is therefore considered prudent to assume that developments can absorb the pre-existing requirements in the adopted policies. The affordable housing policy is tested despite reflecting the existing policy, as it has a significant bearing on the viability of developments, even though it has been in place for some time. On some schemes, Local Plan policy H2 acknowledges that sometimes there may be trade-offs between policy objectives that require an alternative affordable housing percentage or tenure mix.
- 2.47 In addition to financing infrastructure through CIL and (subject to pooling restrictions) Section 106, Local Plan Policy H2 requires developments providing 11 or more units to deliver 40% affordable housing without subsidy (subject to viability). Policy H2 notes that the tenure mix will be subject to site-specification negotiation, but the Council's Annual Monitoring Report indicates that 68.9% of affordable units were provided as social or affordable rented, with the balance delivered as shared ownership. For testing purposes, we have applied a tenure split of 70% social rented and 30% shared ownership housing.
- 2.48 Policy H3 address the delivery of affordable housing through rural exception sites and acknowledged that an element of cross-subsidisation from market housing may be required. The amount of cross

subsidy from market housing may increase as a result of the emerging requirements in the NZC DPD.

- 2.49 Policy H4 requires that developments provide a mix of housing to meet needs identified in the latest Strategic Housing Market Assessment, but also having regard to physical site constraints; location issues; and development constraints which may impact on viability.
- 2.50 Policy TR1 requires (among other requirements) the provision of electric vehicle charging points when developments incorporate off-street car parking. We have incorporated these costs into our appraisals.
- 2.51 Policy HS4 seeks contributions from developments towards the improvement and maintenance of open space, sports and recreation facilities. For many sites, contributions will be secured through CIL or within normal levels of planning obligations. Provision of new open space on major developments will be addressed within the overall gross site area and will impact on the net developable area.
- 2.52 Policy NE3 requires that new developments should protect, enhance and restore habitat biodiversity. We have incorporated a cost allowance for the provision of green roofs in our appraisals as a proxy for the range of measures that developers can deploy to enhance biodiversity within developments.
- 2.53 Policy DM1 requires that developments provide or contribute towards measures to mitigate harm; physical and social infrastructure required by the development itself (which would need to be reflected in the land value in accordance with the PPG). The policy indicates that contributions towards off-site infrastructure will be sought through CIL and (where relevant) through Section 106 obligations.
- 2.54 Policy DM2 notes the Council's expectation that developments will comply with policies within the Plan unless it can be demonstrated that the policies will result in a development becoming unviable. Where a development is unable to meet the required policies, applicants are required to submit full viability assessments which will be subject to independent review on the Council's behalf.

#### **Additional requirements in the NZC DPD**

- 2.55 The Regulation 18 version of the NZC DPD identified a range of proposed amendments to adopted policies, as listed at Appendix 1, together with our identification of emerging policy options which might have a direct cost impact for new development. The Council has subsequently amended the policies for a Regulation 19 consultation and those which have direct cost implications for developments are summarised as follows:
  - **Consultation Policy NZC1 "Achieving Net Zero Carbon Development"** sets out the Council's requirement that new development should achieve a minimum 63% reduction in carbon emissions as compared to the baseline emission rate set by Building Regulations Part L 2021, through reductions in energy demand; incorporating and utilising zero or low carbon energy sources; and offsetting any residual carbon impacts; and a 35% reduction in carbon emissions compared to the baseline emission rate set by Building Regulations Part L 2021 for non-residential development. The policies in the NZC DPD will apply to all new residential developments of 1 dwelling or more; all new non-residential buildings exceeding 1,000 square metres; hotels; and residential institutions.
  - **Consultation Policy NZC2(A) "Making buildings energy efficient"** outlines a requirement for new residential development to achieve a 10% improvement on the Part L 2021 Target for Fabric Energy Efficiency. New non-residential developments, hotels and residential institutions of 1,000 square metres or more are required to achieve a 19% reduction in carbon emissions compared to Part L 2013 through energy efficiency measures.
  - **Consultation Policy NZC(B) "Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology"** outlines a requirement for residential development and non-residential development of 1,000 square metres or more are required to demonstrate through an energy

statement that additional renewable, zero and low energy carbon technologies have been provided on-site. Energy statements should also demonstrate that, where full compliance is not possible, that renewable, zero and low carbon energy technologies have been utilised to the fullest possible extent.

- **Consultation Policy NZC2(C) “Carbon Offsetting”** outlines the Council’s requirements for carbon offsetting, either through a payment in lieu, or through a verified off-site offsetting scheme.
- **Consultation Policy NZC3 “Embodied Carbon”** requires that new development should demonstrate through an energy statement or design statement how the embodied carbon of the proposed materials to be used in the development has been reduced where possible. Larger developments (50 residential units or 5,000 square metres or more of non-residential floorspace) should be accompanied by a whole-life assessment of the materials used in the development.
- **Consultation Policy NZC4 “Existing Buildings”** requires that developments of existing buildings should demonstrate a consideration to sustainable construction and design in accordance with Local Plan Policy CC1. This should include consideration of alternatives to fossil fuel boilers. These requirements should be explored through a Low/Zero Carbon assessment of low carbon options within the application documents.

## Development context

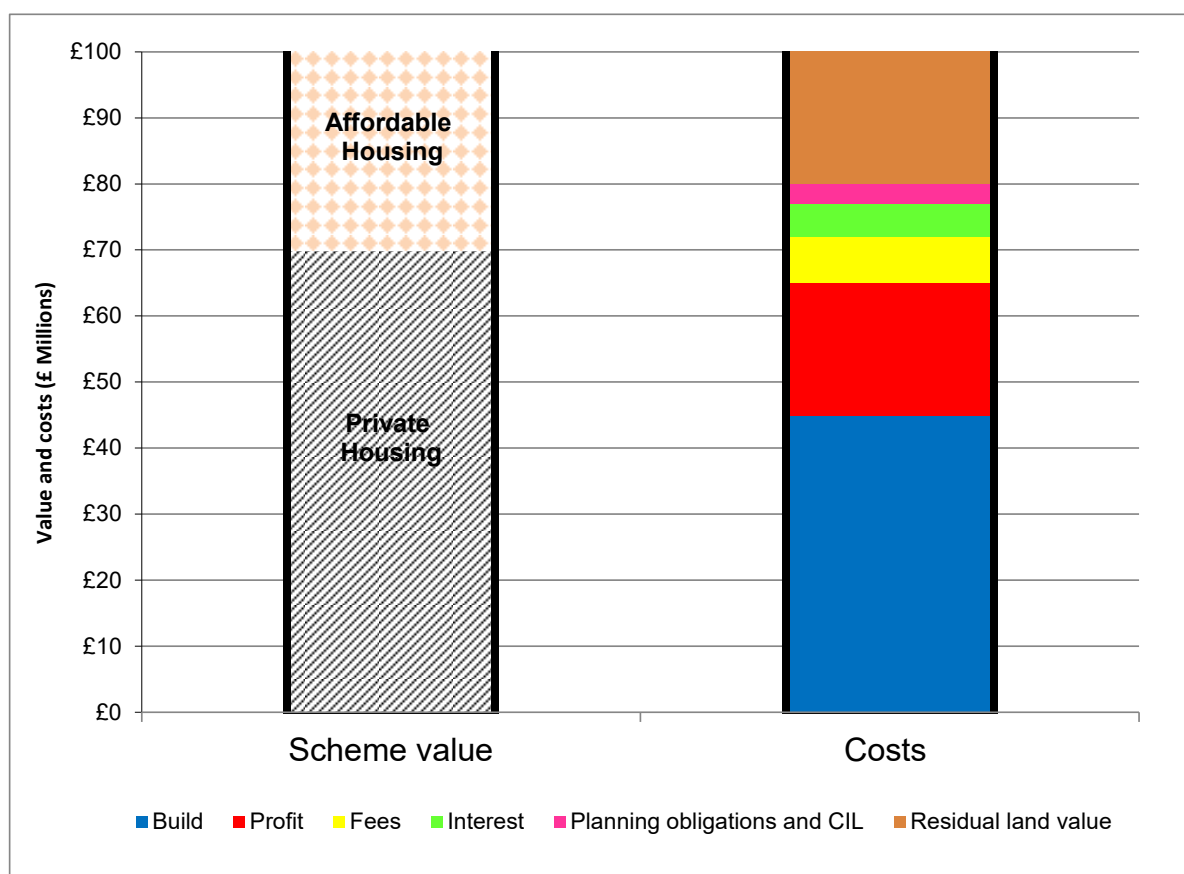
- 2.56 Warwick District is located between Coventry City to the north, rural parts of Solihull Metropolitan Borough to the north and west, Stratford-on-Avon District to the south and Rugby Borough to the east. Most of the population of the District (90%) reside in one of the main urban areas (Kenilworth, Royal Leamington Spa, Warwick and Whitnash), with the remaining 10% living in smaller villages. 80% of the rural area of the District lies within the West Midlands Green Belt.

## 3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Warwick District and tests the Council's emerging NZC DPD policies alongside adopted policies and CIL rates in the adopted Charging Schedule.

### Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Warwick District, some sites will have been

previously developed, while others will come forward on greenfield sites. Previously developed sites can sometimes encounter 'exceptional' costs (e.g. archaeological issues). Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
  - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. Typically, developers and banks are targeting around 17-20% profit on value of the private housing element, depending on the type of scheme, location, demand and price point.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'<sup>6</sup> or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which sometimes exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

## Viability benchmark

- 3.7 In February 2019, the government published a revised NPPF, which indicates at paragraph 34 that *"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"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance<sup>7</sup> in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.
- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *"is based on a premium over current use values"* with the

<sup>6</sup> For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'. Although this guidance was published well in advance of the 2019 PPG, it is fully compliant with the approaches now advocated by the PPG.

<sup>7</sup> Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this report was published well before the 2019 PPG, the approach it advocates remains consistent with national guidance.



*“precise figure that should be used as an appropriate premium above current use value [being] determined locally”. The guidance considers that this approach “is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”. The 2019 NPPF no longer refers to “competitive returns” but the 2019 PPG refers to the need for a premium above EUV instead.*

- 3.10 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:

*“The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).*

- 3.11 In his concluding remark, the Examiner points out that

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).*

- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

- 3.13 Respondents to consultations on planning policy documents in other authorities have made various references to the RICS Guidance on ‘Viability in Planning’ (2012) and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions. The RICS has subsequently revised its guidance and the market value approach that was previously advocated has been dropped in favour of an approach which replicates the 2019 PPG.

- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Warwick District, where many sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on ‘Financial Viability in Planning’:

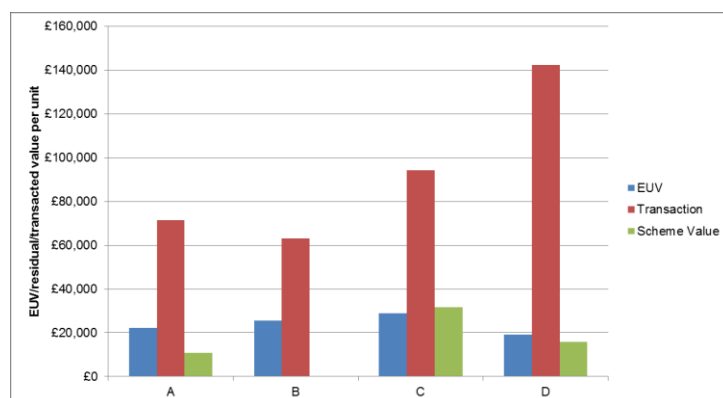
*“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as ‘competitive returns’ respectively). The return to the landowner will be in the form of a land value in excess of current use value”. The Guidance goes on to state that “it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites”.*

3.15 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.

3.16 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.16.1. This chart compares the residual value of four development proposals to the sites’ existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

**Figure 3.16.1: Comparison of residual values to existing use value and price paid for site**



3.17 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

## 4 Appraisal assumptions

- 4.1 In this section, we outline our approach to identifying suitable development typologies for testing purposes and set out the inputs to our appraisals. Both the development typologies and the appraisal inputs are based on local evidence specific to Warwick District.

### Development typologies

- 4.2 We have appraised 24 development typologies tested across the District reflecting schemes to represent the types of sites that the Council expects to come forward over the life of the NZC DPD.
- 4.3 The development typologies are identified in Table 4.3.1 overleaf with additional detail provided in Appendix 2. The typologies are informed by schemes that reflect application schemes for which the Council has granted planning permission and are either under construction or not yet started.
- 4.4 The typologies reflect a range of scheme sizes from 3 units to 300 units and include both flatted and housing schemes. Some of the residential typologies incorporate commercial floorspace, reflecting their urban locations. We have also appraised non-residential development typologies, including hotel schemes; retail schemes; office schemes; and industrial/warehousing schemes.

### Residential sales values

- 4.5 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within the District. We have considered comparable evidence of new build schemes and resales of existing units across the District between 1 January 2020 and 30 November 2021. Over this period, 3,109 properties were transacted, of which 265 were new build and 2,844 were resales of second hand units (these transactions are attached as Appendix 3). We have applied the change in the Land Registry House Price Index between the date of each transaction and today's date to reflect the change in values since the sales were completed.
- 4.6 This data indicates that developments in the District will attract average sales values ranging from circa £3,305 per square metre (£307 per square foot) to £4,394 per square metre (£408 per square foot). The highest sales values are achieved in Leamington Spa and the rural settlements of Rowington, Hatton, Leek Wootton and Hatton Park), while the lowest values are achieved in parts of Warwick (see Table 4.6.1).

**Table 4.6.1: Residential sales values by postcode sector (per square metre)**

Postcode sector	Location(s)	Average achieved values
<b>B94 6</b>	Lapworth	£4,657
<b>CV31 1</b>	Leamington Spa, Radford Semele, Sydenham	£3,756
<b>CV31 2</b>	Leamington Spa, Witnash	£3,536
<b>CV31 3</b>	Leamington Spa	£3,607
<b>CV32 4</b>	Leamington Spa	£4,040
<b>CV32 5</b>	Leamington Spa	£3,982
<b>CV32 6</b>	Leamington Spa	£4,299
<b>CV32 7</b>	Leamington Spa, Cubbington	£3,894
<b>CV33 9</b>	Cubbington, Bishops Tachbrook, Weston under Wetherley	£3,860
<b>CV34 4</b>	Warwick	£3,458
<b>CV34 5</b>	Warwick	£3,689
<b>CV34 6</b>	Warwick, Heathcote	£3,842

Postcode sector	Location(s)	Average achieved values
CV34 7	Warwick	£4,137
CV34 8	Warwick	£4,243
CV35 7	Rowington, Hatton, Leek Wootton, Hatton Park	£4,105
CV35 8	Barford, Norton Lindsey, Hampton Magna	£4,001
CV8 1	Kenilworth, Burton Green	£4,195
CV8 2	Kenilworth	£4,375
CV8 3	Bubbenhall, Stoneleigh	£3,802

- 4.7 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next four years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.7.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have run a year 5 scenario which utilises the growth rates in Table 4.7.1.

**Table 4.7.1: Growth scenario**

Year	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027 and each year thereafter
Values	4.5%	5.5%	5.0%	4.0%	3.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

- 4.8 In light of the current uncertainty as the UK emerges from measures associated reducing the spread of coronavirus, we have also run a downside scenario which would see values falling in 2021 (contrary to current forecasts) and recovering slowly over the subsequent years (see Table 4.8.1).

**Table 4.8.1: Downside scenario**

Year	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027 and each year thereafter
Values	-0.0%	2.5%	2.5%	2.5%	3.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

### Affordable housing tenure and values

- 4.9 Policy H2 requires developments to provide 40% affordable housing from all sources with a typical tenure mix of 70% Social Rent and 30% intermediate.
- 4.10 Schemes providing 11 or more units are required to provide affordable housing on-site. We have tested these schemes with varying percentages of affordable housing from 0% to 50%.
- 4.11 For the purposes of testing the viability of developments and emerging NZC DPD policies, our appraisals assume that the rented housing is let at rents that do not exceed social rents, as shown in Table 4.11.1. These rents are therefore the lowest rents that the Council could consider in terms of its adopted policy. Table 4.11.1 also includes Affordable Rent, based on relevant Local Housing Allowances for the District. Local Housing Allowances are set at the 30<sup>th</sup> percentile of local market rents.

**Table 4.3.1: Development typologies tested in the study (all areas are square metres gross internal area)**

No	Description	Density (units per hectare)	Site area HA	Resi Units	Ave GIA sqm per unit -flats	Ave GIA sqm per unit - houses	Residential floorspace	Retail floor- space	Retail SM floor-space	Office floor-space	Industrial/ w'house	Hotels
1	V. small housing scheme	30	0.10	3	0	105	315	0	0	0	0	0
2	Small housing scheme	30	0.30	9	0	94	845	0	0	0	0	0
3	Medium housing scheme	30	0.82	25	0	95	2,375	0	0	0	0	0
4	Large housing scheme	30	2.50	75	0	97	7,250	0	0	0	0	0
5	Large housing scheme	30	4.10	125	0	94	11,750	0	0	0	0	0
6	Small flatted scheme	60	0.15	9	76	0	688	0	0	0	0	0
7	Medium flatted scheme	125	0.20	25	80	0	1,998	250	0	0	0	0
8	Large flatted scheme	120	0.50	60	81	0	4,850	0	0	0	0	0
9	Large flatted scheme	125	0.80	100	85	0	8,500	0	0	0	0	0
10	Hotel scheme (75 beds)	0	0.30	0	0	0	0	0	0	0	0	2,250
11	Hotel scheme (100 beds)	0	0.35	0	0	0	0	0	0	0	0	3,000
12	Hotel scheme (150 beds)	0	0.45	0	0	0	0	0	0	0	0	4,500
13	Small retail scheme	0	0.25	0	0	0	0	1,500	0	0	0	0
14	Medium retail scheme	0	0.50	0	0	0	0	4,250	250	0	0	0
15	Large retail scheme	0	1.00	0	0	0	0	0	3,500	0	0	0
16	Employment - B1 scheme	0	0.25	0	0	0	0	0	0	2,500	0	0
17	Employment - B1 scheme	0	0.25	0	0	0	0	0	0	4,500	0	0
18	Employment - B8 scheme	0	1.00	0	0	0	0	0	0	0	4,500	0
19	Employment - B8 scheme	0	1.00	0	0	0	0	0	0	0	5,500	0
20	Employment - mixed B1/B8	0	1.00	0	0	0	0	0	0	1,500	4,500	0
21	Large housing scheme	30	6.67	200	0	96	19,125	0	0	0	0	0
22	Large housing scheme	30	10.00	300	0	97	29,000	0	0	0	0	0
23	Student housing scheme	500	1.00	500	25	0	12,500	0	0	0	0	0
24	C2 residential scheme	100	0.50	50	75	0	3,750	0	0	0	0	0



**Table 4.11.1: Affordable housing rents (per week)**

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£82.64	£91.83	£103.71	£114.54
Affordable rents <sup>8</sup>	£143.84	£172.60	£207.12	£276.16

- 4.12 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.
- 4.13 The key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development.

**Table 4.13.1: Capital values of affordable housing (per square metre Net Internal Area)**

Tenure	1 bed	2 bed	3 bed	Blended value <sup>9</sup>
Social rent	£1,538	£1,206	£1,119	£1,145

- 4.14 RPs typically sell shared ownership units on the basis of initial equity sales of between 25% to 50% and a rent of 2.75% on the retained equity. For the purposes of our appraisals, we have assumed that RPs will sell initial equity stakes of 35% and charge a rent equating to 2.5% of the retained equity. The rent on the retained equity is capitalised by applying an investment yield of 5%. The resulting capital value will typically equate to circa 65% of unrestricted market value.
- 4.15 The MHCLG/Homes England 'Affordable Homes Programme 2021-2026: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant as a base position.

### Rents and yields for commercial development

- 4.16 As noted earlier in this section, some of our development typologies incorporate commercial floorspace (offices, retail, supermarkets and industrial), either in single use buildings or at ground floor of mixed use buildings.
- 4.17 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.17.1. These assumptions are informed by lettings of similar floorspace in the area over the past three years (see Appendix 4). Our appraisals assume a 12-month rent-free period for offices and industrial and 6 months for supermarkets. We deduct 6.8% of capital value to reflect deduction of purchaser's costs.

**Table 4.17.1: Commercial rents (£s per square metre) and yields**

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£420	6.75%	12
Retail supermarkets	£220	3.75%	6
Offices	£269	6.0%	12
Hotels	£267	5.0%	6
Industrial	£129	4.5%	6

- 4.18 Knight Frank's January 2022 Prime Yield Guide indicates that investment yields for offices in major

<sup>8</sup> The bulk of the District is located in the Warwickshire South Broad Rental Market Area, but there are small parts in the Solihull and Coventry Broad Rental Market Areas

<sup>9</sup> Net of RP's on-costs at 5%

regional cities is currently 5%, but we have adopted a softer yield of 6.0%. Supermarkets are currently achieving yields of 3.75% and industrial floorspace is achieving yields of 4.5%.

### Build costs

- 4.19 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are attached as Appendix 5 and summarised in Table 4.19.1.

**Table 4.19.1: BCIS build costs**

Type of development	BCIS cost	Base cost per square metre	External works	Total (before policy costs)
Flats	816. Flats – generally - median	£1,500	10%	£1,650
Houses	810.1 Estate housing generally - median	£1,255	15%	£1,443
Shops	345 Shops – generally - median	£1,462	10%	£1,508
Supermarkets	344. Supermarkets - median	£1,448	10%	£1,593
Hotels	852. Hotels median	£2,144	10%	£2,358
Offices	320. Offices – generally - median	£1,932	10%	£2,125
Industrial	282.22 Purpose built factories/offices – mixed facilities – median	£941	10%	£1,035
Warehousing	284. Warehouses – generally – median	£783	10%	£861

- 4.20 Flatted schemes in the District are typically between two to five storeys, which is reflected in the range of costs selected from the BCIS database. As noted in Table 4.19.1, the base costs are increased by 15% for houses (to reflect additional outside space and car parking, including garages) and 10% for flats and commercial schemes to account for external works (including car parking spaces, where provided). Our appraisals incorporate a contingency equating to 5% of construction costs.

### Carbon offset and climate change

- 4.21 The emerging NZC DPD will require residential developments to achieve a 65% reduction in carbon emissions (in comparison to Part L 2021) for residential buildings and 35% for non-residential buildings through fabric efficiency and renewable/low carbon energy provision, and residual carbon offset of regulated energy.
- 4.22 Edgars and Bioregional have reviewed the costs for meeting these requirements. Edgars and Bioregional recommend using a 3% cost uplift for residential dwellings (see Appendix 6). For non-residential developments, we have drawn upon the capital cost figures from the 'Cornwall Climate Emergency DPD – Energy review and modelling' by Currie Brown and Etude (February 2021). The cost data from this report indicates the following uplifts should apply:
- Energy efficiency (Minimum carbon reduction of 15%): 2%;
  - On-site saving (total carbon reduction of 35%): 1%;
  - Allowable solutions (offset 65% of regulated CO2 emissions): 2-4%; and
  - BREEAM excellent rating: 1-2%.
- 4.23 Following review with Bioregional and Edgars, we have applied a cost uplift of 6% based on the Currie & Brown report including BREEAM baselined from Part L 2013.
- 4.24 In addition, the Council has confirmed that the cost of undertaking embodied carbon assessments is likely to be in the region of £10,000. For all development typologies providing more than 50 residential units or 5,000 square metres of more of non-residential floorspace, we have incorporated these costs

into our appraisals.

- 4.25 In addition, we have incorporated £1,800 per unit to reflect the cost of undertaking construction performance assessments.

### Accessibility standards

- 4.26 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.26.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 7).

**Table 4.26.1: Costs of accessibility standards (% uplift to base construction costs)**

Standard	Flats	Houses
M4(2)	1.15%	0.54%
M4(3) (a)	9.28%	10.77%
M4(3) (b)	9.47%	23.80%

- 4.27 We have applied these standards as follows:

- Private units: M4(3)(a) 10% of units and M4(2) 50% of units;
- Affordable units: M4(3)(b) 10% of units and M4(2) 100% of units.

### Electric vehicle charging points

- 4.28 We have allowed £1,000 per unit for active electric vehicle charging points, which reflects quotations on standards residential projects in London<sup>10</sup>. This is for the charging point and all necessary infrastructure within a development.

### Biodiversity net gain

- 4.29 We have tested the requirement for a 15% increase in biodiversity in perpetuity by applying an increase in build costs of 0.8% as indicated in the 'Biodiversity net gain and local nature recovery strategies Impact Assessment' (DEFRA, 2019).

### Professional fees

- 4.30 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate an allowance of 10% for professional fees, which is at the higher end of the range.

### Development finance

- 4.31 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

### Commercial marketing

- 4.32 Our appraisals incorporate an allowance of 10% of first year's rent for letting agents' fees and 5% of first year's rent for letting legal fees. We also incorporate an allowance of 1% of capital value for sales agent fees and 0.75% for sales legal fees.

### Marketing costs

- 4.33 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and

<sup>10</sup> London Plan Viability Study December 2017. We would expect the costs to fall as more developments fit this infrastructure in response to increasing sales of electric vehicles.

agents' fees, plus 0.25% for sales legal fees.

### Warwick CIL

- 4.34 The Council approved its CIL Charging Schedule on 15 November 2017 and it came into effect on 18 December 2017. Table 4.34.1 below summarises the prevailing rates of CIL. There are four residential zones across the District with CIL rates ranging from £70 to £195 per square metre, or £76.93 to £214.31 per square metre including indexation. Specific strategic sites pay nil or reduced rates. There are separate charges for retail development within the Leamington Prime Retail Zone and for large retail across the District. Student housing is also charged at a District-wide rate of £100 per square metre (£109.90 per square metre with indexation). All other uses are nil rated.

**Table 4.34.1: CIL rates per net additional square metre in the adopted Charging Schedule**

Intended use of development	CIL charge per square metre	CIL charge per square metre (Indexed)
<b>Residential Development</b>		
Zone A (Warwick, E. of Leamington and lower value rural)	£70	£76.70
Zones B and D (much of Leamington, Whitnash and high value rural)	£195	£213.66
Zone C (Kenilworth)	£140	£153.40
<b>Residential (identified Local Plan Housing Sites over 300 dwellings)</b>		
H03 East of Whitnash (500 dwellings)	£0	£0
H06 East of Kenilworth (Thickthorn) (760 dwellings)	£25	£27.39
H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside) (640 dwellings)	£25	£27.39
H42 Westwood Heath (425 dwellings)	£55	£60.26
H43 Kings Hill (up to 4000 dwellings)	£55	£60.26
<b>Retail Floorspace</b>		
Retail development up to 2500 square metres floorspace within Leamington Prime Retail Zone	£65	£71.22
Retail development up to 2500 square metres floorspace outside Leamington Prime Retail Zone	£0	£0
Retail Development 2500 square metres floorspace or over - whole District	£105	£115.05
<b>Student Housing: Whole District</b>		
Student Housing	£100	£109.57

- 4.35 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Warwick District but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

### **Section 106 costs**

- 4.36 To account for residual Section 106 requirements, we have included an allowance of £20 per square metre for non-residential development and £13,000 per unit for residential development.
- 4.37 The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

### **Development and sales periods**

- 4.38 Development and sales periods vary between type of scheme. However, our sales periods for residential schemes are based on an assumption of a sales rate of 5 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 6-8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach. There are fewer opportunities for residential development in the Area compared to other authorities which restricts supply and maintains pricing.
- 4.39 For commercial development, we have assumed that the completed floorspace is sold at practical completion. As noted earlier, our appraisals assume a 12 month rent-free period for ground floor retail included in some of the developments. These deferments are reflected in the sum paid by the Investor.

### **Developer's profit**

- 4.40 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13-15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.41 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.42 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 17.5% of private residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.43 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

### **Exceptional costs**

- 4.44 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is



not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. A degree of the costs for addressing abnormal ground conditions is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

- 4.45 Furthermore, we also note that paragraph 012 of the PPG indicates that “*abnormal costs, including those associated with treatment for contaminated sites or listed buildings or costs associated with brownfield, phased or complex sites... should be taken into account when defining benchmark land value*”. In other words, the impact upon development of such costs would be neutral.

### **Benchmark land value**

- 4.46 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the ‘bottom line’ in a financial sense and therefore a key factor in this study.
- 4.47 Sites will be in various existing uses and in the 2016 CIL Viability Study, we adopted a range of benchmark land values from £250,000 to £1,050,000 per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. Larger sites will be predominantly greenfield or vacant urban land, which will have an existing use value at the lower end of the range. Where sites are currently in secondary employment use, they will either be vacant and generating no rental income, or let at very low rents on a short term basis. For this assessment, we have increased the top end of the previously tested range to £1.25 million as values of secondary employment sites are likely to have increased.
- 4.48 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in ‘normal’ development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.49 We have adopted four benchmark land values, as follows:
- £250,000 per hectare;
  - £370,000 per hectare
  - £750,000 per hectare;
  - £1,250,000 per hectare.

## 5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 and 5. We have appraised 24 development typologies, reflecting different densities and types of development across the District (ranging from 3 units to 300 units).
- 5.2 Each appraisal of residential schemes incorporates (where relevant) affordable housing in line with the requirements of set out in Policy H2 (40% of units, with a tenure mix of 70% social rent and 30% shared ownership).
- 5.3 In addition to the target sought by policy H2, we have also considered the viability of schemes with reduced levels of affordable housing (35% and 30%).
- 5.4 Each of the development typologies are tested with the range of values found across the District (i.e. from circa £3,458 per square metre (£321 per square foot) to £4,657 per square metre (£433 per square foot)).
- 5.5 Where the residual land value of a development typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is either negative or lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.6 The base results are tested with the growth and inflation rates summarised in Table 4.7.1 and 4.8.1. These results are attached at appendices 8 and 9.
- 5.7 Alongside the existing affordable housing requirement in Policy H2, the appraisals test the impact of the costs associated with meeting the emerging policies in the NZC DPD. As outlined in section 4, there are various options for meeting the policy objectives, for which different cost scenarios apply. We have tested the following:
  - Residential: 3% cost uplift;
  - Non-residential: 6% cost uplift;
  - Sites of 50 or more units or 5,000+ square metres of non-residential floorspace: £10,000 for embodied carbon assessment;
  - £1,800 per unit for carbon performance assessments.

## 6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. We have tested the impact of the emerging NZC DPD to assist the Council in understanding the potential impacts and interactions with other policies (most notably affordable housing). The full results are attached at Appendix 8, with sensitivity analyses at Appendix 9 (growth scenario) and Appendix 10 (downside scenario).
- 6.2 In reading the results, it is important to distinguish between typologies which are unviable *prior to* the NZC DPD policies being applied and those that become unviable *after* the NZC DPD policies are applied. Typologies that are unviable before the policies are applied are unlikely to come forward in a particular value area, or on a site with a certain Benchmark Land Value. This is particularly the case with flatted schemes (typologies 6, 7, 8 and 9) which are only viable in the highest value areas. This is consistent with the pattern of development; flatted schemes will generally only come forward in central urban areas where values are at the highest end of the tested range.

### **Affordable housing**

- 6.3 Recognising that Policy H2 seeks 40% affordable housing, but is applied with a degree of flexibility where site-specific circumstances prevent the full requirement being met, we have modelled the development typologies with a range of affordable housing percentages (30% and 35%). This will help the Council to understand the potential trade-offs between the objectives of the NZC DPD and the other key Local Plan policies (affordable housing being the policy which has the most significant impact on residual land values).
- 6.4 It should be noted that typologies 1, 2 and 6 all fall below the 11 unit threshold in Policy H2 and are therefore not required to contribute towards affordable housing. These typologies are therefore tested with 100% private housing.

### **Impact of NZC cost uplifts**

- 6.5 As noted in the previous section, the objectives of the DPD can be met in full through a cost uplift on base build costs of 3% for residential and 6% for commercial, plus (where relevant) £10,000 per site for embodied carbon assessments and £1,800 per unit for carbon performance assessments.
- 6.6 The results of our appraisals are summarised in tables 6.5.1 to 6.5.9, with each table showing the results for each value point within the District (from value point A - with sales values of £3,450 per square metre - to value point I - with values of £4,657 per square metre).
- 6.7 Although the costs associated with the emerging NZC policies is relatively small as an overall proportion of construction costs (i.e. between 3% and 6%), the impact on residual land value can sometimes be significant. For example, Typology 5 with value point A (£3,405 per square metre) generates a base residual land value of £1.65 million (reflecting 40% affordable housing and all other adopted Local Plan policies, but before NZC costs). This is shown in Table 6.5.1. The total construction costs are £17.98 million, so a 3% increase equates to £0.54 million. After the impact of additional professional fees, finance costs and the costs of construction performance assessments and embodied carbon assessments are reflected, the residual land value falls from £1.65 million to £0.66 million.
- 6.8 In some cases, the residual land values generated by the typologies falls below the Benchmark Land Value when the DPD policies are applied. In many cases, this situation can be remedied by a site-specific reduction in affordable housing. For example, Typology 5 with value point A (£3,450 per square metre) is viable against the greenfield/undeveloped land Benchmark Land Values at 40% before the DPD policies are applied. However, when the NZC DPD policies are applied, it becomes unviable, but this can be addressed by a reduction in affordable housing to 35% (to become viable against the lowest Benchmark Land Value) or 30% (to become viable against the higher of the two greenfield Benchmark Land Values).

- 6.9 It is important to note that as sales values increase through the bands, such reductions in affordable housing would not be required to offset the impact of the NZC DPD policies. If value band B (£3,601 per square metre) is applied (see Table 6.5.2), Typology 5 remains viable with all the NZC DPD policies and 40% affordable housing against the lower of the two greenfield Benchmark Land Values. At value band C (£3,752 per square metre), Typology 5 remains viable against both of the greenfield/undeveloped land Benchmark Land Values.
- 6.10 Flatted schemes (typologies 6, 7, 8 and 9 will typically come forward in the main settlements where sales values are at the higher end of the range (see tables 6.5.8 and 6.5.9). In most cases, flatted schemes in these areas are able to accommodate the increased costs associated with emerging NZC policies. However, there may be schemes which are not able to meet all the policy requirements, particularly where the benchmark land value is 'higher value employment land'. In these cases, flexible application of policy may be necessary, either through alternative affordable housing tenure mixes or percentages, or partial relaxation of the NZC requirements.
- 6.11 Schemes comprising houses incur lower construction costs and are therefore more readily able to meet all the policy requirements, including emerging NZC DPD policies. Furthermore, they will typically be brought forward on greenfield or undeveloped land with low benchmark land values. However, there are situations where the NZC policies tip the balance of housing schemes from 'viable' to 'unviable' and a degree of flexibility will be required.
- 6.12 B1 employment schemes are currently shown as unviable when the full NZC DPD policies are applied, with such schemes incurring a 6% increase in build costs in contrast to the lower 3% for residential schemes. Office markets are currently in a state of transition as a result of the coronavirus pandemic and rents are likely to increase over the short to medium term as occupiers seek to move into higher quality space to encourage their staff back into an office environment. New build office development is therefore likely to see improvements in viability in the short to medium term, with both rents increasing and yields sharpening. A rent increase of £1 per square foot (from £25 to £26) and a 0.25% yield shift would be sufficient to fully mitigate the impact of the NZC DPD policies. B1 schemes are therefore on the margins of being viable, which justifies applying the DPD policies.
- 6.13 The sensitivity analyses attached as Appendix 9 indicates that growth in capital values (in excess of cost inflation) results in a higher range of development scenarios becoming viable, both before and after the application of the additional policy costs. When combined with falling costs of NZC measures resulting from improvements to the technology required, the extent to which a 'balancing exercise' between emerging NZC policies and other Local Plan policies is required will diminish.

**Table 6.5.1: Climate change results (value price point A - £3,450 per square metre)**

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

A  
Value point: £3,450 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	125,000	185,958	159,787	159,787	159,787
2	Small housing scheme	9	375,000	487,832	415,212	415,212	415,212
3	Medium housing scheme	25	1,025,000	361,614	157,772	284,448	411,125
4	Large housing scheme	75	3,125,000	571,148	33,994	293,981	620,633
5	Large housing scheme	125	5,125,000	1,648,899	664,626	1,261,725	1,858,622
6	Small flatted scheme	9	187,500	117,551	187,663	187,663	187,663
7	Medium flatted scheme	25	250,000	378,343	605,819	518,184	430,550
8	Large flatted scheme	60	625,000	1,934,154	2,423,607	2,219,067	2,014,526
9	Large flatted scheme	100	1,000,000	3,299,453	4,132,470	3,775,937	3,419,405
10	Hotel scheme (75 beds)	-	375,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	312,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	312,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	8,333,318	2,393,227	847,459	1,768,867	2,690,275
22	Large housing scheme	300	12,499,906	3,609,489	1,323,055	2,701,071	4,066,618
23	Student housing scheme	500	1,250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	625,000	112,244	502,122	502,122	502,122

**Medium Benchmark Land Value (£0.75 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	75,000	185,958	159,787	159,787	159,787
2	Small housing scheme	9	225,000	487,832	415,212	415,212	415,212
3	Medium housing scheme	25	615,000	361,614	157,772	284,448	411,125
4	Large housing scheme	75	1,875,000	571,148	33,994	293,981	620,633
5	Large housing scheme	125	3,075,000	1,648,899	664,626	1,261,725	1,858,622
6	Small flatted scheme	9	112,500	117,551	187,663	187,663	187,663
7	Medium flatted scheme	25	150,000	378,343	605,819	518,184	430,550
8	Large flatted scheme	60	375,000	1,934,154	2,423,607	2,219,067	2,014,526
9	Large flatted scheme	100	600,000	3,299,453	4,132,470	3,775,937	3,419,405
10	Hotel scheme (75 beds)	-	225,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	187,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	187,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	4,999,991	2,393,227	847,459	1,768,867	2,690,275
22	Large housing scheme	300	7,499,943	3,609,489	1,323,055	2,701,071	4,066,618
23	Student housing scheme	500	750,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	375,000	112,244	502,122	502,122	502,122

**Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	37,000	185,958	159,787	159,787	159,787
2	Small housing scheme	9	111,000	487,832	415,212	415,212	415,212
3	Medium housing scheme	25	303,400	361,614	157,772	284,448	411,125
4	Large housing scheme	75	925,000	571,148	33,994	293,981	620,633
5	Large housing scheme	125	1,517,000	1,648,899	664,626	1,261,725	1,858,622
6	Small flatted scheme	9	55,500	117,551	187,663	187,663	187,663
7	Medium flatted scheme	25	74,000	378,343	605,819	518,184	430,550
8	Large flatted scheme	60	185,000	1,934,154	2,423,607	2,219,067	2,014,526
9	Large flatted scheme	100	296,000	3,299,453	4,132,470	3,775,937	3,419,405
10	Hotel scheme (75 beds)	-	111,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	92,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	92,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	2,466,662	2,393,227	847,459	1,768,867	2,690,275
22	Large housing scheme	300	3,699,972	3,609,489	1,323,055	2,701,071	4,066,618
23	Student housing scheme	500	370,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	185,000	112,244	502,122	502,122	502,122

**Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	25,000	185,958	159,787	159,787	159,787
2	Small housing scheme	9	75,000	487,832	415,212	415,212	415,212
3	Medium housing scheme	25	205,000	361,614	157,772	284,448	411,125
4	Large housing scheme	75	625,000	571,148	33,994	293,981	620,633
5	Large housing scheme	125	1,025,000	1,648,899	664,626	1,261,725	1,858,622
6	Small flatted scheme	9	37,500	117,551	187,663	187,663	187,663
7	Medium flatted scheme	25	50,000	378,343	605,819	518,184	430,550
8	Large flatted scheme	60	125,000	1,934,154	2,423,607	2,219,067	2,014,526
9	Large flatted scheme	100	200,000	3,299,453	4,132,470	3,775,937	3,419,405
10	Hotel scheme (75 beds)	-	75,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	62,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	62,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	1,666,664	2,393,227	847,459	1,768,867	2,690,275
22	Large housing scheme	300	2,499,981	3,609,489	1,323,055	2,701,071	4,066,618
23	Student housing scheme	500	250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	125,000	112,244	502,122	502,122	502,122



**Table 6.5.2: Climate change results (value price point B - £3,601 per square metre)**

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

B  
Value point: £3,601 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	125,000	218,263	192,092	192,092	192,092
2	Small housing scheme	9	375,000	574,493	501,873	501,873	501,873
3	Medium housing scheme	25	1,025,000	531,007	327,165	463,114	599,064
4	Large housing scheme	75	3,125,000	1,043,353	439,534	791,391	1,143,248
5	Large housing scheme	125	5,125,000	2,449,681	1,465,608	2,106,313	2,747,016
6	Small flatted scheme	9	187,500	61,062	131,173	131,173	131,173
7	Medium flatted scheme	25	250,000	257,221	484,696	390,454	296,211
8	Large flatted scheme	60	625,000	1,645,675	2,135,128	1,914,950	1,694,771
9	Large flatted scheme	100	1,000,000	2,797,116	3,630,133	3,246,355	2,862,578
10	Hotel scheme (75 beds)	-	375,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	312,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	312,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	8,333,318	3,639,665	2,101,793	3,091,498	4,077,414
22	Large housing scheme	300	12,499,906	5,461,548	3,187,584	4,654,121	6,120,659
23	Student housing scheme	500	1,250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	625,000	192,426	194,726	194,726	194,726

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	75,000	218,263	192,092	192,092	192,092
2	Small housing scheme	9	225,000	574,493	501,873	501,873	501,873
3	Medium housing scheme	25	615,000	531,007	327,165	463,114	599,064
4	Large housing scheme	75	1,875,000	1,043,353	439,534	791,391	1,143,248
5	Large housing scheme	125	3,075,000	2,449,681	1,465,608	2,106,313	2,747,016
6	Small flatted scheme	9	112,500	61,062	131,173	131,173	131,173
7	Medium flatted scheme	25	150,000	257,221	484,696	390,454	296,211
8	Large flatted scheme	60	375,000	1,645,675	2,135,128	1,914,950	1,694,771
9	Large flatted scheme	100	600,000	2,797,116	3,630,133	3,246,355	2,862,578
10	Hotel scheme (75 beds)	-	225,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	187,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	187,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	4,999,991	3,639,665	2,101,793	3,091,498	4,077,414
22	Large housing scheme	300	7,499,943	5,461,548	3,187,584	4,654,121	6,120,659
23	Student housing scheme	500	750,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	375,000	192,426	194,726	194,726	194,726

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	37,000	218,263	192,092	192,092	192,092
2	Small housing scheme	9	111,000	574,493	501,873	501,873	501,873
3	Medium housing scheme	25	303,400	531,007	327,165	463,114	599,064
4	Large housing scheme	75	925,000	1,043,353	439,534	791,391	1,143,248
5	Large housing scheme	125	1,517,000	2,449,681	1,465,608	2,106,313	2,747,016
6	Small flatted scheme	9	55,500	61,062	131,173	131,173	131,173
7	Medium flatted scheme	25	74,000	257,221	484,696	390,454	296,211
8	Large flatted scheme	60	185,000	1,645,675	2,135,128	1,914,950	1,694,771
9	Large flatted scheme	100	296,000	2,797,116	3,630,133	3,246,355	2,862,578
10	Hotel scheme (75 beds)	-	111,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	92,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	92,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	2,466,662	3,639,665	2,101,793	3,091,498	4,077,414
22	Large housing scheme	300	3,699,972	5,461,548	3,187,584	4,654,121	6,120,659
23	Student housing scheme	500	370,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	185,000	192,426	194,726	194,726	194,726

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	25,000	218,263	192,092	192,092	192,092
2	Small housing scheme	9	75,000	574,493	501,873	501,873	501,873
3	Medium housing scheme	25	205,000	531,007	327,165	463,114	599,064
4	Large housing scheme	75	625,000	1,043,353	439,534	791,391	1,143,248
5	Large housing scheme	125	1,025,000	2,449,681	1,465,608	2,106,313	2,747,016
6	Small flatted scheme	9	37,500	61,062	131,173	131,173	131,173
7	Medium flatted scheme	25	50,000	257,221	484,696	390,454	296,211
8	Large flatted scheme	60	125,000	1,645,675	2,135,128	1,914,950	1,694,771
9	Large flatted scheme	100	200,000	2,797,116	3,630,133	3,246,355	2,862,578
10	Hotel scheme (75 beds)	-	75,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	62,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	62,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	1,666,664	3,639,665	2,101,793	3,091,498	4,077,414
22	Large housing scheme	300	2,499,981	5,461,548	3,187,584	4,654,121	6,120,659
23	Student housing scheme	500	250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	125,000	192,426	194,726	194,726	194,726



**Table 6.5.3: Climate change results (value price point C - £3,752 per square metre)**

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

C  
Value point: £3,752 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	125,000	250,569	224,398	224,398	224,398
2	Small housing scheme	9	375,000	661,154	588,534	588,534	588,534
3	Medium housing scheme	25	1,025,000	700,400	496,557	641,780	787,001
4	Large housing scheme	75	3,125,000	1,515,557	911,738	1,288,800	1,665,863
5	Large housing scheme	125	5,125,000	3,243,892	2,266,390	2,950,900	3,631,921
6	Small flatted scheme	9	187,500	4,572	74,684	74,684	74,684
7	Medium flatted scheme	25	250,000	136,098	363,574	262,724	161,873
8	Large flatted scheme	60	625,000	1,357,196	1,846,649	1,610,832	1,375,016
9	Large flatted scheme	100	1,000,000	2,294,777	3,127,794	2,716,773	2,305,751
10	Hotel scheme (75 beds)	-	375,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	312,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	312,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	8,333,318	4,878,459	3,354,261	4,402,771	5,451,282
22	Large housing scheme	300	12,499,906	7,299,101	5,039,642	6,607,171	8,167,259
23	Student housing scheme	500	1,250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	625,000	495,532	111,095	111,095	111,095

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	75,000	250,569	224,398	224,398	224,398
2	Small housing scheme	9	225,000	661,154	588,534	588,534	588,534
3	Medium housing scheme	25	615,000	700,400	496,557	641,780	787,001
4	Large housing scheme	75	1,875,000	1,515,557	911,738	1,288,800	1,665,863
5	Large housing scheme	125	3,075,000	3,243,892	2,266,390	2,950,900	3,631,921
6	Small flatted scheme	9	112,500	4,572	74,684	74,684	74,684
7	Medium flatted scheme	25	150,000	136,098	363,574	262,724	161,873
8	Large flatted scheme	60	375,000	1,357,196	1,846,649	1,610,832	1,375,016
9	Large flatted scheme	100	600,000	2,294,777	3,127,794	2,716,773	2,305,751
10	Hotel scheme (75 beds)	-	225,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	187,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	187,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	4,999,991	4,878,459	3,354,261	4,402,771	5,451,282
22	Large housing scheme	300	7,499,943	7,299,101	5,039,642	6,607,171	8,167,259
23	Student housing scheme	500	750,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	375,000	495,532	111,095	111,095	111,095

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	37,000	250,569	224,398	224,398	224,398
2	Small housing scheme	9	111,000	661,154	588,534	588,534	588,534
3	Medium housing scheme	25	303,400	700,400	496,557	641,780	787,001
4	Large housing scheme	75	925,000	1,515,557	911,738	1,288,800	1,665,863
5	Large housing scheme	125	1,517,000	3,243,892	2,266,390	2,950,900	3,631,921
6	Small flatted scheme	9	55,500	4,572	74,684	74,684	74,684
7	Medium flatted scheme	25	74,000	136,098	363,574	262,724	161,873
8	Large flatted scheme	60	185,000	1,357,196	1,846,649	1,610,832	1,375,016
9	Large flatted scheme	100	296,000	2,294,777	3,127,794	2,716,773	2,305,751
10	Hotel scheme (75 beds)	-	111,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	92,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	92,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	2,466,662	4,878,459	3,354,261	4,402,771	5,451,282
22	Large housing scheme	300	3,699,972	7,299,101	5,039,642	6,607,171	8,167,259
23	Student housing scheme	500	370,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	185,000	495,532	111,095	111,095	111,095

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	25,000	250,569	224,398	224,398	224,398
2	Small housing scheme	9	75,000	661,154	588,534	588,534	588,534
3	Medium housing scheme	25	205,000	700,400	496,557	641,780	787,001
4	Large housing scheme	75	625,000	1,515,557	911,738	1,288,800	1,665,863
5	Large housing scheme	125	1,025,000	3,243,892	2,266,390	2,950,900	3,631,921
6	Small flatted scheme	9	37,500	4,572	74,684	74,684	74,684
7	Medium flatted scheme	25	50,000	136,098	363,574	262,724	161,873
8	Large flatted scheme	60	125,000	1,357,196	1,846,649	1,610,832	1,375,016
9	Large flatted scheme	100	200,000	2,294,777	3,127,794	2,716,773	2,305,751
10	Hotel scheme (75 beds)	-	75,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	62,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	62,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	1,666,664	4,878,459	3,354,261	4,402,771	5,451,282
22	Large housing scheme	300	2,499,981	7,299,101	5,039,642	6,607,171	8,167,259
23	Student housing scheme	500	250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	125,000	495,532	111,095	111,095	111,095

**Table 6.5.4: Climate change results (value price point D - £3,903 per square metre)**

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

D  
Value point: £3,903 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	40% AH	40% AH	35% AH	30% AH
					With DPD policies	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	125,000	260,959	234,788	234,788	234,788	234,788
2	Small housing scheme	9	375,000	689,025	616,404	616,404	616,404	616,404
3	Medium housing scheme	25	1,025,000	770,649	566,807	713,040	859,272	859,272
4	Large housing scheme	75	3,125,000	1,691,326	1,087,507	1,465,072	1,842,637	1,842,637
5	Large housing scheme	125	5,125,000	3,560,243	2,585,534	3,272,863	3,955,825	3,955,825
6	Small flatted scheme	9	187,500	3,361	66,703	66,703	66,703	66,703
7	Medium flatted scheme	25	250,000	99,471	326,946	226,529	126,113	126,113
8	Large flatted scheme	60	625,000	1,273,529	1,762,981	1,528,595	1,294,208	1,294,208
9	Large flatted scheme	100	1,000,000	2,151,088	2,984,105	2,575,726	2,167,348	2,167,348
10	Hotel scheme (75 beds)	-	375,000	839,762	473,322	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	567,105	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	756,537	756,537	756,537	756,537
13	Small retail scheme	-	312,500	2,436,871	2,269,233	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,458,410	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,515,967	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	17,115	17,115	17,115	17,115
17	Employment - B1 scheme	-	312,500	630,091	30,807	30,807	30,807	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	1,783,444	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,179,765	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	1,823,836	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	8,333,318	5,357,583	3,833,385	4,886,127	5,938,868	5,938,868
22	Large housing scheme	300	12,499,906	7,995,118	5,741,710	7,313,522	8,874,161	8,874,161
23	Student housing scheme	500	1,250,000	5,020,563	2,583,738	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	625,000	538,169	153,732	153,732	153,732	153,732

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	75,000	260,959	234,788	234,788	234,788
2	Small housing scheme	9	225,000	689,025	616,404	616,404	616,404
3	Medium housing scheme	25	615,000	770,649	566,807	713,040	859,272
4	Large housing scheme	75	1,875,000	1,691,326	1,087,507	1,465,072	1,842,637
5	Large housing scheme	125	3,075,000	3,560,243	2,585,534	3,272,863	3,955,825
6	Small flatted scheme	9	112,500	3,361	66,703	66,703	66,703
7	Medium flatted scheme	25	150,000	99,471	326,946	226,529	126,113
8	Large flatted scheme	60	375,000	1,273,529	1,762,981	1,528,595	1,294,208
9	Large flatted scheme	100	600,000	2,151,088	2,984,105	2,575,726	2,167,348
10	Hotel scheme (75 beds)	-	225,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	187,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	187,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	4,999,991	5,357,583	3,833,385	4,886,127	5,938,868
22	Large housing scheme	300	7,499,943	7,995,118	5,741,710	7,313,522	8,874,161
23	Student housing scheme	500	750,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	375,000	538,169	153,732	153,732	153,732

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	37,000	260,959	234,788	234,788	234,788
2	Small housing scheme	9	111,000	689,025	616,404	616,404	616,404
3	Medium housing scheme	25	303,400	770,649	566,807	713,040	859,272
4	Large housing scheme	75	925,000	1,691,326	1,087,507	1,465,072	1,842,637
5	Large housing scheme	125	1,517,000	3,560,243	2,585,534	3,272,863	3,955,825
6	Small flatted scheme	9	55,500	3,361	66,703	66,703	66,703
7	Medium flatted scheme	25	74,000	99,471	326,946	226,529	126,113
8	Large flatted scheme	60	185,000	1,273,529	1,762,981	1,528,595	1,294,208
9	Large flatted scheme	100	296,000	2,151,088	2,984,105	2,575,726	2,167,348
10	Hotel scheme (75 beds)	-	111,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	92,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	92,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	2,466,662	5,357,583	3,833,385	4,886,127	5,938,868
22	Large housing scheme	300	3,699,972	7,995,118	5,741,710	7,313,522	8,874,161
23	Student housing scheme	500	370,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	185,000	538,169	153,732	153,732	153,732

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	25,000	260,959	234,788	234,788	234,788
2	Small housing scheme	9	75,000	689,025	616,404	616,404	616,404
3	Medium housing scheme	25	205,000	770,649	566,807	713,040	859,272
4	Large housing scheme	75	625,000	1,691,326	1,087,507	1,465,072	1,842,637
5	Large housing scheme	125	1,025,000	3,560,243	2,585,534	3,272,863	3,955,825
6	Small flatted scheme	9	37,500	3,361	66,703	66,703	66,703
7	Medium flatted scheme	25	50,000	99,471	326,946	226,529	126,113
8	Large flatted scheme	60	125,000	1,273,529	1,762,981	1,528,595	1,294,208
9	Large flatted scheme	100	200,000	2,151,088	2,984,105	2,575,726	2,167,348
10	Hotel scheme (75 beds)	-	75,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	62,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	62,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	1,666,664	5,357,583	3,833,385	4,886,127	5,938,868
22	Large housing scheme	300	2,499,981	7,995,118	5,741,710	7,313,522	8,874,161
23	Student housing scheme	500	250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	125,000	538,169	153,732	153,732	153,732



**Table 6.5.5: Climate change results (value price point E - £4,054 per square metre)**

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Value point: E  
£4,054 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	125,000	293,264	267,093	267,093	267,093
2	Small housing scheme	9	375,000	775,686	703,066	703,066	703,066
3	Medium housing scheme	25	1,025,000	940,042	736,200	891,705	1,047,210
4	Large housing scheme	75	3,125,000	2,163,530	1,559,711	1,962,482	2,365,252
5	Large housing scheme	125	5,125,000	4,351,511	3,381,170	4,107,483	4,833,798
6	Small flatted scheme	9	187,500	59,063	10,214	10,214	10,214
7	Medium flatted scheme	25	250,000	21,350	205,824	98,799	8,110
8	Large flatted scheme	60	625,000	985,049	1,474,502	1,224,477	974,453
9	Large flatted scheme	100	1,000,000	1,648,749	2,481,766	2,046,144	1,610,521
10	Hotel scheme (75 beds)	-	375,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	312,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	312,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	8,333,318	6,596,377	5,072,179	6,192,457	7,312,735
22	Large housing scheme	300	12,499,906	9,813,160	7,582,847	9,243,423	10,901,641
23	Student housing scheme	500	1,250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	625,000	841,274	456,838	456,838	456,838

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	75,000	293,264	267,093	267,093	267,093
2	Small housing scheme	9	225,000	775,686	703,066	703,066	703,066
3	Medium housing scheme	25	615,000	940,042	736,200	891,705	1,047,210
4	Large housing scheme	75	1,875,000	2,163,530	1,559,711	1,962,482	2,365,252
5	Large housing scheme	125	3,075,000	4,351,511	3,381,170	4,107,483	4,833,798
6	Small flatted scheme	9	112,500	59,063	10,214	10,214	10,214
7	Medium flatted scheme	25	150,000	21,350	205,824	98,799	8,110
8	Large flatted scheme	60	375,000	985,049	1,474,502	1,224,477	974,453
9	Large flatted scheme	100	600,000	1,648,749	2,481,766	2,046,144	1,610,521
10	Hotel scheme (75 beds)	-	225,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	187,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	187,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	4,999,991	6,596,377	5,072,179	6,192,457	7,312,735
22	Large housing scheme	300	7,499,943	9,813,160	7,582,847	9,243,423	10,901,641
23	Student housing scheme	500	750,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	375,000	841,274	456,838	456,838	456,838

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	37,000	293,264	267,093	267,093	267,093
2	Small housing scheme	9	111,000	775,686	703,066	703,066	703,066
3	Medium housing scheme	25	303,400	940,042	736,200	891,705	1,047,210
4	Large housing scheme	75	925,000	2,163,530	1,559,711	1,962,482	2,365,252
5	Large housing scheme	125	1,517,000	4,351,511	3,381,170	4,107,483	4,833,798
6	Small flatted scheme	9	55,500	59,063	10,214	10,214	10,214
7	Medium flatted scheme	25	74,000	21,350	205,824	98,799	8,110
8	Large flatted scheme	60	185,000	985,049	1,474,502	1,224,477	974,453
9	Large flatted scheme	100	296,000	1,648,749	2,481,766	2,046,144	1,610,521
10	Hotel scheme (75 beds)	-	111,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	92,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	92,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	2,466,662	6,596,377	5,072,179	6,192,457	7,312,735
22	Large housing scheme	300	3,699,972	9,813,160	7,582,847	9,243,423	10,901,641
23	Student housing scheme	500	370,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	185,000	841,274	456,838	456,838	456,838

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	25,000	293,264	267,093	267,093	267,093
2	Small housing scheme	9	75,000	775,686	703,066	703,066	703,066
3	Medium housing scheme	25	205,000	940,042	736,200	891,705	1,047,210
4	Large housing scheme	75	625,000	2,163,530	1,559,711	1,962,482	2,365,252
5	Large housing scheme	125	1,025,000	4,351,511	3,381,170	4,107,483	4,833,798
6	Small flatted scheme	9	37,500	59,063	10,214	10,214	10,214
7	Medium flatted scheme	25	50,000	21,350	205,824	98,799	8,110
8	Large flatted scheme	60	125,000	985,049	1,474,502	1,224,477	974,453
9	Large flatted scheme	100	200,000	1,648,749	2,481,766	2,046,144	1,610,521
10	Hotel scheme (75 beds)	-	75,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	62,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	62,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	1,666,664	6,596,377	5,072,179	6,192,457	7,312,735
22	Large housing scheme	300	2,499,981	9,813,160	7,582,847	9,243,423	10,901,641
23	Student housing scheme	500	250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	125,000	841,274	456,838	456,838	456,838

**Table 6.5.6: Climate change results (value price point F - £4,204 per square metre)**

WARWICK DC - NZC DPD				F			
Higher Benchmark Land Value (£1.25 million per hectare)				Value point: £4,204 per sqm			
LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	125,000	325,570	299,398	299,398	299,398
2	Small housing scheme	9	375,000	862,347	789,727	789,727	789,727
3	Medium housing scheme	25	1,025,000	1,109,435	905,593	1,070,370	1,235,148
4	Large housing scheme	75	3,125,000	2,635,734	2,031,916	2,459,892	2,887,867
5	Large housing scheme	125	5,125,000	5,142,779	4,172,438	4,942,104	5,711,769
6	Small flatted scheme	9	187,500	114,784	45,631	45,631	45,631
7	Medium flatted scheme	25	250,000	140,782	84,701	28,528	140,574
8	Large flatted scheme	60	625,000	696,570	1,186,023	920,360	654,697
9	Large flatted scheme	100	1,000,000	1,146,410	1,979,427	1,516,561	1,053,694
10	Hotel scheme (75 beds)	-	375,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	312,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	312,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	8,333,318	7,825,495	6,310,973	7,498,787	8,684,880
22	Large housing scheme	300	12,499,906	11,623,772	9,411,207	11,160,771	12,910,335
23	Student housing scheme	500	1,250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	625,000	1,144,380	759,943	759,943	759,943

**Medium Benchmark Land Value (£0.75 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	75,000	325,570	299,398	299,398	299,398
2	Small housing scheme	9	225,000	862,347	789,727	789,727	789,727
3	Medium housing scheme	25	615,000	1,109,435	905,593	1,070,370	1,235,148
4	Large housing scheme	75	1,875,000	2,635,734	2,031,916	2,459,892	2,887,867
5	Large housing scheme	125	3,075,000	5,142,779	4,172,438	4,942,104	5,711,769
6	Small flatted scheme	9	112,500	114,784	45,631	45,631	45,631
7	Medium flatted scheme	25	150,000	140,782	84,701	28,528	140,574
8	Large flatted scheme	60	375,000	696,570	1,186,023	920,360	654,697
9	Large flatted scheme	100	600,000	1,146,410	1,979,427	1,516,561	1,053,694
10	Hotel scheme (75 beds)	-	225,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	187,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	187,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	4,999,991	7,825,495	6,310,973	7,498,787	8,684,880
22	Large housing scheme	300	7,499,943	11,623,772	9,411,207	11,160,771	12,910,335
23	Student housing scheme	500	750,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	375,000	1,144,380	759,943	759,943	759,943

**Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	37,000	325,570	299,398	299,398	299,398
2	Small housing scheme	9	111,000	862,347	789,727	789,727	789,727
3	Medium housing scheme	25	303,400	1,109,435	905,593	1,070,370	1,235,148
4	Large housing scheme	75	925,000	2,635,734	2,031,916	2,459,892	2,887,867
5	Large housing scheme	125	1,517,000	5,142,779	4,172,438	4,942,104	5,711,769
6	Small flatted scheme	9	55,500	114,784	45,631	45,631	45,631
7	Medium flatted scheme	25	74,000	140,782	84,701	28,528	140,574
8	Large flatted scheme	60	185,000	696,570	1,186,023	920,360	654,697
9	Large flatted scheme	100	296,000	1,146,410	1,979,427	1,516,561	1,053,694
10	Hotel scheme (75 beds)	-	111,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	92,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	92,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	2,466,662	7,825,495	6,310,973	7,498,787	8,684,880
22	Large housing scheme	300	3,699,972	11,623,772	9,411,207	11,160,771	12,910,335
23	Student housing scheme	500	370,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	185,000	1,144,380	759,943	759,943	759,943

**Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	25,000	325,570	299,398	299,398	299,398
2	Small housing scheme	9	75,000	862,347	789,727	789,727	789,727
3	Medium housing scheme	25	205,000	1,109,435	905,593	1,070,370	1,235,148
4	Large housing scheme	75	625,000	2,635,734	2,031,916	2,459,892	2,887,867
5	Large housing scheme	125	1,025,000	5,142,779	4,172,438	4,942,104	5,711,769
6	Small flatted scheme	9	37,500	114,784	45,631	45,631	45,631
7	Medium flatted scheme	25	50,000	140,782	84,701	28,528	140,574
8	Large flatted scheme	60	125,000	696,570	1,186,023	920,360	654,697
9	Large flatted scheme	100	200,000	1,146,410	1,979,427	1,516,561	1,053,694
10	Hotel scheme (75 beds)	-	75,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	62,500	2,436,871	2,269,233	2,269,233	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,458,410	6,458,410	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	62,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	1,666,664	7,825,495	6,310,973	7,498,787	8,684,880
22	Large housing scheme	300	2,499,981	11,623,772	9,411,207	11,160,771	12,910,335
23	Student housing scheme	500	250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	125,000	1,144,380	759,943	759,943	759,943



**Table 6.5.7: Climate change results (value price point G - £4,355 per square metre)**

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Value point: G  
£4,355 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
				40% AH	40% AH	35% AH	30% AH
1	Very small housing scheme	3	125,000	340,654	314,483	314,483	314,483
2	Small housing scheme	9	375,000	902,813	830,192	830,192	830,192
3	Medium housing scheme	25	1,025,000	1,200,924	997,081	1,164,639	1,332,198
4	Large housing scheme	75	3,125,000	2,874,664	2,271,190	2,704,960	3,138,731
5	Large housing scheme	125	5,125,000	5,560,872	4,590,531	5,372,451	6,154,372
6	Small flatted scheme	9	187,500	132,880	63,747	63,747	63,747
7	Medium flatted scheme	25	250,000	176,731	48,376	65,405	178,512
8	Large flatted scheme	60	625,000	569,027	1,058,480	790,589	522,700
9	Large flatted scheme	100	1,000,000	925,888	1,758,905	1,292,279	825,652
10	Hotel scheme (75 beds)	-	375,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	312,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	625,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	1,250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	312,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	8,333,318	8,462,120	6,952,841	8,158,231	9,357,273
22	Large housing scheme	300	12,499,906	12,553,141	10,343,232	12,118,621	13,894,011
23	Student housing scheme	500	1,250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	625,000	1,242,817	858,380	858,380	858,380

**Medium Benchmark Land Value (£0.75 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
				40% AH	40% AH	35% AH	30% AH
1	Very small housing scheme	3	75,000	340,654	314,483	314,483	314,483
2	Small housing scheme	9	225,000	902,813	830,192	830,192	830,192
3	Medium housing scheme	25	615,000	1,200,924	997,081	1,164,639	1,332,198
4	Large housing scheme	75	1,875,000	2,874,664	2,271,190	2,704,960	3,138,731
5	Large housing scheme	125	3,075,000	5,560,872	4,590,531	5,372,451	6,154,372
6	Small flatted scheme	9	112,500	132,880	63,747	63,747	63,747
7	Medium flatted scheme	25	150,000	176,731	48,376	65,405	178,512
8	Large flatted scheme	60	375,000	569,027	1,058,480	790,589	522,700
9	Large flatted scheme	100	600,000	925,888	1,758,905	1,292,279	825,652
10	Hotel scheme (75 beds)	-	225,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	187,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	375,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	750,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	187,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	4,999,991	8,462,120	6,952,841	8,158,231	9,357,273
22	Large housing scheme	300	7,499,943	12,553,141	10,343,232	12,118,621	13,894,011
23	Student housing scheme	500	750,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	375,000	1,242,817	858,380	858,380	858,380

**Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
				40% AH	40% AH	35% AH	30% AH
1	Very small housing scheme	3	37,000	340,654	314,483	314,483	314,483
2	Small housing scheme	9	111,000	902,813	830,192	830,192	830,192
3	Medium housing scheme	25	303,400	1,200,924	997,081	1,164,639	1,332,198
4	Large housing scheme	75	925,000	2,874,664	2,271,190	2,704,960	3,138,731
5	Large housing scheme	125	1,517,000	5,560,872	4,590,531	5,372,451	6,154,372
6	Small flatted scheme	9	55,500	132,880	63,747	63,747	63,747
7	Medium flatted scheme	25	74,000	176,731	48,376	65,405	178,512
8	Large flatted scheme	60	185,000	569,027	1,058,480	790,589	522,700
9	Large flatted scheme	100	296,000	925,888	1,758,905	1,292,279	825,652
10	Hotel scheme (75 beds)	-	111,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	92,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	185,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	370,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	92,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	2,466,662	8,462,120	6,952,841	8,158,231	9,357,273
22	Large housing scheme	300	3,699,972	12,553,141	10,343,232	12,118,621	13,894,011
23	Student housing scheme	500	370,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	185,000	1,242,817	858,380	858,380	858,380

**Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
				40% AH	40% AH	35% AH	30% AH
1	Very small housing scheme	3	25,000	340,654	314,483	314,483	314,483
2	Small housing scheme	9	75,000	902,813	830,192	830,192	830,192
3	Medium housing scheme	25	205,000	1,200,924	997,081	1,164,639	1,332,198
4	Large housing scheme	75	625,000	2,874,664	2,271,190	2,704,960	3,138,731
5	Large housing scheme	125	1,025,000	5,560,872	4,590,531	5,372,451	6,154,372
6	Small flatted scheme	9	37,500	132,880	63,747	63,747	63,747
7	Medium flatted scheme	25	50,000	176,731	48,376	65,405	178,512
8	Large flatted scheme	60	125,000	569,027	1,058,480	790,589	522,700
9	Large flatted scheme	100	200,000	925,888	1,758,905	1,292,279	825,652
10	Hotel scheme (75 beds)	-	75,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	62,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	125,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	62,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	1,666,664	8,462,120	6,952,841	8,158,231	9,357,273
22	Large housing scheme	300	2,499,981	12,553,141	10,343,232	12,118,621	13,894,011
23	Student housing scheme	500	250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	125,000	1,242,817	858,380	858,380	858,380

**Table 6.5.8: Climate change results (value price point H - £4,506 per square metre)**

WARWICK DC - NZC DPD				H			
Higher Benchmark Land Value (£1.25 million per hectare)				Value point: £4,506 per sqm			
				40% AH	40% AH	35% AH	30% AH
LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	125,000	372,960	346,789	346,789	346,789
2	Small housing scheme	9	375,000	989,474	916,853	916,853	916,853
3	Medium housing scheme	25	1,025,000	1,370,317	1,166,473	1,343,306	1,520,137
4	Large housing scheme	75	3,125,000	3,341,708	2,743,394	3,202,370	3,659,612
5	Large housing scheme	125	5,125,000	6,349,683	5,381,799	6,207,072	7,032,345
6	Small flatted scheme	9	187,500	188,582	119,449	119,449	119,449
7	Medium flatted scheme	25	250,000	296,163	71,730	191,353	310,975
8	Large flatted scheme	60	625,000	280,548	770,001	486,472	202,944
9	Large flatted scheme	100	1,000,000	423,549	1,256,566	762,696	268,825
10	Hotel scheme (75 beds)	-	375,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	312,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	625,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	1,250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	312,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	8,333,318	9,687,342	8,184,412	9,450,386	10,716,361
22	Large housing scheme	300	12,499,906	14,347,106	12,153,842	14,028,273	15,894,553
23	Student housing scheme	500	1,250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	625,000	1,545,922	1,161,486	1,161,486	1,161,486

**Medium Benchmark Land Value (£0.75 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	75,000	372,960	346,789	346,789	346,789
2	Small housing scheme	9	225,000	989,474	916,853	916,853	916,853
3	Medium housing scheme	25	615,000	1,370,317	1,166,473	1,343,306	1,520,137
4	Large housing scheme	75	1,875,000	3,341,708	2,743,394	3,202,370	3,659,612
5	Large housing scheme	125	3,075,000	6,349,683	5,381,799	6,207,072	7,032,345
6	Small flatted scheme	9	112,500	188,582	119,449	119,449	119,449
7	Medium flatted scheme	25	150,000	296,163	71,730	191,353	310,975
8	Large flatted scheme	60	375,000	280,548	770,001	486,472	202,944
9	Large flatted scheme	100	600,000	423,549	1,256,566	762,696	268,825
10	Hotel scheme (75 beds)	-	225,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	187,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	375,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	750,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	187,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	4,999,991	9,687,342	8,184,412	9,450,386	10,716,361
22	Large housing scheme	300	7,499,943	14,347,106	12,153,842	14,028,273	15,894,553
23	Student housing scheme	500	750,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	375,000	1,545,922	1,161,486	1,161,486	1,161,486

**Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	37,000	372,960	346,789	346,789	346,789
2	Small housing scheme	9	111,000	989,474	916,853	916,853	916,853
3	Medium housing scheme	25	303,400	1,370,317	1,166,473	1,343,306	1,520,137
4	Large housing scheme	75	925,000	3,341,708	2,743,394	3,202,370	3,659,612
5	Large housing scheme	125	1,517,000	6,349,683	5,381,799	6,207,072	7,032,345
6	Small flatted scheme	9	55,500	188,582	119,449	119,449	119,449
7	Medium flatted scheme	25	74,000	296,163	71,730	191,353	310,975
8	Large flatted scheme	60	185,000	280,548	770,001	486,472	202,944
9	Large flatted scheme	100	296,000	423,549	1,256,566	762,696	268,825
10	Hotel scheme (75 beds)	-	111,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	92,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	185,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	370,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	92,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	2,466,662	9,687,342	8,184,412	9,450,386	10,716,361
22	Large housing scheme	300	3,699,972	14,347,106	12,153,842	14,028,273	15,894,553
23	Student housing scheme	500	370,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	185,000	1,545,922	1,161,486	1,161,486	1,161,486

**Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	25,000	372,960	346,789	346,789	346,789
2	Small housing scheme	9	75,000	989,474	916,853	916,853	916,853
3	Medium housing scheme	25	205,000	1,370,317	1,166,473	1,343,306	1,520,137
4	Large housing scheme	75	625,000	3,341,708	2,743,394	3,202,370	3,659,612
5	Large housing scheme	125	1,025,000	6,349,683	5,381,799	6,207,072	7,032,345
6	Small flatted scheme	9	37,500	188,582	119,449	119,449	119,449
7	Medium flatted scheme	25	50,000	296,163	71,730	191,353	310,975
8	Large flatted scheme	60	125,000	280,548	770,001	486,472	202,944
9	Large flatted scheme	100	200,000	423,549	1,256,566	762,696	268,825
10	Hotel scheme (75 beds)	-	75,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	62,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	125,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	62,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	1,666,664	9,687,342	8,184,412	9,450,386	10,716,361
22	Large housing scheme	300	2,499,981	14,347,106	12,153,842	14,028,273	15,894,553
23	Student housing scheme	500	250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	125,000	1,545,922	1,161,486	1,161,486	1,161,486



**Table 6.5.9: Climate change results (value price point I - £4,657 per square metre)**

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Value point: £4,657 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	125,000	405,266	379,095	379,095	379,095
2	Small housing scheme	9	375,000	1,076,135	1,003,514	1,003,514	1,003,514
3	Medium housing scheme	25	1,025,000	1,539,710	1,335,866	1,521,971	1,708,075
4	Large housing scheme	75	3,125,000	3,808,752	3,213,359	3,694,991	4,176,624
5	Large housing scheme	125	5,125,000	7,133,664	6,173,067	7,040,974	7,906,160
6	Small flatted scheme	9	187,500	244,283	175,150	175,150	175,150
7	Medium flatted scheme	25	250,000	415,596	191,163	317,300	443,438
8	Large flatted scheme	60	625,000	7,820	481,522	182,355	115,181
9	Large flatted scheme	100	1,000,000	77,690	754,228	233,113	283,983
10	Hotel scheme (75 beds)	-	375,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	312,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	625,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	1,250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	312,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	8,333,318	10,903,598	9,409,633	10,742,540	12,075,448
22	Large housing scheme	300	12,499,906	16,141,069	13,956,145	15,920,632	17,885,118
23	Student housing scheme	500	1,250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	625,000	1,849,028	1,464,591	1,464,591	1,464,591

**Medium Benchmark Land Value (£0.75 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	75,000	405,266	379,095	379,095	379,095
2	Small housing scheme	9	225,000	1,076,135	1,003,514	1,003,514	1,003,514
3	Medium housing scheme	25	615,000	1,539,710	1,335,866	1,521,971	1,708,075
4	Large housing scheme	75	1,875,000	3,808,752	3,213,359	3,694,991	4,176,624
5	Large housing scheme	125	3,075,000	7,133,664	6,173,067	7,040,974	7,906,160
6	Small flatted scheme	9	112,500	244,283	175,150	175,150	175,150
7	Medium flatted scheme	25	150,000	415,596	191,163	317,300	443,438
8	Large flatted scheme	60	375,000	7,820	481,522	182,355	115,181
9	Large flatted scheme	100	600,000	77,690	754,228	233,113	283,983
10	Hotel scheme (75 beds)	-	225,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	187,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	375,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	750,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	187,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	4,999,991	10,903,598	9,409,633	10,742,540	12,075,448
22	Large housing scheme	300	7,499,943	16,141,069	13,956,145	15,920,632	17,885,118
23	Student housing scheme	500	750,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	375,000	1,849,028	1,464,591	1,464,591	1,464,591

**Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	37,000	405,266	379,095	379,095	379,095
2	Small housing scheme	9	111,000	1,076,135	1,003,514	1,003,514	1,003,514
3	Medium housing scheme	25	303,400	1,539,710	1,335,866	1,521,971	1,708,075
4	Large housing scheme	75	925,000	3,808,752	3,213,359	3,694,991	4,176,624
5	Large housing scheme	125	1,517,000	7,133,664	6,173,067	7,040,974	7,906,160
6	Small flatted scheme	9	55,500	244,283	175,150	175,150	175,150
7	Medium flatted scheme	25	74,000	415,596	191,163	317,300	443,438
8	Large flatted scheme	60	185,000	7,820	481,522	182,355	115,181
9	Large flatted scheme	100	296,000	77,690	754,228	233,113	283,983
10	Hotel scheme (75 beds)	-	111,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	92,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	185,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	370,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	92,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	2,466,662	10,903,598	9,409,633	10,742,540	12,075,448
22	Large housing scheme	300	3,699,972	16,141,069	13,956,145	15,920,632	17,885,118
23	Student housing scheme	500	370,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	185,000	1,849,028	1,464,591	1,464,591	1,464,591

**Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)**

LP Ref	Site	No of units	BLV	Base residual land value	With DPD policies	With DPD policies	With DPD policies
1	Very small housing scheme	3	25,000	405,266	379,095	379,095	379,095
2	Small housing scheme	9	75,000	1,076,135	1,003,514	1,003,514	1,003,514
3	Medium housing scheme	25	205,000	1,539,710	1,335,866	1,521,971	1,708,075
4	Large housing scheme	75	625,000	3,808,752	3,213,359	3,694,991	4,176,624
5	Large housing scheme	125	1,025,000	7,133,664	6,173,067	7,040,974	7,906,160
6	Small flatted scheme	9	37,500	244,283	175,150	175,150	175,150
7	Medium flatted scheme	25	50,000	415,596	191,163	317,300	443,438
8	Large flatted scheme	60	125,000	7,820	481,522	182,355	115,181
9	Large flatted scheme	100	200,000	77,690	754,228	233,113	283,983
10	Hotel scheme (75 beds)	-	75,000	839,762	473,322	473,322	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	567,105	567,105	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	756,537	756,537	756,537
13	Small retail scheme	-	62,500	2,326,293	2,157,850	2,157,850	2,157,850
14	Medium retail scheme	-	125,000	6,645,573	6,147,698	6,147,698	6,147,698
15	Large retail scheme	-	250,000	4,907,789	4,515,967	4,515,967	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	17,115	17,115	17,115
17	Employment - B1 scheme	-	62,500	630,091	30,807	30,807	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	1,783,444	1,783,444	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,179,765	2,179,765	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	1,823,836	1,823,836	1,823,836
21	Large housing scheme	200	1,666,664	10,903,598	9,409,633	10,742,540	12,075,448
22	Large housing scheme	300	2,499,981	16,141,069	13,956,145	15,920,632	17,885,118
23	Student housing scheme	500	250,000	5,020,563	2,583,738	2,583,738	2,583,738
24	C2 residential scheme	50	125,000	1,849,028	1,464,591	1,464,591	1,464,591

## 7 Conclusions

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of 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, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in the District to support draft policies in the NZC DPD, alongside other existing plan policies and CIL.
- 7.2 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of 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, green and digital infrastructure). Such policies should not undermine the delivery of the plan”.
- 7.3 Although the NPPF sets an ambition for plan policies to be set in the plan with little use of viability assessments when planning applications are brought forward this is only a realistic expectation in rural district authorities with homogenous developments on greenfields. In common with other districts, Warwick District has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and variability in residential sales values between different settlements. In such circumstances, policies are applied with a degree of flexibility so that meaningful policy targets can be set. In the absence of flexible application, policy would need to be set by the ‘lowest common denominator’ (i.e. the least viable site or set of circumstances).
- 7.4 In bringing forward the NZC DPD, the Council does not propose to change any pre-existing Local Plan policies at this stage. This includes affordable housing policy and we consider that the evidence base endorses this decision. The results of our appraisals indicate that some schemes will not be able to meet the emerging NZC DPD policies alongside meeting the full policy requirement for affordable housing. Existing policy H2 has sufficient flexibility to deal with these situations, either through a departure from the usual tenure mix of 70% social rented housing and 30% shared ownership, or through a reduction in the overall percentage. Alternatively, the NZC DPD seeks to cross refer to existing Policy DM2 (‘Assessing Viability’) to incorporate carbon offsetting. This gives the Council the ability to balance the need to provide affordable housing against NZC objectives, where site-specific viability prevents both objectives being met.
- 7.5 In this Study, we tested the potential impact of the climate change policies in the NZC DPD. The costs are 3% of build costs for residential developments and 6% of build costs for non-residential developments. In addition, larger developments will need to undertake an Embodied Carbon Assessment (with a deminimis cost of £10,000 per site). Developments will also need to undertake a Construction Performance Assessment at a cost of £1,800 per dwelling.
- 7.6 In reading the results, it is important to distinguish between typologies which are unviable *prior to* the NZC DPD policies being applied and those that become unviable *after* the NZC DPD policies are applied. Typologies that are unviable before the policies are applied are unlikely to come forward in a particular value area, or on a site with a certain Benchmark Land Value. This is particularly the case with flatted schemes (typologies 6, 7, 8 and 9) which are only viable in the highest value areas. This is consistent with the pattern of development; flatted schemes will generally only come forward in central urban areas where values are at the highest end of the tested range.
- 7.7 The impact of these additional costs will vary between schemes and between locations within the District. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required is likely to be significantly lower as there will be more ‘surplus’ residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.

- 7.8 Most forms of non-residential developments do not appear to have any difficulty absorbing the additional costs associated with meeting the objectives of the NZC DPD. These schemes do not have as many plan policy requirements as residential and it is therefore to be expected that the modest increase in construction costs can be absorbed. In the short term, B1 developments are on the margins of viability and should be able to absorb the NZC DPD requirements over the medium term assuming growth in capital values in excess of construction cost inflation.
- 7.9 It should also be noted that the costs of achieving NZC is very likely to fall over time, as improvements in technology emerge as a result of research and development by the housebuilding industry. These developments are likely to accelerate as standards increase to meet the government's emerging Future Homes standards. While these emerging standards are currently some way behind Warwick's emerging NZC DPD, they will be enhanced over time and this will encourage the industry to adapt to achieve NZC standards with lower cost solutions than currently available.

## Appendix 1 - Policy review



Policy	Cost impact (if any)
<p><b>STRATEGIC POLICY DS1 Supporting Prosperity</b> The Council will provide for the growth of the local and sub-regional economy by ensuring sufficient and appropriate employment land is available within the district to meet the existing and future needs of businesses.</p>	None
<p><b>STRATEGIC POLICY DS2 Providing the Homes the District Needs</b> The Council will provide in full for the Objectively Assessed Housing Need of the district and for unmet housing need arising from outside the district where this has been agreed. It will ensure new housing delivers the quality and mix of homes required, including:</p> <ul style="list-style-type: none"> <li>a. affordable homes;</li> <li>b. a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and</li> <li>c. sites for gypsies and travellers.</li> </ul>	Affordable housing requirements addressed in detail in later policy
<p><b>STRATEGIC POLICY DS3 Supporting Sustainable Communities</b> The Council will promote high quality new development including:</p> <ul style="list-style-type: none"> <li>a) delivering high quality layout and design that relates to existing landscape or urban form and, where appropriate, is based on the principles of garden towns, villages and suburbs;</li> <li>b) caring for the built, cultural and natural heritage;</li> <li>c) regenerating areas in need of improvement;</li> <li>d) protecting areas of significance including high-quality landscapes, heritage assets and ecological assets;</li> <li>e) delivering a low carbon economy and lifestyles and environmental sustainability.</li> </ul> <p>The Council will expect development that enables new communities to develop and sustain themselves. As part of this, development will provide for the infrastructure needed to support communities and businesses, including:</p> <ul style="list-style-type: none"> <li>a) physical infrastructure (such as transport and utilities);</li> <li>b) social infrastructure (such as education, sports facilities and health);</li> <li>c) green infrastructure (such as parks, open space and playing pitches).</li> </ul>	Requirements addressed in detail in later policies
<p><b>STRATEGIC POLICY DS4 Spatial Strategy</b> The Council's Spatial Strategy focuses growth within and adjacent to built-up areas. The majority of growth is focused on the main urban areas of Warwick, Leamington, Whitnash and Kenilworth and on the southern edge of Coventry. Some further growth is proposed for growth villages in accordance with Policy H1.</p> <p>Allocated housing and employment will be distributed across the district to take account of the following:</p> <ul style="list-style-type: none"> <li>a) in the first instance, allocations will be directed to previously developed land within the urban areas and in particular those areas where there is greatest potential for regeneration and enhancement;</li> <li>b) where greenfield sites are required for housing, they should generally be located on the edge of builtup areas in sustainable locations close to areas of employment or where community facilities such as shops, bus services, medical facilities and schools are available or can be made available.</li> <li>c) where greenfield sites are required for employment, they should be allocated in locations that are suitable for the needs of 21st century businesses, accessible via a choice of transport modes and in close proximity to existing or proposed housing;</li> <li>d) limiting development on sites that would lead to the coalescence of settlements to ensure settlement identity is retained;</li> </ul>	Controls land use only – no direct costs to development



Policy	Cost impact (if any)
<p>e) sites that have a detrimental impact on the significance of heritage assets will be avoided unless the public benefits of development outweighs the harm;</p> <p>f) areas assessed as high landscape value or other highly sensitive features in the natural environment will be avoided; and</p> <p>g) taking the national green belt policy into account, sites that are currently in the green belt will only be allocated where exceptional circumstances can be justified. The following will be taken into account in considering exceptional circumstances:</p> <p>i. the availability of alternative suitable sites outside the green belt;</p> <p>ii. the potential of the site to meet specific housing or employment needs that cannot be met elsewhere;</p> <p>iii. the potential of the site to support regeneration within deprived areas; and</p> <p>iv. the potential of the site to provide support to facilities and services in rural areas.</p>	
<p><b>DS5 Presumption in Favour of Sustainable Development</b> When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions that mean proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and where relevant with policies in neighbourhood plans) will be approved without delay.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</p> <p>i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>ii. Specific policies in that Framework indicate that development should be restricted.</p>	No direct costs to development
<p><b>DS6 Level of Housing Growth</b> Provision will be made for a minimum of 16,776 new homes between 2011 and 2029. The average annual housing requirement for 2011/12 to 2016/17 is 600 new homes and for 2017/18 to 2028/29 it is 1,098 new homes.</p>	Land use policy only – no costs to development
<p><b>DS7 Meeting the Housing Requirement</b> The housing requirement of 16,776 new homes between 2011 and 2029 will be met from the following categories:</p> <p>Sites completed between 1st April 2011 and 31st March 2016 -2051 Sites with outstanding planning permission at 1st April 2016 -6933 Commitments (major sites) April and May 2016 - 225 An allowance for windfall sites coming forward between April 2015 and March 2029 - 1010 Small urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable - 266 Consolidation of existing employment areas and canalside regeneration - 200 Sites allocated in this Plan - 6454 Total 17,139</p>	Land use policy only – no costs to development
<p><b>DS8 Employment Land</b></p>	Land use policy only – no costs to development



Policy	Cost impact (if any)																
Provision will be made for a minimum of 66 hectares of employment land to meet local need during the plan period.																	
<p>DS9 Employment Sites to be Allocated</p> <p>To meet the employment land needs of the district, an additional 19.7 hectares of employment land for B class uses is allocated at the following strategic sites, as identified on the Policies Map:</p> <table><tr><td>Ref</td><td>Site</td><td>Size</td><td>Uses</td></tr><tr><td>E1</td><td>Land at Thickthorn Kenilworth</td><td>8 ha</td><td>B1/B2</td></tr><tr><td>E2</td><td>Land at Stratford Rd Warwick</td><td>11.7 ha</td><td>B</td></tr><tr><td>Total</td><td></td><td>19.7 ha</td><td></td></tr></table> <p>An allowance of 6.5 hectares of employment land to meet local needs will be accommodated at the allocated sub-regional employment site (see policy DS16)</p>	Ref	Site	Size	Uses	E1	Land at Thickthorn Kenilworth	8 ha	B1/B2	E2	Land at Stratford Rd Warwick	11.7 ha	B	Total		19.7 ha		Land use policy only – no costs to development
Ref	Site	Size	Uses														
E1	Land at Thickthorn Kenilworth	8 ha	B1/B2														
E2	Land at Stratford Rd Warwick	11.7 ha	B														
Total		19.7 ha															
<p>DS10 Broad Location of Allocated Housing Sites</p> <table><tr><td>Urban brownfield sites</td><td>949</td></tr><tr><td>Greenfield sites on the edge of Coventry</td><td>2245</td></tr><tr><td>Greenfield sites on the edge of Kenilworth</td><td>1593</td></tr><tr><td>Greenfield sites on the edge of Warwick, Leamington and Whitnash</td><td>4904</td></tr><tr><td>Sites within Growth Villages and the rural area</td><td>968</td></tr><tr><td>Total</td><td>10659</td></tr></table>	Urban brownfield sites	949	Greenfield sites on the edge of Coventry	2245	Greenfield sites on the edge of Kenilworth	1593	Greenfield sites on the edge of Warwick, Leamington and Whitnash	4904	Sites within Growth Villages and the rural area	968	Total	10659	Land use policy only – no costs to development				
Urban brownfield sites	949																
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Greenfield sites on the edge of Warwick, Leamington and Whitnash	4904																
Sites within Growth Villages and the rural area	968																
Total	10659																
<p>DS11 Allocated housing sites</p> <p>Identifies specific sites allocated for housing development and associated infrastructure</p>	Land use policy only. Specific site infrastructure requirements to be addressed through CIL or site-specific S106 obligations.																
<p>DS12 Allocation of Land for Education</p> <p>Land at Southcrest Farm, Kenilworth (ED2) and land at Myton (ED1), as shown on the Policies Map, is allocated for educational uses and other compatible uses (see policy HS5). This includes, on each site, the provision of a secondary school, 6th form centre and, if deemed the most appropriate location, a primary school.</p> <p>In the case of Southcrest Farm the whole area of the site is unlikely to be required for educational purposes. Any land within this site that is surplus to the educational requirement is therefore allocated for housing (see Policy DS11).</p>	Land use policy only – no costs to development																
<p>DS13 Allocation of Land for a Country Park</p> <p>Land adjoining the Tach Brook, as shown on the Policies Map, is allocated for a Country Park</p>	Land use policy only – no costs to development																
<p>DS14 Allocation of Land for a Community Stadium and associated uses</p> <p>Land at Myton, adjoining Warwick Technology Park (as shown on the Policies Map) is allocated as a Community Stadium to provide a community sports complex and complementary uses.</p>	Land use policy only – no costs to development																
<p>DS15 – Comprehensive Development of Strategic Sites</p> <p>Identifies location of strategic sites and anticipated community infrastructure</p>	Land use policy only. Specific site infrastructure requirements to be addressed through CIL or site-specific S106 obligations.																
<p>DS16 Sub-Regional Employment Site</p> <p>Land in the vicinity of Coventry Airport (totalling 235 hectares) as shown on the Policies Map is allocated as a major employment site (B1, B2 and B8 uses) of sub-regional significance.</p> <p>The Council will require that a Masterplan or Development Brief is prepared, which will ensure that the site is developed in a comprehensive manner.</p>	Land use policy only – no costs to development																



Policy	Cost impact (if any)
<p><b>DS17 Supporting Canalside Regeneration and Enhancement</b> The Council will prepare and adopt a Canalside Development Plan Document (DPD) to:</p> <ul style="list-style-type: none"> <li>i. assess the canals in the district and their environment and setting;</li> <li>ii. identify areas for regeneration along urban sections, particularly for employment, housing, tourism and cultural uses; and</li> <li>iii. identify areas for protection, where these are appropriate, throughout the canal network within the district.</li> </ul> <p>This document will designate particular areas and uses and will set out policies for use in assessing planning applications.</p>	Land use policy only – no costs to development
<p><b>DS18 Green Belt</b> The extent of the green belt is defined on the Policies Map. The Council will apply national planning policy to proposals within the green belt.</p>	Land use policy only – no costs to development
<p><b>DS19 Review of the Local Plan</b> The Plan will be reviewed (either wholly or partially) prior to the end of the plan period in the event of one or more of the following circumstances arising: -</p> <ul style="list-style-type: none"> <li>a) Through the Duty to Co-operate, it is necessary to accommodate the development needs of another local authority area within the district and these development needs cannot be accommodated within the Local Plan's existing strategy;</li> <li>b) Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed;</li> <li>c) The monitoring of the Local Plan (in line with the Delivery and Monitoring Activities section and particularly the monitoring of housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plan's objectives and requirements;</li> <li>d) Development and growth pressures arising from the specific circumstances in the area to the south of Coventry (as identified in Policy DS20). The Council has committed to a partial review of this area within five years of adoption to consider whether additional housing is needed and the availability of infrastructure to deliver it;</li> <li>e) Any other reasons that render the Plan, or part of it, significantly out of date.</li> </ul> <p>In any event the Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before 31st March 2021 to assess whether a full or partial review of the Plan is required. In the event that a review is required, work on it will commence immediately.</p>	No direct costs to development
<p><b>DS20 Directions for Growth South of Coventry</b> The Council has identified an area of growth focussed on strategic housing allocations to the immediate south of the City of Coventry (DS11). The area to which this policy relates effectively covers land to the immediate south of the boundary between Coventry City Council and Warwick District Council. It is defined broadly: -</p> <ul style="list-style-type: none"> <li>a) to the north by the boundary of the city of Coventry, including the University of Warwick Campus where it lies within / adjacent to the boundary of Warwick District;</li> <li>b) to the south by the emergent line of HS2;</li> <li>c) to the east by the current built-up area and by the A46;</li> <li>d) to the west by the outskirts of the settlement of Burton Green.</li> </ul> <p>Individual development proposals within this area should support the comprehensive longer-term planning of the area, given that the quantum of growth means that strategic development activity here is very likely to run into the next plan period. When development is being proposed, masterplans, development briefs and planning applications should clearly demonstrate how they have positively addressed any infrastructure pressures</p>	Land use policy only – no direct costs to development

Policy	Cost impact (if any)
<p>(including infrastructure that may be required in Coventry) that may impact on their sites.</p> <p>The area to which this policy relates will be subject to an early partial local plan review within five years of the date of adoption of the plan (DS19). This will allow the Council to address any additional evidence regarding the need and potential for development in this area and in particular to ascertain whether necessary infrastructure has become available to allow safeguarded land to be brought forward to meet local housing need, should additional housing be required.</p> <p>Proposals for development in the area should demonstrate how they have addressed the following broad principles: -</p> <ul style="list-style-type: none"> <li>i. proposals should take account of the potential for a new link road, which has been identified as an important means of mitigating increased traffic flows on the local and strategic road network; increasing existing strategic highway capacity; and providing an improved future strategic highway link to UK Central;</li> <li>ii. identified and emerging strategic infrastructure improvements must be taken into account, including provision for improvements to highways junctions, road capacity improvements and public transport links.</li> <li>iii. development proposals must take into account the potential for future growth at the University of Warwick (MS1);</li> <li>iv. improvements to rail infrastructure, such as a new rail stop on the Coventry to Leamington line should be provided where practical and viable; this may involve include contributions to suitable schemes.</li> </ul>	
<p><b>DS21 Safeguarded Land</b></p> <p>Safeguarded land is identified on the Policies Map in order that it may be utilised, if required, to meet longer term strategic development needs beyond the Local Plan period.</p> <p>The following principles apply to safeguarded land:</p> <ul style="list-style-type: none"> <li>a) It is not allocated for development at the present time;</li> <li>b) Local Plan policies relating to development in the rural area and open countryside will apply;</li> <li>c) Development that would prejudice the future comprehensive development of the safeguarded land area will not be permitted;</li> <li>d) The status of safeguarded land will only change through a review of the local plan following an assessment of development need and the identification of the most appropriate locations for development.</li> </ul> <p>Safeguarded land is identified on the policies map in the following location:</p> <ul style="list-style-type: none"> <li>□ S1 - Land south of Westwood Heath Road</li> </ul>	<p>Land use policy only – no direct costs to development</p>
<p><b>DS22 Former Police HQ, Leek Wootton</b></p>	<p>Site specific requirements for allocated site</p>
<p><b>DS23 Land for outdoor sports and recreation in Kenilworth Land at Castle Farm (SP1) and land at Warwick Road (SP2), Kenilworth, as shown on the Policies Map, is allocated for the provision of outdoor sport.</b></p> <p>Appropriate facilities associated with the provision of outdoor sport will be permitted provided that they preserve the openness of the green belt and do not conflict with the purposes of including land within it.</p>	<p>Land use policy only</p>
<p><b>PC0 Prosperous Communities</b></p> <p>The Council will promote sustainable economic development to support a vibrant and thriving economy to deliver the jobs the District needs during the plan period in line with the following principles:</p> <ul style="list-style-type: none"> <li>a) to support more sustainable patterns of growth focusing development, where it can, on previously developed land in the most sustainable locations;</li> </ul>	<p>Land use policy only</p>

Policy	Cost impact (if any)
b) to ensure employment opportunities are provided to balance housing growth across the District; c) to support the continued role of the sub-regional economy as a focus for Advanced Manufacturing and Engineering; d) to deliver a local economic and prosperity strategy; e) to enable thriving and vibrant town centres that fulfil a range of functions; f) to support major sites in the District that play a key role in the economy; g) to protect and support a strong tourism sector, especially seeking to enhance our town centres as attractive places to visit; h) to support the important role that culture and leisure assets play in our communities and economy, particularly focusing on the role of town centres; i) to support opportunities for regeneration	
EC1 Directing new employment development Identifies where new employment development will be directed	Land use policy only
EC2 Farm Diversification Proposals for the diversification of agricultural and land-based rural businesses will be permitted in line with the following criteria: a) Best and most versatile agricultural land is protected b) The scale and nature of the proposals are appropriate to their rural location so that they can be satisfactorily integrated into the landscape without being detrimental to its character c) Existing buildings are used in preference to new buildings In the green belt proposals will be permitted in line with national policy.	Land use policy only
EC3 Protecting Employment Land and Buildings Outside town centres, the redevelopment or change of use of existing and committed employment land and buildings (Use Classes B1, B2 and B8) for other uses will not be permitted unless: a) it can be demonstrated that there is an adequate supply of allocated employment sites in the district having regard to quantity and quality; b) it can be demonstrated that the use of the land or buildings for the existing or alternative employment uses would not be viable; c) it can be demonstrated that the site is not suitable for employment uses due to unacceptable and unavoidable impacts upon nearby residential uses; d) it is land identified as being suitable for other uses as part of the identified Canalside and Employment Regeneration areas (Policy DS8) or e) the proposal is solely for affordable housing as defined in national guidance. The redevelopment or change of use of existing or committed employment land and buildings (Use Classes B1, B2 and B8) on the sub-regional employment land allocation (DS16) or the Thickthorn, Kenilworth 42 allocation (E1) will not be permitted.	Land use policy only. Will prevent certain sites being redeveloped for other uses.
TC1 Protecting and Enhancing the Town Centres Subject to Policies TC2 to TC16 and any relevant area action plan, proposals for any of the main town centre uses will be permitted within town centres where they are of an appropriate scale in relation to the role and function of the town centre and provided that non-shopping proposals would not compromise its shopping function. Proposals will also be required to reflect the character and form of the town centre.	Land use policy only
TC2 Directing Retail Development Within the town centres, new retail development should be located as a first preference in the retail areas defined on the Policies Map. Where suitable sites are not available in the retail areas, sites on the edge of the retail areas will be considered and, if no suitable sites	Land use policy only

Policy	Cost impact (if any)
are available in any of the preferred locations, out-of-centre sites will be considered. Where sites on the edge of the retail areas are considered, preference will be given within each category to accessible sites that are well connected with the retail area. Evidence of the impact on the retail area will be required where the proposal is above 500 sq. m gross floorspace.	
<b>TC3 Safeguarding Existing and Potential Retail Floorspace</b> Within the town centre retail areas as defined on the Policies Map, changes of use from uses within Use Class A to other uses outside of Use Class A will not be permitted except for within the defined Secondary Retail Areas, where changes to hotels (Use Class C1) and assembly and leisure uses (Use Class D2) will be permitted subject to the restrictions within policy TC7.	Land use policy only
<b>TC4 Chandos Street Town Centre Development Allocation, Royal Leamington Spa Town Centre</b> The Chandos Street car park, as shown on the Policies Map, will provide the focus of a major town centre development proposal to comprise of retail and other appropriate main town centre uses.	Land use policy only
<b>TC5 Providing for Shopping Growth in Royal Leamington Spa Town Centre</b> Proposals for large-scale shopping development that satisfy the sequential requirements of Policy TC2 will be permitted in Royal Leamington Spa town centre provided:- a) It can be demonstrated that the proposal meets retail needs in a way that is of an appropriate scale that respects the character and form of the town centre; b) Proposals create strong and direct pedestrian links between the existing main shopping areas along the primary retail frontages and the development; and c) The impact of the proposal upon traffic movement is fully considered and appropriate measures to promote public transport and provide car parking are included in the proposal.	Land use policy only
<b>TC6 Primary Retail Frontages</b> Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will be permitted within the Primary Retail Frontages defined on the Policies Map provided that :- a) No more than 25% of the total length of the frontage would result in a non-A1 use; and b) The proposal would not contribute to creating, a continuous non A1 frontage of more than 16 metres.	Land use policy only
<b>TC7 Secondary Retail Areas</b> Changes of use from shops (Use Class A1) to financial and professional services (Use Class A2), or restaurants and cafes (Use Class A3), or drinking establishments (Use Class A4), or hot food takeaways (Use Class A5) or hotels (Use Class C1) or leisure and assembly uses (Use Class D2) will be permitted within Secondary Retail Areas provided that: a) No more than 50 % of the street frontage concerned would result in a non-A1 use; and b) The proposal would not contribute to creating, a continuous non-A1 frontage of more than 16 metres. In exceptional cases, proposals that do not fulfil the second criterion may be accepted where they would not have a prominence in the streetscape that would affect the predominantly retail character of the area.	Land use policy only
<b>TC8 Warwick Café Quarter</b>	Land use policy only

Policy	Cost impact (if any)
Changes of use from shops (Use Class A1) and financial and professional services (Use Class A2) to restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) will be permitted within Market Place, Warwick as defined on the Policies Map. When granting planning permission for A3 or A4 uses, permitted development rights for changes of use to A2 from A3 or A4 will be removed.	
TC9 Royal Leamington Spa Restaurant and Café Quarter Changes of use from shops (Use Class A1) to restaurants and cafes (Use Class A3) will be permitted within Regent Court, Royal Leamington Spa as defined on the Policies Map. When granting planning permission for restaurant and café uses (Use Class A3), permitted development rights for changes of use to financial and professional services (Use Class A2) will be removed.	Land use policy only
TC10 Royal Leamington Spa Area Action Plan (AAP) During the Plan Period, the Council will commit to prepare an Area Action Plan for Royal Leamington Spa Town Centre.	No identified costs to development from this commitment
TC11 Warwick Town Centre Mixed Use Area Within the mixed use area of Warwick town centre as defined on the Policies Map, development of residential, shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), drinking establishments (Use Class A4), hot food takeaways (Use Class A5), or hotels (Use Class C1), leisure and assembly (Use Class D2) and business uses (Use Class B1) will be permitted.	Land use policy only – no costs to development
TC12 Protecting Town Centre Employment Land and Buildings Within the Town Centre Employment Areas as defined on the Policies Map, the redevelopment or change of use of existing employment land and buildings to non-B Class uses will not be permitted.	Land use policy only
TC13 Protecting the Residential Role of Town Centres Changes of use from residential to non-residential uses within the predominantly residential areas in the town centres defined on the Policies Map will only be permitted if the proposed use maintains the residential character of the area.	Land use policy only
TC14 Protecting Residential Uses of Upper Floors Changes of use from residential to other uses on the upper floors of buildings within the town centres will not be permitted.	Land use policy only
TC15 Access to Upper Floors in Town Centres Development that denies access to the upper floors of buildings within the town centres will not be permitted	Land use policy only
TC16 Design of Shopfronts New or replacement shop fronts will be permitted where:- a) They relate in scale, proportion, material and decorative treatment to the upper parts of the building and to adjoining shopfronts of sufficient high quality; and b) They do not involve single shop fronts spreading over two or more frontages. Where original or period shopfronts exist, these should be kept and restored.	Land use policy only
TC17 Local Shopping Facilities Local Shopping Centres Changes of use of the ground floor from shops (Use Class A1) to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will only be permitted in local shopping centres as defined on the Policies Map if:-	Land use policy only Restrictions are somewhat superseded by changes in to use classes in September 2020





Policy	Cost impact (if any)
<p>a) The shop unit has been vacant for a period of at least one year or evidence can be provided that the unit has been actively marketed on reasonable terms for a shop use for a period of at least nine months without success: or</p> <p>b) It is demonstrated that the proposed use will significantly increase pedestrian footfall in the centre, will introduce a new use into the centre that meets local needs, and will not reduce the proportion of shop frontage in the centre below 50%. Changes of use from Use Class A to other uses will be permitted provided that the proposal is for a service or facility that can be demonstrated to meet an important unmet local need and which can be satisfactorily controlled by planning condition.</p> <p>Protecting local shops outside of town and local shopping centres In urban locations changes of use of shops (Use Class A1), outside town centres and local shopping centres to financial and professional services (Use Class A2) or restaurants and cafes (Use Class A3) or drinking establishments (Use Class A4) or hot food takeaways (Use Class A5) will not be permitted.</p> <p>Rural shops and services In rural locations the development or expansion of existing shops and local services within settlements will be permitted where these meet local retail or service needs. Proposals that result in the loss of such units to other uses will not be permitted unless it can be demonstrated that:-</p> <p>a) The unit is no longer financially viable</p> <p>b) The unit has been actively marketed on reasonable terms for use as a shop or local service for a period of 12 months without success: and</p> <p>c) All reasonable other options to find a new use for the unit have been pursued</p>	
<p>TC18 Farm Shops Development of new farm shops and the extension of existing farm shops will be permitted where:</p> <p>a) The proposal involves the appropriate conversion of an existing rural building or the construction of a new building at the intended location and is of a scale and nature that can be satisfactorily integrated into the landscape, and</p> <p>b) It would not have an adverse impact on existing rural shops in the local area</p> <p>A condition will be applied to any permission to control the proportion of goods to be sold which are not produced locally to a maximum of 25%.</p>	Land use policy only
<p>CT1 Directing New Meeting Places, Tourism, Leisure, Cultural and Sports Development New meeting places, tourism, leisure, cultural and sports development will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18). Where suitable sites are not available in town centres, sites in edge-of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered. Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected with the town centre. Evidence of the impact on the town centre will be required where the proposal is above 500 sq. m gross floor space</p> <p>.</p> <p>In all other cases, new tourism, leisure and cultural development will be permitted where it can be demonstrated that:</p>	Land use policy only

Policy	Cost impact (if any)
<p>a) There are no sequentially preferable sites or buildings and the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport; or</p> <p>b) The facility is of a type and scale that will mean it primarily serves a local community who can access it by means other than the private car.</p>	
<p><b>CT2 Directing New or Extended Visitor Accommodation</b> New or extended hotels will be permitted in the town centres in accordance with the town centre policies (policies TC1 to TC18) and Policy CT1.</p> <p>Other new or extended visitor accommodation with urban areas will be permitted where it can be demonstrated that the development is easily accessible using sustainable forms of transport such as walking, cycling and public transport.</p> <p>Visitor accommodation within rural areas will be permitted where it is located within the Growth Villages (as defined on the Policies Map) or is for the conversion of a rural building as defined in Policy BE4. All visitor accommodation in rural areas should be of a proportionate scale, appropriate in relation to surrounding uses, should not generate significant volumes of traffic and should not harm the character of the area.</p> <p>Extensions to existing visitor accommodation in rural areas will only be permitted where these do not significantly intensify the use of the site or establish new uses which are not ancillary to the normal business of the visitor accommodation.</p>	Land use policy only
<p><b>CT3 Protecting Existing Visitor Accommodation in Town Centres</b> Redevelopment or change of use from visitor accommodation at ground floor level within the town centres will only be permitted where it can be demonstrated that:</p> <p>a) the site is within a retail area as identified on the Policy Map and the proposal is for a change of use to retail or is a change of use to assembly and leisure use within a secondary retail area (see policy TC3);</p> <p>b) there is evidence of adequate capacity to meet need within alternative accommodation within the same town centre; or</p> <p>c) the accommodation is no longer viable and no other parties are willing to acquire it for that use Above ground floor level, criteria b) and c) only will be applied to such proposals.</p>	Land use policy only
<p><b>CT4 Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas</b> Extensions to or intensification of tourism, cultural or leisure facilities in rural areas will be permitted where these do not:</p> <p>a) establish new uses which are not ancillary to the normal business of the operation;</p> <p>b) generate significant volumes of additional traffic; and</p> <p>c) harm the character of the area.</p>	Land use policy only
<p><b>CT5 Camping and Caravan Sites</b> Camping and caravan sites for holiday and recreational use will be permitted where they can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities and would not generate significant volumes of traffic.</p> <p>Any buildings required must be essential and ancillary to the use of the land. The conversion of appropriate rural buildings will be permitted subject to compliance with other policies in this Plan. New buildings may be acceptable outside the green belt where it can be demonstrated that existing buildings cannot be utilised in preference and where they are of a design and scale appropriate to the area.</p>	Land use policy only
<p><b>CT6 Warwick Castle and St Mary's Lands, Warwick</b> Development at Warwick Castle or St Mary's Land, including Warwick Racecourse (within the boundaries defined on the Policies</p>	Land use policy only



Policy	Cost impact (if any)
<p>Map), will be permitted where it is brought forward in line with an approved Masterplan setting out the development principles and broad areas for development, indicating the type of uses proposed and, in the case of the Castle, a Conservation Plan for the historic asset. The Masterplan for each will provide the framework within which planning applications will be determined and will:</p> <ul style="list-style-type: none"> <li>a) identify the physical and economic context;</li> <li>b) identify the development principles to underpin future development proposals;</li> <li>c) identify the significance of heritage assets within the vicinity, setting out how these will be sustained and enhanced (including listed buildings, listed parks and gardens, conservation areas and historic landscapes);</li> <li>d) identify the location of developments, demonstrating how proposals will relate to the heritage assets and how they will enhance the positive contribution the asset makes to sustainable communities and to the character and distinctiveness of the area; and</li> <li>e) identify how the proposals support the vitality and viability of the local economy</li> </ul>	
<p><b>MS1 University of Warwick</b> Development at the University of Warwick will be permitted in line with an approved Masterplan or Development Brief as agreed with the relevant local planning authorities. The Masterplan should set out how proposals will contribute to the University delivering a world-class educational campus including the range of uses associated with that. It will provide the framework within which further planning applications will be determined. As such the Masterplan should:</p> <ul style="list-style-type: none"> <li>a) identify the physical and economic context;</li> <li>b) identify the development principles to underpin future development proposals;</li> <li>c) identify the location of developments, demonstrating how proposals will mitigate any potential adverse impacts; and</li> <li>d) identify how the proposals support the vitality of the local and /or sub- regional economy</li> </ul>	Land use policy only
<p><b>MS2 Major Sites in the Green Belt</b> Due to the importance of the former Honiley Airfield and Stoneleigh Park to the economy and the district, there may be very special circumstances to justify further development in addition to that already identified within existing masterplans (within the boundary identified on the Policies Map). In order to ensure that development proposals are appropriate the Council will support the preparation of masterplans, planning applications or development briefs for the former Honiley Airfield and Stoneleigh Park, which demonstrate that the sites continue to contribute to the openness and the purposes for including the land in the green belt, and which comply with other relevant policies in this Plan. In the case of Stoneleigh Park, appropriate amendments as a result of HS2 will be supported without the need to revise the masterplan. If, as a result of the impact of HS2, development is demonstrably required in the green belt, "very special circumstances" may exist. The range of potentially acceptable uses for development of the Park (within the boundary identified on the Policies Map) will be restricted to those associated with rural innovation and equine activities and appropriate ancillary uses. In the case of the former Honiley Airfield the range of uses on the site will be restricted to the automotive and motorsport industries and employment associated with these sectors.</p>	Land use policy only
H0 Housing	Affordable housing requirements tested through specific policy later

Policy	Cost impact (if any)
<p>To ensure the district has the right amount, quality and mix of housing to meet future needs this Plan will:</p> <ul style="list-style-type: none"> <li>a) provide in full for the district's housing requirement;</li> <li>b) ensure new housing development is in locations which enable sustainable lifestyles, protect the aspects of the district that are most highly valued and which, where appropriate, support and regenerate existing communities; and</li> <li>c) ensure new housing delivers the quality and mix of homes needed in the district including affordable homes, a mix of homes to meet identified needs (including homes that are suitable for older and vulnerable people) and sites for gypsies and travellers.</li> </ul>	
<p><b>H1 Directing New Housing</b> Housing development will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> <li>a) Within the Urban Areas, as identified below and on the Policies Map;</li> <li>b) Within the allocated housing sites at Kings Hill Lane (H43) and Westwood Heath (H42) as shown on the Policies Map;</li> <li>c) within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map;</li> <li>d) in the open countryside where: <ul style="list-style-type: none"> <li>i. the site is adjacent to the boundary of the urban area or a growth village, and</li> <li>ii. there is an identified housing need to which the proposed development can contribute, and</li> <li>iii. the proposal is for a small scale development that will not have a negative impact on the character of the settlement and the capacity of infrastructure and services within the settlement, and</li> <li>iv. the proposal is within a reasonable safe walking distance of services (such as school and shop) or is within reasonable safe walking distance of a public transport interchange providing access by public transport to services, and</li> <li>v. the proposal will not adversely affect environmental assets (including areas of ecological value, areas of high landscape value and designated heritage assets) unless these can be suitably mitigated in line with other policies in the Plan.</li> </ul> </li> <li>e) Elsewhere within the open countryside; where: <ul style="list-style-type: none"> <li>i. the development is for rural affordable housing, in accordance with Policy H3;</li> <li>ii. the development is for a rural worker in accordance with Policy H12;</li> <li>iii. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</li> <li>iv. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or</li> <li>v. the design of the dwelling is of very exceptional quality or innovative nature Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/ or locality and respects surrounding buildings in terms of scale, height, form and massing.</li> </ul> </li> </ul>	Land use policy only
<p><b>H2 Affordable Housing</b> Residential development on sites of 11 or more dwellings or where the combined gross floor space is more than 1,000 sq. m will not be permitted unless provision is made for 40% affordable housing. The amount of affordable housing, the form of provision, its location on the site and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. The viability of the development will be a consideration in such negotiations.</p>	Tested in the appraisals.

Policy	Cost impact (if any)
<p>Planning permission will not be granted until satisfactory arrangements have been made to secure affordable housing as determined by the following principles: -</p> <ul style="list-style-type: none"> <li>a) the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two;</li> <li>b) the sizes, types and tenures of homes provided will be determined on the basis of local need as identified in the latest Strategic Housing Market Assessment and, where appropriate, by other local needs surveys and information;</li> <li>c) the accommodation provided will be genuinely available to those households who have been identified as being in housing need;</li> <li>d) the affordable housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design and open spaces;</li> <li>e) the affordable housing will meet the definition of affordable housing set out in Annex 2 of the National Planning Policy Framework (NPPF) in terms of tenure, eligibility and provider. If the NPPF is replaced by later national guidance while this policy H2 remains in force then, at the time of consideration of a planning application, the definition of affordable housing shall be taken to be as defined by such later national guidance;;</li> <li>f) the affordable housing will be built within an agreed timescale; and</li> <li>g) the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need.</li> </ul> <p>The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. This should include financial contributions, land or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical.</p>	
<p><b>H3 Affordable Housing on Rural Exception Sites</b> The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:</p> <ul style="list-style-type: none"> <li>a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way;</li> <li>b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and</li> <li>c) the following principles are established: <ul style="list-style-type: none"> <li>i. all of the housing provided will only be available (both initially and for subsequent occupancies) to those with a demonstrable housing need and, first and foremost, to those with a need to be housed in the locality;</li> <li>ii. the type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment;</li> </ul> </li> </ul> <p>In locations outside of the green belt, the Council will consider the cross-subsidisation of the affordable homes with some market homes provided that:</p> <ul style="list-style-type: none"> <li>a) the number of market homes is the minimum necessary to deliver the affordable housing;</li> <li>b) the size and type of the market homes meet a local need as evidenced in a parish or village housing needs assessment; and</li> <li>c) a development appraisal is provided to the Council as supporting evidence.</li> </ul>	<p>Land use policy only – land values will be limited due to the restriction on market housing.</p> <p>The balance between number of market homes required to cross-subsidise the delivery of the affordable housing may change marginally as a result of changing policy requirements.</p>
<p><b>H4 Securing a Mix of Housing</b> The Council will require proposals for residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district, including the housing</p>	<p>Typologies include a mix of housing assessed by DM team as meeting the requirements of policy H4</p>



Policy	Cost impact (if any)
<p>needs of different age groups, in accordance with the latest Strategic Housing Market Assessment.</p> <p>In assessing the housing mix in residential schemes, the Council may take into account the following circumstances where it may not be appropriate to provide the full range of housing types and sizes in accordance with the latest Strategic Housing Market Assessment:</p> <p>a) physical constraints, such as those associated with small sites of less than five houses and conversion schemes, where opportunities for a range of different house types are limited (unless criterion e) applies);</p> <p>b) locational issues, such as highly accessible sites within or close to the town centre where larger homes and low / medium densities may not be appropriate;</p> <p>c) sites with severe development constraints where housing mix may impact on viability;</p> <p>d) sites where particular house types and / or building forms may be required in order to sustain or enhance the setting of a heritage asset; and</p> <p>e) developments in rural areas, where there is an up-to-date village or parish housing needs assessment that is a more appropriate indication of housing need.</p>	
<p><b>H5 Specialist Housing for Older People</b></p> <p>Planning permission for specialist housing for older people will be granted where:</p> <p>a) the site is in close proximity to shops, amenities and public transport. This will not normally be within the open countryside or within the boundaries of Limited Infill Villages (as set out in Policy H1); and</p> <p>b) it can be demonstrated that satisfactory Primary Health Care services to serve the residents of the development will be available within reasonable proximity; and</p> <p>c) the development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest Strategic Housing Market Assessment and as agreed by Warwickshire County Council (as the provider of Adult Social Care).</p>	Land use policy only
<p><b>H6 Houses in Multiple Occupation and Student Accommodation</b></p> <p>Planning permission will only be granted for Houses in Multiple Occupation, including student accommodation, where:</p> <p>a) the proportion of dwelling units in multiple occupation (including the proposal) within a 100m radius of the application site does not exceed 10% of total dwelling units;</p> <p>b) the application site is within 400m walking distance of a bus stop;</p> <p>c) the proposal does not result in a non-HMO dwelling being sandwiched between two HMOs;</p> <p>d) the proposal does not lead to a continuous frontage of three or more HMOs; and</p> <p>e) adequate provision is made for the storage of refuse containers whereby -</p> <p>i. the containers are not visible from an area accessible by the general public, and</p> <p>ii. the containers can be moved to the collection point along an external route only.</p> <p>Exceptions to a) may be made where the application site is located:</p> <p><input type="checkbox"/> on the campus of the University of Warwick or Warwickshire College or;</p> <p><input type="checkbox"/> on a main thoroughfare in a mixed use area where the proposal would not lead to an increase in activity along nearby residential streets (for example, by way of pedestrian movements between the application site and the town centre or car parking)</p> <p>Exceptions to e) may be made if alternative arrangements for the storage and movement of containers</p>	Land use policy only





Policy	Cost impact (if any)
are agreed in writing by the Council's Contract Services section.	
<p><b>H7 Meeting the Accommodation Needs of Gypsies and Travellers</b>  The Council will produce a Development Plan Document (DPD) that will allocate sufficient land on sustainable sites to meet the permanent accommodation needs of its Gypsy and Traveller community, satisfying an identified need for 31 pitches over the plan period (25 of which should be within the first five years). Monitoring of such sites will inform future requirements.</p> <p>The Council will support Warwickshire County Council in its proposal to provide one stopping place in the north of the County and one in the south, to meet the transit needs of the whole of Warwickshire.</p> <p>However the DPD will ensure that the district's transit need of six – eight pitches will be met by providing a transit site. This will be addressed by considering planning applications against the criteria in Policy H8 and /or by bringing further sites forward in line with this Policy.</p> <p>Monitoring may show that there are insufficient pitches available to meet need during the plan period. Planning applications will therefore be assessed against the criteria in Policy H8.</p>	Land use policy only
<p><b>H8 New Gypsy and Traveller Sites</b>  Applications for new Gypsy and Traveller sites will be approved provided that:</p> <ul style="list-style-type: none"> <li>a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, emergency services, shops and community facilities;</li> <li>b) the site would not result in permanent and transitory pitches being co-located;</li> <li>c) the site has good access to the major road network;</li> <li>d) the site is of a suitable size to accommodate up to 15 pitches;</li> <li>e) it can be demonstrated that infrastructure requirements can be adequately met; and</li> <li>f) there is potential for the site to be adequately screened.</li> </ul>	Land use policy only
<p><b>H9 Compulsory Purchase of Land for Gypsy and Traveller Sites</b>  The Council will consider using compulsory purchase powers to acquire sites for Gypsies and Travellers if an insufficient number of sites come forward with the support of the landowners. This will only be considered as a last resort if all efforts have failed to deliver the planned requirement</p>	Land use policy only
<p><b>H10 Bringing forward Allocated Sites in the Growth Villages</b>  Housing development on sites allocated in the Growth Villages as set out in Policy DS11 will be permitted where the housing mix of schemes reflects any up-to-date evidence of local housing need through a parish or village Housing Needs Assessment, including those of neighbouring parishes. Beyond meeting this need, or in the absence of a local Housing Needs Assessment, the scheme reflects the needs of the district as set out in the latest Strategic Housing Market Assessment.</p>	Land use policy only
<p><b>H12 Housing for Rural Workers</b>  Permanent housing for rural workers in the open countryside will be permitted where applicants can demonstrate that there is an essential need to live permanently at or near their place of work. In assessing this need, the Council will take into account whether:</p> <ul style="list-style-type: none"> <li>a) there is a clear functional need for the person to be readily available on the site at most times;</li> <li>b) the worker is fully or primarily employed on the site to which the proposal relates;</li> <li>c) the business is financially sound and has a clear prospect of remaining so;</li> <li>d) the dwelling sought is of an appropriate size commensurate with the established functional requirement; and</li> </ul>	Land use policy only

Policy	Cost impact (if any)
e) the need cannot be met by an existing dwelling on the unit, or by other existing accommodation in the area. Where there is insufficient evidence of the financial soundness of a business, for example in the case of a new rural enterprise, temporary permission may be granted for a period of three years provided that criteria a), b), d) and e) in this policy are met.	
<b>H13 Replacement Dwellings in the Open Countryside</b> Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. The Council will consider whether it is necessary to remove permitted development rights by condition when determining these applications.	Land use policy only
<b>H14 Extensions to Dwellings in the Open Countryside</b> Extensions to dwellings in the open countryside will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings), which:- a) do not respect the character of the original dwelling by retaining its visual dominance; b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or c) substantially alter the scale, design and character of the original dwelling.	Land use policy only
<b>H15 Custom and Self-build Housing Provision</b> Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations: a) sites to the south of Coventry b) other major strategic housing sites c) brownfield sites in built-up areas, d) growth villages e) appropriate locations within infill villages subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including green belt, historic and environmental designations. Neighbourhood plans are encouraged to identify sites for self / custom build. The neighbourhood plan may also establish a locally derived design code. The Council will produce an SPD to assist in the delivery of self / custom build dwellings.	Land use policy only
<b>SC0 Sustainable Communities</b> New development should be high quality and should ensure that it is brought forward in a way which enables strong communities to be formed and sustained. It is also important that new development protects and enhances the historic, built and natural features that make Warwick District a great place. To achieve this the development should: a) deliver high-quality layout and design to integrate with existing communities; b) be brought forward in a comprehensive way and where development sites are adjacent, layout, design and infrastructure provision should be carefully co-ordinated; c) ensure good quality infrastructure and services are provided and where this cannot be provided on site, provision should be made through contributions to off-site provision; d) ensure access and circulation are inclusive and provide for a choice of transport modes, including public transport, cycling and walking; e) take account of community safety, including measures to prevent crime and road accidents; f) provide good access to community facilities including meeting places, local shops, transport services, health facilities and open space;	Reflects good practice for development. Specific policies later in this section deal with many of these points in more detail.



Policy	Cost impact (if any)
<p>g) minimise energy and water consumption and take account of opportunities to promote renewable energies where appropriate;  h) ensure proposals are adaptable to climate change;  i) have a focus on healthy lifestyles, including measures to encourage walking and cycling, to provide access to open space, play areas, playing fields and sports facilities and to encourage healthy diets;  j) protect and where possible enhance the natural environment including important landscapes, natural features and areas of biodiversity;  k) protect and where possible enhance the historic environment and particularly designated heritage assets such as listed buildings, registered parks and gardens and conservation areas; and  l) manage flood risk to ensure that proposals do not unduly increase the risk of flooding</p>	
<p><b>BE1 Layout and design</b>  New development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:</p> <p>a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;  b) relate well to local topography and landscape features (see policy NE4);  c) reinforce or enhance the established urban character of streets, squares and other spaces;  d) reflect, respect and reinforce local architectural and historical distinctiveness;  e) enhance and incorporate important existing features into the development;  f) respect surrounding buildings in terms of scale, height, form and massing;  g) adopt appropriate materials and details;  h) integrate with existing paths, streets, circulation networks and patterns of activity;  i) incorporate design and layout to reduce crime and fear of crime (see policy HS7);  j) provide for convenient, safe and integrated cycling and walking routes within the site and linking to related routes and for public transport (see policy TR1);  k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4);  l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;  m) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well-related to each other and provide a safe and attractive environment;  n) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;  o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;  p) ensures that layout and design addresses the need for development to be resilient to climate change (see policy CC1); and  q) ensure that there is an appropriate easement between all waterbodies / watercourses to allow access and maintenance</p> <p>Development proposals that have a significant impact on the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Layout and Design Statement.</p>	<p>Reflects good practice and provides facilities and features which ensure developments are marketable and meet buyers' reasonable requirements.</p>



Policy	Cost impact (if any)
<p><b>BE2 Developing Significant Housing Sites</b> Development sites of over 200 dwellings, sites that (in combination with other sites) form part of a wider development area that exceeds 200 dwellings or other developments that have a significant impact on the character and appearance of an area will be expected to comply with a development brief.</p> <p>Where a development brief is absent for a strategic site, planning applications should comply with Policy BE1 and should be accompanied by a Layout and Design Statement providing detailed information to address the information in relation to the matters set out in a) to k) below.</p> <p>Development briefs will be prepared for all these sites, setting out requirements for:</p> <ul style="list-style-type: none"> <li>a) infrastructure (ensuring alignment with the Infrastructure Delivery Plan);</li> <li>b) layout proposals, including where appropriate linkages and alignment with adjoining sites;</li> <li>c) densities (which should not be lower than 30 dwellings per hectare on average);</li> <li>d) design principles, taking account of the Garden Towns, Villages and Suburbs Prospectus (or any subsequent design guidance adopted by the Council) and Buildings for Life 12;</li> <li>e) design for healthy lifestyles including provision for cycling, walking, playing pitches, parks and open spaces and other green infrastructure;</li> <li>f) landscaping;</li> <li>g) site access and circulation;</li> <li>h) managing and mitigating traffic generation (see policy TR2);</li> <li>i) the requirements set out in Policy BE1;</li> <li>j) community facilities, in accordance with policies HS1, HS6 and the Infrastructure Delivery Plan, including how they will be viably managed and maintained in the long term; and</li> <li>k) protection and enhancement of the historic environment</li> </ul>	<p>Requirement for a Design and Access Statement is standard good practice for a major development.</p>
<p><b>BE3 Amenity</b> Development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and /or does not provide acceptable standards of amenity for future users and occupiers of the development.</p>	<p>Will prevent some sites being developed at densities that developers may prefer, but this should be anticipated prior to site purchase</p>
<p><b>BE4 Converting Rural Buildings</b> Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:</p> <ul style="list-style-type: none"> <li>a) the building is of permanent and substantial construction;</li> <li>b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation;</li> <li>c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building;</li> <li>d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and;</li> <li>e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.</li> </ul>	<p>Land use policy only</p>
<p><b>BE5 Broadband Infrastructure</b> Residential and employment developments will be encouraged to provide on-site infrastructure, including open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology.</p>	<p>This reflects a basic requirement of potential purchasers and tenants and developments are unlikely to be marketable without these facilities</p>
<p><b>BE6 Electronic Communications (Telecommunications and Broadband)</b> The Council will support the development of electronic communications networks including telecommunications and high</p>	<p>Land use issue only</p>

Policy	Cost impact (if any)
<p>speed broadband. In considering proposals, the Council will have regard to:</p> <ul style="list-style-type: none"> <li>a) the needs of telecommunications operators,</li> <li>b) any technical constraints on location of telecommunications apparatus,</li> <li>c) the potential for sharing sites,</li> <li>d) the impact of development on amenity, its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus.</li> </ul> <p>Where a new installation is proposed it should be demonstrated that the potential to erect apparatus on or alongside existing buildings, masts or other structures has been fully explored. Such evidence should accompany any application.</p> <p>Development in or adjacent to sensitive locations or environmental assets should not significantly harm the location or asset unless:</p> <ul style="list-style-type: none"> <li>i. there is no other technically suitable location that both meets operational requirements and causes less environmental harm;</li> <li>ii. the benefits of the proposals demonstrably outweigh the level of harm resulting from the development.</li> </ul> <p>If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building and the surrounding area.</p>	
<p><b>TR1 Access and Choice</b></p> <p>Development will only be permitted that provides safe, suitable and attractive access routes for pedestrians, cyclists, public transport users, emergency vehicles, delivery vehicles, refuse vehicles and other users of motor vehicles, as appropriate.</p> <p>Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> <li>a) are not detrimental to highway safety;</li> <li>b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists, emergency services and public transport services;</li> <li>c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development;</li> <li>d) where practical, incorporate facilities for charging plug-in and other ultra-low emission vehicles where the development proposals include provision for off street parking and is for one or more dwelling, and;</li> <li>e) have taken account of the needs of people with disabilities by all modes of transport.</li> </ul>	<p>Design requirements reflect good practice for development.</p> <p><b>Costs of electric vehicle charging incorporated into the appraisals</b></p>
<p><b>TR2 Traffic Generation</b></p> <p>All large-scale developments (both residential and non-residential) that result in the generation of significant traffic movements should be supported by a Transport Assessment, and where necessary a Travel Plan, to demonstrate the practical and effective measures to be taken to avoid the adverse impacts of traffic.</p> <p>Any development that results in significant negative impacts on the health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.</p> <p>Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported by an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.</p> <p>A Transport Statement may be required for development that has relatively small transport implications in line with the Guidance on Transport Assessments.</p>	<p>Reflects good practice already deployed by developers.</p>



Policy	Cost impact (if any)
All measures required in the policy should take full account of the cumulative impact of all development proposed in this Plan (and any other known developments) on traffic generation and air quality.	
<b>TR3 Parking</b> Development will only be permitted that makes provision for parking which:- a) has regard to the location and accessibility of the site by means other than the private car; b) does not result in on-street car parking detrimental to highway safety; c) takes account of the parking needs of disabled car users, motorcyclists and cyclists; and d) takes account of the requirements of commercial vehicles. Development will be expected to comply with the parking standards set out in the most recent Parking Supplementary Planning Document.	Reflects good practice already deployed by developers
<b>TR4 Safeguarding for Transport Infrastructure</b> Development within the areas safeguarded for the following transport infrastructure, as shown on the Policies Map, will not be permitted where it could inhibit the effective delivery of the infrastructure: a) High Speed Rail 2 b) Areas of search for park and ride	Land use policy only
<b>TR5 Safe Operation of Aerodromes</b> Development within the safeguarded areas, as defined on the Policies Map, will not be permitted which inhibits the safe operation of an officially safeguarded civil aerodrome	Land use policy only
<b>HS1 Healthy, Safe and Inclusive Communities</b> The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals that: a) provide homes and developments that are designed to meet the needs of older people and those with disabilities; b) provide energy efficient housing to help reduce fuel poverty; c) design and layout development to minimise the potential for crime and anti-social behaviour and improve community safety; d) contribute to the development of a high-quality, safe and convenient walking and cycling network; e) contribute to a high-quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and by bicycle; f) seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets; g) improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space and green infrastructure; h) deliver or contribute to new and improved health services and facilities in locations where they can be accessed by sustainable transport modes; i) provide good access to local shops, employment opportunities, services, schools and community facilities, and; j) do not involve the loss of essential community buildings and social infrastructure.	Reflects best practice already deployed by developers
<b>HS2 Protecting Open Space, Sport and Recreation Facilities</b> Development on, or change of use of open spaces and sport and recreation facilities will not be permitted unless: a) an alternative can be provided that is at least equivalent in terms of size, quality, accessibility,	Land use policy only



Policy	Cost impact (if any)
<p>usefulness and attractiveness, and a management plan is submitted to ensure the future viability of the provision, or</p> <p>b) there is a robust assessment demonstrating a lack of need for the asset currently or in the future.</p> <p>Development on open spaces for sport and recreation purposes will be permitted subject to the proposal being of sufficient benefit to clearly outweigh the loss.</p>	
<p><b>HS3 Local Green Space</b></p> <p>The Council supports the principle of designating land as Local Green Space.</p> <p>Local communities, through Neighbourhood Plans, may designate Local Green Spaces that are demonstrably special to their local community and of particular local significance in accordance with national planning policy.</p>	Land use policy only
<p><b>HS4 Improvements to Open Space, Sport and Recreation Facilities</b></p> <p>Contributions from developments will be sought to provide, improve and maintain appropriate open space, sport and recreational facilities to meet local and district-wide needs. The exact level and form of contributions required will have regard to the location, nature and size of development.</p> <p>Where appropriate, applicants will be required to ensure that provision is made for:</p> <p>a) well-designed open space in accordance with the requirements of the Open Space Supplementary Planning Document (or any subsequent document);</p> <p>b) appropriate children's play facilities that are visible from nearby houses but not so close they would cause disturbance, and;</p> <p>c) outdoor and / or indoor sport accessible by walking, cycling and public transport</p> <p>Applicants will be expected to include a proportion of the site to meet its requirements for open space, sport and recreation requirements, except where it would be more appropriate to provide, improve or enhance recreation facilities off-site, provided that this is within its catchment area. Wherever possible, good connectivity to the existing public rights of way network will be required.</p>	<p>Assumed to be collected through CIL or within normal levels of planning obligations.</p> <p>On-site open space addressed within gross area of site, with net developable area adjusted accordingly</p>
<p><b>HS5 Directing Open Space, Sport and Recreation Facilities</b></p> <p>The Council will support proposals for new and improved open space, sport and recreation facilities in accordance with relevant priorities. Development proposals will be expected to demonstrate that they:</p> <p>a) address any shortfall in provision identified in the Built and Indoor Sports Facilities Strategy, Playing Pitch Strategy, Green Infrastructure Study and / or Green Space Strategy, and;</p> <p>b) for sport and recreation facilities, accord with the town centres first principle outlined in national planning policy and elsewhere in this Plan, unless:</p> <p>i. the proposal is accessible to the community it proposes to serve by means other than the private car; and</p> <p>ii. there is a need to enhance an existing facility or provide a new facility that has specific locational requirements.</p> <p>Subject to the above criteria, the Council will support proposals for shared sports facilities with other community uses, including at educational centres, where the sports facility also serves the local area and there are clear benefits of combining with other community uses.</p> <p>The Council considers the green belt an appropriate location for the provision of outdoor sport and outdoor recreation as long as it preserves the openness of the green belt and does not conflict with the purposes of including land within it.</p>	<p>Land use policy only</p> <p>Provision of playing pitches on-site are addressed within gross area of site, with net developable area adjusted accordingly</p>
<p><b>HS6 Creating Healthy Communities</b></p>	Reflects good practice already deployed by developers

Policy	Cost impact (if any)
<p>Development proposals will be permitted provided that they address the following key requirements associated with delivering health benefits to the community:</p> <ul style="list-style-type: none"> <li>a) good access to healthcare facilities;</li> <li>b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks;</li> <li>c) opportunities for community cohesion by the provision of accessible services and community facilities and places and opportunities for people to interact regardless of age, health or disability;</li> <li>d) high-quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure);</li> <li>e) access to high quality and safe green or open spaces; and</li> <li>f) access to opportunities to partake in indoor and outdoor sport and recreation.</li> </ul>	
<p><b>HS7 Crime Prevention</b> The layout and design of development will be encouraged to minimise the potential for crime and antisocial behaviour and improve community safety. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> <li>a) orientate and design buildings to enable natural surveillance of public spaces and parking areas;</li> <li>b) define private, public and communal spaces;</li> <li>c) create a sense of ownership of the local environment; and</li> <li>d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development.</li> </ul>	<p>Reflects good practice already deployed by developers</p>
<p><b>HS8 Protecting Community Facilities</b> Redevelopment or change of use of community facilities that serve local needs will only be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) There are similar facilities accessible to the local community by means other than the car, and either;</li> <li>b) The facility is redundant and no other user is willing to acquire and manage it, or;</li> <li>c) There is an assessment demonstrating a lack of need for the facility within the local community.</li> </ul>	<p>Land use policy only</p>
<p><b>CC1 Planning for Climate Change Adaptation</b> All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate:</p> <ul style="list-style-type: none"> <li>a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;</li> <li>b) optimising the use of multi-functional green infrastructure (including water features, green roofs and planting) for urban cooling, local flood risk management and to provide access to outdoor space for shading, in accordance with Policy NE1;</li> <li>c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3;</li> <li>d) minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including SuDS in accordance with Policy FW2;</li> </ul> <p>Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.</p>	<p>Most elements of this policy reflect good practice already deployed by developers.</p>
<p><b>CC2 Planning for Renewable Energy and Low Carbon Generation</b> Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:</p>	<p>Land use policy only</p> <p>Partially replaced by NZC DPD policy</p>



Policy	Cost impact (if any)
<p>a) the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity;</p> <p>b) the proposal has been designed to minimise the impact (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact;</p> <p>c) the design will ensure that heritage assets including local areas of historical and architectural distinctiveness are conserved in a manner appropriate for their significance;</p> <p>d) where appropriate, the scheme can link in with proposals being brought forward through the Council's Low Carbon Action Plan and any other future climate change strategies;</p> <p>e) the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging district heating systems);</p> <p>f) for biomass, it should be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised; and,</p> <p>g) for proposals for hydropower the application should normally be accompanied by a flood risk assessment.</p> <p>Also, for wind energy proposals, planning permission will only be granted if:</p> <p>h) the development is in an area identified in either the Local Plan or a Neighbourhood Plan as being suitable for wind energy; and,</p> <p>i) following consultation, it can be demonstrated that the planning impacts identified by local communities affected by the proposal have been fully addressed and that the proposal has the backing of those communities.</p>	
<p>CC3 Buildings Standards and other Sustainability Requirements</p> <p>All non-residential development over 1000 sq. m is required to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent), unless it can be demonstrated that it is financially unviable or a suitable alternative sustainability strategy is proposed and agreed with the Council.</p> <p>The Council will expect applicants to consider the potential to incorporate large scale decentralised district heating networks such as Combined Heat and Power (CHP) on the strategic sites identified in this Plan.</p>	<p>This policy has been superseded by the proposed changes in the NZC DPD.</p>
<p><b>FW1 Reducing Flood Risk</b></p> <p>Planning applications should be submitted in line with the revised validation checklist that has guidance on the national approach to meeting the sequential and exception tests and meeting the requirements of the NPPF.</p> <p>Developers are advised to review the Environment Agency's1 flood map for planning at the earliest possible opportunity to consider what development would be appropriate for a potential development site to ensure that proposals are in line with the following policy requirements:</p> <p>a) there will be a presumption against development in flood zone 3, and no built development will be allowed in the functional floodplain. Development must be steered to areas with the lowest probability of flooding.</p> <p>b) land that is required for current and future flood management will be safeguarded from development. Where development lies adjacent to or benefits from an existing or future flood defence scheme it will be expected to contribute towards the cost of delivery and/or maintenance of that scheme.</p> <p>c) new development that lies within the floodplain will be required to implement a flood alleviation scheme to reduce the risk of flooding to the proposed development site and deliver significant flood risk reduction benefits to the wider community.</p>	<p>Land use policy only</p> <p>Land value for any sites in floodplains will need reflect the abnormal costs of mitigation, as required by the PPG.</p>

Policy	Cost impact (if any)
<p>d) all new development proposals will contribute to meeting 'good status' as defined by the Water Framework Directive (WFD). This will include delivery of geomorphological, chemical and biodiversity enhancements and include a minimum eight metre buffer strip from the top of bank of all watercourses.</p> <p>e) new development must be resilient to surface water, fluvial and pluvial flooding. Where new development lies in an area of flood risk it must be designed to be flood resilient with safe dry access for vehicles and pedestrians. Finished floor levels should be 600mm above the predicted flood level and include a freeboard (see glossary) for climate change to ensure new development is safe. Where development lies adjacent to a watercourse, the supporting planning application will include a WFD assessment to demonstrate how the waterbody will not deteriorate in status and will be enhanced, and:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> there will be no impact upon priority habitat or designated sites of nature conservation;</li> <li><input type="checkbox"/> modified watercourses will be restored in line with the recommendations of the Severn River Basin Management Plan;</li> <li><input type="checkbox"/> culverting open watercourses will not be allowed.</li> </ul>	
<p><b>FW2 Sustainable Drainage</b> All new major developments must incorporate SuDS that provide biodiversity, water quality and amenity benefits and be in accordance with the Warwickshire Surface Water Management Plan. There will be a presumption against underground storage of water, and it should support the delivery of green infrastructure. All new development sites will discharge at the QBAR (see glossary) greenfield run-off rate, including an allowance for climate change; for sites with a life expectancy of less than 60 years, a 20% allowance must be applied; for sites with a greater than 60-year life expectancy, the allowance must be 30%. SuDS schemes must be located outside the floodplain; ideally this should be within the development site or close to the site as part of a masterplanned drainage scheme. Priority should be given to SuDS that incorporate green infrastructure, including green roofs, walls and rain gardens. For development sites that are suspected to be contaminated, the SuDS scheme will be designed to prevent the mobilisation of contaminants to waterbodies. The Environment Agency must be consulted in relation to sites suspected to be contaminated and will provide advice and guidance to the council and developers on how best to implement SuDS on a site-specific basis.</p>	<p>Reflects best practice already deployed by developers</p>
<p><b>FW3 Water Efficiency</b> The Council will require new residential development of one dwelling or more to meet a water efficiency standard of 110 litres / person / day. This includes five litres / person /day for external water usage</p>	<p>Reflects good practice already deployed by developers</p>
<p><b>FW4 Water Supply</b> Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:</p> <ul style="list-style-type: none"> <li>a) minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water, having due regard to Severn Trent's Water Resources Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study</li> <li>b) In accordance with the Water Framework Directive's objectives, development must not affect the waterbodies' ability to reach good status or potential as set out in the River Severn Basin Management Plan (RBMP).</li> </ul>	<p>Standard requirement for developers to work with statutory undertaker to ensure adequate supply is available</p>

Policy	Cost impact (if any)
<p><b>HE1 Designated Heritage Assets and their setting</b>  Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:</p> <ul style="list-style-type: none"> <li>a) The nature of the heritage asset prevents all reasonable uses of the site; and</li> <li>b) No viable use of the heritage asset itself can be found that will enable its conservation; and</li> <li>c) Conservation by grant funding or charitable or public ownership is not possible; and</li> <li>d) The harm or loss is outweighed by the benefit of bringing the site back into use.</li> </ul> <p>Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</p>	<p>Standard requirement for heritage assets and reflected in value of such sites.</p>
<p><b>HE2 Conservation Areas</b>  There will be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character and appearance of a Conservation Area. Consent for total demolition of unlisted buildings will only be granted where the detailed design of the replacement can demonstrate that it will preserve or enhance the character or appearance of the conservation area.  Measures will be taken to restore or bring back into use areas that presently make a negative contribution to conservation areas.</p>	<p>Land use policy only. Land values will need to reflect the presumption of retention of existing buildings</p>
<p><b>HE3 Locally Listed Historic Assets</b>  Development that would lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss and the significance of the asset.  Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.</p>	<p>Standard approach to heritage assets.</p>
<p><b>HE4 Archaeology</b>  Development will not be permitted that results in substantial harm to Scheduled Monuments or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances.  There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.  The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.  Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.</p>	<p>Standard approach. Land values will be required to reflect these requirements.</p>
<p><b>NE1 Green Infrastructure</b>  The Council will protect, enhance and restore the district's green infrastructure assets and strive for a healthy integrated network for the benefit of nature, people and the economy. The natural environment will be planned for at a variety of spatial scales:</p> <ul style="list-style-type: none"> <li>a) sub regional level, crossing administrative boundaries;</li> <li>b) district-wide scale;</li> <li>c) town-wide scale, and at;</li> <li>d) local and neighbourhood scales.</li> </ul> <p>The Council recognises the Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure</p>	<p>Land use policy only</p>

Policy	Cost impact (if any)
<p>Strategy and will support the periodic updating of this important strategic document.</p> <p>The Council will continue to work with partners, including neighbouring authorities and the Local Nature Partnership, to plan for green infrastructure at a landscape scale;</p> <ul style="list-style-type: none"> <li>• protecting and enhancing existing habitats and restoring fragmented areas;</li> <li>• ensuring access to natural green space; and</li> <li>• improvements to landscape character.</li> </ul>	
<p>NE2 Protecting Designated Biodiversity and Geodiversity Assets</p> <p>The Council will protect designated areas and species of national and local importance for biodiversity and geodiversity as set out below.</p> <p>Sites of National Importance</p> <p>Sites of Special Scientific Interest (SSSI) are of national importance; therefore, development will not be permitted which will destroy or adversely affect these unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity.</p> <p>Where development is permitted that has an adverse impact on a SSSI, whether direct or indirect, measures to enhance the condition of the site will be required.</p> <p>Sites of Local Importance</p> <p>Development will not be permitted that will destroy or adversely affect the following locally important sites and assets unless it can be demonstrated that the benefits of development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity;</p> <ul style="list-style-type: none"> <li>a) Ancient Woodland, aged and veteran trees;</li> <li>b) Local Nature Reserves;</li> <li>c) Local Wildlife Sites and potential Local Wildlife Sites;</li> <li>d) Local Geological Sites;</li> <li>e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance.</li> </ul> <p>All proposals likely to impact on the above assets will be subject to an ecological assessment. The ecological assessment should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development. Development affecting these sites will only be permitted where:</p> <ul style="list-style-type: none"> <li>i. the proposal is justified against the above criteria, and</li> <li>ii. where it can be demonstrated that the proposed mitigation or compensatory measures are equivalent to the value assigned to the site / asset in the ecological assessment.</li> </ul>	<p>Land use policy only</p>
<p>NE3 Biodiversity</p> <p>New development will be permitted provided that it protects, enhances and / or restores habitat biodiversity.</p> <p>Development proposals will be expected to ensure that they:</p> <ul style="list-style-type: none"> <li>a) lead to no net loss of biodiversity, and where possible a net gain, where appropriate, by means of an approved ecological assessment of existing site features and development impacts;</li> <li>b) protect or enhance biodiversity assets and secure their long term management and maintenance, and;</li> <li>c) avoid negative impacts on existing biodiversity.</li> </ul> <p>Where this is not possible, mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be required.</p>	<p>Cost of green roofs incorporated into the appraisals as a proxy measure for enhancing biodiversity.</p>
<p>NE4 Landscape</p>	



Policy	Cost impact (if any)
<p>New development will be permitted that positively contributes to landscape character.</p> <p>Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> <li>a) integrate landscape planning into the design of development at an early stage;</li> <li>b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;</li> <li>c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;</li> <li>d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;</li> <li>e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;</li> <li>f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;</li> <li>g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas;</li> <li>h) maintain the existence of viable agricultural units, and;</li> <li>i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.</li> </ul>	<p>Reflects good practice already deployed by developers</p>
<p><b>NE5 Protection of Natural Resources</b></p> <p>Development proposals will be permitted provided that they ensure that the district's natural resources remain safe, protected, and prudently used. Development proposals will be expected to demonstrate that they:</p> <ul style="list-style-type: none"> <li>a) do not give rise to soil contamination or air, noise, radiation, light or water pollution where the level of discharge, emissions or contamination could cause harm to sensitive receptors;</li> <li>b) ensure that, where evidence of contamination exists, the land is made fit for its intended purpose and does not pose an unacceptable risk to sensitive receptors;</li> <li>c) do not result in a reduction in the quality or quantity of groundwater resources; this includes the protection of principal aquifers and the source protection zones associated with public supply boreholes within the northern part of the district; there will be a presumption against development within a groundwater SPZ1 that would physically disturb an aquifer;</li> <li>d) avoid the best and most versatile agricultural land unless the benefits of the proposal outweigh the need to protect the land for agricultural purposes;</li> <li>e) do not sterilise mineral resources identified as of particular importance unless it can be demonstrated that it would not be practicable and environmentally feasible to extract the identified mineral resource prior to development taking place;</li> <li>f) where appropriate, identify how the proposals will contribute to the EU Water Framework Directive and the Severn River Basin Management Plan, which requires the restoration and enhancements of water bodies to prevent deterioration and promote recovery of waterbodies.</li> </ul>	<p>Reflects good practice already deployed by developers</p>
<p><b>NE6 High Speed Rail 2 (HS2)</b></p> <p>The Council, when considering requests for approval in respect of HS2 works under the special planning provisions established by the Act, will seek appropriate mitigation of any significant environmental</p>	<p>Not relevant to developments</p>

Policy	Cost impact (if any)
effects of HS2 on the natural environment, businesses and residents of the district subject to the requirements of the Act.	
<p><b>NE7 Use of Waterways</b>  The waterways can be used as tools in place making and place shaping, and contribute to the creation of sustainable communities. Therefore, any development should not:</p> <ul style="list-style-type: none"> <li>a) adversely affect the integrity of the waterway structure;</li> <li>b) adversely affect the quality of the water;</li> <li>c) result in pollution due to unauthorised discharges and run off or encroachment;</li> <li>d) adversely affect the landscape, heritage, ecological quality and character of the waterways;</li> <li>e) adversely affect the waterways potential for being fully unlocked or discourage the use of the waterway network.</li> </ul>	Reflects good practice already deployed by developers
<p><b>DM1 Infrastructure Contributions</b>  Development will be expected to provide, or contribute towards provision of:</p> <ul style="list-style-type: none"> <li>a) Measures to directly mitigate its impact and make it acceptable in planning terms, and</li> <li>b) Physical, social and green infrastructure to support the needs associated with the development.</li> </ul> <p>Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan.</p> <p>The Council will, where appropriate, seek to secure site-specific infrastructure investments and / or contributions as well as off-site contributions and / or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account.</p> <p>Developer contributions in the form of Planning Obligations and / or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan.</p> <p>The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.</p>	CIL and Section 106 allowances incorporated in the appraisals.
<p><b>DM2 Assessing Viability</b>  Developments will be expected to comply with the policies set out elsewhere in this Plan (including those policies that refer to the provision and funding of infrastructure), unless it can be demonstrated that the policies will result in the development being unviable.</p> <p>Applicants should discuss viability concerns with the Council at the earliest possible stage in the development process.</p> <p>Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment. The Viability Assessment will be independently reviewed by a viability specialist appointed by the Council at the applicant's expense.</p> <p>Where the Viability Assessment demonstrates that the Plan's policies are likely to impact on the viability of a proposal, the applicant should discuss the implications of this with the Council.</p>	<p>Standard approach.</p> <p>Amended to include carbon offsetting</p>

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## Appendix 2 - Typology details

1	2	3	4	5	6	7	8	13	14	15	16	17	18	19	20	21	22	27	28
WARWICK DC - NZC DPD						Years 1 - 5		Floor areas - proposed (sqm)											
Site ref	Typology description	Gross Site area	Net site area	Site coverage	Heights	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats		Retail A1-A4	Retail S'Mark	Note: B1 office inlcudes B1(b) B1 office B1(c) and B B8 storage			Total resi units	Total resi FS
1	Very small housing scheme	0.10	0.10	16%	2	3	-	1,255	1,500	315	-		-	-	-	-	-	3	315
2	Small housing scheme	0.30	0.30	14%	2	9	-	1,255	1,500	845	-		-	-	-	-	-	9	845
3	Medium housing scheme	0.82	0.82	14%	2	25	-	1,255	1,500	2,375	-		-	-	-	-	-	25	2,375
4	Large housing scheme	2.50	2.50	14%	2	75	-	1,255	1,500	7,250	-		-	-	-	-	-	75	7,250
5	Large housing scheme	4.10	4.10	14%	2	125	-	1,255	1,500	11,750	-		-	-	-	-	-	125	11,750
6	Small flatted scheme	0.15	0.15	23%	2	-	9	1,255	1,500	-	688		-	-	-	-	-	9	688
7	Medium flatted scheme	0.20	0.20	22%	5	-	25	1,255	1,500	-	1,998		250	-	-	-	-	25	1,998
8	Large flatted scheme	0.50	0.50	24%	4	-	60	1,255	1,500	-	4,850		-	-	-	-	-	60	4,850
9	Large flatted scheme	0.80	0.80	21%	5	-	100	1,255	1,500	-	8,500		-	-	-	-	-	100	8,500
10	Hotel scheme (75 beds)	0.30	0.30	19%	4	-	-	1,255	1,500	-	-		-	-	-	-	-	-	-
11	Hotel scheme (100 beds)	0.35	0.35	21%	4	-	-	1,255	1,500	-	-		-	-	-	-	-	-	-
12	Hotel scheme (150 beds)	0.45	0.45	20%	5	-	-	1,255	1,500	-	-		-	-	-	-	-	-	-
13	Small retail scheme	0.25	0.25	30%	2	-	-	1,255	1,500	-	-		1,500	-	-	-	-	-	-
14	Medium retail scheme	0.50	0.50	45%	2	-	-	1,255	1,500	-	-		4,250	250	-	-	-	-	-
15	Large retail scheme	1.00	1.00	35%	1	-	-	1,255	1,500	-	-		-	3,500	-	-	-	-	-
16	Employment - B1 scheme	0.25	0.25	33%	3	-	-	1,255	1,500	-	-		-	-	2,500	-	-	-	-
17	Employment - B1 scheme	0.25	0.25	45%	4	-	-	1,255	1,500	-	-		-	-	4,500	-	-	-	-
18	Employment - B8 scheme	1.00	1.00	45%	1	-	-	1,255	1,500	-	-		-	-	-	-	4,500	-	-
19	Employment - B8 scheme	1.00	1.00	55%	1	-	-	1,255	1,500	-	-		-	-	-	-	5,500	-	-
20	Employment - mixed B1/B8 scheme	1.00	1.00	45%	1	-	-	1,255	1,500	-	-		-	-	1,500	4,500	-	-	-
21	Large housing scheme	6.67	6.67	14%	2	200	-	1,255	1,500	19,125	-		-	-	-	-	-	200	19,125
22	Large housing scheme	10.00	10.00	14%	2	300	-	1,255	1,500	29,000	-		-	-	-	-	-	300	29,000
23	Student housing scheme	1.00	1.00	60%	2	-	500	1,255	2,144	-	31,250		-	-	-	-	-	500	31,250
24	C2 residential scheme	0.50	0.50	30%	3	-	50	1,255	1,500	-	3,750		-	-	-	-	-	50	3,750

[illegible]



	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78																			
WARWICKRents										Cap val										Yields										n/a									
Site ref	Retail A1-A2	Retail S'M&A	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A2	Retail S'M&A	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi																			
1	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
2	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
3	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
4	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
5	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
6	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
7	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
8	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
9	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
10	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
11	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
12	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
13	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
14	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
15	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
16	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
17	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
18	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
19	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
20	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
21	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
22	420	220	269	129	129	0	450	250	250	3,450	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
23	420	220	269	129	129	0	450	250	250	6,750	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				
24	420	220	269	129	129	0	450	250	250	3,968	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%																				

7980818283848586878889909192939495969798120																							
WARWICKBuild costs												Net to gross											
Site ref	Retail A1-A5	Retail S'Ms	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	NOT USED	Retail A1-A5	Retail S'Ms	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace		
1	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	315		
2	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	845		
3	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,375		
4	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	79%	7,250		
5	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	79%	11,750		
6	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	79%	688		
7	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,248		
8	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,850		
9	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,500		
10	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,250		
11	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000		
12	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,500		
13	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500		
14	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,500		
15	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,500		
16	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500		
17	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,500		
18	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,500		
19	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,500		
20	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000		
21	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	19,125		
22	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	29,000		
23	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	31,250		
24	1,535	1,550	2,048	997	997	2,273	-	-	-		85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	3,750		

[illegible]

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157
WARWICKInvestment sale (QUARTERS)											Resi sales period (qtrs)	Sales period start	Area	On-site AH		% AH rented
Site ref	Retail A1-/	Retail S'M:	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		% of PRS		
														units		
1	6	6	6	6	6	6	6	6	6	6	1.00	6		0.00%	0%	70%
2	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	0%	70%
3	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	40%	70%
4	10	10	10	10	10	10	10	10	10		5.00	10		0.00%	40%	70%
5	10	10	10	10	10	10	10	10	10		6.00	6		0.00%	40%	70%
6	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	0%	70%
7	7	7	7	7	7	7	7	7	7		1.00	7		0.00%	40%	70%
8	8	8	8	8	8	8	8	8	8		2.00	8		0.00%	40%	70%
9	9	9	9	9	9	9	9	9	9		3.00	8		0.00%	40%	70%
10	8	8	8	8	8	8	8	8	8		1.00	8		0.00%	0%	70%
11	9	9	9	9	9	9	9	9	9		1.00	6		0.00%	0%	70%
12	10	10	10	10	10	10	10	10	10		1.00	6		0.00%	0%	70%
13	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	0%	70%
14	8	8	8	8	8	8	8	8	8		1.00	6		0.00%	0%	70%
15	8	8	8	8	8	8	8	8	8		1.00	6		0.00%	0%	70%
16	8	8	8	8	8	8	8	8	8		1.00	6		0.00%	0%	70%
17	8	8	8	8	8	8	8	8	8		1.00	6		0.00%	0%	70%
18	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	0%	70%
19	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	0%	70%
20	6	6	6	6	6	6	6	6	6		1.00	6		0.00%	0%	70%
21	12	12	12	12	12	12	12	12	12		10.00	6		0.00%	40%	70%
22	14	14	14	14	14	14	14	14	14		12.00	6		0.00%	40%	70%
23	10	10	10	10	10	10	10	10	10		1.00	10		0.00%	0%	70%
24	8	8	8	8	8	8	8	8	8		2.00	7		0.00%	0%	70%

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## Appendix 3 - Residential sales values



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
6, The Elms, Hatton, Warwick, Warwickshire CV35 8XN	CV35 8XN	CV35 8	10/11/2020	454,000	485,334	N	Semi-detached		3	145	3,131	3,347	Freehold		
104, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ	CV35 8XJ	CV35 8	19/06/2020	470,000	496,247	N	Terraced		3	90	5,222	5,514	Freehold		
80, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ	CV35 8XJ	CV35 8	27/03/2020	442,500	496,066	N	Detached		3	104	4,255	4,770	Freehold		
60, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ	CV35 8XJ	CV35 8	17/06/2020	318,500	343,064	N	Semi-detached		3	94	3,388	3,650	Freehold		
36, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ	CV35 8XJ	CV35 8	17/02/2021	278,000	289,924	N	Semi-detached		3	82	3,390	3,536	Freehold		
52, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ	CV35 8XJ	CV35 8	26/01/2021	340,000	354,807	N	Semi-detached		3	102	3,333	3,479	Freehold		
106, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ	CV35 8XJ	CV35 8	10/06/2021	367,500	378,560	N	Semi-detached		3	123	2,988	3,078	Freehold		
3, Marten Close, Hampton Magna, Warwick, Warwickshire CV35 8UD	CV35 8UD	CV35 8	18/09/2020	305,500	341,311	N	Detached		3	84	3,637	4,063	Freehold		
33, Arras Boulevard, Hampton Magna, Warwick, Warwickshire CV35 8TY	CV35 8TY	CV35 8	23/10/2020	295,000	326,940	N	Detached		3	78	3,782	4,192	Freehold		
4, Clinton Avenue, Hampton Magna, Warwick, Warwickshire CV35 8TX	CV35 8TX	CV35 8	22/10/2021	321,500	316,559	N	Detached		3	91	3,533	3,479	Freehold		
21, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU	CV35 8TU	CV35 8	22/07/2021	325,000	344,885	N	Detached		3	74	4,392	4,661	Freehold		
30, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU	CV35 8TU	CV35 8	14/05/2021	425,000	450,017	N	Detached		3	108	3,935	4,167	Freehold		
22, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU	CV35 8TU	CV35 8	23/07/2021	323,750	343,559	N	Detached		3 to 4	100	3,238	3,436	Freehold		
15, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU	CV35 8TU	CV35 8	29/06/2021	309,950	324,312	N	Detached		2 to 3	97	3,195	3,343	Freehold		
28, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU	CV35 8TU	CV35 8	18/02/2021	321,000	342,399	N	Detached		3 to 4	110	2,918	3,113	Freehold		
20, Gould Road, Hampton Magna, Warwick, Warwickshire CV35 8TU	CV35 8TU	CV35 8	21/10/2021	286,000	281,605	N	Detached		2 to 3	101	2,832	2,788	Freehold		
37, Arras Boulevard, Hampton Magna, Warwick, Warwickshire CV35 8TT	CV35 8TT	CV35 8	15/04/2021	275,000	293,854	N	Detached		3	68	4,044	4,321	Freehold		
11, Bellam Road, Hampton Magna, Warwick, Warwickshire CV35 8TN	CV35 8TN	CV35 8	02/02/2021	332,500	354,666	N	Detached		3 to 4	124	2,681	2,860	Freehold		
9, Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH	CV35 8TH	CV35 8	28/06/2021	380,000	391,436	N	Semi-detached		3	111	3,423	3,526	Freehold		
13, Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH	CV35 8TH	CV35 8	14/08/2020	248,000	280,900	N	Detached		3	82	3,024	3,426	Freehold		
3, Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH	CV35 8TH	CV35 8	10/09/2021	340,000	344,449	N	Detached		3	131	2,595	2,629	Freehold		
16, Chichester Lane, Hampton Magna, Warwick, Warwickshire CV35 8TG	CV35 8TG	CV35 8	27/01/2020	262,000	292,254	N	Semi-detached		3	97	2,701	3,013	Freehold		
3, Friary Close, Hampton Magna, Warwick, Warwickshire CV35 8TD	CV35 8TD	CV35 8	31/01/2020	250,000	278,868	N	Semi-detached		3	79	3,165	3,530	Freehold		
1, Seymour Close, Hampton Magna, Warwick, Warwickshire CV35 8SU	CV35 8SU	CV35 8	24/06/2020	327,500	362,543	N	Detached		2 to 3	89	3,680	4,074	Freehold		
6, Minster Close, Hampton Magna, Warwick, Warwickshire CV35 8ST	CV35 8ST	CV35 8	06/03/2020	372,000	417,032	N	Detached		3 to 4	109	3,413	3,826	Freehold		
9, Sumner Close, Hampton Magna, Warwick, Warwickshire CV35 8SQ	CV35 8SQ	CV35 8	17/06/2020	252,500	271,974	N	Semi-detached		3	70	3,607	3,885	Freehold		
38, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SP	CV35 8SP	CV35 8	24/02/2021	265,000	282,666	N	Detached		2 to 3	73	3,630	3,872	Freehold		
36, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SP	CV35 8SP	CV35 8	26/08/2020	262,000	287,144	N	Semi-detached		3	107	2,449	2,684	Freehold		
6, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SL	CV35 8SL	CV35 8	30/04/2021	335,000	357,967	N	Detached		3	87	3,851	4,115	Freehold		
5, Church Path, Hampton Magna, Warwick, Warwickshire CV35 8SJ	CV35 8SJ	CV35 8	24/06/2021	425,000	444,693	N	Detached		3 to 4	111	3,829	4,006	Freehold		
8, Church Path, Hampton Magna, Warwick, Warwickshire CV35 8SJ	CV35 8SJ	CV35 8	06/07/2020	270,000	297,489	N	Semi-detached		2 to 3	86	3,140	3,459	Freehold		
30, Daly Avenue, Hampton Magna, Warwick, Warwickshire CV35 8SE	CV35 8SE	CV35 8	17/12/2020	282,500	305,886	N	Detached		2 to 3	88	3,210	3,476	Freehold		
8, Daly Avenue, Hampton Magna, Warwick, Warwickshire CV35 8SE	CV35 8SE	CV35 8	24/11/2020	300,000	311,204	N	Terraced		2 to 3	95	3,158	3,276	Freehold		
8, Ryder Close, Hampton Magna, Warwick, Warwickshire CV35 8SD	CV35 8SD	CV35 8	21/02/2020	338,000	385,753	N	Detached			130	2,600	2,967	Freehold		
1, Field Barn Road, Hampton Magna, Warwick, Warwickshire CV35 8RX	CV35 8RX	CV35 8	12/10/2020	308,000	341,347	N	Detached		2 to 3	81	3,802	4,214	Freehold		
42, Old Budbrooke Road, Hampton Magna, Warwick, Warwickshire CV35 8QN	CV35 8QN	CV35 8	17/12/2020	340,000	359,087	N	Semi-detached			137	2,482	2,621	Freehold		
8, Mill Close, Norton Lindsey, Warwick, Warwickshire CV35 8JU	CV35 8JU	CV35 8	01/05/2020	215,000	227,258	N	Terraced		2 to 3	57	3,772	3,987	Freehold		
Rose Bank, Snitterfield Lane, Norton Lindsey, Warwick, Warwickshire CV35 8JQ	CV35 8JQ	CV35 8	21/09/2021	1,046,000	1,059,688	N	Detached		3 to 4	166	6,301	6,384	Freehold		
The Willows, Wolverton Road, Norton Lindsey, Warwick, Warwickshire CV35 8JL	CV35 8JL	CV35 8	19/01/2021	800,000	855,123	N	Detached			148	5,405	5,778	Freehold		
Furlong, Canada Lane, Norton Lindsey, Warwick, Warwickshire CV35 8JH	CV35 8JH	CV35 8	01/04/2021	795,000	849,504	N	Detached		3 to 4	192	4,141	4,425	Freehold		
Highlands House, Church Road, Norton Lindsey, Warwick, Warwickshire CV35 8JE	CV35 8JE	CV35 8	18/01/2021	951,000	1,016,528	N	Detached			229	4,153	4,439	Freehold		
26, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ	CV35 8EZ	CV35 8	18/06/2020	284,000	305,903	N	Semi-detached			75	3,787	4,079	Freehold		
11, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ	CV35 8EZ	CV35 8	26/06/2020	367,000	395,305	N	Semi-detached			97	3,784	4,075	Freehold		
10, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ	CV35 8EZ	CV35 8	18/11/2020	355,000	359,783	N	Flat			97	3,660	3,709	Freehold		
13, Fairfax Close, Barford, Warwick, Warwickshire CV35 8ER	CV35 8ER	CV35 8	02/11/2020	575,000	629,987	N	Detached			131	4,389	4,809	Freehold		
21, Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ	CV35 8EQ	CV35 8	27/04/2021	320,000	341,939	N	Detached			64	5,000	5,343	Freehold		
25, Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ	CV35 8EQ	CV35 8	19/03/2021	680,000	726,741	N	Detached			184	3,696	3,950	Freehold		
8, Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ	CV35 8EQ	CV35 8	08/12/2020	595,000	644,256	N	Detached			169	3,521	3,812	Freehold		
4, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP	CV35 8EP	CV35 8	14/02/2020	422,500	482,192	N	Detached			71	5,944	6,784	Freehold		
26a, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP	CV35 8EP	CV35 8	28/08/2020	725,000	821,181	N	Detached			171	4,240	4,802	Freehold		
18, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP	CV35 8EP	CV35 8	10/06/2021	642,500	672,272	N	Detached		3	191	3,364	3,520	Freehold		
36, Church Street, Barford, Warwick, Warwickshire CV35 8EN	CV35 8EN	CV35 8	09/12/2020	453,000	478,430	N	Semi-detached		3	81	5,593	5,907	Freehold		
1, Church Street, Barford, Warwick, Warwickshire CV35 8EN	CV35 8EN	CV35 8	10/03/2020	550,000	599,798	N	Semi-detached			147	3,742	4,080	Freehold		
1, Cedar House, Church Street, Barford, Warwick, Warwickshire CV35 8EN	CV35 8EN	CV35 8	25/01/2021	448,000	453,303	N	Terraced		3 to 4	134	3,343	3,383	Freehold		
7, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8EL	CV35 8EL	CV35 8	06/08/2020	295,000	315,383	N	Terraced		2 to 3	92	3,207	3,428	Freehold		
11, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8EL	CV35 8EL	CV35 8	28/01/2021	540,000	546,392	N	Terraced			161	3,354	3,394	Freehold		
6, Mill Lane, Barford, Warwick, Warwickshire CV35 8EJ	CV35 8EJ	CV35 8	26/02/2021	280,000	292,010	N	Semi-detached		3	70	4,000	4,172	Freehold		
30, Bridge Street, Barford, Warwick, Warwickshire CV35 8EH	CV35 8EH	CV35 8	03/07/2020	250,000	269,730	N	Terraced		2 to 3	63	3,968	4,281	Freehold		
12, Bridge Street, Barford, Warwick, Warwickshire CV35 8EH	CV35 8EH	CV35 8	11/12/2020	275,000	297,765	N	Detached		3	91	3,022	3,272	Freehold		
33, Yew Tree Way, Barford, Warwick, Warwickshire CV35 8EF	CV35 8EF	CV35 8	24/01/2020	319,995	368,082	Y	Detached			79	4,051	4,659	Freehold		
29, Yew Tree Way, Barford, Warwick, Warwickshire CV35 8EF	CV35 8EF	CV35 8	28/02/2020	304,995	337,958	Y	Semi-detached			79	3,861	4,278	Freehold		
7, Farriers Court, Wasperton, Warwick, Warwickshire CV35 8EB	CV35 8EB	CV35 8	11/06/2021	575,000	576,084	N	Terraced		3 to 4	154	3,734	3,741	Freehold		
33, Sandy Way, Barford, Warwick, Warwickshire CV35 8DY	CV35 8DY	CV35 8	24/03/2021	260,000	272,086	N	Semi-detached		3	79	3,291	3,444	Freehold		
3, Sandy Way, Barford, Warwick, Warwickshire CV35 8DY	CV35 8DY	CV35 8	14/05/2021	320,000	325,281	N	Terraced		3	95	3,368	3,424	Freehold		
29, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS	CV35 8DS	CV35 8	12/05/2021	335,000	340,529	N	Terraced		3	88	3,807	3,870	Freehold		
56, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS	CV35 8DS	CV35 8	30/07/2020	300,000	330,544	N	Semi-detached		3	87	3,448	3,799	Freehold		
78, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS	CV35 8DS	CV35 8	07/02/2020	300,000	332,423	N	Semi-detached		2 to 3	93	3,226	3,574	Freehold		
6, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DG	CV35 8DG	CV35 8	22/07/2021	230,000	235,572	N	Terraced		2	55	4,182	4,283	Freehold		
8, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DG	CV35 8DG	CV35 8	28/04/2020	213,000	221,641	N	Terraced		2 to 3	54	3,944	4,104	Freehold		
49, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DE	CV35 8DE	CV35 8	17/05/2021	332,000	351,543	N	Detached		2 to 3	74	4,462	4,725	Freehold		
71, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DE	CV35 8DE	CV35 8	24/04/2020	379,995	413,335	Y	Detached			108	3,518	3,827	Freehold		
71, Bremridge Close, Barford, Warwick, Warwickshire CV35 8DE	CV35 8DE	CV35 8	24/04/2020	379,995	387,813	Y	Detached			108	3,518	3,591	Freehold		
Stable Cottage, Hareway Lane, Barford, Warwick, Warwickshire CV35 8DD	CV35 8DD	CV35 8	08/01/2021	770,000	823,056	N	Detached			231	3,333	3,563	Freehold		
2, Hareway Lane, Barford, Warwick, Warwickshire CV35 8DB	CV35 8DB	CV35 8	30/03/2021	600,000	641,242	N	Detached		3	127	4,724	5,049	Freehold		
Brook Cottage, Barford Hill, Barford, Warwick, Warwickshire CV35 8BZ	CV35 8BZ	CV35 8	26/03/2021	690,000	737,428	N	Detached		3	160	4,313	4,609	Freehold		
3, Ryland Road, Barford, Warwick, Warwickshire CV35 8BY	CV35 8BY	CV35 8	15/01/2021	690,000	737,544	N	Detached		3	210	3,286	3,512	Freehold		
4, Ryland Road, Barford, Warwick, Warwickshire CV35 8BY	CV35 8BY	CV35 8	14/08/2020	850,000	962,764	N	Detached			371	2,291	2,595	Freehold		
2, Avon Close, Barford, Warwick, Warwickshire CV35 8BX	CV35 8BX	CV35 8	10/01/2020	730,000	839,699	N	Detached			167	4,371	5,028	Freehold		
22, High Street, Barford, Warwick, Warwickshire CV35 8BU	CV35 8BU	CV35 8	25/11/2020	380,000	394,192	N	Terraced		3	56	6,735	6,987	Freehold		
1, Verdon Place, Barford, Warwick, Warwickshire CV35 8BT	CV35 8BT	CV35 8	21/01/2												

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
9, Hemmings Mill, Barford, Warwick, Warwickshire CV35 8BP	CV35 8BP	CV35 8	04/12/2020	360,000	389,802	N	Detached		3 to 4	101	3,564	3,859	Freehold		
7, Hampton Croft, Hampton On The Hill, Warwick, Warwickshire CV35 8BJ	CV35 8BJ	CV35 8	20/03/2020	290,000	316,257	N	Semi-detached		3	89	3,258	3,553	Freehold		
3, Sherbourne Court, Sherbourne, Warwick, Warwickshire CV35 8AW	CV35 8AW	CV35 8	08/07/2020	740,000	842,728	N	Detached		3 to 4	216	3,426	3,902	Freehold		
2, Sherbourne Court, Sherbourne, Warwick, Warwickshire CV35 8AW	CV35 8AW	CV35 8	21/08/2020	690,000	781,538	N	Detached			209	3,301	3,739	Freehold		
8, Moat Green, Sherbourne, Warwick, Warwickshire CV35 8AJ	CV35 8AJ	CV35 8	21/05/2021	700,000	741,205	N	Detached			201	3,483	3,688	Freehold		
9, Moat Green, Sherbourne, Warwick, Warwickshire CV35 8AJ	CV35 8AJ	CV35 8	03/06/2020	775,000	857,927	N	Detached			239	3,243	3,590	Freehold		
The Garden Cottage 3, Old Rectory Cottages, Vicarage Lane, Sherbourne, Warwick, Warwickshire CV35 8AB	CV35 8AB	CV35 8	28/01/2020	240,000	276,066	N	Detached		2	40	5,970	6,867	Freehold		
Benedict House, Vicarage Lane, Sherbourne, Warwick, Warwickshire CV35 8AB	CV35 8AB	CV35 8	26/02/2021	760,000	810,665	N	Detached			181	4,199	4,479	Freehold		
		CV35 8 Average										4,001			
11, Todenham Way, Hatton Park, Warwick, Warwickshire CV35 7UE	CV35 7UE	CV35 7	18/02/2020	690,000	787,484	N	Detached			183	3,770	4,303	Freehold		
7, Pebworth Drive, Hatton, Warwick, Warwickshire CV35 7UD	CV35 7UD	CV35 7	01/07/2021	710,000	753,441	N	Detached			182	3,901	4,140	Freehold		
27, Pebworth Drive, Hatton, Warwick, Warwickshire CV35 7UD	CV35 7UD	CV35 7	16/07/2020	750,000	854,116	N	Detached			207	3,623	4,126	Freehold		
6, Halford Grove, Hatton Park, Warwick, Warwickshire CV35 7UB	CV35 7UB	CV35 7	30/04/2021	245,000	249,970	N	Terraced		2 to 3	60	4,083	4,166	Freehold		
6, Admington Drive, Hatton Park, Warwick, Warwickshire CV35 7TZ	CV35 7TZ	CV35 7	21/05/2021	400,000	423,546	N	Detached		3	92	4,348	4,604	Freehold		
23, Admington Drive, Hatton Park, Warwick, Warwickshire CV35 7TZ	CV35 7TZ	CV35 7	26/06/2020	460,000	509,221	N	Detached			157	2,930	3,243	Freehold		
1, Arlescote Close, Hatton Park, Warwick, Warwickshire CV35 7TX	CV35 7TX	CV35 7	26/06/2020	403,500	446,676	N	Detached			108	3,736	4,136	Freehold		
19, Welford Grove, Hatton Park, Warwick, Warwickshire CV35 7TW	CV35 7TW	CV35 7	21/05/2021	240,000	250,058	N	Semi-detached		2 to 3	73	3,288	3,425	Freehold		
34, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT	CV35 7TT	CV35 7	06/08/2021	535,000	534,202	N	Flat		3 to 4	120	4,458	4,452	Leasehold		
41, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT	CV35 7TT	CV35 7	10/09/2021	487,500	484,381	N	Flat			131	3,716	3,692	Leasehold		
10, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT	CV35 7TT	CV35 7	04/12/2020	450,000	459,956	N	Terraced		3 to 4	128	3,516	3,593	Freehold		
Flat, 57, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT	CV35 7TT	CV35 7	26/02/2020	200,000	206,642	N	Flat		2	79	2,532	2,616	Leasehold		
19, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS	CV35 7TS	CV35 7	29/10/2021	267,500	262,222	N	Terraced		2 to 3	65	4,107	4,026	Freehold		
17, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS	CV35 7TS	CV35 7	29/01/2021	275,000	278,255	N	Terraced		2 to 3	70	3,929	3,975	Freehold		
24, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS	CV35 7TS	CV35 7	26/01/2021	260,000	263,077	N	Terraced		2 to 3	68	3,835	3,880	Freehold		
5, Crimscote Square, Hatton Park, Warwick, Warwickshire CV35 7TS	CV35 7TS	CV35 7	17/02/2021	245,000	248,083	N	Terraced		2	64	3,828	3,876	Freehold		
32, Highfield, Hatton Park, Warwick, Warwickshire CV35 7TQ	CV35 7TQ	CV35 7	23/07/2021	250,000	256,057	N	Terraced		2	69	3,623	3,711	Freehold		
26, Highfield, Hatton Park, Warwick, Warwickshire CV35 7TQ	CV35 7TQ	CV35 7	16/04/2021	250,000	255,071	N	Terraced		2	70	3,571	3,644	Freehold		
19, Armscote Grove, Hatton Park, Warwick, Warwickshire CV35 7TP	CV35 7TP	CV35 7	17/01/2020	235,000	256,672	N	Terraced		2 to 3	61	3,852	4,208	Freehold		
9, Armscote Grove, Hatton Park, Warwick, Warwickshire CV35 7TP	CV35 7TP	CV35 7	24/01/2020	218,000	238,104	N	Terraced		2 to 3	59	3,695	4,036	Freehold		
16, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN	CV35 7TN	CV35 7	28/04/2021	425,000	454,137	N	Detached		3 to 4	100	4,250	4,541	Freehold		
35, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN	CV35 7TN	CV35 7	29/03/2021	385,000	411,464	N	Detached			98	3,929	4,199	Freehold		
47, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN	CV35 7TN	CV35 7	12/03/2021	440,000	470,244	N	Detached			112	3,929	4,199	Freehold		
39, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN	CV35 7TN	CV35 7	29/03/2021	468,000	500,169	N	Detached		3 to 4	123	3,805	4,066	Freehold		
3, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN	CV35 7TN	CV35 7	23/03/2021	450,000	480,932	N	Detached		3 to 4	127	3,556	3,800	Freehold		
8, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN	CV35 7TN	CV35 7	19/01/2021	475,000	507,729	N	Detached			143	3,322	3,551	Freehold		
21, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH	CV35 7TH	CV35 7	30/10/2020	285,000	299,837	N	Terraced		2	61	4,672	4,915	Freehold		
35, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH	CV35 7TH	CV35 7	11/01/2021	235,000	251,192	N	Detached		2 to 3	59	4,010	4,287	Freehold		
33, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH	CV35 7TH	CV35 7	21/04/2021	325,000	331,593	N	Terraced		3	81	4,012	4,094	Freehold		
2, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH	CV35 7TH	CV35 7	19/02/2021	395,000	399,970	N	Terraced		3	109	3,624	3,669	Freehold		
16, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH	CV35 7TH	CV35 7	07/01/2021	467,500	473,033	N	Terraced		3 to 4	143	3,269	3,308	Freehold		
34, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG	CV35 7TG	CV35 7	25/06/2021	325,000	340,060	N	Detached		3	72	4,514	4,723	Freehold		
21, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG	CV35 7TG	CV35 7	29/01/2021	306,560	319,910	N	Semi-detached		3	71	4,318	4,506	Freehold		
29, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG	CV35 7TG	CV35 7	20/08/2021	259,000	259,793	N	Terraced		2 to 3	60	4,317	4,330	Freehold		
45, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG	CV35 7TG	CV35 7	20/08/2020	225,000	240,547	N	Terraced		2 to 3	60	3,750	4,009	Freehold		
9, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG	CV35 7TG	CV35 7	09/07/2020	270,000	297,489	N	Semi-detached		3	75	3,600	3,967	Freehold		
23, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG	CV35 7TG	CV35 7	25/05/2021	300,000	304,951	N	Terraced		3	80	3,750	3,812	Freehold		
19, Tidmington Close, Hatton Park, Warwick, Warwickshire CV35 7TE	CV35 7TE	CV35 7	28/01/2021	450,000	481,007	N	Detached		3 to 4	91	4,945	5,286	Freehold		
4, Mickleton Drive, Hatton Park, Warwick, Warwickshire CV35 7TA	CV35 7TA	CV35 7	18/06/2021	545,000	570,254	N	Detached			166	3,283	3,435	Freehold		
11, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY	CV35 7SY	CV35 7	23/04/2021	250,000	255,071	N	Terraced		2 to 3	60	4,167	4,251	Freehold		
3, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY	CV35 7SY	CV35 7	29/01/2021	485,000	518,418	N	Detached		3 to 4	135	3,593	3,840	Freehold		
34, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY	CV35 7SY	CV35 7	26/02/2021	470,000	501,332	N	Detached			131	3,588	3,827	Freehold		
1, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY	CV35 7SY	CV35 7	28/01/2021	565,000	603,931	N	Detached			167	3,383	3,616	Freehold		
14, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY	CV35 7SY	CV35 7	28/01/2021	359,950	364,210	N	Terraced		3	110	3,272	3,311	Freehold		
15, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY	CV35 7SY	CV35 7	30/06/2021	480,000	502,242	N	Detached			192	2,500	2,616	Freehold		
1, Dassetts Close, Hatton Park, Warwick, Warwickshire CV35 7SX	CV35 7SX	CV35 7	27/10/2020	520,000	576,301	N	Detached		3 to 4	145	3,586	3,974	Freehold		
9, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7SU	CV35 7SU	CV35 7	04/11/2020	144,000	149,378	N	Terraced		2 to 3	55	2,618	2,716	Leasehold		
10, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7SU	CV35 7SU	CV35 7	06/03/2020	143,666	153,427	N	Terraced		2	58	2,460	2,627	Leasehold		
17, King Edwards Court, 36, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7ST	CV35 7ST	CV35 7	28/09/2021	207,000	205,676	N	Flat		2	68	3,044	3,025	Leasehold		
7, King Edwards Court, 36, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7ST	CV35 7ST	CV35 7	18/12/2020	244,000	244,371	N	Flat		2	88	2,773	2,777	Leasehold		
Kings Hill, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7RB	CV35 7RB	CV35 7	03/07/2020	780,000	888,281	N	Detached			183	4,262	4,854	Freehold		
20, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW	CV35 7QW	CV35 7	11/12/2020	470,000	508,908	N	Detached			113	4,159	4,504	Freehold		
54, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW	CV35 7QW	CV35 7	26/05/2021	625,000	661,790	N	Detached		3 to 4	154	4,058	4,297	Freehold		
65, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW	CV35 7QW	CV35 7	19/11/2020	585,500	641,491	N	Detached		3	164	3,570	3,912	Freehold		
62, The Hamlet, Leek Wootton, Warwick, Warwickshire CV35 7QW	CV35 7QW	CV35 7	07/10/2020	425,000	471,015	N	Detached		3 to 4	162	2,623	2,908	Freehold		
Apartment 5, The Hayes, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7QU	CV35 7QU	CV35 7	30/07/2021	385,000	390,888	N	Flat		2	93	4,140	4,203	Leasehold		
Apartment 9, The Hayes, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7QU	CV35 7QU	CV35 7	16/09/2021	148,500	147,550	N	Flat		1	60	2,459	2,443	Leasehold		
42, Tidmarsh Road, Leek Wootton, Warwick, Warwickshire CV35 7QP	CV35 7QP	CV35 7	21/02/2020	492,500	562,081	N	Detached		3 to 4	127	3,878	4,426	Freehold		
30, Tidmarsh Road, Leek Wootton, Warwick, Warwickshire CV35 7QP	CV35 7QP	CV35 7	17/12/2020	460,000	498,080	N	Detached		3 to 4	113	4,071	4,408	Freehold		
18, Hill Wootton Road, Leek Wootton, Warwick, Warwickshire CV35 7QL	CV35 7QL	CV35 7	21/10/2020	700,000	775,790	N	Detached		3 to 4	135	5,185	5,747	Freehold		
16, Hill Wootton Road, Leek Wootton, Warwick, Warwickshire CV35 7QL	CV35 7QL	CV35 7	07/07/2020	695,000	791,481	N	Detached			175	3,971	4,523	Freehold		
9, Quarry Close, Leek Wootton, Warwick, Warwickshire CV35 7QJ	CV35 7QJ	CV35 7	21/09/2020	340,000	360,340	N	Terraced		3	91	3,736	3,960	Freehold		
East Cottage, Woodcote Lane, Leek Wootton, Warwick, Warwickshire CV35 7QF	CV35 7QF	CV35 7	07/08/2020	480,000	513,166	N	Terraced		3 to 4	95	5,053	5,402	Freehold		
26, Woodcote Lane, Leek Wootton, Warwick, Warwickshire CV35 7QF	CV35 7QF	CV35 7	14/10/2020	350,000	378,206	N	Semi-detached		3	86	4,070	4,398	Freehold		
18, Woodcote Lane, Leek Wootton, Warwick, Warwickshire CV35 7QF	CV35 7QF	CV35 7	16/10/2020	365,000	394,415	N	Semi-detached		3	106	3,443	3,721	Freehold		
6, Home Farm, Leek Wootton, Warwick, Warwickshire CV35 7PU	CV35 7PU	CV35 7	29/03/2021	580,000	619,867	N	Detached		2 to 3	140	4,143	4,428	Freehold		
1, Brownlow Green Cottage, Beausale Lane, Hatton, Warwick, Warwickshire CV35 7PE	CV35 7PE	CV35 7	10/01/2020	385,000	429,457	N	Semi-detached		3	101	3,812	4,252	Freehold		
Briardene, Honiley Road, Beausale, Warwick, Warwickshire CV35 7NX	CV35 7NX	CV35 7	27/08/2021	793,500	816,341	N	Detached		3	139	5,709	5,873	Freehold		
Northway, School Lane, Beausale, Warwick, Warwickshire CV35 7NW	CV35 7NW	CV35 7	19/02/2021	367,000	391,466	N	Detached		3 to 4	103	3,563	3,801	Freehold		
5, Heath Terrace, Beausale, Warwick, Warwickshire CV35 7NR	CV35 7NR	CV35 7	18/09/2020	495,000	537,887	N	Semi-detached								

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property T	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
16, Station Road, Hatton, Warwick, Warwickshire CV35 7LG	CV35 7LG	CV35 7	21/12/2020	409,250	443,129	N	Detached		2 to 3	90	4,547	4,924	Freehold		
12, Starmer Place, Hatton, Warwick, Warwickshire CV35 7LB	CV35 7LB	CV35 7	11/01/2021	228,000	230,699	N	Terraced		3	86	2,651	2,683	Freehold		
Little Orchard, Hatton Green, Hatton, Warwick, Warwickshire CV35 7LA	CV35 7LA	CV35 7	28/08/2020	550,000	622,965	N	Detached		3 to 4	118	4,661	5,279	Freehold		
1, Hatton Flight, Birmingham Road, Hatton, Warwick, Warwickshire CV35 7JP	CV35 7JP	CV35 7	16/12/2020	775,000	839,157	N	Detached			187	4,135	4,478	Freehold		
The Oaks, Five Ways Road, Hatton, Warwick, Warwickshire CV35 7JB	CV35 7JB	CV35 7	22/07/2020	878,000	999,886	N	Detached			201	4,368	4,975	Freehold		
2, Lower Farm, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7ER	CV35 7ER	CV35 7	30/01/2020	272,500	297,630	N	Terraced		3 to 4	44	6,231	6,806	Freehold		
1, Lower Farm, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7ER	CV35 7ER	CV35 7	01/02/2021	500,000	533,332	N	Detached		3 to 4	143	3,497	3,730	Freehold		
4, Lower Farm, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7ER	CV35 7ER	CV35 7	18/06/2021	375,000	375,707	N	Terraced		3	110	3,409	3,416	Freehold		
Oak House, Birmingham Road, Budbrooke, Warwick, Warwickshire CV35 7DX	CV35 7DX	CV35 7	12/02/2021	1,050,000	1,119,997	N	Detached			333	3,153	3,363	Freehold		
1, Woodlands Cottage, Mill Lane, Rowington, Warwick, Warwickshire CV35 7DQ	CV35 7DQ	CV35 7	18/01/2021	470,000	490,468	N	Semi-detached		3	83	5,663	5,909	Freehold		
Bridge Cottage, Finwood Road, Rowington, Warwick, Warwickshire CV35 7DH	CV35 7DH	CV35 7	11/11/2020	1,129,000	1,236,966	N	Detached			227	4,974	5,449	Freehold		
7, Finwood Road, Rowington, Warwick, Warwickshire CV35 7DH	CV35 7DH	CV35 7	11/11/2020	436,000	466,091	N	Semi-detached		3 to 4	111	3,928	4,199	Freehold		
Cathetus, Rowington Green, Rowington, Warwick, Warwickshire CV35 7DB	CV35 7DB	CV35 7	31/07/2020	947,000	1,078,464	N	Detached			244	3,881	4,420	Freehold		
10, Hatton Grange, Brownley Green Lane, Hatton, Warwick, Warwickshire CV35 7BZ	CV35 7BZ	CV35 7	21/08/2020	242,000	258,721	N	Terraced			72	3,361	3,593	Freehold		
Oakdene, The Avenue, Rowington, Warwick, Warwickshire CV35 7BX	CV35 7BX	CV35 7	22/01/2020	550,000	613,510	N	Semi-detached			133	4,135	4,613	Freehold		
10, Antrobus Close, Hatton, Warwick, Warwickshire CV35 7BW	CV35 7BW	CV35 7	12/02/2021	395,000	421,332	N	Detached		3	123	3,211	3,425	Freehold		
2, Appletree Cottages, Old Warwick Road, Rowington, Warwick, Warwickshire CV35 7BS	CV35 7BS	CV35 7	23/09/2020	250,000	264,956	N	Terraced		2	60	4,167	4,416	Freehold		
1, Appletree Cottages, Old Warwick Road, Rowington, Warwick, Warwickshire CV35 7BS	CV35 7BS	CV35 7	15/12/2020	282,500	288,750	N	Terraced		2 to 3	77	3,669	3,750	Freehold		
7, Ash Close, Hatton, Warwick, Warwickshire CV35 7BL	CV35 7BL	CV35 7	15/12/2020	340,000	368,146	N	Detached		3 to 4	113	3,009	3,258	Freehold		
10, Ash Close, Hatton, Warwick, Warwickshire CV35 7BL	CV35 7BL	CV35 7	31/01/2020	316,000	363,486	N	Detached		3 to 4	113	2,796	3,217	Freehold		
The Croft, Holywell, Shrewley, Warwick, Warwickshire CV35 7BJ	CV35 7BJ	CV35 7	28/09/2020	1,085,000	1,212,184	N	Detached			262	4,141	4,627	Freehold		
Weavers Cottage, High Cross Lane, Shrewley, Warwick, Warwickshire CV35 7BE	CV35 7BE	CV35 7	02/02/2021	499,999	533,331	N	Detached		3	100	5,000	5,333	Freehold		
15, Shrewley Common, Shrewley, Warwick, Warwickshire CV35 7AR	CV35 7AR	CV35 7	08/04/2021	470,000	502,222	N	Detached		2 to 3	102	4,608	4,924	Freehold		
21, Shrewley Common, Shrewley, Warwick, Warwickshire CV35 7AR	CV35 7AR	CV35 7	22/10/2020	285,000	307,968	N	Semi-detached		3	83	3,434	3,710	Freehold		
		<b>CV35 7 Average</b>										<b>4,105</b>			
3, Sandpit Boulevard, Warwick, Warwickshire CV34 8BN	CV34 8BN	CV34 8	23/10/2020	480,000	531,970	Y	Detached			125	3,840	4,256	Freehold		
11, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	31/07/2020	315,000	347,071	Y	Semi-detached			61	5,164	5,690	Freehold		
12, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	30/04/2020	275,000	292,544	Y	Semi-detached			61	4,508	4,796	Freehold		
10, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	27/03/2020	268,000	292,265	Y	Semi-detached			61	4,393	4,791	Freehold		
3, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	31/01/2020	249,950	273,001	Y	Terraced			61	4,098	4,475	Freehold		
2, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	03/07/2020	340,000	374,616	Y	Semi-detached			86	3,953	4,356	Freehold		
9, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	18/09/2020	342,950	372,664	Y	Semi-detached			86	3,988	4,333	Freehold		
7, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	20/08/2020	340,000	372,630	Y	Semi-detached			86	3,953	4,333	Freehold		
14, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	21/12/2020	343,000	362,255	Y	Semi-detached			86	3,988	4,212	Freehold		
7, Linley Drive, Warwick, Warwickshire CV34 8AT	CV34 8AT	CV34 8	05/11/2020	489,995	536,853	Y	Detached			121	4,050	4,437	Freehold		
18, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	31/01/2020	479,000	550,981	Y	Detached			113	4,239	4,876	Freehold		
38, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	31/07/2020	485,000	552,329	Y	Detached			121	4,008	4,565	Freehold		
16, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	20/03/2020	445,000	498,869	Y	Detached			113	3,938	4,415	Freehold		
68, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	16/12/2020	560,000	606,359	Y	Detached			139	4,029	4,362	Freehold		
22, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	28/08/2020	355,000	389,070	Y	Semi-detached			92	3,859	4,229	Freehold		
24, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	25/08/2020	355,000	389,070	Y	Semi-detached			92	3,859	4,229	Freehold		
4, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	24/04/2020	317,282	345,119	Y	Detached			92	3,449	3,751	Freehold		
8, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	24/04/2020	205,809	218,939	Y	Semi-detached			61	3,374	3,589	Freehold		
4, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	24/04/2020	317,282	323,810	Y	Detached			92	3,449	3,520	Freehold		
2, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	24/04/2020	373,267	406,016	Y	Detached			121	3,085	3,356	Freehold		
6, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	24/04/2020	269,727	286,935	Y	Semi-detached			86	3,136	3,336	Freehold		
6, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	24/04/2020	269,727	277,168	Y	Semi-detached			86	3,136	3,223	Freehold		
25, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	14/02/2020	400,000	456,513	Y	Detached			92	4,348	4,962	Freehold		
83, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	27/10/2020	274,000	288,264	Y	Terraced			61	4,492	4,726	Freehold		
75, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	29/01/2021	315,000	328,718	Y	Semi-detached			72	4,375	4,566	Freehold		
23, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	05/06/2020	445,000	492,616	Y	Detached			113	3,938	4,359	Freehold		
33, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	17/06/2020	342,950	369,400	Y	Semi-detached			86	3,988	4,295	Freehold		
31, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	03/04/2020	343,000	364,882	Y	Semi-detached			86	3,988	4,243	Freehold		
21, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	18/12/2020	600,000	649,670	Y	Detached			154	3,896	4,219	Freehold		
35, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	15/04/2020	340,000	361,691	Y	Semi-detached			86	3,953	4,206	Freehold		
29, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	20/03/2020	476,500	534,182	Y	Detached			139	3,428	3,843	Freehold		
1, Willow Drive, Warwick, Warwickshire CV34 8AG	CV34 8AG	CV34 8	27/08/2020	371,000	420,218	Y	Detached			96	3,865	4,377	Freehold		
2, Willow Drive, Warwick, Warwickshire CV34 8AG	CV34 8AG	CV34 8	12/06/2020	375,000	415,126	Y	Detached			96	3,906	4,324	Freehold		
29, Willow Drive, Warwick, Warwickshire CV34 8AG	CV34 8AG	CV34 8	25/09/2020	485,000	541,852	Y	Detached			131	3,702	4,136	Freehold		
19, Willow Drive, Warwick, Warwickshire CV34 8AG	CV34 8AG	CV34 8	28/06/2021	334,500	344,566	N	Semi-detached			108	3,097	3,190	Freehold		
19, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	14/08/2020	348,000	394,167	Y	Detached			89	3,910	4,429	Freehold		
9, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	30/06/2020	352,000	389,665	Y	Detached			89	3,955	4,378	Freehold		
25, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	07/08/2020	494,500	560,102	Y	Detached			133	3,718	4,211	Freehold		
11, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	06/08/2020	450,000	509,698	Y	Detached			131	3,435	3,891	Freehold		
		<b>CV34 8 Average</b>										<b>4,243</b>			
22, Marchant Way, Warwick, Warwickshire CV34 7BY	CV34 7BY	CV34 7	25/09/2020	339,995	369,453	Y	Semi-detached			77	4,416	4,798	Freehold		
20, Marchant Way, Warwick, Warwickshire CV34 7BY	CV34 7BY	CV34 7	27/11/2020	339,995	363,460	Y	Semi-detached			77	4,416	4,720	Freehold		
27, Marchant Way, Warwick, Warwickshire CV34 7BY	CV34 7BY	CV34 7	25/09/2020	324,995	353,153	Y	Semi-detached			77	4,221	4,586	Freehold		
1, Marchant Way, Warwick, Warwickshire CV34 7BY	CV34 7BY	CV34 7	14/12/2020	227,995	240,794	Y	Semi-detached			53	4,302	4,543	Freehold		
16, Marchant Way, Warwick, Warwickshire CV34 7BY	CV34 7BY	CV34 7	25/09/2020	459,995	513,916	Y	Detached			114	4,035	4,508	Freehold		
23, Marchant Way, Warwick, Warwickshire CV34 7BY	CV34 7BY	CV34 7	30/09/2020	455,995	509,447	Y	Detached			114	4,000	4,469	Freehold		
25, Marchant Way, Warwick, Warwickshire CV34 7BY	CV34 7BY	CV34 7	18/09/2020	309,995	336,853	Y	Semi-detached			77	4,026	4,375	Freehold		
18, Marchant Way, Warwick, Warwickshire CV34 7BY	CV34 7BY	CV34 7	23/10/2020	381,995	423,354	Y	Detached			97	3,938	4,364	Freehold		
25, Clement Way, Warwick, Warwickshire CV34 7BW	CV34 7BW	CV34 7	30/11/2020	369,995	405,378	Y	Detached			97	3,814	4,179	Freehold		
2, Clement Way, Warwick, Warwickshire CV34 7BW	CV34 7BW	CV34 7	28/08/2020	439,995	498,366	Y	Detached			121	3,636	4,119	Freehold		
21, Clement Way, Warwick, Warwickshire CV34 7BW	CV34 7BW	CV34 7	18/12/2020	374,995	396,046	Y	Semi-detached			104	3,606	3,808	Freehold		
23, Clement Way, Warwick, Warwickshire CV34 7BW	CV34 7BW	CV34 7	18/12/2020	374,995	396,046	Y	Semi-detached			104	3,606	3,808	Freehold		
21, Aston Gardens, Warwick, Warwickshire CV34 7BU	CV34 7BU	CV34 7	31/01/2020	219,995	240,283	Y	Terraced			53	4,151	4,534	Freehold		
2, Aston Gardens, Warwick, Warwickshire CV34 7BU	CV34 7BU	CV34 7	28/02/2020	449,995	513,571	Y	Detached			123	3,659	4,175	Freehold		
2, Aston Gardens, Warwick, Warwickshire CV34 7BU	CV34 7BU	CV34 7	28/02/2020	449,995	480,490	Y	Detached			123	3,659	3,906	Freehold		
31, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	30/01/2020	339,995	379,255	Y	Semi-detached			77	4,416	4,925	Freehold		



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
33, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	18/09/2020	324,995	353,153	Y	Semi-detached			77	4,221	4,586	Freehold		
43, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	26/03/2020	464,995	521,284	Y	Detached			114	4,079	4,573	Freehold		
29, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	16/10/2020	444,995	493,175	Y	Detached			113	3,938	4,364	Freehold		
37, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	30/01/2020	372,995	416,066	Y	Semi-detached			104	3,586	4,001	Freehold		
41, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	13/03/2020	370,000	403,500	Y	Semi-detached			104	3,558	3,880	Freehold		
35, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	09/10/2020	372,995	403,054	Y	Semi-detached			104	3,586	3,876	Freehold		
39, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	26/06/2020	360,000	387,765	Y	Semi-detached			104	3,462	3,729	Freehold		
1, Garrett Drive, Warwick, Warwickshire CV34 7BN	CV34 7BN	CV34 7	20/11/2020	346,000	369,880	N	Semi-detached			107	3,234	3,457	Freehold		
6, Tandy Gardens, Warwick, Warwickshire CV34 7BH	CV34 7BH	CV34 7	02/04/2020	620,000	674,397	N	Detached			183	3,388	3,685	Freehold		
38, Peabody Way, Warwick, Warwickshire CV34 7BE	CV34 7BE	CV34 7	21/04/2021	562,000	600,530	N	Detached			183	3,071	3,282	Freehold		
5, Olive Grove, Warwick, Warwickshire CV34 7BB	CV34 7BB	CV34 7	30/10/2020	299,995	332,476	Y	Detached			81	3,704	4,105	Freehold		
7, Olive Grove, Warwick, Warwickshire CV34 7BB	CV34 7BB	CV34 7	30/10/2020	299,995	324,171	Y	Semi-detached			81	3,704	4,002	Freehold		
1, Olive Grove, Warwick, Warwickshire CV34 7BB	CV34 7BB	CV34 7	27/09/2021	430,000	435,627	N	Detached			111	3,874	3,925	Freehold		
3, Olive Grove, Warwick, Warwickshire CV34 7BB	CV34 7BB	CV34 7	28/08/2020	563,995	638,816	Y	Detached			230	2,452	2,777	Freehold		
6, Oakley Court, Warwick, Warwickshire CV34 7AZ	CV34 7AZ	CV34 7	10/08/2020	179,995	185,990	Y	Flat			52	3,461	3,577	Leasehold		
7, Oakley Drive, Warwick, Warwickshire CV34 7AY	CV34 7AY	CV34 7	04/09/2020	359,995	402,194	Y	Detached			91	3,956	4,420	Freehold		
11, Oakley Drive, Warwick, Warwickshire CV34 7AY	CV34 7AY	CV34 7	26/06/2020	279,995	301,590	Y	Semi-detached			72	3,889	4,189	Freehold		
15, Oakley Drive, Warwick, Warwickshire CV34 7AY	CV34 7AY	CV34 7	26/08/2020	271,495	297,551	Y	Semi-detached			72	3,771	4,133	Freehold		
16, Battersby Close, Warwick, Warwickshire CV34 7AS	CV34 7AS	CV34 7	22/01/2021	317,500	339,377	N	Detached			73	4,349	4,649	Freehold		
17, Webb Drive, Warwick, Warwickshire CV34 7AR	CV34 7AR	CV34 7	09/02/2021	365,000	389,332	N	Detached			93	3,925	4,186	Freehold		
71, Vickers Way, Warwick, Warwickshire CV34 7AQ	CV34 7AQ	CV34 7	26/02/2021	400,000	426,666	Y	Detached			92	4,348	4,638	Freehold		
57, Vickers Way, Warwick, Warwickshire CV34 7AQ	CV34 7AQ	CV34 7	24/01/2020	674,995	776,429	Y	Detached			224	3,013	3,466	Freehold		
34, Vickers Way, Warwick, Warwickshire CV34 7AP	CV34 7AP	CV34 7	21/04/2021	272,500	285,801	N	Semi-detached			47	5,798	6,081	Freehold		
32, Vickers Way, Warwick, Warwickshire CV34 7AP	CV34 7AP	CV34 7	17/09/2021	266,950	268,658	N	Semi-detached			47	5,680	5,716	Freehold		
52, Vickers Way, Warwick, Warwickshire CV34 7AP	CV34 7AP	CV34 7	25/09/2020	379,995	412,918	Y	Semi-detached			107	3,551	3,859	Freehold		
116, Vickers Way, Warwick, Warwickshire CV34 7AP	CV34 7AP	CV34 7	14/02/2020	764,995	873,075	Y	Detached			246	3,110	3,549	Freehold		
70, Vickers Way, Warwick, Warwickshire CV34 7AP	CV34 7AP	CV34 7	12/06/2020	345,000	371,608	N	Semi-detached			107	3,224	3,473	Freehold		
1, Tomlinson Road, Warwick, Warwickshire CV34 7AN	CV34 7AN	CV34 7	27/11/2020	360,000	394,427	N	Detached			93	3,871	4,241	Freehold		
1, Reader Close, Warwick, Warwickshire CV34 7AJ	CV34 7AJ	CV34 7	25/06/2021	675,000	706,278	N	Detached			216	3,125	3,270	Freehold		
1, Orton Road, Warwick, Warwickshire CV34 7AG	CV34 7AG	CV34 7	03/09/2020	385,000	430,130	N	Detached			124	3,105	3,469	Freehold		
19, Orton Road, Warwick, Warwickshire CV34 7AG	CV34 7AG	CV34 7	26/02/2021	675,000	719,998	N	Detached			224	3,013	3,214	Freehold		
1, Jakeman Way, Warwick, Warwickshire CV34 7AF	CV34 7AF	CV34 7	15/12/2020	397,200	430,082	N	Detached			93	4,271	4,625	Freehold		
3, Jakeman Way, Warwick, Warwickshire CV34 7AF	CV34 7AF	CV34 7	30/06/2021	400,000	418,535	N	Detached			93	4,301	4,500	Freehold		
2, Blakemore Drive, Warwick, Warwickshire CV34 7AB	CV34 7AB	CV34 7	28/05/2020	785,000	864,541	N	Detached			246	3,191	3,514	Freehold		
		CV34 7 Average										4,137			
6, Westgate Place, Warwick, Warwickshire CV34 6XY	CV34 6XY	CV34 6	27/08/2020	395,000	447,402	N	Detached			76	5,197	5,887	Freehold		
9, Warinford Close, Warwick, Warwickshire CV34 6XU	CV34 6XU	CV34 6	03/06/2020	589,950	653,076	N	Detached			151	3,907	4,325	Freehold		
5, Warinford Close, Warwick, Warwickshire CV34 6XU	CV34 6XU	CV34 6	10/01/2020	495,000	569,385	N	Detached			149	3,322	3,821	Freehold		
65, Brackley Crescent, Warwick, Warwickshire CV34 6XT	CV34 6XT	CV34 6	23/02/2021	545,000	581,332	N	Detached			153	3,562	3,800	Freehold		
37, Brackley Crescent, Warwick, Warwickshire CV34 6XT	CV34 6XT	CV34 6	01/09/2020	250,000	264,956	N	Terraced			74	3,378	3,580	Freehold		
46, Brackley Crescent, Warwick, Warwickshire CV34 6XT	CV34 6XT	CV34 6	16/12/2020	419,950	454,715	N	Detached			134	3,134	3,393	Freehold		
21, Brackley Crescent, Warwick, Warwickshire CV34 6XT	CV34 6XT	CV34 6	30/10/2020	315,000	340,385	N	Semi-detached			105	3,000	3,242	Freehold		
15, Wren Close, Warwick, Warwickshire CV34 6XN	CV34 6XN	CV34 6	04/09/2020	370,000	413,372	N	Detached			93	3,978	4,445	Freehold		
3, Wren Close, Warwick, Warwickshire CV34 6XN	CV34 6XN	CV34 6	24/06/2021	531,000	555,605	N	Detached			139	3,820	3,997	Freehold		
9, Wren Close, Warwick, Warwickshire CV34 6XN	CV34 6XN	CV34 6	25/08/2020	750,000	849,497	N	Detached			213	3,521	3,988	Freehold		
10, Swallow Drive, Warwick, Warwickshire CV34 6XL	CV34 6XL	CV34 6	13/03/2020	697,200	781,598	N	Detached			216	3,228	3,619	Freehold		
25, Ophelia Drive, Heathcote, Warwick, Warwickshire CV34 6XJ	CV34 6XJ	CV34 6	20/03/2020	210,000	224,268	N	Terraced		2	56	3,723	3,976	Freehold		
1, Gadshill, Heathcote, Warwick, Warwickshire CV34 6XH	CV34 6XH	CV34 6	11/06/2021	435,000	455,157	N	Detached		3 to 4	110	3,955	4,138	Freehold		
9, Gadshill, Heathcote, Warwick, Warwickshire CV34 6XH	CV34 6XH	CV34 6	18/09/2020	450,000	502,749	N	Detached			124	3,629	4,054	Freehold		
9, Lear Grove, Heathcote, Warwick, Warwickshire CV34 6XG	CV34 6XG	CV34 6	18/03/2021	325,000	347,339	N	Detached		3	81	4,012	4,288	Freehold		
3, Cordelia Green, Heathcote, Warwick, Warwickshire CV34 6XE	CV34 6XE	CV34 6	11/02/2020	330,000	376,623	N	Detached		3	76	4,342	4,956	Freehold		
9, Tybalt Close, Heathcote, Warwick, Warwickshire CV34 6XB	CV34 6XB	CV34 6	23/07/2021	375,000	397,944	N	Detached		3	89	4,213	4,471	Freehold		
11, Tybalt Close, Heathcote, Warwick, Warwickshire CV34 6XB	CV34 6XB	CV34 6	29/05/2020	385,000	424,011	N	Detached		3 to 4	109	3,532	3,890	Freehold		
3, Howard Manor, Collier Gardens, Warwick, Warwickshire CV34 6WW	CV34 6WW	CV34 6	09/01/2020	570,500	592,082	Y	Flat			122	4,676	4,853	Leasehold		
1, Howard Manor, Collier Gardens, Warwick, Warwickshire CV34 6WW	CV34 6WW	CV34 6	10/01/2020	570,000	591,563	Y	Flat			128	4,453	4,622	Leasehold		
56, Peregrine Way, Warwick, Warwickshire CV34 6WS	CV34 6WS	CV34 6	30/10/2020	305,000	338,023	N	Detached			74	4,122	4,568	Freehold		
54, Peregrine Way, Warwick, Warwickshire CV34 6WS	CV34 6WS	CV34 6	11/03/2021	300,000	320,621	N	Detached			74	4,054	4,333	Freehold		
4, Peregrine Way, Warwick, Warwickshire CV34 6WS	CV34 6WS	CV34 6	13/08/2021	294,000	299,189	N	Semi-detached			74	3,973	4,043	Freehold		
64, Peregrine Way, Warwick, Warwickshire CV34 6WS	CV34 6WS	CV34 6	25/06/2021	340,000	350,232	N	Semi-detached			107	3,178	3,273	Freehold		
167, Peregrine Way, Warwick, Warwickshire CV34 6WP	CV34 6WP	CV34 6	17/05/2021	285,000	296,944	N	Semi-detached			74	3,851	4,013	Freehold		
113, Peregrine Way, Warwick, Warwickshire CV34 6WP	CV34 6WP	CV34 6	06/01/2021	170,000	168,757	N	Flat			45	3,778	3,750	Leasehold		
119, Peregrine Way, Warwick, Warwickshire CV34 6WP	CV34 6WP	CV34 6	09/04/2021	180,000	181,703	N	Flat			50	3,600	3,634	Leasehold		
109, Peregrine Way, Warwick, Warwickshire CV34 6WP	CV34 6WP	CV34 6	23/08/2021	180,000	179,731	N	Flat			50	3,600	3,595	Leasehold		
5, Peregrine Way, Warwick, Warwickshire CV34 6WP	CV34 6WP	CV34 6	24/08/2020	330,000	361,670	N	Semi-detached			107	3,084	3,380	Freehold		
9, Peregrine Way, Warwick, Warwickshire CV34 6WP	CV34 6WP	CV34 6	05/03/2021	340,000	355,805	N	Semi-detached			107	3,178	3,325	Freehold		
40, Nightingale Avenue, Warwick, Warwickshire CV34 6WN	CV34 6WN	CV34 6	25/01/2021	365,000	390,150	N	Detached			91	4,011	4,287	Freehold		
28, Nightingale Avenue, Warwick, Warwickshire CV34 6WN	CV34 6WN	CV34 6	29/01/2020	340,000	391,093	N	Detached			92	3,696	4,251	Freehold		
46, Nightingale Avenue, Warwick, Warwickshire CV34 6WN	CV34 6WN	CV34 6	08/10/2021	286,000	281,457	N	Semi-detached			74	3,865	3,803	Freehold		
15, Nightingale Avenue, Warwick, Warwickshire CV34 6WN	CV34 6WN	CV34 6	23/10/2020	335,000	361,997	N	Semi-detached			107	3,131	3,383	Freehold		
9, Macbeth Approach, Warwick, Warwickshire CV34 6WL	CV34 6WL	CV34 6	09/10/2020	795,000	881,075	N	Detached			243	3,272	3,626	Freehold		
5, Macbeth Approach, Warwick, Warwickshire CV34 6WL	CV34 6WL	CV34 6	30/03/2020	670,000	751,106	N	Detached			216	3,102	3,477	Freehold		
7, Heron Way, Warwick, Warwickshire CV34 6WH	CV34 6WH	CV34 6	27/03/2020	536,000	600,885	N	Detached			139	3,856	4,323	Freehold		
2, Atkinson House, Merlin Way, Warwick, Warwickshire CV34 6WG	CV34 6WG	CV34 6	04/03/2020	422,000	429,829	N	Flat			120	3,517	3,582	Leasehold		
1, Connolly Lodge, Merlin Way, Warwick, Warwickshire CV34 6UJ	CV34 6UJ	CV34 6	23/02/2021	480,000	478,828	N	Flat			112	4,286	4,275	Leasehold		
25, Yeats Drive, Warwick, Warwickshire CV34 6TZ	CV34 6TZ	CV34 6	12/08/2021	310,000	315,471	N	Semi-detached			78	3,974	4,045	Freehold		
21, Yeats Drive, Warwick, Warwickshire CV34 6TZ	CV34 6TZ	CV34 6	10/02/2021	300,000	303,775	N	Terraced			78	3,846	3,895	Freehold		
28, Yeats Drive, Warwick, Warwickshire CV34 6TZ	CV34 6TZ	CV34 6	27/03/2020	261,000	278,733	N	Terraced			73	3,575	3,818	Freehold		
30, Yeats Drive, Warwick, Warwickshire CV34 6TZ	CV34 6TZ	CV34 6	25/06/2021	365,000	381,913	N	Detached			123	2,967	3,105	Freehold		
21, Thomas Hardy Way, Warwick, Warwickshire CV34 6TQ	CV34 6TQ	CV34 6	16/11/2020	480,000	525,902	N	Detached			123	3,902	4,276	Freehold		
14, Thomas Hardy Way, Warwick, Warwickshire CV34 6TQ	CV34 6TQ	CV34 6	25/06/2021	482,000	504,335	N	Detached			120	4,017	4,203	Freehold		
18, Great Field Drive, Warwick, Warwickshire CV34 6TN	CV34 6TN	CV34 6	26/03/2021	260,000	264,680	N	Terraced			74	3,514	3,577	Leasehold		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure			
2, Teasdale Place, Warwick, Warwickshire CV34 6TG	CV34 6TG	CV34 6	11/03/2021	490,000	523,681	N	Detached			140	3,500	3,741	Freehold			
Woodlands Barn, Banbury Road, Warwick, Warwickshire CV34 6SU	CV34 6SU	CV34 6	09/07/2020	1,200,000	1,366,586	N	Detached			338	3,550	4,043	Freehold			
9, Mander Grove, Warwick, Warwickshire CV34 6RY	CV34 6RY	CV34 6	20/03/2020	430,000	482,053	N	Detached			115	3,739	4,192	Freehold			
35, Mander Grove, Warwick, Warwickshire CV34 6RY	CV34 6RY	CV34 6	08/01/2021	245,000	247,900	N	Terraced		3	74	3,311	3,350	Freehold			
10, Verden Avenue, Warwick, Warwickshire CV34 6RX	CV34 6RX	CV34 6	25/06/2020	475,000	525,826	N	Detached		3 to 4	109	4,358	4,824	Freehold			
11, Verden Avenue, Warwick, Warwickshire CV34 6RX	CV34 6RX	CV34 6	12/08/2021	505,000	519,537	N	Detached			126	4,008	4,123	Freehold			
1, Verden Avenue, Warwick, Warwickshire CV34 6RX	CV34 6RX	CV34 6	26/02/2021	535,000	570,665	N	Detached			139	3,849	4,106	Freehold			
2, Verden Avenue, Warwick, Warwickshire CV34 6RX	CV34 6RX	CV34 6	08/12/2020	566,000	612,855	N	Detached			172	3,291	3,563	Freehold			
2, Croft Close, Warwick, Warwickshire CV34 6QY	CV34 6QY	CV34 6	06/03/2020	410,000	459,632	N	Detached			120	3,417	3,830	Freehold			
2, The Malins, Warwick, Warwickshire CV34 6QU	CV34 6QU	CV34 6	15/04/2021	698,000	745,854	N	Detached		3 to 4	219	3,187	3,406	Freehold			
8, Dodd Avenue, Warwick, Warwickshire CV34 6QS	CV34 6QS	CV34 6	14/01/2021	510,000	545,141	N	Detached		3 to 4	116	4,397	4,699	Freehold			
2, Dodd Avenue, Warwick, Warwickshire CV34 6QS	CV34 6QS	CV34 6	24/06/2021	681,000	712,556	N	Detached			196	3,474	3,635	Freehold			
29, Dodd Avenue, Warwick, Warwickshire CV34 6QR	CV34 6QR	CV34 6	18/01/2021	480,000	513,074	N	Detached			113	4,248	4,540	Freehold			
5, Ward Grove, Warwick, Warwickshire CV34 6QL	CV34 6QL	CV34 6	15/09/2020	630,000	703,849	N	Detached		3	142	4,437	4,957	Freehold			
20, Bennett Drive, Warwick, Warwickshire CV34 6QJ	CV34 6QJ	CV34 6	14/01/2021	745,000	796,333	N	Detached			203	3,670	3,923	Freehold			
16, Ashley Crescent, Warwick, Warwickshire CV34 6QH	CV34 6QH	CV34 6	18/10/2021	1,000,000	984,632	N	Detached		3 to 4	227	4,405	4,338	Freehold			
207, Myton Road, Warwick, Warwickshire CV34 6QD	CV34 6QD	CV34 6	24/07/2020	920,000	1,047,716	N	Detached			269	3,420	3,895	Freehold			
6, Elizabeth Court, Myton Crescent, Warwick, Warwickshire CV34 6QB	CV34 6QB	CV34 6	04/03/2021	535,000	571,774	N	Detached			123	4,350	4,649	Freehold			
3, Elizabeth Court, Myton Crescent, Warwick, Warwickshire CV34 6QB	CV34 6QB	CV34 6	24/02/2020	520,000	593,467	N	Detached		3 to 4	140	3,714	4,239	Freehold			
10, Myton Crescent, Warwick, Warwickshire CV34 6QA	CV34 6QA	CV34 6	24/02/2020	795,000	907,319	N	Detached			161	4,938	5,636	Freehold			
11, Rogers Way, Warwick, Warwickshire CV34 6PY	CV34 6PY	CV34 6	17/09/2021	510,000	516,674	N	Detached		3 to 4	111	4,595	4,655	Freehold			
9, Rogers Way, Warwick, Warwickshire CV34 6PY	CV34 6PY	CV34 6	14/12/2020	495,000	522,788	N	Semi-detached			125	3,960	4,182	Freehold			
40, Rogers Way, Warwick, Warwickshire CV34 6PY	CV34 6PY	CV34 6	04/12/2020	263,000	268,819	N	Terraced		3	73	3,603	3,682	Freehold			
36, Rogers Way, Warwick, Warwickshire CV34 6PY	CV34 6PY	CV34 6	26/02/2020	250,000	270,987	N	Terraced		2 to 3	80	3,125	3,387	Freehold			
26, Young Close, Warwick, Warwickshire CV34 6PW	CV34 6PW	CV34 6	21/08/2020	320,000	350,711	N	Semi-detached		3 to 4	95	3,368	3,692	Freehold			
6, Young Close, Warwick, Warwickshire CV34 6PW	CV34 6PW	CV34 6	28/08/2020	485,000	549,342	N	Detached			157	3,089	3,499	Freehold			
284, Myton Road, Warwick, Warwickshire CV34 6PU	CV34 6PU	CV34 6	29/06/2021	800,000	837,070	N	Detached			195	4,103	4,293	Freehold			
132, Myton Road, Warwick, Warwickshire CV34 6PR	CV34 6PR	CV34 6	22/12/2020	1,365,000	1,477,999	N	Detached			276	4,946	5,355	Freehold			
20, Archery Fields, Warwick, Warwickshire CV34 6PQ	CV34 6PQ	CV34 6	30/11/2020	272,500	298,559	N	Detached		2	71	3,838	4,205	Leasehold			
16, Archery Fields, Warwick, Warwickshire CV34 6PQ	CV34 6PQ	CV34 6	13/08/2021	275,000	274,590	N	Flat		2	74	3,716	3,711	Leasehold			
5, Wake Grove, Warwick, Warwickshire CV34 6PN	CV34 6PN	CV34 6	11/12/2020	565,000	611,773	N	Detached			149	3,792	4,106	Freehold			
85, Bridge End, Warwick, Warwickshire CV34 6PD	CV34 6PD	CV34 6	18/12/2020	650,000	664,381	N	Terraced		2 to 3	113	5,752	5,879	Freehold			
115, Bridge End, Warwick, Warwickshire CV34 6PD	CV34 6PD	CV34 6	06/04/2021	535,000	561,113	N	Semi-detached		2 to 3	116	4,612	4,837	Freehold			
93, Bridge End, Warwick, Warwickshire CV34 6PD	CV34 6PD	CV34 6	09/04/2021	247,000	249,337	N	Flat		2	81	3,049	3,078	Leasehold			
19, Bridge End, Warwick, Warwickshire CV34 6PB	CV34 6PB	CV34 6	04/09/2020	725,000	768,372	N	Terraced		3	139	5,216	5,528	Leasehold			
12, John Scott Way, Warwick, Warwickshire CV34 6NY	CV34 6NY	CV34 6	31/03/2021	320,000	334,875	N	Semi-detached			85	3,765	3,940	Freehold			
27, Morecroft Drive, Warwick, Warwickshire CV34 6NU	CV34 6NU	CV34 6	16/04/2021	455,000	486,194	N	Detached		3 to 4	118	3,856	4,120	Freehold			
1, Meakins Close, Warwick, Warwickshire CV34 6NT	CV34 6NT	CV34 6	26/02/2021	342,500	365,333	N	Detached		3	86	3,983	4,248	Freehold			
5, Meakins Close, Warwick, Warwickshire CV34 6NT	CV34 6NT	CV34 6	08/01/2021	340,000	363,427	N	Detached		3 to 4	87	3,904	4,173	Freehold			
15, Bromhurst Way, Warwick, Warwickshire CV34 6NS	CV34 6NS	CV34 6	25/09/2020	285,000	302,050	N	Terraced		3	85	3,371	3,573	Freehold			
9, Bromhurst Way, Warwick, Warwickshire CV34 6NS	CV34 6NS	CV34 6	24/02/2021	367,500	383,263	N	Semi-detached			133	2,763	2,882	Freehold			
17, Price Close West, Warwick, Warwickshire CV34 6NR	CV34 6NR	CV34 6	22/01/2021	247,000	249,924	N	Terraced		2	71	3,479	3,520	Freehold			
5, Dey Croft, Warwick, Warwickshire CV34 6NP	CV34 6NP	CV34 6	04/12/2020	475,000	514,322	N	Detached			126	3,770	4,082	Freehold			
12, The Grange, Gallagher Square, Warwick, Warwickshire CV34 6NL	CV34 6NL	CV34 6	27/11/2020	431,000	436,807	Y	Flat			88	4,898	4,964	Leasehold			
42, Holioake Drive, Warwick, Warwickshire CV34 6NF	CV34 6NF	CV34 6	09/01/2020	408,000	469,311	N	Detached		2 to 3	87	4,690	5,394	Freehold			
18, Howard Walk, Warwick, Warwickshire CV34 6ND	CV34 6ND	CV34 6	04/03/2021	370,000	376,661	N	Terraced		3 to 4	108	3,426	3,488	Freehold			
16, Howard Walk, Warwick, Warwickshire CV34 6ND	CV34 6ND	CV34 6	27/07/2020	420,000	453,147	N	Terraced		3	153	2,745	2,962	Freehold			
10, Priors Grove Close, Warwick, Warwickshire CV34 6LY	CV34 6LY	CV34 6	25/05/2021	260,000	270,896	N	Semi-detached			37	6,971	7,263	Freehold			
48, Priors Grove Close, Warwick, Warwickshire CV34 6LY	CV34 6LY	CV34 6	13/11/2020	512,000	560,962	N	Detached			146	3,507	3,842	Freehold			
26, Aragon Drive, Warwick, Warwickshire CV34 6LR	CV34 6LR	CV34 6	07/04/2021	430,000	459,480	N	Detached		3	106	4,057	4,335	Freehold			
5, Aragon Drive, Warwick, Warwickshire CV34 6LR	CV34 6LR	CV34 6	30/09/2020	425,000	474,819	N	Detached		3	110	3,864	4,317	Freehold			
24, Aragon Drive, Warwick, Warwickshire CV34 6LR	CV34 6LR	CV34 6	01/06/2020	540,000	597,782	N	Detached			152	3,553	3,933	Freehold			
29, Aragon Drive, Warwick, Warwickshire CV34 6LR	CV34 6LR	CV34 6	04/06/2020	370,000	409,591	N	Detached		3 to 4	107	3,458	3,828	Freehold			
28, Hardwick Field Lane, Warwick, Warwickshire CV34 6LN	CV34 6LN	CV34 6	21/05/2021	340,000	354,249	N	Semi-detached		3	118	2,881	3,002	Freehold			
28, Kipling Avenue, Warwick, Warwickshire CV34 6LD	CV34 6LD	CV34 6	11/09/2020	290,000	307,349	N	Terraced		3	88	3,295	3,493	Freehold			
1, Kipling Avenue, Warwick, Warwickshire CV34 6LD	CV34 6LD	CV34 6	05/10/2020	275,000	297,162	N	Semi-detached		3	98	2,806	3,032	Freehold			
28a, Byron Avenue, Warwick, Warwickshire CV34 6LB	CV34 6LB	CV34 6	18/01/2021	180,000	178,684	N	Flat		2	69	2,609	2,590	Leasehold			
32, Shelley Avenue, Warwick, Warwickshire CV34 6LA	CV34 6LA	CV34 6	24/01/2020	249,999	278,867	N	Semi-detached		2 to 3	88	2,841	3,169	Freehold			
34, Shelley Avenue, Warwick, Warwickshire CV34 6LA	CV34 6LA	CV34 6	01/04/2021	230,000	241,226	N	Semi-detached		3	98	2,347	2,461	Freehold			
20, Alder Meadow, Warwick, Warwickshire CV34 6JY	CV34 6JY	CV34 6	29/05/2020	167,000	169,396	N	Flat		2	58	2,879	2,921	Leasehold			
11, Masefield Avenue, Warwick, Warwickshire CV34 6JX	CV34 6JX	CV34 6	28/06/2021	297,000	305,938	N	Semi-detached		3	97	3,062	3,154	Freehold			
19, Masefield Avenue, Warwick, Warwickshire CV34 6JX	CV34 6JX	CV34 6	16/10/2020	252,000	265,119	N	Terraced		2 to 3	87	2,897	3,047	Freehold			
70a, Hampton Road, Warwick, Warwickshire CV34 6JW	CV34 6JW	CV34 6	29/04/2021	189,000	190,788	N	Flat			2	69	2,739	2,765	Leasehold		
19, Shakespeare Avenue, Warwick, Warwickshire CV34 6JT	CV34 6JT	CV34 6	30/04/2020	233,000	242,453	N	Terraced		3	80	2,913	3,031	Freehold			
31, Browning Avenue, Warwick, Warwickshire CV34 6IQ	CV34 6IQ	CV34 6	07/08/2020	255,000	279,473	N	Semi-detached		3	93	2,729	2,991	Freehold			
35, Hampton Road, Warwick, Warwickshire CV34 6JL	CV34 6JL	CV34 6	10/01/2020	295,000	329,065	N	Semi-detached		3	89	3,315	3,697	Freehold			
54, Hampton Road, Warwick, Warwickshire CV34 6JL	CV34 6JL	CV34 6	27/08/2021	287,000	292,065	N	Semi-detached		3	91	3,154	3,210	Freehold			
28, Burns Avenue, Warwick, Warwickshire CV34 6JJ	CV34 6JJ	CV34 6	17/01/2020	264,000	294,485	N	Semi-detached		3	90	2,933	3,272	Freehold			
6, Milton Avenue, Warwick, Warwickshire CV34 6JH	CV34 6JH	CV34 6	28/07/2021	278,000	284,735	N	Terraced		2 to 3	87	3,195	3,273	Freehold			
1, Swan Meadow, Warwick, Warwickshire CV34 6HZ	CV34 6HZ	CV34 6	08/10/2021	420,000	413,545	N	Detached		3	95	4,421	4,353	Freehold			
12, Swan Meadow, Warwick, Warwickshire CV34 6HZ	CV34 6HZ	CV34 6	24/08/2020	240,000	256,583	N	Terraced		2 to 3	62	3,871	4,138	Freehold			
18, Swan Meadow, Warwick, Warwickshire CV34 6HZ	CV34 6HZ	CV34 6	14/05/2021	267,000	278,190	N	Semi-detached		3	71	3,761	3,918	Freehold			
10, Swan Meadow, Warwick, Warwickshire CV34 6HZ	CV34 6HZ	CV34 6	13/11/2020	242,500	251,557	N	Terraced		2 to 3	69	3,514	3,646	Freehold			
15, Little Field Close, Warwick, Warwickshire CV34 6HY	CV34 6HY	CV34 6	22/03/2021	470,000	502,306	N	Detached			106	4,434	4,739	Freehold			
26, Hampton Street, Warwick, Warwickshire CV34 6HU	CV34 6HU	CV34 6	20/05/2020	320,000	338,245	N	Terraced		3	117	2,735	2,891	Freehold			
13, Hampton Street, Warwick, Warwickshire CV34 6HS	CV34 6HS	CV34 6	12/02/2021	270,000	273,397	N	Terraced		3	102	2,647	2,680	Freehold			
1, Stand Street, Warwick, Warwickshire CV34 6HR	CV34 6HR	CV34 6	13/03/2020	243,000	259,510	N	Terraced		2 to 3	80	3,038	3,244	Freehold			
21, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ	CV34 6HQ	CV34 6	10/07/2020	178,000	186,534	N	Flat		2	60	2,967	3,109	Leasehold			
7, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ	CV34 6HQ	CV34 6	05/03/2021	475,000	507,650	N	Detached		3 to 4	164	2,901	3,100	Freehold			
34, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ	CV34 6HQ	CV34 6	10/12/2020	175,000	178,872	N	Terraced		2	75	2,333	2,385	Freehold			
45, Monks Way, Warwick, Warwickshire CV34 6HH	CV34 6HH	CV34 6	19/04/2021	170,000	173,448	N	Terraced		2 to 3	66	2,576	2,628	Freehold			

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Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
55, Crompton Street, Warwick, Warwickshire CV34 6HG	CV34 6HG	CV34 6	28/10/2020	295,000	310,357	N	Terraced		3 to 4	91	3,246	3,415	Freehold		
44, Bread And Meat Close, Warwick, Warwickshire CV34 6HF	CV34 6HF	CV34 6	04/06/2020	227,000	230,985	N	Flat		2	84	2,702	2,750	Leasehold		
4, Carroll Drive, Warwick, Warwickshire CV34 6GZ	CV34 6GZ	CV34 6	24/06/2021	695,000	727,204	N	Detached			192	3,620	3,788	Freehold		
19, Rambures Close, Heathcote, Warwick, Warwickshire CV34 6GW	CV34 6GW	CV34 6	17/02/2020	249,999	270,986	N	Terraced		2 to 3	76	3,289	3,566	Freehold		
3, Alcott Close, Warwick, Warwickshire CV34 6GU	CV34 6GU	CV34 6	23/10/2020	307,500	332,281	N	Semi-detached			80	3,844	4,154	Freehold		
1, Alcott Close, Warwick, Warwickshire CV34 6GU	CV34 6GU	CV34 6	26/03/2021	320,000	334,875	N	Semi-detached			85	3,765	3,940	Freehold		
27, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR	CV34 6GR	CV34 6	18/05/2021	280,000	284,621	N	Terraced		3	69	4,035	4,101	Freehold		
28, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR	CV34 6GR	CV34 6	23/08/2021	325,000	334,355	N	Detached		2 to 3	85	3,824	3,934	Freehold		
11, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR	CV34 6GR	CV34 6	26/03/2021	442,000	449,957	N	Terraced		3 to 4	118	3,746	3,813	Freehold		
19, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR	CV34 6GR	CV34 6	22/09/2020	286,000	303,109	N	Terraced		2 to 3	85	3,365	3,566	Freehold		
6, Sir Toby Belch Drive, Heathcote, Warwick, Warwickshire CV34 6GP	CV34 6GP	CV34 6	22/03/2021	305,000	310,490	N	Terraced		3 to 4	68	4,485	4,566	Freehold		
12, Parolles Close, Heathcote, Warwick, Warwickshire CV34 6GL	CV34 6GL	CV34 6	18/12/2020	215,000	227,070	N	Semi-detached		2	58	3,707	3,915	Freehold		
12, Jack Cade Way, Warwick, Warwickshire CV34 6GH	CV34 6GH	CV34 6	04/09/2020	290,000	315,126	N	Semi-detached		3	78	3,718	4,040	Freehold		
9, Patience Grove, Heathcote, Warwick, Warwickshire CV34 6GG	CV34 6GG	CV34 6	28/05/2021	570,000	593,888	N	Semi-detached			154	3,701	3,856	Freehold		
15, Priam Circus, Heathcote, Warwick, Warwickshire CV34 6GF	CV34 6GF	CV34 6	19/03/2021	228,000	232,104	N	Terraced		2	56	4,071	4,145	Freehold		
16, Eglamour Way, Heathcote, Warwick, Warwickshire CV34 6GE	CV34 6GE	CV34 6	20/05/2021	409,950	416,715	N	Terraced		3 to 4	107	3,831	3,895	Freehold		
8, Donalbain Close, Heathcote, Warwick, Warwickshire CV34 6GD	CV34 6GD	CV34 6	06/01/2020	365,000	419,850	N	Detached			108	3,380	3,888	Freehold		
14, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB	CV34 6GB	CV34 6	29/06/2021	300,000	300,566	N	Terraced		3 to 4	75	4,000	4,008	Freehold		
45, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB	CV34 6GB	CV34 6	19/09/2021	290,000	290,186	N	Terraced		3	75	3,867	3,869	Freehold		
57, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB	CV34 6GB	CV34 6	30/04/2020	307,500	319,975	N	Terraced		3	103	2,985	3,107	Freehold		
55, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB	CV34 6GB	CV34 6	26/03/2021	325,000	330,850	N	Terraced		3 to 4	110	2,955	3,008	Freehold		
76, Portia Way, Heathcote, Warwick, Warwickshire CV34 6FY	CV34 6FY	CV34 6	16/09/2021	312,500	312,701	N	Terraced		2 to 3	87	3,592	3,594	Freehold		
21, Caliban Mews, Heathcote, Warwick, Warwickshire CV34 6FS	CV34 6FS	CV34 6	30/10/2020	297,000	312,462	N	Terraced		2 to 3	95	3,126	3,289	Freehold		
14, Caliban Mews, Heathcote, Warwick, Warwickshire CV34 6FS	CV34 6FS	CV34 6	24/08/2020	283,000	302,554	N	Terraced		2 to 3	98	2,888	3,087	Freehold		
4, Orsino Close, Heathcote, Warwick, Warwickshire CV34 6FP	CV34 6FP	CV34 6	07/02/2020	393,950	449,608	N	Detached		3 to 4	103	3,825	4,365	Freehold		
9, Shylock Grove, Heathcote, Warwick, Warwickshire CV34 6FN	CV34 6FN	CV34 6	07/06/2021	442,000	462,481	N	Detached		3 to 4	160	2,763	2,891	Freehold		
27, Jourdain Park, Heathcote, Warwick, Warwickshire CV34 6FJ	CV34 6FJ	CV34 6	27/03/2020	540,000	605,369	N	Detached			146	3,699	4,146	Freehold		
32, Jourdain Park, Heathcote, Warwick, Warwickshire CV34 6FJ	CV34 6FJ	CV34 6	03/04/2020	380,000	413,340	N	Detached			133	2,857	3,108	Freehold		
6, Lady Grey Avenue, Heathcote, Warwick, Warwickshire CV34 6FH	CV34 6FH	CV34 6	24/07/2020	360,000	409,976	N	Detached		3 to 4	108	3,333	3,796	Freehold		
9, Prospero Drive, Heathcote, Warwick, Warwickshire CV34 6FF	CV34 6FF	CV34 6	08/03/2021	580,000	619,867	N	Detached			97	5,979	6,390	Freehold		
1, Prospero Drive, Heathcote, Warwick, Warwickshire CV34 6FF	CV34 6FF	CV34 6	18/06/2021	570,000	596,412	N	Detached			184	3,098	3,241	Freehold		
39, Miranda Drive, Heathcote, Warwick, Warwickshire CV34 6FE	CV34 6FE	CV34 6	15/01/2021	525,000	561,175	N	Detached			133	3,947	4,219	Freehold		
2, Miranda Drive, Heathcote, Warwick, Warwickshire CV34 6FE	CV34 6FE	CV34 6	30/03/2021	510,000	545,056	N	Detached			170	3,000	3,206	Freehold		
1, Imogen Gardens, Heathcote, Warwick, Warwickshire CV34 6FB	CV34 6FB	CV34 6	30/03/2021	500,000	534,368	N	Detached			138	3,623	3,872	Freehold		
11, Imogen Gardens, Heathcote, Warwick, Warwickshire CV34 6FB	CV34 6FB	CV34 6	12/11/2020	545,000	597,118	N	Detached			163	3,344	3,663	Freehold		
5, Falstaff Grove, Warwick, Warwickshire CV34 6EY	CV34 6EY	CV34 6	26/02/2021	207,000	220,800	N	Detached		1	45	4,600	4,907	Freehold		
8, Falstaff Grove, Warwick, Warwickshire CV34 6EY	CV34 6EY	CV34 6	11/06/2021	280,000	288,426	N	Semi-detached		3	106	2,642	2,721	Freehold		
41, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX	CV34 6EX	CV34 6	20/09/2021	340,000	340,218	N	Terraced		3	75	4,533	4,536	Freehold		
14, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX	CV34 6EX	CV34 6	24/02/2021	310,000	323,296	N	Semi-detached		3	73	4,258	4,441	Freehold		
36, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX	CV34 6EX	CV34 6	22/06/2020	248,000	267,127	N	Semi-detached		2 to 3	76	3,263	3,515	Freehold		
35, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX	CV34 6EX	CV34 6	31/01/2020	275,000	300,361	N	Terraced		3	105	2,619	2,861	Freehold		
16, Capulet Drive, Heathcote, Warwick, Warwickshire CV34 6EW	CV34 6EW	CV34 6	22/10/2021	450,000	443,084	N	Detached			107	4,206	4,141	Freehold		
21, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU	CV34 6EU	CV34 6	19/05/2021	280,000	284,621	N	Terraced		3	71	3,944	4,009	Freehold		
20, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU	CV34 6EU	CV34 6	02/10/2020	364,000	382,950	N	Terraced		3 to 4	99	3,677	3,868	Freehold		
10, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU	CV34 6EU	CV34 6	10/02/2021	270,000	273,397	N	Terraced		3	76	3,553	3,597	Freehold		
24, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU	CV34 6EU	CV34 6	12/04/2021	210,000	214,260	N	Terraced		2	63	3,312	3,379	Freehold		
3, Timon View, Heathcote, Warwick, Warwickshire CV34 6ES	CV34 6ES	CV34 6	22/03/2021	470,000	502,306	N	Detached		3 to 4	123	3,821	4,084	Freehold		
14, Tamora Close, Heathcote, Warwick, Warwickshire CV34 6ER	CV34 6ER	CV34 6	23/06/2021	525,000	549,327	N	Detached			150	3,500	3,662	Freehold		
31, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN	CV34 6EN	CV34 6	20/05/2021	535,000	566,493	N	Detached			123	4,358	4,615	Freehold		
15, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN	CV34 6EN	CV34 6	07/02/2020	445,000	507,870	N	Detached		3 to 4	122	3,648	4,163	Freehold		
2, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN	CV34 6EN	CV34 6	09/10/2020	250,000	270,147	N	Semi-detached		2	65	3,840	4,150	Freehold		
10, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN	CV34 6EN	CV34 6	31/07/2020	250,000	275,453	N	Semi-detached		3 to 4	73	3,425	3,773	Freehold		
15, Trinculo Grove, Heathcote, Warwick, Warwickshire CV34 6EG	CV34 6EG	CV34 6	30/09/2020	478,000	534,031	N	Detached			129	3,705	4,140	Freehold		
5, Trinculo Grove, Heathcote, Warwick, Warwickshire CV34 6EG	CV34 6EG	CV34 6	05/02/2021	525,000	559,999	N	Detached			188	2,793	2,979	Freehold		
1, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE	CV34 6EE	CV34 6	06/10/2020	340,000	376,812	N	Detached		3	89	3,820	4,234	Freehold		
8, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE	CV34 6EE	CV34 6	14/05/2021	346,000	366,367	N	Detached		3	88	3,932	4,163	Freehold		
39, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE	CV34 6EE	CV34 6	06/10/2020	442,000	489,856	N	Detached			153	2,889	3,202	Freehold		
70, Othello Avenue, Heathcote, Warwick, Warwickshire CV34 6ED	CV34 6ED	CV34 6	13/03/2020	385,000	431,605	N	Detached			130	2,962	3,320	Freehold		
67, Othello Avenue, Heathcote, Warwick, Warwickshire CV34 6ED	CV34 6ED	CV34 6	28/02/2020	290,000	321,342	N	Semi-detached		2 to 3	100	2,900	3,213	Freehold		
30, Bolingbroke Drive, Heathcote, Warwick, Warwickshire CV34 6EB	CV34 6EB	CV34 6	05/08/2020	378,000	428,147	N	Detached		3	107	3,533	4,001	Freehold		
34, Bolingbroke Drive, Heathcote, Warwick, Warwickshire CV34 6EB	CV34 6EB	CV34 6	26/06/2020	570,000	630,992	N	Detached			253	2,253	2,494	Freehold		
3, Cicero Approach, Heathcote, Warwick, Warwickshire CV34 6EA	CV34 6EA	CV34 6	07/12/2020	390,000	422,285	N	Detached		3 to 4	117	3,333	3,609	Freehold		
47, Brittain Lane, Warwick, Warwickshire CV34 6DX	CV34 6DX	CV34 6	11/09/2020	370,000	402,057	N	Semi-detached		3	120	3,083	3,350	Freehold		
7, Farzens Avenue, Warwick, Warwickshire CV34 6DU	CV34 6DU	CV34 6	29/04/2021	297,500	317,896	N	Detached		3	84	3,542	3,784	Freehold		
15, Blackbades Boulevard, Warwick, Warwickshire CV34 6DT	CV34 6DT	CV34 6	17/01/2020	299,000	333,527	N	Semi-detached		3	81	3,691	4,118	Freehold		
15, Narrow Hall Meadow, Warwick, Warwickshire CV34 6DR	CV34 6DR	CV34 6	21/01/2021	312,500	316,199	N	Terraced		3	100	3,125	3,162	Freehold		
17, Narrow Hall Meadow, Warwick, Warwickshire CV34 6DR	CV34 6DR	CV34 6	11/03/2020	395,000	421,837	N	Terraced		3 to 4	135	2,926	3,125	Freehold		
27, Narrow Hall Meadow, Warwick, Warwickshire CV34 6DR	CV34 6DR	CV34 6	15/07/2020	390,000	429,707	N	Semi-detached		3 to 4	173	2,254	2,484	Freehold		
11, Freers Mews, Warwick, Warwickshire CV34 6DP	CV34 6DP	CV34 6	11/03/2020	340,000	381,158	N	Detached		3	90	3,778	4,235	Freehold		
10, Freers Mews, Warwick, Warwickshire CV34 6DP	CV34 6DP	CV34 6	30/06/2021	310,000	324,365	N	Detached		2 to 3	96	3,229	3,379	Freehold		
1, Pasture Way, Warwick, Warwickshire CV34 6DN	CV34 6DN	CV34 6	05/03/2021	275,000	287,783	N	Semi-detached		3	84	3,274	3,426	Freehold		
8, The Furr Marsh, Warwick, Warwickshire CV34 6DL	CV34 6DL	CV34 6	07/02/2020	335,000	371,206	N	Semi-detached		3	100	3,350	3,712	Freehold		
5, Price Close East, Warwick, Warwickshire CV34 6DJ	CV34 6DJ	CV34 6	18/11/2020	257,500	267,117	N	Terraced		3	73	3,527	3,659	Freehold		
21, Price Close East, Warwick, Warwickshire CV34 6DJ	CV34 6DJ	CV34 6	20/03/2020	191,000	194,543	N	Flat		2 to 3	74	2,581	2,629	Leasehold		
18, Lynnon Field, Warwick, Warwickshire CV34 6DH	CV34 6DH	CV34 6	07/04/2021	345,000	351,998	N	Terraced			68	5,077	5,179	Freehold		
28, Lynnon Field, Warwick, Warwickshire CV34 6DH	CV34 6DH	CV34 6	11/01/2021	460,000	491,696	N	Detached			108	4,259	4,553	Freehold		
29, Lynnon Field, Warwick, Warwickshire CV34 6DH	CV34 6DH	CV34 6	30/11/2020	320,000	331,951	N	Terraced		3 to 4	120	2,667	2,766	Freehold		
22, Lynnon Field, Warwick, Warwickshire CV34 6DH	CV34 6DH	CV34 6	04/12/2020	680,000	736,293	N	Detached			282	2,411	2,611	Freehold		
46, Lynnon Field, Warwick, Warwickshire CV34 6DH	CV34 6DH	CV34 6	04/12/2020	182,500	182,778	N	Flat		2 to 3	79	2,310	2,314	Leasehold		
2, Pyree Square, Warwick, Warwickshire CV34 6DG	CV34 6DG	CV34 6	11/03/2020	600,000											

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
24, Morecroft Drive, Warwick, Warwickshire CV34 6DF	CV34 6DF	CV34 6	25/08/2020	370,000	405,509	N	Semi-detached		3 to 4	123	3,008	3,297	Freehold		
22, Morecroft Drive, Warwick, Warwickshire CV34 6DF	CV34 6DF	CV34 6	28/08/2020	340,000	372,630	N	Semi-detached		3 to 4	123	2,764	3,030	Freehold		
23, The Marish, Warwick, Warwickshire CV34 6BZ	CV34 6BZ	CV34 6	24/07/2020	262,500	283,217	N	Terraced		3	77	3,409	3,678	Freehold		
14, Shrerers Dyche, Warwick, Warwickshire CV34 6BX	CV34 6BX	CV34 6	17/12/2020	465,000	503,494	N	Detached		3 to 4	112	4,168	4,513	Freehold		
31, Shrerers Dyche, Warwick, Warwickshire CV34 6BX	CV34 6BX	CV34 6	25/06/2021	611,500	639,835	N	Detached			153	3,997	4,182	Freehold		
26, Shrerers Dyche, Warwick, Warwickshire CV34 6BX	CV34 6BX	CV34 6	18/01/2021	595,000	635,998	N	Detached			216	2,755	2,944	Freehold		
7, Shrerers Dyche, Warwick, Warwickshire CV34 6BX	CV34 6BX	CV34 6	06/11/2020	192,000	194,587	N	Flat		2	68	2,824	2,862	Leasehold		
18, Purser Drive, Warwick, Warwickshire CV34 6BW	CV34 6BW	CV34 6	04/12/2020	433,000	468,845	N	Detached			112	3,866	4,186	Freehold		
20, Lee Meadowe, Warwick, Warwickshire CV34 6BU	CV34 6BU	CV34 6	04/06/2021	225,000	225,424	N	Terraced		2	55	4,091	4,099	Freehold		
24, The Peacocks, Warwick, Warwickshire CV34 6BS	CV34 6BS	CV34 6	23/10/2020	510,000	565,218	N	Detached			165	3,091	3,426	Freehold		
105, Stratford Road, Warwick, Warwickshire CV34 6BQ	CV34 6BQ	CV34 6	18/01/2021	465,000	485,250	N	Semi-detached			140	3,321	3,466	Freehold		
130, Stratford Road, Warwick, Warwickshire CV34 6BQ	CV34 6BQ	CV34 6	28/08/2020	267,500	293,172	N	Semi-detached		3	91	2,940	3,222	Freehold		
14, Pericles Close, Heathcote, Warwick, Warwickshire CV34 6BN	CV34 6BN	CV34 6	05/06/2020	260,000	274,520	N	Terraced		2 to 3	69	3,768	3,979	Freehold		
7, Noble Close, Warwick, Warwickshire CV34 6BL	CV34 6BL	CV34 6	20/03/2020	260,000	283,541	N	Semi-detached		2	59	4,407	4,806	Freehold		
19, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ	CV34 6BJ	CV34 6	08/01/2021	250,000	267,226	N	Detached		2	59	4,244	4,537	Freehold		
11, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ	CV34 6BJ	CV34 6	23/10/2020	275,000	289,316	N	Terraced		3	73	3,767	3,963	Freehold		
51, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ	CV34 6BJ	CV34 6	26/02/2021	239,000	249,251	N	Semi-detached		2 to 3	69	3,464	3,612	Freehold		
23, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ	CV34 6BJ	CV34 6	11/12/2020	300,000	324,835	N	Detached		2	99	3,030	3,281	Freehold		
14, Myton Gardens, Warwick, Warwickshire CV34 6BH	CV34 6BH	CV34 6	05/08/2020	917,500	1,039,218	N	Detached			247	3,715	4,207	Freehold		
12, Myton Gardens, Warwick, Warwickshire CV34 6BH	CV34 6BH	CV34 6	23/04/2021	995,000	1,063,216	N	Detached			277	3,592	3,838	Freehold		
9, Lodge Crescent, Warwick, Warwickshire CV34 6BB	CV34 6BB	CV34 6	21/12/2020	403,000	425,624	N	Semi-detached		3	123	3,276	3,460	Freehold		
37, Lodge Crescent, Warwick, Warwickshire CV34 6BB	CV34 6BB	CV34 6	30/04/2021	537,500	574,350	N	Detached			181	2,970	3,173	Freehold		
28, Leyfields Crescent, Warwick, Warwickshire CV34 6BA	CV34 6BA	CV34 6	21/05/2021	326,050	339,714	N	Semi-detached		2 to 3	67	4,866	5,070	Freehold		
83, Foxes Way, Warwick, Warwickshire CV34 6AY	CV34 6AY	CV34 6	30/04/2021	362,000	379,669	N	Semi-detached		2 to 3	87	4,161	4,364	Freehold		
12, Temple Grove, Warwick, Warwickshire CV34 6AU	CV34 6AU	CV34 6	29/09/2020	335,000	364,025	N	Semi-detached		2 to 3	94	3,564	3,873	Freehold		
10, Temple Grove, Warwick, Warwickshire CV34 6AU	CV34 6AU	CV34 6	30/07/2020	314,000	345,969	N	Semi-detached		3	105	2,990	3,295	Freehold		
80, Stratford Road, Warwick, Warwickshire CV34 6AT	CV34 6AT	CV34 6	28/09/2020	656,000	732,897	N	Detached		3 to 4	178	3,685	4,117	Freehold		
72, Stratford Road, Warwick, Warwickshire CV34 6AT	CV34 6AT	CV34 6	04/12/2020	350,000	369,648	N	Semi-detached		2 to 3	91	3,846	4,062	Freehold		
47, Stratford Road, Warwick, Warwickshire CV34 6AT	CV34 6AT	CV34 6	21/01/2020	390,000	435,035	N	Semi-detached		3	129	3,023	3,372	Freehold		
68, Stratford Road, Warwick, Warwickshire CV34 6AT	CV34 6AT	CV34 6	11/03/2021	355,000	371,502	N	Semi-detached		3 to 4	120	2,958	3,096	Freehold		
28, Stratford Road, Warwick, Warwickshire CV34 6AS	CV34 6AS	CV34 6	26/03/2021	530,000	566,431	N	Detached		3	113	4,690	5,013	Freehold		
37, Stratford Road, Warwick, Warwickshire CV34 6AS	CV34 6AS	CV34 6	18/06/2021	475,000	489,295	N	Semi-detached			123	3,862	3,978	Freehold		
52, St Laurence Avenue, Warwick, Warwickshire CV34 6AR	CV34 6AR	CV34 6	30/04/2021	290,000	295,883	N	Terraced		3	77	3,766	3,843	Freehold		
45, St Laurence Avenue, Warwick, Warwickshire CV34 6AR	CV34 6AR	CV34 6	16/10/2020	295,000	310,357	N	Terraced		3	92	3,207	3,373	Freehold		
25, St Laurence Avenue, Warwick, Warwickshire CV34 6AR	CV34 6AR	CV34 6	28/01/2021	260,000	263,077	N	Terraced		3 to 4	94	2,766	2,799	Freehold		
29, Stuart Close, Warwick, Warwickshire CV34 6AQ	CV34 6AQ	CV34 6	01/10/2020	431,500	478,219	N	Detached		3	92	4,690	5,198	Freehold		
36, Stuart Close, Warwick, Warwickshire CV34 6AQ	CV34 6AQ	CV34 6	27/11/2020	450,000	493,033	N	Detached		3	104	4,327	4,741	Freehold		
12, Stuart Close, Warwick, Warwickshire CV34 6AQ	CV34 6AQ	CV34 6	30/11/2020	325,000	347,430	N	Semi-detached		2 to 3	78	4,167	4,454	Freehold		
6, Stuart Close, Warwick, Warwickshire CV34 6AQ	CV34 6AQ	CV34 6	29/01/2021	355,000	359,202	N	Terraced		2 to 3	90	3,944	3,991	Freehold		
7, Lovell Field Close, Warwick, Warwickshire CV34 6AL	CV34 6AL	CV34 6	05/03/2021	235,000	239,230	N	Terraced		2	76	3,092	3,148	Leasehold		
11, Lovell Field Close, Warwick, Warwickshire CV34 6AL	CV34 6AL	CV34 6	31/01/2020	265,000	289,439	N	Terraced		3	96	2,760	3,015	Freehold		
Flat 11, Tudor Court, West Street, Warwick, Warwickshire CV34 6AJ	CV34 6AJ	CV34 6	22/12/2020	173,000	173,263	N	Flat		2	55	3,145	3,150	Leasehold		
73, West Street, Warwick, Warwickshire CV34 6AH	CV34 6AH	CV34 6	04/11/2020	495,000	501,669	N	Flat		3	100	4,950	5,017	Freehold		
17, Charter Approach, Warwick, Warwickshire CV34 6AE	CV34 6AE	CV34 6	24/08/2021	305,500	306,435	N	Terraced		2 to 3	68	4,493	4,506	Freehold		
29, Charter Approach, Warwick, Warwickshire CV34 6AE	CV34 6AE	CV34 6	25/09/2020	290,000	307,349	N	Terraced		2 to 3	70	4,143	4,391	Freehold		
15, Charter Approach, Warwick, Warwickshire CV34 6AE	CV34 6AE	CV34 6	20/10/2020	217,500	228,823	N	Terraced		2	53	4,104	4,317	Freehold		
12, Charter Approach, Warwick, Warwickshire CV34 6AE	CV34 6AE	CV34 6	22/12/2020	332,500	351,166	N	Semi-detached		3	94	3,537	3,736	Freehold		
40, Charter Approach, Warwick, Warwickshire CV34 6AE	CV34 6AE	CV34 6	10/05/2021	320,000	325,281	N	Terraced		3	95	3,358	3,413	Freehold		
51, West Street, Warwick, Warwickshire CV34 6AB	CV34 6AB	CV34 6	15/12/2020	395,000	403,739	N	Terraced		3 to 4	65	6,056	6,189	Freehold		
		CV34 6 Average										3,842			
62, Kirby Avenue, Warwick, Warwickshire CV34 5YZ	CV34 5YZ	CV34 5	17/03/2020	291,000	317,348	N	Semi-detached		2 to 3	77	3,779	4,121	Freehold		
43, Kirby Avenue, Warwick, Warwickshire CV34 5YY	CV34 5YY	CV34 5	22/02/2021	278,500	297,066	N	Detached		3	61	4,566	4,870	Freehold		
25, Kirby Avenue, Warwick, Warwickshire CV34 5YY	CV34 5YY	CV34 5	09/04/2020	236,000	251,056	N	Semi-detached		2 to 3	53	4,453	4,737	Freehold		
2, Weale Grove, Warwick, Warwickshire CV34 5YW	CV34 5YW	CV34 5	27/07/2020	272,500	294,006	N	Terraced		3	73	3,733	4,027	Freehold		
106, Woodloes Avenue North, Warwick, Warwickshire CV34 5YS	CV34 5YS	CV34 5	16/10/2020	345,000	382,353	N	Detached		3 to 4	92	3,750	4,156	Freehold		
100, Woodloes Avenue North, Warwick, Warwickshire CV34 5YS	CV34 5YS	CV34 5	28/10/2020	340,000	376,812	N	Detached		3	101	3,366	3,731	Freehold		
33, Cowper Close, Warwick, Warwickshire CV34 5YR	CV34 5YR	CV34 5	30/09/2021	261,000	262,670	N	Semi-detached		2	54	4,833	4,864	Freehold		
1, Knoll Drive, Warwick, Warwickshire CV34 5YQ	CV34 5YQ	CV34 5	04/12/2020	250,000	264,034	N	Semi-detached		2 to 3	76	3,289	3,474	Freehold		
32, Knoll Drive, Warwick, Warwickshire CV34 5YQ	CV34 5YQ	CV34 5	18/09/2020	324,000	361,979	N	Detached		3 to 4	121	2,678	2,992	Freehold		
1, Cooke Close, Warwick, Warwickshire CV34 5YG	CV34 5YG	CV34 5	21/08/2020	246,000	269,609	N	Semi-detached		2 to 3	51	4,859	5,326	Freehold		
10, Cooke Close, Warwick, Warwickshire CV34 5YG	CV34 5YG	CV34 5	19/06/2020	250,000	269,281	N	Semi-detached		3	54	4,630	4,987	Freehold		
28, Kilnsey Grove, Warwick, Warwickshire CV34 5YE	CV34 5YE	CV34 5	01/03/2021	145,000	146,041	N	Flat		1	49	2,959	2,980	Leasehold		
24, Arncliffe Way, Warwick, Warwickshire CV34 5XZ	CV34 5XZ	CV34 5	16/10/2020	118,000	121,279	N	Flat		1	40	2,950	3,032	Leasehold		
11, Arncliffe Way, Warwick, Warwickshire CV34 5XZ	CV34 5XZ	CV34 5	05/08/2021	137,200	136,995	N	Flat		1	48	2,858	2,854	Leasehold		
131, Birmingham Road, Warwick, Warwickshire CV34 5XW	CV34 5XW	CV34 5	28/08/2020	364,000	398,933	N	Semi-detached		3	95	3,832	4,199	Freehold		
11, Thornton Close, Woodloes Park, Warwick, Warwickshire CV34 5XU	CV34 5XU	CV34 5	21/01/2020	262,000	286,162	N	Terraced		2 to 3	84	3,102	3,389	Freehold		
10, Kildwick Way, Warwick, Warwickshire CV34 5XS	CV34 5XS	CV34 5	27/03/2020	168,000	171,117	N	Flat		2 to 3	52	3,231	3,291	Leasehold		
17, Buckden Close, Warwick, Warwickshire CV34 5XG	CV34 5XG	CV34 5	26/05/2021	225,000	234,429	N	Semi-detached		2	55	4,091	4,262	Freehold		
9, Newsholme Close, Warwick, Warwickshire CV34 5XF	CV34 5XF	CV34 5	23/07/2021	200,000	209,224	N	Semi-detached		2	49	4,082	4,270	Freehold		
18, Kettlewell Close, Warwick, Warwickshire CV34 5XE	CV34 5XE	CV34 5	24/09/2020	230,000	243,759	N	Terraced		2 to 3	65	3,538	3,750	Freehold		
26, Hebden Avenue, Warwick, Warwickshire CV34 5XD	CV34 5XD	CV34 5	25/06/2020	277,900	307,636	N	Detached		2	64	4,342	4,807	Freehold		
3, Addingham Close, Warwick, Warwickshire CV34 5XB	CV34 5XB	CV34 5	29/03/2021	240,000	256,497	N	Detached		2	60	4,000	4,275	Freehold		
2, Addingham Close, Warwick, Warwickshire CV34 5XB	CV34 5XB	CV34 5	14/01/2021	270,000	273,196	N	Terraced		3	70	3,857	3,903	Freehold		
23, Lynton Close, Warwick, Warwickshire CV34 5UW	CV34 5UW	CV34 5	21/07/2020	225,000	242,757	N	Terraced		2 to 3	62	3,629	3,915	Freehold		
14, Lynton Close, Warwick, Warwickshire CV34 5UW	CV34 5UW	CV34 5	09/10/2020	215,000	226,193	N	Terraced		2	60	3,583	3,770	Freehold		
4, Lynton Close, Warwick, Warwickshire CV34 5UW	CV34 5UW	CV34 5	08/04/2021	225,000	229,564	N	Terraced		2	63	3,571	3,644	Freehold		
19, Lynton Close, Warwick, Warwickshire CV34 5UW	CV34 5UW	CV34 5	14/05/2021	221,000	224,647	N	Terraced		2 to 3	62	3,565	3,623	Freehold		
6, Westcliff Drive, Warwick, Warwickshire CV34 5UQ	CV34 5UQ	CV34 5	14/01/2021	230,000	240,016	N	Semi-detached		2	49	4,694	4,898	Freehold		
5, Boswell Grove, Warwick, Warwickshire CV34 5UP	CV34 5UP	CV34 5	30/06/2020	205,000	216,448	N	Terraced		2 to 3	61	3,361	3,548	Freehold		
11, Boswell Grove, Warwick, Warwickshire CV34 5UP	CV34 5UP	CV34 5	14/10/2021	215,000	210,758	N	Terraced		2 to 3	60	3,583	3,513	Freehold		
43, Boswell Grove, Warwick, Warwickshire CV34 5UP	CV34 5UP	CV34 5	04/05/2021	200,000	203,301	N	Terraced		2	63	3,175	3,227	Free		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
47, Boswell Grove, Warwick, Warwickshire CV34 5UP	CV34 5UP	CV34 5	27/11/2020	180,000	186,722	N	Terraced		2 to 3	61	2,943	3,053	Freehold		
2, Inchford Avenue, Warwick, Warwickshire CV34 5UH	CV34 5UH	CV34 5	05/06/2020	250,000	276,751	N	Detached		2	80	3,125	3,459	Freehold		
9, Lincoln Close, Warwick, Warwickshire CV34 5UD	CV34 5UD	CV34 5	18/02/2021	305,000	318,082	N	Semi-detached		2 to 3	86	3,547	3,699	Freehold		
12, Lowes Avenue, Warwick, Warwickshire CV34 5UB	CV34 5UB	CV34 5	30/10/2020	281,000	303,645	N	Semi-detached		2	61	4,607	4,978	Freehold		
17, Lowes Avenue, Warwick, Warwickshire CV34 5UB	CV34 5UB	CV34 5	17/11/2020	260,000	277,944	N	Semi-detached		2	61	4,262	4,556	Freehold		
31, Lowes Avenue, Warwick, Warwickshire CV34 5UB	CV34 5UB	CV34 5	14/08/2020	285,000	322,809	N	Detached		3	93	3,065	3,471	Freehold		
23, Barnack Drive, Warwick, Warwickshire CV34 5TY	CV34 5TY	CV34 5	14/12/2020	225,000	237,631	N	Semi-detached		2	34	6,618	6,989	Freehold		
11, Barnack Drive, Warwick, Warwickshire CV34 5TY	CV34 5TY	CV34 5	02/08/2021	255,000	259,500	N	Semi-detached		2	57	4,474	4,553	Freehold		
15, Neville Grove, Warwick, Warwickshire CV34 5TU	CV34 5TU	CV34 5	13/10/2020	305,000	338,023	N	Detached		3	76	4,013	4,448	Freehold		
24, Townesend Close, Warwick, Warwickshire CV34 5TT	CV34 5TT	CV34 5	25/09/2020	360,000	402,199	N	Detached		3	98	3,673	4,104	Freehold		
28, Brese Avenue, Warwick, Warwickshire CV34 5TS	CV34 5TS	CV34 5	18/12/2020	224,000	236,575	N	Semi-detached		2 to 3	45	4,978	5,257	Freehold		
70, Woodloes Avenue South, Warwick, Warwickshire CV34 5TQ	CV34 5TQ	CV34 5	21/05/2021	340,000	345,611	N	Terraced		3 to 4	103	3,301	3,355	Freehold		
78, Woodloes Avenue South, Warwick, Warwickshire CV34 5TQ	CV34 5TQ	CV34 5	26/05/2021	280,000	296,482	N	Detached		3	105	2,667	2,824	Freehold		
12, Sycamore Grove, Warwick, Warwickshire CV34 5TL	CV34 5TL	CV34 5	20/03/2020	230,000	245,627	N	Terraced		2 to 3	77	2,987	3,190	Freehold		
8, Sycamore Grove, Warwick, Warwickshire CV34 5TL	CV34 5TL	CV34 5	16/07/2021	236,000	241,718	N	Terraced		3	89	2,639	2,703	Freehold		
23, Sycamore Grove, Warwick, Warwickshire CV34 5TL	CV34 5TL	CV34 5	13/11/2020	210,000	217,843	N	Terraced		3	83	2,530	2,625	Freehold		
160, Millbank, Warwick, Warwickshire CV34 5TJ	CV34 5TJ	CV34 5	30/09/2020	635,000	709,435	N	Detached		3 to 4	113	5,619	6,278	Freehold		
67, Millbank, Warwick, Warwickshire CV34 5TJ	CV34 5TJ	CV34 5	17/09/2021	330,000	332,111	N	Semi-detached		2 to 3	77	4,286	4,313	Freehold		
43, Millbank, Warwick, Warwickshire CV34 5TH	CV34 5TH	CV34 5	28/08/2020	280,000	317,146	N	Detached		2	83	3,373	3,821	Freehold		
6, Millbank, Warwick, Warwickshire CV34 5TH	CV34 5TH	CV34 5	15/12/2020	370,500	391,299	N	Semi-detached			156	2,375	2,508	Freehold		
10, Millbank, Warwick, Warwickshire CV34 5TH	CV34 5TH	CV34 5	16/01/2020	145,000	150,485	N	Flat		2	60	2,417	2,508	Leasehold		
14, Millbank, Warwick, Warwickshire CV34 5TH	CV34 5TH	CV34 5	16/07/2021	145,000	147,217	N	Flat		2	60	2,417	2,454	Leasehold		
20, Laburnum Grove, Warwick, Warwickshire CV34 5TG	CV34 5TG	CV34 5	21/02/2020	230,000	249,308	N	Terraced		3	74	3,108	3,369	Freehold		
38, Laburnum Grove, Warwick, Warwickshire CV34 5TG	CV34 5TG	CV34 5	03/06/2020	240,000	253,403	N	Terraced		2 to 3	77	3,117	3,291	Freehold		
27, Laburnum Grove, Warwick, Warwickshire CV34 5TG	CV34 5TG	CV34 5	03/09/2021	239,950	240,104	N	Terraced		2 to 3	76	3,157	3,159	Freehold		
4, Woodloes Avenue South, Warwick, Warwickshire CV34 5TF	CV34 5TF	CV34 5	29/06/2020	299,000	322,060	N	Semi-detached		3	86	3,477	3,745	Freehold		
27, Pattens Road, Warwick, Warwickshire CV34 5TE	CV34 5TE	CV34 5	02/02/2021	229,000	231,881	N	Terraced		2	76	3,013	3,051	Freehold		
23, Oakwood Grove, Warwick, Warwickshire CV34 5TD	CV34 5TD	CV34 5	30/09/2020	475,000	530,680	N	Detached			108	4,398	4,914	Freehold		
19, Oakwood Grove, Warwick, Warwickshire CV34 5TD	CV34 5TD	CV34 5	24/03/2021	608,000	649,792	N	Detached			149	4,081	4,361	Freehold		
21, Oakwood Grove, Warwick, Warwickshire CV34 5TD	CV34 5TD	CV34 5	19/11/2020	505,000	553,293	N	Detached		3	159	3,176	3,480	Freehold		
5, Blacklow Road, Warwick, Warwickshire CV34 5SZ	CV34 5SZ	CV34 5	10/01/2020	412,500	474,488	N	Detached		3 to 4	117	3,526	4,055	Freehold		
4, Watson Close, Warwick, Warwickshire CV34 5SW	CV34 5SW	CV34 5	07/07/2020	322,500	367,270	N	Detached		3	95	3,395	3,866	Freehold		
3, Watson Close, Warwick, Warwickshire CV34 5SW	CV34 5SW	CV34 5	15/01/2021	345,000	368,772	N	Detached		3 to 4	98	3,520	3,763	Freehold		
39, Spinney Hill, Warwick, Warwickshire CV34 5SL	CV34 5SL	CV34 5	30/06/2021	535,000	559,791	N	Detached			144	3,715	3,887	Freehold		
37, Spinney Hill, Warwick, Warwickshire CV34 5SL	CV34 5SL	CV34 5	23/03/2021	617,000	659,411	N	Detached			236	2,614	2,794	Freehold		
34, The Ridgeway, Warwick, Warwickshire CV34 5SH	CV34 5SH	CV34 5	22/03/2021	320,000	334,875	N	Semi-detached		3	84	3,810	3,987	Freehold		
25, The Ridgeway, Warwick, Warwickshire CV34 5SH	CV34 5SH	CV34 5	25/11/2020	475,000	520,424	N	Detached		3 to 4	145	3,276	3,589	Freehold		
28, The Ridgeway, Warwick, Warwickshire CV34 5SH	CV34 5SH	CV34 5	20/01/2021	285,000	297,412	N	Semi-detached		3	86	3,314	3,458	Freehold		
1, Greenway, Warwick, Warwickshire CV34 5SG	CV34 5SG	CV34 5	17/01/2020	385,000	429,457	N	Semi-detached		3	121	3,182	3,549	Freehold		
25, Spinney Hill, Warwick, Warwickshire CV34 5SF	CV34 5SF	CV34 5	31/07/2020	299,995	341,641	N	Detached		3 to 4	84	3,571	4,067	Freehold		
24, Spinney Hill, Warwick, Warwickshire CV34 5SF	CV34 5SF	CV34 5	06/08/2020	510,000	577,658	N	Detached			161	3,168	3,588	Freehold		
33, Makepeace Avenue, Warwick, Warwickshire CV34 5SB	CV34 5SB	CV34 5	16/10/2020	370,000	389,262	N	Terraced		3	85	4,350	4,576	Freehold		
25, Makepeace Avenue, Warwick, Warwickshire CV34 5SB	CV34 5SB	CV34 5	31/01/2020	275,000	306,755	N	Semi-detached		3	79	3,481	3,883	Freehold		
14, Walford Grove, Warwick, Warwickshire CV34 5SA	CV34 5SA	CV34 5	09/11/2020	299,950	311,152	N	Terraced		3	70	4,285	4,445	Freehold		
7, Warmington Grove, Warwick, Warwickshire CV34 5RZ	CV34 5RZ	CV34 5	12/06/2020	280,000	301,595	N	Semi-detached		3	65	4,308	4,640	Freehold		
18, Warmington Grove, Warwick, Warwickshire CV34 5RZ	CV34 5RZ	CV34 5	13/05/2020	276,500	297,657	N	Semi-detached		3 to 4	86	3,215	3,461	Freehold		
48, Eastley Crescent, Warwick, Warwickshire CV34 5RX	CV34 5RX	CV34 5	16/09/2021	325,000	327,079	N	Semi-detached		3	86	3,779	3,803	Freehold		
25, Eastley Crescent, Warwick, Warwickshire CV34 5RX	CV34 5RX	CV34 5	17/03/2021	325,000	340,108	N	Semi-detached		3	90	3,611	3,779	Freehold		
34, Eastley Crescent, Warwick, Warwickshire CV34 5RX	CV34 5RX	CV34 5	08/06/2020	250,000	269,281	N	Semi-detached		2 to 3	76	3,289	3,543	Freehold		
79, St Michaels Road, Warwick, Warwickshire CV34 5RW	CV34 5RW	CV34 5	27/07/2021	230,000	235,572	N	Terraced		3	98	2,347	2,404	Freehold		
20, St Christophers Close, Warwick, Warwickshire CV34 5RT	CV34 5RT	CV34 5	31/01/2020	327,500	365,318	N	Semi-detached		2 to 3	102	3,211	3,582	Freehold		
33, St Michaels Road, Warwick, Warwickshire CV34 5RS	CV34 5RS	CV34 5	04/06/2021	290,000	298,727	N	Semi-detached		3	87	3,333	3,434	Freehold		
25, St Michaels Road, Warwick, Warwickshire CV34 5RS	CV34 5RS	CV34 5	29/06/2021	268,000	276,065	N	Semi-detached		2 to 3	83	3,229	3,326	Freehold		
22, St Michaels Road, Warwick, Warwickshire CV34 5RS	CV34 5RS	CV34 5	08/04/2021	225,000	229,564	N	Terraced		3	75	3,000	3,061	Freehold		
13, St Michaels Road, Warwick, Warwickshire CV34 5RS	CV34 5RS	CV34 5	29/05/2020	290,000	312,190	N	Semi-detached		3	104	2,788	3,002	Freehold		
42, Antelope Gardens, Warwick, Warwickshire CV34 5RR	CV34 5RR	CV34 5	29/03/2021	257,000	261,626	N	Terraced		2 to 3	101	2,545	2,590	Freehold		
29, Congreve Close, Warwick, Warwickshire CV34 5RQ	CV34 5RQ	CV34 5	18/09/2020	322,500	341,793	N	Terraced		3	101	3,193	3,384	Freehold		
84, St Michaels Road, Warwick, Warwickshire CV34 5RP	CV34 5RP	CV34 5	17/02/2021	237,000	247,165	N	Semi-detached		2 to 3	85	2,788	2,908	Freehold		
27, Saltisford Gardens, Warwick, Warwickshire CV34 5RL	CV34 5RL	CV34 5	09/04/2021	205,000	209,158	N	Terraced		2	63	3,254	3,320	Freehold		
14, Drayton Court, Warwick, Warwickshire CV34 5RG	CV34 5RG	CV34 5	23/10/2020	340,000	357,700	N	Terraced		3	76	4,474	4,707	Freehold		
10, Drayton Court, Warwick, Warwickshire CV34 5RG	CV34 5RG	CV34 5	12/11/2020	335,000	367,036	N	Detached		3	87	3,851	4,219	Freehold		
11, Drayton Court, Warwick, Warwickshire CV34 5RG	CV34 5RG	CV34 5	23/09/2021	380,000	380,244	N	Terraced		3	95	4,000	4,003	Freehold		
14, Linden Close, Warwick, Warwickshire CV34 5RF	CV34 5RF	CV34 5	04/02/2020	330,000	376,623	N	Detached		3	88	3,750	4,280	Freehold		
3, Linden Close, Warwick, Warwickshire CV34 5RF	CV34 5RF	CV34 5	26/06/2020	250,000	263,961	N	Terraced		2	69	3,623	3,826	Freehold		
26, Eliot Close, Warwick, Warwickshire CV34 5RE	CV34 5RE	CV34 5	16/07/2020	318,500	362,715	N	Detached		2	56	5,688	6,477	Freehold		
6, Eliot Close, Warwick, Warwickshire CV34 5RE	CV34 5RE	CV34 5	08/04/2021	300,000	306,086	N	Terraced		3	73	4,110	4,193	Freehold		
20, Eliot Close, Warwick, Warwickshire CV34 5RE	CV34 5RE	CV34 5	28/09/2020	320,000	357,511	N	Detached		2 to 3	88	3,636	4,063	Freehold		
29, Hathaway Drive, Warwick, Warwickshire CV34 5RD	CV34 5RD	CV34 5	25/09/2020	357,500	399,406	N	Detached		3 to 4	91	3,940	4,402	Freehold		
29a, Hathaway Drive, Warwick, Warwickshire CV34 5RD	CV34 5RD	CV34 5	28/01/2021	362,000	386,943	N	Detached		3 to 4	89	4,067	4,348	Freehold		
24, Hathaway Drive, Warwick, Warwickshire CV34 5RD	CV34 5RD	CV34 5	21/05/2021	297,000	314,483	N	Detached		3	74	4,014	4,250	Freehold		
16, Hathaway Drive, Warwick, Warwickshire CV34 5RD	CV34 5RD	CV34 5	24/09/2020	300,000	325,992	N	Semi-detached		2 to 3	81	3,704	4,025	Freehold		
Flat 15, Heralds Court, Humphris Street, Warwick, Warwickshire CV34 5RB	CV34 5RB	CV34 5	18/10/2021	100,000	98,023	N	Flat		1	36	2,785	2,730	Leasehold		
Flat 1, Heralds Court, Humphris Street, Warwick, Warwickshire CV34 5RB	CV34 5RB	CV34 5	22/05/2020	137,000	138,965	N	Flat		2	56	2,446	2,482	Leasehold		
31, Humphris Street, Warwick, Warwickshire CV34 5RA	CV34 5RA	CV34 5	11/12/2020	279,000	285,173	N	Terraced		3	84	3,321	3,395	Freehold		
57, Humphris Street, Warwick, Warwickshire CV34 5RA	CV34 5RA	CV34 5	30/09/2020	301,500	319,537	N	Terraced		3	135	2,233	2,367	Freehold		
168, Emscote Road, Warwick, Warwickshire CV34 5QN	CV34 5QN	CV34 5	19/07/2021	400,000	409,691	N	Terraced			122	3,279	3,358	Freehold		
178, Emscote Road, Warwick, Warwickshire CV34 5QN	CV34 5QN	CV34 5	16/04/2021	270,000	275,477	N	Terraced		3	92	2,935	2,994	Freehold		
160, Emscote Road, Warwick, Warwickshire CV34 5QN	CV34 5QN	CV34 5	13/11/2020	285,000	295,644	N	Terraced		3	103	2,767	2,870	Freehold		
90, Emscote Road, Warwick, Warwickshire CV34 5QJ	CV34 5QJ	CV34 5	10/12/2020	632,500	668,007	N	Semi-detached			148	4,274	4,514	Freehold		
70, Emscote Road, Warwick, Warwickshire CV34 5QG	CV34 5QG	CV34 5	29/06/2020	532,000	588,926	N	Detached			191	2,785	3,083	Freehold		
10, Eborall Close, Warwick, Warwickshire CV34 5QA	CV34 5QA	CV34 5	03/07/2020	346,000	394,032	N	Detached		3						



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
18, Eborall Close, Warwick, Warwickshire CV34 5QA	CV34 5QA	CV34 5	29/01/2021	280,000	299,293	N	Detached		2 to 3	77	3,636	3,887	Freehold		
59, Chesford Crescent, Warwick, Warwickshire CV34 5PW	CV34 5PW	CV34 5	30/10/2020	285,000	299,837	N	Terraced		3 to 4	88	3,239	3,407	Freehold		
194, Greville Road, Warwick, Warwickshire CV34 5PU	CV34 5PU	CV34 5	22/10/2021	237,500	232,814	N	Terraced		3	72	3,299	3,234	Freehold		
143, Greville Road, Warwick, Warwickshire CV34 5PU	CV34 5PU	CV34 5	14/05/2021	215,000	218,548	N	Terraced		2 to 3	80	2,688	2,732	Freehold		
154, Greville Road, Warwick, Warwickshire CV34 5PT	CV34 5PT	CV34 5	27/08/2021	212,500	213,150	N	Terraced		2 to 3	66	3,220	3,230	Freehold		
125, Greville Road, Warwick, Warwickshire CV34 5PT	CV34 5PT	CV34 5	30/10/2020	220,000	231,453	N	Terraced		3 to 4	93	2,366	2,489	Freehold		
153, Chesford Crescent, Warwick, Warwickshire CV34 5PP	CV34 5PP	CV34 5	30/04/2021	163,750	165,299	N	Flat		2	56	2,924	2,952	Leasehold		
95, Greville Road, Warwick, Warwickshire CV34 5PJ	CV34 5PJ	CV34 5	18/05/2021	307,000	319,866	N	Semi-detached		3	88	3,489	3,635	Freehold		
87, Greville Road, Warwick, Warwickshire CV34 5PJ	CV34 5PJ	CV34 5	20/08/2020	213,000	233,442	N	Semi-detached		3	73	2,918	3,198	Freehold		
85, Greville Road, Warwick, Warwickshire CV34 5PJ	CV34 5PJ	CV34 5	20/08/2021	269,000	273,748	N	Semi-detached		3	86	3,128	3,183	Freehold		
64, Greville Road, Warwick, Warwickshire CV34 5PJ	CV34 5PJ	CV34 5	03/07/2020	340,000	387,199	N	Detached		3 to 4	125	2,720	3,098	Freehold		
Flat 5, Garden Court, Bridge Street, Warwick, Warwickshire CV34 5PF	CV34 5PF	CV34 5	02/10/2020	152,500	156,737	N	Flat		2	60	2,542	2,612	Leasehold		
32, Bridge Street, Warwick, Warwickshire CV34 5PD	CV34 5PD	CV34 5	20/03/2020	299,950	327,108	N	Semi-detached		3	84	3,571	3,894	Freehold		
53, Bridge Street, Warwick, Warwickshire CV34 5PD	CV34 5PD	CV34 5	29/05/2020	279,000	300,348	N	Semi-detached		3	89	3,135	3,375	Freehold		
44, Bridge Street, Warwick, Warwickshire CV34 5PD	CV34 5PD	CV34 5	26/10/2021	275,000	270,632	N	Semi-detached		3	85	3,235	3,184	Freehold		
17, Greville Road, Warwick, Warwickshire CV34 5PB	CV34 5PB	CV34 5	18/11/2020	278,000	297,187	N	Semi-detached		2	77	3,610	3,860	Freehold		
27, Greville Road, Warwick, Warwickshire CV34 5PB	CV34 5PB	CV34 5	17/07/2020	275,000	296,703	N	Terraced		3	86	3,198	3,450	Freehold		
63, Greville Road, Warwick, Warwickshire CV34 5PB	CV34 5PB	CV34 5	06/03/2020	300,000	320,383	N	Terraced		3	96	3,125	3,337	Freehold		
4, Greville Road, Warwick, Warwickshire CV34 5PB	CV34 5PB	CV34 5	07/05/2021	250,000	260,477	N	Semi-detached		3	88	2,841	2,960	Freehold		
89, Hill Street, Warwick, Warwickshire CV34 5PA	CV34 5PA	CV34 5	25/09/2020	321,225	358,879	N	Detached		2	91	3,530	3,944	Freehold		
36, Hill Street, Warwick, Warwickshire CV34 5PA	CV34 5PA	CV34 5	21/05/2021	180,000	182,971	N	Terraced		3	78	2,308	2,346	Freehold		
15, Hill Street, Warwick, Warwickshire CV34 5NX	CV34 5NX	CV34 5	15/12/2020	220,000	224,868	N	Terraced		2	73	3,014	3,080	Freehold		
32, Rohan Gardens, Warwick, Warwickshire CV34 5NW	CV34 5NW	CV34 5	20/03/2020	153,000	155,838	N	Flat			63	2,429	2,474	Leasehold		
12, Rohan Gardens, Warwick, Warwickshire CV34 5NW	CV34 5NW	CV34 5	13/08/2021	155,000	154,769	N	Flat			63	2,460	2,457	Leasehold		
16, Beauchamp Road, Warwick, Warwickshire CV34 5NU	CV34 5NU	CV34 5	16/12/2020	308,000	314,815	N	Terraced		2 to 3	84	3,667	3,748	Freehold		
29, Beauchamp Road, Warwick, Warwickshire CV34 5NU	CV34 5NU	CV34 5	31/01/2020	316,000	345,142	N	Terraced		3 to 4	109	2,899	3,166	Freehold		
33, Dickins Road, Warwick, Warwickshire CV34 5NR	CV34 5NR	CV34 5	26/01/2021	340,000	354,807	N	Semi-detached		3	86	3,953	4,126	Freehold		
5, Dickins Road, Warwick, Warwickshire CV34 5NR	CV34 5NR	CV34 5	30/10/2020	320,000	345,788	N	Semi-detached		3	105	3,048	3,293	Freehold		
84, All Saints Road, Warwick, Warwickshire CV34 5NP	CV34 5NP	CV34 5	30/09/2020	170,000	174,850	N	Flat		2	57	2,982	3,068	Leasehold		
9, All Saints Road, Warwick, Warwickshire CV34 5NL	CV34 5NL	CV34 5	29/06/2020	326,000	351,143	N	Semi-detached		3	80	4,075	4,389	Freehold		
41, All Saints Road, Warwick, Warwickshire CV34 5NL	CV34 5NL	CV34 5	16/10/2020	332,500	359,296	N	Semi-detached		3	86	3,866	4,178	Freehold		
18, Vicarage Fields, Warwick, Warwickshire CV34 5NJ	CV34 5NJ	CV34 5	31/01/2020	253,000	276,332	N	Terraced		3	76	3,329	3,636	Freehold		
6, Packwood Mews, Warwick, Warwickshire CV34 5NG	CV34 5NG	CV34 5	06/11/2020	310,000	321,578	N	Terraced		2	98	3,163	3,281	Freehold		
30, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	14/05/2021	247,000	257,351	N	Semi-detached			56	4,411	4,596	Freehold		
34, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	12/10/2020	232,000	244,078	N	Terraced			56	4,143	4,359	Freehold		
7, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	02/11/2020	234,000	242,739	N	Terraced			56	4,179	4,335	Freehold		
10, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	12/04/2021	230,000	234,666	N	Terraced			56	4,107	4,190	Freehold		
35, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	25/06/2021	228,000	228,430	N	Terraced			56	4,071	4,079	Freehold		
20, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	09/04/2021	297,500	312,021	N	Semi-detached			79	3,766	3,950	Freehold		
1, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	26/11/2020	297,000	308,092	N	Terraced			79	3,759	3,900	Freehold		
27, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	02/11/2020	295,000	315,360	N	Semi-detached			81	3,642	3,893	Freehold		
31, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	10/09/2021	310,000	311,984	N	Semi-detached			81	3,827	3,852	Freehold		
23, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	13/11/2020	285,000	304,670	N	Semi-detached			81	3,519	3,761	Freehold		
8, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	18/12/2020	297,500	304,082	N	Terraced			81	3,673	3,754	Freehold		
8, Hicks Close, Warwick, Warwickshire CV34 5ND	CV34 5ND	CV34 5	26/10/2020	229,000	247,455	N	Semi-detached		2 to 3	54	4,241	4,582	Freehold		
24, Hicks Close, Warwick, Warwickshire CV34 5ND	CV34 5ND	CV34 5	19/06/2020	215,000	227,007	N	Terraced		2 to 3	56	3,839	4,054	Freehold		
33, Hicks Close, Warwick, Warwickshire CV34 5ND	CV34 5ND	CV34 5	16/10/2020	275,000	289,316	N	Terraced		2 to 3	74	3,716	3,910	Freehold		
10, Dale Close, Warwick, Warwickshire CV34 5NA	CV34 5NA	CV34 5	02/03/2021	318,000	332,782	N	Semi-detached		2 to 3	88	3,614	3,782	Freehold		
1, Dale Close, Warwick, Warwickshire CV34 5NA	CV34 5NA	CV34 5	23/01/2020	346,000	385,954	N	Semi-detached		3	107	3,234	3,607	Freehold		
12, Dale Close, Warwick, Warwickshire CV34 5NA	CV34 5NA	CV34 5	15/05/2020	235,000	252,982	N	Semi-detached		2 to 3	91	2,582	2,780	Freehold		
2, George Road, Warwick, Warwickshire CV34 5LX	CV34 5LX	CV34 5	30/03/2021	327,000	342,201	N	Semi-detached		3	89	3,674	3,845	Freehold		
17, George Road, Warwick, Warwickshire CV34 5LX	CV34 5LX	CV34 5	19/11/2020	280,900	300,287	N	Semi-detached		3	87	3,229	3,452	Freehold		
32, George Road, Warwick, Warwickshire CV34 5LX	CV34 5LX	CV34 5	25/06/2021	445,000	465,620	N	Detached			136	3,272	3,424	Freehold		
6, George Road, Warwick, Warwickshire CV34 5LX	CV34 5LX	CV34 5	09/08/2021	427,000	434,536	N	Semi-detached		3 to 4	134	3,187	3,243	Freehold		
35, George Road, Warwick, Warwickshire CV34 5LX	CV34 5LX	CV34 5	08/01/2021	346,500	361,590	N	Semi-detached		3 to 4	115	3,013	3,144	Freehold		
46, Charles Street, Warwick, Warwickshire CV34 5LQ	CV34 5LQ	CV34 5	13/03/2020	387,750	422,857	N	Semi-detached		3	90	4,308	4,698	Freehold		
27, Charles Street, Warwick, Warwickshire CV34 5LQ	CV34 5LQ	CV34 5	06/09/2021	381,128	383,567	N	Semi-detached		3 to 4	88	4,331	4,359	Freehold		
33, Charles Street, Warwick, Warwickshire CV34 5LQ	CV34 5LQ	CV34 5	18/05/2021	305,000	310,033	N	Terraced		3	77	3,961	4,026	Freehold		
34, Wilmhurst Road, Warwick, Warwickshire CV34 5LN	CV34 5LN	CV34 5	28/02/2020	425,000	485,045	N	Detached			110	3,864	4,410	Freehold		
31, Wilmhurst Road, Warwick, Warwickshire CV34 5LN	CV34 5LN	CV34 5	30/04/2021	440,000	470,166	N	Detached		3 to 4	120	3,667	3,918	Freehold		
48, Wilmhurst Road, Warwick, Warwickshire CV34 5LN	CV34 5LN	CV34 5	22/09/2021	545,000	552,132	N	Detached			160	3,406	3,451	Freehold		
20, Montague Road, Warwick, Warwickshire CV34 5LJ	CV34 5LJ	CV34 5	09/04/2021	318,000	333,522	N	Semi-detached		2 to 3	79	4,025	4,222	Freehold		
60, Montague Road, Warwick, Warwickshire CV34 5LJ	CV34 5LJ	CV34 5	17/01/2020	325,000	362,529	N	Semi-detached		3	91	3,575	3,988	Freehold		
30, Montague Road, Warwick, Warwickshire CV34 5LJ	CV34 5LJ	CV34 5	27/08/2021	310,000	315,471	N	Semi-detached		3	97	3,196	3,252	Freehold		
55, Wharf Street, Warwick, Warwickshire CV34 5LA	CV34 5LA	CV34 5	17/09/2021	301,000	302,926	N	Semi-detached		2 to 3	81	3,716	3,740	Freehold		
45, Wharf Street, Warwick, Warwickshire CV34 5LA	CV34 5LA	CV34 5	02/02/2021	255,000	258,209	N	Terraced		2	86	2,965	3,002	Freehold		
61, Wharf Street, Warwick, Warwickshire CV34 5LA	CV34 5LA	CV34 5	29/09/2020	320,000	347,725	N	Semi-detached		3	116	2,759	2,998	Freehold		
8, Wise Grove, Warwick, Warwickshire CV34 5JW	CV34 5JW	CV34 5	26/08/2021	353,000	363,161	N	Detached		3 to 4	92	3,837	3,947	Freehold		
1, Rowan Drive, Warwick, Warwickshire CV34 5JS	CV34 5JS	CV34 5	16/10/2020	455,000	504,263	N	Detached		3 to 4	171	2,661	2,949	Freehold		
3, Twycross Walk, Warwick, Warwickshire CV34 5JR	CV34 5JR	CV34 5	05/03/2021	175,000	176,256	N	Flat		2	53	3,302	3,326	Leasehold		
5, Mulberry Drive, Warwick, Warwickshire CV34 5JP	CV34 5JP	CV34 5	28/01/2021	435,000	464,973	N	Detached		3	94	4,628	4,947	Freehold		
4, Dwarris Walk, Warwick, Warwickshire CV34 5JN	CV34 5JN	CV34 5	13/03/2020	350,000	392,369	N	Detached		2 to 3	76	4,605	5,163	Freehold		
4, Guys Close, Warwick, Warwickshire CV34 5JH	CV34 5JH	CV34 5	14/01/2021	335,000	358,083	N	Detached		3 to 4	86	3,895	4,164	Freehold		
14, Guys Close, Warwick, Warwickshire CV34 5JH	CV34 5JH	CV34 5	02/03/2021	325,000	340,108	N	Semi-detached		2 to 3	85	3,824	4,001	Freehold		
68, Cliffe Way, Warwick, Warwickshire CV34 5JG	CV34 5JG	CV34 5	09/04/2021	382,000	400,645	N	Semi-detached		2 to 3	85	4,494	4,713	Freehold		
76, Cliffe Way, Warwick, Warwickshire CV34 5JG	CV34 5JG	CV34 5	10/01/2020	365,000	407,148	N	Semi-detached		3 to 4	103	3,544	3,953	Freehold		
87, Cliffe Way, Warwick, Warwickshire CV34 5JG	CV34 5JG	CV34 5	03/12/2020	330,000	337,301	N	Terraced		3 to 4	120	2,750	2,811	Freehold		
36, Cliffe Way, Warwick, Warwickshire CV34 5JF	CV34 5JF	CV34 5	20/01/2021	367,500	383,504	N	Semi-detached		2 to 3	86	4,273	4,459	Freehold		
26, Cliffe Way, Warwick, Warwickshire CV34 5JF	CV34 5JF	CV34 5	02/04/2020	383,000	407,434	N	Semi-detached		3	97	3,948	4,200	Freehold		
39, Cliffe Way, Warwick, Warwickshire CV34 5JF	CV34 5JF	CV34 5	26/08/2021	427,500	428,808	N	Terraced			123	3,476	3,486	Freehold		
24, Arundel Close, Warwick, Warwickshire CV34 5HZ	CV34 5HZ	CV34 5	14/09/2020	308,750	327,220	N	Terraced		3 to 4	1					

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
37, Cornwall Close, Warwick, Warwickshire CV34 5HX	CV34 5HX	CV34 5	18/12/2020	315,000	332,683	N	Semi-detached		2 to 3	75	4,200	4,436	Freehold		
4, Crossfields Road, Warwick, Warwickshire CV34 5HU	CV34 5HU	CV34 5	31/01/2020	305,000	350,833	N	Detached		2 to 3	83	3,675	4,227	Freehold		
56, Fields Court, Warwick, Warwickshire CV34 5HP	CV34 5HP	CV34 5	27/07/2021	282,500	299,785	N	Detached		2 to 3	80	3,531	3,747	Freehold		
12, Fields Court, Warwick, Warwickshire CV34 5HP	CV34 5HP	CV34 5	14/08/2020	230,000	245,892	N	Terraced		2 to 3	68	3,382	3,616	Freehold		
22a, Fields Court, Warwick, Warwickshire CV34 5HP	CV34 5HP	CV34 5	10/07/2020	176,000	181,900	N	Flat		2 to 3	72	2,444	2,526	Leasehold		
11, Station Avenue, Warwick, Warwickshire CV34 5HJ	CV34 5HJ	CV34 5	08/12/2020	300,000	316,841	N	Semi-detached		2 to 3	85	3,529	3,728	Freehold		
94, Coventry Road, Warwick, Warwickshire CV34 5HH	CV34 5HH	CV34 5	19/02/2021	554,000	577,762	N	Semi-detached			137	4,044	4,217	Freehold		
72, Coventry Road, Warwick, Warwickshire CV34 5HH	CV34 5HH	CV34 5	06/08/2020	400,000	438,388	N	Semi-detached		3	126	3,175	3,479	Freehold		
7, Nicholson Close, Warwick, Warwickshire CV34 5HE	CV34 5HE	CV34 5	18/09/2020	373,500	417,282	N	Detached		3 to 4	101	3,698	4,132	Freehold		
2, Nicholson Close, Warwick, Warwickshire CV34 5HE	CV34 5HE	CV34 5	14/05/2021	345,000	365,308	N	Detached		3	92	3,750	3,971	Freehold		
6, Richardson Close, Warwick, Warwickshire CV34 5HD	CV34 5HD	CV34 5	24/09/2020	395,000	441,302	N	Detached		3 to 4	112	3,527	3,940	Freehold		
16, Crane Close, Warwick, Warwickshire CV34 5HB	CV34 5HB	CV34 5	27/05/2021	192,000	195,169	N	Terraced		2	44	4,364	4,436	Freehold		
72, Crane Close, Warwick, Warwickshire CV34 5HB	CV34 5HB	CV34 5	07/02/2020	151,900	156,945	N	Flat		2	49	3,100	3,203	Leasehold		
21, Crane Close, Warwick, Warwickshire CV34 5HA	CV34 5HA	CV34 5	28/06/2021	225,000	231,771	N	Semi-detached		2	69	3,261	3,359	Freehold		
47, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW	CV34 5GW	CV34 5	04/03/2020	242,000	263,911	N	Semi-detached		2	60	4,033	4,399	Freehold		
35, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW	CV34 5GW	CV34 5	20/05/2021	240,000	243,961	N	Terraced		2	60	4,000	4,066	Freehold		
23, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW	CV34 5GW	CV34 5	21/05/2020	235,000	248,399	N	Terraced		2	62	3,810	4,027	Freehold		
25, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW	CV34 5GW	CV34 5	20/08/2020	227,000	242,685	N	Terraced		2 to 3	61	3,721	3,978	Freehold		
19, Birch End, Warwick, Warwickshire CV34 5GQ	CV34 5GQ	CV34 5	01/09/2021	180,000	178,848	N	Flat		2	76	2,368	2,353	Leasehold		
3, Whittington Close, Warwick, Warwickshire CV34 5GP	CV34 5GP	CV34 5	18/12/2020	247,000	252,465	N	Terraced		2 to 3	61	4,049	4,139	Freehold		
38, Andrews Close, Warwick, Warwickshire CV34 5GF	CV34 5GF	CV34 5	07/02/2020	250,000	258,303	N	Flat			72	3,472	3,588	Leasehold		
45, Kingfisher Close, Warwick, Warwickshire CV34 5GD	CV34 5GD	CV34 5	16/04/2020	260,000	263,875	Y	Flat			72	3,611	3,665	Leasehold		
45, Kingfisher Close, Warwick, Warwickshire CV34 5GD	CV34 5GD	CV34 5	16/04/2020	260,000	260,176	Y	Flat			72	3,611	3,614	Leasehold		
41, Kingfisher Close, Warwick, Warwickshire CV34 5GD	CV34 5GD	CV34 5	16/10/2020	255,000	262,085	Y	Flat			79	3,228	3,318	Leasehold		
7, Highbank, Lower Cape, Warwick, Warwickshire CV34 5FU	CV34 5FU	CV34 5	26/02/2021	290,000	293,649	N	Terraced			103	2,816	2,851	Freehold		
8, Kempton Drive, Warwick, Warwickshire CV34 5FT	CV34 5FT	CV34 5	29/06/2020	185,000	188,248	N	Flat		1	42	4,405	4,482	Leasehold		
48, Kempton Drive, Warwick, Warwickshire CV34 5FT	CV34 5FT	CV34 5	21/02/2021	357,500	372,834	N	Semi-detached		3 to 4	98	3,648	3,804	Freehold		
8, Norton Drive, Warwick, Warwickshire CV34 5FE	CV34 5FE	CV34 5	25/09/2020	290,000	323,994	N	Detached		3	74	3,919	4,378	Freehold		
16, Norton Drive, Warwick, Warwickshire CV34 5FE	CV34 5FE	CV34 5	12/10/2020	295,000	318,774	N	Semi-detached		3	78	3,782	4,087	Freehold		
3, Norton Drive, Warwick, Warwickshire CV34 5FE	CV34 5FE	CV34 5	27/05/2021	380,000	402,369	N	Detached		3 to 4	115	3,304	3,499	Freehold		
27, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA	CV34 5FA	CV34 5	06/03/2020	242,500	264,456	N	Semi-detached		2	39	6,218	6,781	Freehold		
17, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA	CV34 5FA	CV34 5	19/05/2021	165,000	171,915	N	Semi-detached		1	42	3,929	4,093	Freehold		
28, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA	CV34 5FA	CV34 5	25/09/2020	293,000	327,346	N	Detached		2 to 3	81	3,617	4,041	Freehold		
11, Yardley Close, Warwick, Warwickshire CV34 5EX	CV34 5EX	CV34 5	23/10/2020	209,000	219,880	N	Terraced		2 to 3	53	3,957	4,163	Freehold		
10, Yardley Close, Warwick, Warwickshire CV34 5EX	CV34 5EX	CV34 5	27/11/2020	207,855	215,618	N	Terraced		2 to 3	54	3,849	3,993	Freehold		
10, Wedgnock Green, Warwick, Warwickshire CV34 5EQ	CV34 5EQ	CV34 5	22/02/2021	300,000	312,868	N	Semi-detached		3	86	3,488	3,638	Freehold		
37, Wedgnock Green, Warwick, Warwickshire CV34 5EQ	CV34 5EQ	CV34 5	29/04/2021	240,000	244,868	N	Terraced		2	72	3,333	3,401	Freehold		
3, Wedgnock Green, Warwick, Warwickshire CV34 5EQ	CV34 5EQ	CV34 5	05/10/2020	206,500	217,250	N	Terraced		2 to 3	76	2,717	2,859	Freehold		
4, Sir Thomas White Close, Warwick, Warwickshire CV34 5EN	CV34 5EN	CV34 5	07/06/2021	175,000	174,190	N	Flat		2	63	2,778	2,765	Leasehold		
3, Chandley Row, Warwick, Warwickshire CV34 5EG	CV34 5EG	CV34 5	14/04/2020	295,000	306,968	N	Terraced		3 to 4	108	2,731	2,842	Freehold		
37, Newburgh Crescent, Warwick, Warwickshire CV34 5EE	CV34 5EE	CV34 5	16/11/2020	285,000	304,670	N	Semi-detached		3	85	3,353	3,584	Freehold		
1, Newburgh Crescent, Warwick, Warwickshire CV34 5EE	CV34 5EE	CV34 5	05/02/2021	275,000	278,460	N	Terraced		3	85	3,235	3,276	Freehold		
34, Newburgh Crescent, Warwick, Warwickshire CV34 5EE	CV34 5EE	CV34 5	09/02/2021	245,276	261,627	N	Detached		3	86	2,852	3,042	Freehold		
46, Newburgh Crescent, Warwick, Warwickshire CV34 5EE	CV34 5EE	CV34 5	06/08/2020	280,000	299,347	N	Terraced		3	99	2,828	3,024	Freehold		
31, Deerpark Drive, Warwick, Warwickshire CV34 5EB	CV34 5EB	CV34 5	25/08/2020	232,500	248,565	N	Terraced		2 to 3	75	3,100	3,314	Freehold		
6, Hanworth Road, Warwick, Warwickshire CV34 5DY	CV34 5DY	CV34 5	12/08/2021	321,500	322,484	N	Terraced		3	84	3,847	3,858	Freehold		
63, Hanworth Road, Warwick, Warwickshire CV34 5DY	CV34 5DY	CV34 5	29/03/2021	295,000	300,310	N	Terraced		2 to 3	79	3,734	3,801	Freehold		
69, Hanworth Road, Warwick, Warwickshire CV34 5DY	CV34 5DY	CV34 5	06/11/2020	280,000	290,457	N	Terraced		3 to 4	78	3,590	3,724	Freehold		
7, Hanworth Road, Warwick, Warwickshire CV34 5DY	CV34 5DY	CV34 5	10/03/2021	275,000	279,950	N	Terraced		2 to 3	79	3,481	3,544	Freehold		
57, Hanworth Road, Warwick, Warwickshire CV34 5DY	CV34 5DY	CV34 5	17/03/2021	248,000	252,464	N	Terraced		2 to 3	73	3,397	3,458	Freehold		
115, Hanworth Road, Warwick, Warwickshire CV34 5DX	CV34 5DX	CV34 5	11/09/2020	295,000	312,648	N	Terraced		2 to 3	71	4,155	4,403	Freehold		
50, Hanworth Road, Warwick, Warwickshire CV34 5DX	CV34 5DX	CV34 5	17/07/2020	265,000	285,914	N	Terraced		3	86	3,081	3,325	Freehold		
72, Hanworth Road, Warwick, Warwickshire CV34 5DX	CV34 5DX	CV34 5	17/01/2020	272,200	297,303	N	Terraced		3	91	2,997	3,274	Freehold		
70, Hanworth Road, Warwick, Warwickshire CV34 5DX	CV34 5DX	CV34 5	30/01/2020	200,000	218,444	N	Terraced		3	72	2,778	3,034	Freehold		
9, Landor Road, Warwick, Warwickshire CV34 5DU	CV34 5DU	CV34 5	07/02/2020	266,000	288,330	N	Terraced		2 to 3	66	4,030	4,369	Freehold		
5, Landor Road, Warwick, Warwickshire CV34 5DU	CV34 5DU	CV34 5	01/04/2021	279,500	285,170	N	Terraced		3	73	3,829	3,906	Freehold		
175, Cape Road, Warwick, Warwickshire CV34 5DT	CV34 5DT	CV34 5	21/06/2021	395,000	395,745	N	Terraced			133	2,970	2,976	Freehold		
24, Upper Cape, Warwick, Warwickshire CV34 5DS	CV34 5DS	CV34 5	20/05/2021	305,000	317,782	N	Semi-detached		3	90	3,389	3,531	Freehold		
6, Upper Cape, Warwick, Warwickshire CV34 5DS	CV34 5DS	CV34 5	21/08/2020	305,000	326,074	N	Terraced		3	101	3,020	3,228	Freehold		
Flat 2, 1, Upper Cape, Warwick, Warwickshire CV34 5DS	CV34 5DS	CV34 5	07/05/2021	152,500	153,333	N	Flat		1	51	2,990	3,007	Leasehold		
12, Lower Cape, Warwick, Warwickshire CV34 5DP	CV34 5DP	CV34 5	12/03/2020	215,000	241,026	N	Detached			52	4,135	4,635	Freehold		
22a, Lower Cape, Warwick, Warwickshire CV34 5DP	CV34 5DP	CV34 5	24/04/2020	187,000	194,587	N	Terraced		2	58	3,224	3,355	Freehold		
57, Lower Cape, Warwick, Warwickshire CV34 5DP	CV34 5DP	CV34 5	15/01/2021	290,000	302,629	N	Semi-detached		3	95	3,053	3,186	Freehold		
15, Lower Cape, Warwick, Warwickshire CV34 5DP	CV34 5DP	CV34 5	27/05/2021	300,000	304,951	N	Terraced		3 to 4	108	2,778	2,824	Freehold		
Flat 3, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL	CV34 5DL	CV34 5	27/02/2020	115,000	118,819	N	Flat		1	31	3,710	3,833	Leasehold		
Flat 5, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL	CV34 5DL	CV34 5	12/02/2021	123,000	122,700	N	Flat		1	34	3,618	3,609	Leasehold		
Flat 15, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL	CV34 5DL	CV34 5	05/11/2020	113,500	115,029	N	Flat		1	32	3,547	3,595	Leasehold		
Flat 9, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL	CV34 5DL	CV34 5	15/06/2020	105,000	106,843	N	Flat		1	32	3,281	3,339	Leasehold		
147, Cape Road, Warwick, Warwickshire CV34 5DJ	CV34 5DJ	CV34 5	09/04/2021	225,000	229,564	N	Terraced		3	70	3,214	3,279	Freehold		
71, Deansway, Warwick, Warwickshire CV34 5DF	CV34 5DF	CV34 5	04/05/2021	230,000	239,639	N	Semi-detached		2 to 3	80	2,875	2,995	Freehold		
78, Deansway, Warwick, Warwickshire CV34 5DE	CV34 5DE	CV34 5	16/08/2021	270,000	270,826	N	Terraced		2 to 3	84	3,214	3,224	Freehold		
6a, Kites Close, Warwick, Warwickshire CV34 5DD	CV34 5DD	CV34 5	04/03/2021	235,000	245,924	N	Semi-detached		2	48	4,896	5,123	Freehold		
8, Kites Close, Warwick, Warwickshire CV34 5DD	CV34 5DD	CV34 5	29/01/2021	335,000	349,589	N	Semi-detached		3	101	3,317	3,461	Freehold		
4, Woodcote Road, Warwick, Warwickshire CV34 5BZ	CV34 5BZ	CV34 5	02/04/2020	315,000	327,780	N	Terraced		3 to 4	67	4,701	4,892	Freehold		
8, Woodcote Road, Warwick, Warwickshire CV34 5BZ	CV34 5BZ	CV34 5	27/11/2020	329,000	341,287	N	Terraced		2 to 3	87	3,782	3,923	Freehold		
2, Woodcote Road, Warwick, Warwickshire CV34 5BZ	CV34 5BZ	CV34 5	06/01/2021	310,000	313,669	N	Terraced		2 to 3	89	3,481	3,522	Freehold		
39, Lakin Road, Warwick, Warwickshire CV34 5BU	CV34 5BU	CV34 5	31/08/2021	331,550	332,565	N	Terraced		3	85	3,901	3,913	Freehold		
63, Lakin Road, Warwick, Warwickshire CV34 5BU	CV34 5BU	CV34 5	23/06/2021	219,000	219,413	N	Terraced		2 to 3	80	2,738	2,743	Freehold		
52, Paradise Street, Warwick, Warwickshire CV34 5BT	CV34 5BT	CV34 5	13/08/2020	275,000	294,002	N	Terraced		3	88	3,125	3,341	Freehold		
43, Paradise Street, Warwick, Warwickshire CV34 5BT	CV34 5BT	CV34 5	16/04/2020	326,500	339,746	N	Terraced		3 to 4	103	3,170	3,299	Freehold		
1, Paradise Street, Warwick, Warwickshire CV34 5BT	CV34 5BT	CV34 5	06/11/2020	275,000	285,270	N	Terraced		3	92	2,989				



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
4, Woodville Road, Warwick, Warwickshire CV34 5BS	CV34 5BS	CV34 5	09/03/2021	315,000	320,670	N	Terraced		3	82	3,841	3,911	Freehold		
31, Green Lane, Warwick, Warwickshire CV34 5BP	CV34 5BP	CV34 5	16/02/2021	316,000	329,554	N	Semi-detached		3	95	3,326	3,469	Freehold		
27, Green Lane, Warwick, Warwickshire CV34 5BP	CV34 5BP	CV34 5	28/02/2020	275,000	298,086	N	Terraced		3	90	3,056	3,312	Freehold		
5, Vine Mews, Warwick, Warwickshire CV34 5BE	CV34 5BE	CV34 5	15/01/2021	230,000	232,722	N	Terraced			55	4,182	4,231	Freehold		
6, Vine Mews, Warwick, Warwickshire CV34 5BE	CV34 5BE	CV34 5	28/05/2021	212,000	215,499	N	Terraced			55	3,855	3,918	Freehold		
10, Vine Lane, Warwick, Warwickshire CV34 5BD	CV34 5BD	CV34 5	31/01/2020	263,500	287,800	N	Terraced		2 to 3	78	3,378	3,690	Freehold		
16, Vine Lane, Warwick, Warwickshire CV34 5BD	CV34 5BD	CV34 5	13/03/2020	260,000	283,541	N	Semi-detached		2 to 3	89	2,921	3,186	Freehold		
95, Wathen Road, Warwick, Warwickshire CV34 5BB	CV34 5BB	CV34 5	11/11/2020	200,000	207,469	N	Terraced		2	58	3,448	3,577	Freehold		
74, Wathen Road, Warwick, Warwickshire CV34 5BB	CV34 5BB	CV34 5	16/06/2021	223,500	223,921	N	Terraced		2 to 3	72	3,104	3,110	Freehold		
26, Wathen Road, Warwick, Warwickshire CV34 5BA	CV34 5BA	CV34 5	24/09/2021	220,000	220,141	N	Terraced		2	60	3,667	3,669	Freehold		
2, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU	CV34 5AU	CV34 5	02/07/2021	180,000	182,753	N	Flat		2	60	3,000	3,046	Leasehold		
32, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU	CV34 5AU	CV34 5	01/04/2021	172,500	174,132	N	Flat		2	60	2,875	2,902	Leasehold		
30, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU	CV34 5AU	CV34 5	24/09/2020	167,000	171,764	N	Flat		2	60	2,783	2,863	Leasehold		
51, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	05/06/2020	198,000	201,476	N	Flat		2	64	3,094	3,148	Leasehold		
47, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	19/03/2020	178,000	181,302	N	Flat		2	59	3,017	3,073	Leasehold		
30, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	13/03/2020	188,000	191,488	N	Flat		3	66	2,848	2,901	Leasehold		
35, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	26/06/2020	178,000	181,125	N	Flat		2	65	2,738	2,787	Leasehold		
42, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	26/03/2021	192,500	193,882	N	Flat		2	70	2,750	2,770	Leasehold		
3, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	23/04/2020	180,000	180,122	N	Flat		2	75	2,400	2,402	Leasehold		
5, Gribble Drive, Warwick, Warwickshire CV34 5AS	CV34 5AS	CV34 5	30/04/2021	272,000	285,276	N	Semi-detached			62	4,387	4,601	Freehold		
35, Haywood Road, Warwick, Warwickshire CV34 5AJ	CV34 5AJ	CV34 5	30/06/2021	262,000	269,885	N	Semi-detached			62	4,226	4,353	Freehold		
1, Haywood Road, Warwick, Warwickshire CV34 5AJ	CV34 5AJ	CV34 5	19/03/2021	465,000	496,963	N	Detached			125	3,720	3,976	Freehold		
42, Millers Road, Warwick, Warwickshire CV34 5AD	CV34 5AD	CV34 5	30/04/2021	197,000	200,996	N	Terraced		2	68	2,897	2,956	Freehold		
76a, Cape Road, Warwick, Warwickshire CV34 5AB	CV34 5AB	CV34 5	28/05/2021	300,000	312,573	N	Semi-detached			74	4,057	4,227	Freehold		
76, Cape Road, Warwick, Warwickshire CV34 5AB	CV34 5AB	CV34 5	27/07/2020	257,500	283,717	N	Semi-detached		3	69	3,732	4,112	Freehold		
71, Cape Road, Warwick, Warwickshire CV34 5AA	CV34 5AA	CV34 5	23/10/2020	352,000	390,111	N	Detached		2 to 3	90	3,911	4,335	Freehold		
54, Cape Road, Warwick, Warwickshire CV34 5AA	CV34 5AA	CV34 5	30/11/2020	300,000	311,204	N	Terraced		3	94	3,191	3,311	Freehold		
		CV34 5 Average										3,689			
Flat 14, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP	CV34 4XP	CV34 4	27/07/2021	150,000	152,294	N	Flat		2	58	2,586	2,626	Leasehold		
Flat 9, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP	CV34 4XP	CV34 4	19/08/2020	106,000	109,530	N	Flat		1	43	2,465	2,547	Leasehold		
Flat 32, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP	CV34 4XP	CV34 4	22/07/2020	145,000	149,861	N	Flat		2	64	2,266	2,342	Leasehold		
30, Spring Pool, Warwick, Warwickshire CV34 4UR	CV34 4UR	CV34 4	25/08/2020	164,000	169,462	N	Flat		2	56	2,929	3,026	Leasehold		
27, Spring Pool, Warwick, Warwickshire CV34 4UP	CV34 4UP	CV34 4	08/01/2021	115,000	114,159	N	Flat		1	24	4,792	4,757	Leasehold		
103, Spring Pool, Warwick, Warwickshire CV34 4UP	CV34 4UP	CV34 4	06/08/2021	220,000	220,673	N	Terraced		2	60	3,667	3,678	Freehold		
49, Spring Pool, Warwick, Warwickshire CV34 4UP	CV34 4UP	CV34 4	29/04/2021	120,000	121,135	N	Flat		1	41	2,927	2,955	Leasehold		
8, Greville House, Yeomanry Close, Warwick, Warwickshire CV34 4UJ	CV34 4UJ	CV34 4	24/08/2020	205,000	211,828	N	Flat		2	67	3,060	3,162	Leasehold		
6, Eyffler Close, Warwick, Warwickshire CV34 4UG	CV34 4UG	CV34 4	07/05/2021	220,000	223,631	N	Terraced		2	56	3,929	3,993	Freehold		
78, William Tarver Close, Warwick, Warwickshire CV34 4UF	CV34 4UF	CV34 4	16/12/2020	175,000	178,872	N	Terraced		1	38	4,605	4,707	Leasehold		
59, William Tarver Close, Warwick, Warwickshire CV34 4UF	CV34 4UF	CV34 4	27/01/2020	176,150	192,395	N	Terraced		2	54	3,262	3,563	Freehold		
50, William Tarver Close, Warwick, Warwickshire CV34 4UF	CV34 4UF	CV34 4	29/06/2021	162,500	161,748	N	Flat		2	52	3,125	3,111	Leasehold		
27, William Tarver Close, Warwick, Warwickshire CV34 4UE	CV34 4UE	CV34 4	09/04/2021	98,000	98,927	N	Flat		1	24	4,083	4,122	Leasehold		
3, William Tarver Close, Warwick, Warwickshire CV34 4UE	CV34 4UE	CV34 4	16/07/2021	185,000	189,482	N	Terraced		2	52	3,558	3,644	Freehold		
15, William Tarver Close, Warwick, Warwickshire CV34 4UE	CV34 4UE	CV34 4	19/02/2021	155,000	154,622	N	Flat		2	47	3,298	3,290	Leasehold		
31, Mallory Drive, Warwick, Warwickshire CV34 4UD	CV34 4UD	CV34 4	18/03/2021	250,000	254,500	N	Terraced		2 to 3	45	5,556	5,656	Freehold		
41, Mallory Drive, Warwick, Warwickshire CV34 4UD	CV34 4UD	CV34 4	24/02/2020	235,000	254,728	N	Terraced		2	58	4,052	4,392	Freehold		
70, Mallory Drive, Warwick, Warwickshire CV34 4UD	CV34 4UD	CV34 4	22/06/2021	250,000	250,471	N	Terraced		2	60	4,167	4,175	Freehold		
43, Mallory Drive, Warwick, Warwickshire CV34 4UD	CV34 4UD	CV34 4	19/02/2021	255,000	258,209	N	Terraced		2 to 3	69	3,672	3,718	Freehold		
21, Mallory Drive, Warwick, Warwickshire CV34 4UD	CV34 4UD	CV34 4	29/09/2021	270,000	270,173	N	Terraced		3	73	3,699	3,701	Freehold		
20, Wavytree Close, Warwick, Warwickshire CV34 4UA	CV34 4UA	CV34 4	26/08/2020	225,000	240,547	N	Terraced		2	49	4,592	4,909	Freehold		
78, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ	CV34 4TZ	CV34 4	22/03/2021	235,500	237,190	N	Flat		2	69	3,413	3,438	Leasehold		
28, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ	CV34 4TZ	CV34 4	15/01/2021	185,000	183,647	N	Flat		2	69	2,681	2,662	Leasehold		
29, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ	CV34 4TZ	CV34 4	19/06/2020	200,250	203,765	N	Flat		2 to 3	83	2,413	2,455	Leasehold		
27, Romani Close, Warwick, Warwickshire CV34 4TY	CV34 4TY	CV34 4	28/05/2021	152,000	152,831	N	Flat		1	51	2,980	2,997	Leasehold		
21, Romani Close, Warwick, Warwickshire CV34 4TY	CV34 4TY	CV34 4	01/07/2020	142,500	147,277	N	Flat		1	52	2,740	2,832	Leasehold		
11, Victoria Mews, Warwick, Warwickshire CV34 4TE	CV34 4TE	CV34 4	29/04/2021	170,000	171,609	N	Flat		2	67	2,537	2,561	Leasehold		
14, Saltisford, Warwick, Warwickshire CV34 4TA	CV34 4TA	CV34 4	07/04/2021	390,000	416,738	N	Detached		3	91	4,286	4,580	Freehold		
8, Saltisford, Warwick, Warwickshire CV34 4TA	CV34 4TA	CV34 4	16/03/2021	333,500	339,503	N	Terraced		3	99	3,369	3,429	Freehold		
56, Mercia Way, Warwick, Warwickshire CV34 4QB	CV34 4QB	CV34 4	08/12/2020	262,000	276,708	N	Semi-detached		2 to 3	89	2,944	3,109	Freehold		
1, Frances Avenue, Warwick, Warwickshire CV34 4QA	CV34 4QA	CV34 4	06/08/2020	310,000	339,751	N	Semi-detached		3	106	2,925	3,205	Freehold		
11, Frances Avenue, Warwick, Warwickshire CV34 4QA	CV34 4QA	CV34 4	02/06/2021	280,000	288,426	N	Semi-detached		3	97	2,887	2,973	Freehold		
41, Avon Street, Warwick, Warwickshire CV34 4PX	CV34 4PX	CV34 4	10/02/2021	290,500	294,155	N	Terraced		2	76	3,822	3,870	Freehold		
45, Avon Street, Warwick, Warwickshire CV34 4PX	CV34 4PX	CV34 4	01/10/2020	265,000	278,796	N	Terraced		2 to 3	80	3,313	3,485	Freehold		
73, Avon Street, Warwick, Warwickshire CV34 4PX	CV34 4PX	CV34 4	25/11/2020	275,500	285,789	N	Terraced		3 to 4	87	3,167	3,285	Freehold		
53, Avon Street, Warwick, Warwickshire CV34 4PX	CV34 4PX	CV34 4	08/04/2021	256,500	261,703	N	Terraced		2 to 3	84	3,054	3,116	Freehold		
77, Avon Street, Warwick, Warwickshire CV34 4PX	CV34 4PX	CV34 4	18/09/2020	257,500	272,904	N	Terraced		2 to 3	89	2,893	3,066	Freehold		
19, Maynard Avenue, Warwick, Warwickshire CV34 4PU	CV34 4PU	CV34 4	07/01/2020	320,000	356,952	N	Semi-detached		3	94	3,404	3,797	Freehold		
4, Meadow Road, Warwick, Warwickshire CV34 4PS	CV34 4PS	CV34 4	29/06/2020	295,000	311,474	N	Terraced		2	82	3,598	3,798	Freehold		
15, Meadow Road, Warwick, Warwickshire CV34 4PS	CV34 4PS	CV34 4	04/03/2021	243,000	247,374	N	Terraced		2	73	3,329	3,389	Freehold		
14, Meadow Road, Warwick, Warwickshire CV34 4PS	CV34 4PS	CV34 4	25/09/2020	245,000	259,657	N	Terraced		3	81	3,025	3,206	Freehold		
26, Meadow Road, Warwick, Warwickshire CV34 4PS	CV34 4PS	CV34 4	09/09/2021	237,500	237,653	N	Terraced		2 to 3	75	3,167	3,169	Freehold		
17, Meadow Road, Warwick, Warwickshire CV34 4PS	CV34 4PS	CV34 4	06/11/2020	205,000	212,656	N	Terraced		3	72	2,847	2,954	Freehold		
24, Pickard Street, Warwick, Warwickshire CV34 4PR	CV34 4PR	CV34 4	09/08/2021	291,000	299,377	N	Detached		3	78	3,731	3,838	Freehold		
22, Pickard Street, Warwick, Warwickshire CV34 4PR	CV34 4PR	CV34 4	04/09/2020	232,500	246,409	N	Terraced		3	79	2,949	3,125	Freehold		
Flat 2, 5, Pickard Street, Warwick, Warwickshire CV34 4PR	CV34 4PR	CV34 4	28/08/2020	157,500	162,746	N	Flat		1	60	2,625	2,712	Leasehold		
8, Ilex Court, Warwick, Warwickshire CV34 4PJ	CV34 4PJ	CV34 4	20/11/2020	275,000	285,270	N	Terraced		2 to 3	80	3,438	3,566	Freehold		
13, Emscote Road, Warwick, Warwickshire CV34 4PH	CV34 4PH	CV34 4	09/10/2020	850,000	894,250	N	Terraced			203	4,187	4,405	Freehold		
3, Emscote Road, Warwick, Warwickshire CV34 4PH	CV34 4PH	CV34 4	18/06/2021	925,000	926,744	N	Terraced			253	3,656	3,663	Freehold		
19, Beaurevoir Way, Warwick, Warwickshire CV34 4NY	CV34 4NY	CV34 4	25/09/2020	350,000	380,324	N	Semi-detached		3	95	3,684	4,003	Freehold		
Flat 10, 22, Coten End, Warwick, Warwickshire CV34 4NS	CV34 4NS	CV34 4	28/05/2021	132,500	133,224	N	Flat		1	45	2,944	2,961	Leasehold		
27, Campriano Drive, Warwick, Warwickshire CV34 4NQ	CV34 4NQ	CV34 4	17/07/2020	315,000	339,860	N	Terraced		2	83	3,795	4,095	Freehold		
2, Campriano Drive, Warwick, Warwickshire CV34 4NQ	CV34 4NQ	CV34 4	07/06/2021	405,000	405,763	N	Terraced		3	100	4,050	4,058	Freehold		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
34, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	06/01/2021	832,500	842,354	N	Terraced			249	3,343	3,383	Freehold		
Flat 14, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	16/03/2020	163,750	166,788	N	Flat		2	57	2,873	2,926	Leasehold		
Flat 14a, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	14/08/2020	157,000	162,229	N	Flat		2	57	2,754	2,846	Leasehold		
Flat 20, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	09/04/2021	144,000	145,363	N	Flat		2	53	2,717	2,743	Leasehold		
6a, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	29/05/2020	160,000	162,295	N	Flat		2	63	2,540	2,576	Leasehold		
69, St Johns Court, Warwick, Warwickshire CV34 4NL	CV34 4NL	CV34 4	21/12/2020	150,000	150,228	N	Flat		1	39	3,846	3,852	Leasehold		
62, St Johns Court, Warwick, Warwickshire CV34 4NL	CV34 4NL	CV34 4	02/09/2020	152,000	156,337	N	Flat		1	42	3,619	3,722	Leasehold		
38, St Johns Court, Warwick, Warwickshire CV34 4NL	CV34 4NL	CV34 4	06/03/2020	180,000	183,339	N	Flat		2 to 3	68	2,647	2,696	Leasehold		
17, St Johns Court, Warwick, Warwickshire CV34 4NJ	CV34 4NJ	CV34 4	15/12/2020	155,000	155,236	N	Flat		2	53	2,925	2,929	Leasehold		
12, St Johns Court, Warwick, Warwickshire CV34 4NJ	CV34 4NJ	CV34 4	27/03/2020	148,000	150,746	N	Flat		2	53	2,792	2,844	Leasehold		
1, Marne Close, Warwick, Warwickshire CV34 4NH	CV34 4NH	CV34 4	28/06/2021	400,000	400,754	N	Terraced		3	100	4,000	4,008	Freehold		
31, Marne Close, Warwick, Warwickshire CV34 4NH	CV34 4NH	CV34 4	23/07/2021	265,000	271,420	N	Terraced		2	82	3,232	3,310	Freehold		
5, Marne Close, Warwick, Warwickshire CV34 4NH	CV34 4NH	CV34 4	09/04/2021	462,000	471,372	N	Terraced		3 to 4	145	3,186	3,251	Freehold		
18, Marne Close, Warwick, Warwickshire CV34 4NH	CV34 4NH	CV34 4	22/05/2020	252,500	266,896	N	Terraced		2	83	3,042	3,216	Freehold		
29, Marne Close, Warwick, Warwickshire CV34 4NH	CV34 4NH	CV34 4	17/03/2020	252,500	269,655	N	Terraced		2	85	2,986	3,189	Freehold		
14, Marne Close, Warwick, Warwickshire CV34 4NH	CV34 4NH	CV34 4	01/04/2020	255,000	265,345	N	Terraced		2	87	2,948	3,068	Freehold		
22, Priory Road, Warwick, Warwickshire CV34 4NA	CV34 4NA	CV34 4	06/08/2020	350,000	374,184	N	Terraced		2 to 3	77	4,545	4,860	Freehold		
30, Priory Road, Warwick, Warwickshire CV34 4NA	CV34 4NA	CV34 4	16/12/2020	350,000	357,744	N	Terraced		3	88	3,977	4,065	Freehold		
Apartment 20, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ	CV34 4LZ	CV34 4	14/05/2021	184,000	185,005	N	Flat		2	61	3,016	3,033	Leasehold		
Apartment 6, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ	CV34 4LZ	CV34 4	25/09/2020	170,000	174,850	N	Flat		2	61	2,787	2,866	Leasehold		
Apartment 35, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ	CV34 4LZ	CV34 4	21/06/2021	145,000	144,329	N	Flat		1	52	2,788	2,776	Leasehold		
41, Guy Street, Warwick, Warwickshire CV34 4LW	CV34 4LW	CV34 4	06/03/2020	240,000	256,306	N	Terraced		2	57	4,211	4,497	Freehold		
64, Guy Street, Warwick, Warwickshire CV34 4LW	CV34 4LW	CV34 4	16/11/2020	221,000	229,254	N	Terraced		2 to 3	61	3,623	3,758	Freehold		
9, Broad Street, Warwick, Warwickshire CV34 4LT	CV34 4LT	CV34 4	14/01/2021	292,500	295,962	N	Terraced		2 to 3	76	3,874	3,920	Freehold		
32, Cherry Street, Warwick, Warwickshire CV34 4LR	CV34 4LR	CV34 4	20/11/2020	275,000	285,270	N	Terraced		2 to 3	68	4,044	4,195	Freehold		
45, Cherry Street, Warwick, Warwickshire CV34 4LR	CV34 4LR	CV34 4	22/04/2021	334,500	341,285	N	Terraced		2 to 3	97	3,448	3,518	Freehold		
21, Cherry Street, Warwick, Warwickshire CV34 4LR	CV34 4LR	CV34 4	12/03/2021	162,000	164,916	N	Terraced		3	65	2,492	2,537	Freehold		
Apartment 7, Montgomery Court, Coventry Road, Warwick, Warwickshire CV34 4LQ	CV34 4LQ	CV34 4	02/06/2021	105,000	104,514	N	Flat		1	39	2,692	2,680	Leasehold		
9, Guys Cliffe Terrace, Warwick, Warwickshire CV34 4LP	CV34 4LP	CV34 4	10/09/2021	392,500	392,752	N	Terraced		3	102	3,848	3,851	Freehold		
19, Guy Street, Warwick, Warwickshire CV34 4LN	CV34 4LN	CV34 4	19/10/2020	285,000	299,837	N	Terraced		3	83	3,414	3,592	Freehold		
11, Guy Street, Warwick, Warwickshire CV34 4LN	CV34 4LN	CV34 4	14/12/2020	312,000	329,515	N	Semi-detached		3 to 4	106	2,943	3,109	Freehold		
27, Guy Street, Warwick, Warwickshire CV34 4LN	CV34 4LN	CV34 4	23/04/2020	180,000	187,303	N	Terraced		2	70	2,571	2,676	Freehold		
40, Coventry Road, Warwick, Warwickshire CV34 4LJ	CV34 4LJ	CV34 4	22/06/2020	212,500	224,367	N	Terraced		3	85	2,500	2,640	Freehold		
12, The Paddocks, Warwick, Warwickshire CV34 4LH	CV34 4LH	CV34 4	21/08/2020	320,000	350,711	N	Semi-detached		3	104	3,077	3,372	Freehold		
Apartment 3, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE	CV34 4LE	CV34 4	19/08/2021	190,000	189,716	N	Flat		2 to 3	50	3,800	3,794	Leasehold		
Apartment 15, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE	CV34 4LE	CV34 4	07/05/2021	205,000	206,120	N	Flat		2	57	3,596	3,616	Leasehold		
Apartment 22, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE	CV34 4LE	CV34 4	30/10/2020	230,000	236,391	N	Flat		2	87	2,644	2,717	Leasehold		
Apartment 24, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE	CV34 4LE	CV34 4	22/09/2020	213,000	219,077	N	Flat		2	87	2,448	2,518	Leasehold		
17, Coach House Mews, Warwick, Warwickshire CV34 4LD	CV34 4LD	CV34 4	30/06/2021	270,000	270,509	N	Terraced		2	69	3,913	3,920	Freehold		
12, Coach House Mews, Warwick, Warwickshire CV34 4LD	CV34 4LD	CV34 4	19/03/2021	200,000	201,436	N	Flat		2	64	3,125	3,147	Leasehold		
14, Coach House Mews, Warwick, Warwickshire CV34 4LD	CV34 4LD	CV34 4	11/05/2020	205,000	207,941	N	Flat		2	66	3,101	3,146	Leasehold		
15, Coach House Mews, Warwick, Warwickshire CV34 4LD	CV34 4LD	CV34 4	17/12/2020	190,000	190,289	N	Flat		2 to 3	66	2,879	2,883	Leasehold		
4, Coach House Mews, Warwick, Warwickshire CV34 4LD	CV34 4LD	CV34 4	24/09/2020	190,000	195,421	N	Flat		2 to 3	69	2,754	2,832	Leasehold		
9, Coach House Mews, Warwick, Warwickshire CV34 4LD	CV34 4LD	CV34 4	29/01/2021	181,000	179,677	N	Flat		2 to 3	66	2,742	2,722	Leasehold		
9, Priory Mews, Warwick, Warwickshire CV34 4LB	CV34 4LB	CV34 4	22/09/2020	395,000	418,630	N	Terraced		3	103	3,835	4,064	Freehold		
22, Turberville Place, Warwick, Warwickshire CV34 4JZ	CV34 4JZ	CV34 4	13/03/2020	170,000	173,154	N	Flat		2	49	3,469	3,534	Leasehold		
71, Turberville Place, Warwick, Warwickshire CV34 4JZ	CV34 4JZ	CV34 4	19/06/2020	154,500	157,212	N	Flat		1	55	2,809	2,858	Leasehold		
34, Turberville Place, Warwick, Warwickshire CV34 4JZ	CV34 4JZ	CV34 4	19/02/2020	172,500	178,229	N	Flat		2	73	2,363	2,441	Leasehold		
71, Albert Street, Warwick, Warwickshire CV34 4JX	CV34 4JX	CV34 4	10/08/2020	268,000	293,720	N	Semi-detached		2 to 3	78	3,436	3,766	Freehold		
25, Albert Street, Warwick, Warwickshire CV34 4JX	CV34 4JX	CV34 4	19/01/2021	236,038	238,832	N	Terraced		3	94	2,511	2,541	Freehold		
39, Victoria Street, Warwick, Warwickshire CV34 4JT	CV34 4JT	CV34 4	14/12/2020	351,000	358,766	N	Terraced		2 to 3	104	3,375	3,450	Freehold		
13, Victoria Street, Warwick, Warwickshire CV34 4JT	CV34 4JT	CV34 4	26/06/2020	348,000	367,434	N	Terraced		3	114	3,053	3,223	Freehold		
27, Victoria Street, Warwick, Warwickshire CV34 4JT	CV34 4JT	CV34 4	27/07/2020	282,000	304,256	N	Terraced		3 to 4	106	2,660	2,870	Freehold		
3, Brooke Mews, Warwick, Warwickshire CV34 4JR	CV34 4JR	CV34 4	09/01/2020	315,000	362,336	N	Detached			116	2,716	3,124	Freehold		
6, Brooke Mews, Warwick, Warwickshire CV34 4JR	CV34 4JR	CV34 4	26/02/2021	270,000	287,999	N	Detached		2 to 3	107	2,523	2,692	Freehold		
11, Cape Road, Warwick, Warwickshire CV34 4JP	CV34 4JP	CV34 4	28/06/2021	725,000	726,367	N	Terraced			181	4,006	4,013	Freehold		
15, Cape Road, Warwick, Warwickshire CV34 4JP	CV34 4JP	CV34 4	14/12/2020	525,000	536,616	N	Terraced		3 to 4	161	3,261	3,333	Freehold		
12, Wallwin Place, Warwick, Warwickshire CV34 4JJ	CV34 4JJ	CV34 4	07/01/2020	188,000	195,112	N	Flat		2	59	3,186	3,307	Leasehold		
16, Wallwin Place, Warwick, Warwickshire CV34 4JJ	CV34 4JJ	CV34 4	11/12/2020	180,000	180,274	N	Flat		2 to 3	59	3,051	3,055	Leasehold		
17, Wallwin Place, Warwick, Warwickshire CV34 4JJ	CV34 4JJ	CV34 4	09/11/2020	176,000	178,371	N	Flat		2	61	2,885	2,924	Leasehold		
9, Wallwin Place, Warwick, Warwickshire CV34 4JJ	CV34 4JJ	CV34 4	24/04/2020	175,000	175,119	N	Flat		2	61	2,869	2,871	Leasehold		
54, St Nicholas Church Street, Warwick, Warwickshire CV34 4JD	CV34 4JD	CV34 4	30/10/2020	375,000	385,420	N	Flat		2 to 3	87	4,310	4,430	Leasehold		
Flat 5, Fairfax Court, St Nicholas Church Street, Warwick, Warwickshire CV34 4JD	CV34 4JD	CV34 4	23/07/2021	240,000	243,670	N	Flat		2	69	3,478	3,531	Leasehold		
3 Goodway Court, Gerrard Street, Warwick, Warwickshire CV34 4HD	CV34 4HD	CV34 4	13/08/2021	286,000	286,875	N	Terraced		2 to 3	63	4,540	4,554	Freehold		
24, Mill Street, Warwick, Warwickshire CV34 4HB	CV34 4HB	CV34 4	22/09/2020	515,000	545,809	N	Terraced		3 to 4	126	4,087	4,332	Freehold		
30, Neville Court, Warwick, Warwickshire CV34 4EZ	CV34 4EZ	CV34 4	12/03/2021	435,000	438,122	N	Flat		3 to 4	137	3,175	3,198	Leasehold		
43, Cocksparrow Street, Warwick, Warwickshire CV34 4ED	CV34 4ED	CV34 4	27/01/2021	487,500	493,270	N	Terraced		3	106	4,599	4,653	Freehold		
2, Castle Court, Castle Lane, Warwick, Warwickshire CV34 4EB	CV34 4EB	CV34 4	13/08/2020	440,000	470,402	N	Terraced		3	123	3,577	3,824	Freehold		
2, Theatre Court, Warwick, Warwickshire CV34 4DY	CV34 4DY	CV34 4	10/07/2020	250,000	269,730	N	Terraced		3	82	3,049	3,289	Freehold		
1, Theatre Court, Warwick, Warwickshire CV34 4DY	CV34 4DY	CV34 4	20/11/2020	220,000	228,216	N	Terraced		2 to 3	73	3,003	3,115	Freehold		
1, St Pauls Terrace, Warwick, Warwickshire CV34 4DX	CV34 4DX	CV34 4	27/01/2020	225,000	245,750	N	Terraced		2 to 3	62	3,617	3,950	Freehold		
7, Lammas Court, Linen Street, Warwick, Warwickshire CV34 4DT	CV34 4DT	CV34 4	09/10/2020	150,000	154,168	N	Flat		2	55	2,727	2,803	Leasehold		
69, Linen Street, Warwick, Warwickshire CV34 4DS	CV34 4DS	CV34 4	11/06/2020	475,000	525,826	N	Detached		3	87	5,460	6,044	Freehold		
8, Linen Street, Warwick, Warwickshire CV34 4DS	CV34 4DS	CV34 4	08/04/2021	250,000	267,140	N	Detached		2	53	4,717	5,040	Freehold		
19, Linen Street, Warwick, Warwickshire CV34 4DS	CV34 4DS	CV34 4	26/03/2021	222,000	225,996	N	Terraced		2 to 3	57	3,895	3,965	Freehold		
12, Linen Street, Warwick, Warwickshire CV34 4DS	CV34 4DS	CV34 4	11/09/2020	400,000	446,888	N	Detached		3 to 4	114	3,509	3,920	Freehold		
Apartment 7, Knights Court, Linen Street, Warwick, Warwickshire CV34 4DJ	CV34 4DJ	CV34 4	31/07/2020	223,000	230,476	N	Flat		2	72	3,097	3,201	Leasehold		
21, Castle Close, Warwick, Warwickshire CV34 4DB	CV34 4DB	CV34 4	30/03/2020	599,950	672,576	N	Detached			131	4,580	5,134	Freehold		
8, Back Lane, Warwick, Warwickshire CV34 4BZ	CV34 4BZ	CV34 4	19/03/2021	350,500	356,809	N	Terraced		3 to 4	129	2,717	2,766	Freehold		
8, Castle Lane, Warwick, Warwickshire CV34 4BU	CV34 4BU	CV34 4	19/06/2020	295,000	311,474	N	Terraced		2	78	3,782	3,993	Freehold		
Castle Lane House, Castle Lane, Warwick, Warwickshire CV34 4BT	CV34 4BT	CV34 4													

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property T	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
9, Brook Street, Warwick, Warwickshire CV34 4BL	CV34 4BL	CV34 4	07/05/2020	228,000	231,271	N	Flat		3	78	2,923	2,965	Leasehold		
Flat 5, Swan Court, 2, Swan Street, Warwick, Warwickshire CV34 4BJ	CV34 4BJ	CV34 4	30/09/2021	318,000	315,965	N	Flat			91	3,495	3,472	Leasehold		
Flat C, 52, High Street, Warwick, Warwickshire CV34 4AX	CV34 4AX	CV34 4	28/05/2021	248,750	250,109	N	Flat		2	74	3,343	3,362	Leasehold		
Flat B, 52, High Street, Warwick, Warwickshire CV34 4AX	CV34 4AX	CV34 4	06/08/2020	225,000	232,494	N	Flat		2	74	3,024	3,125	Leasehold		
Flat D, 52, High Street, Warwick, Warwickshire CV34 4AX	CV34 4AX	CV34 4	10/07/2020	190,000	196,370	N	Flat		2	74	2,554	2,639	Leasehold		
4, Church Street, Warwick, Warwickshire CV34 4AB	CV34 4AB	CV34 4	30/06/2021	730,000	731,376	N	Terraced			168	4,345	4,353	Freehold		
Flat E, 2, Church Street, Warwick, Warwickshire CV34 4AB	CV34 4AB	CV34 4	27/11/2020	190,000	192,560	N	Flat		1	60	3,167	3,209	Leasehold		
		CV34 4 Average										3,458			
5, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP	CV33 9WP	CV33 9	05/08/2020	469,950	532,295	Y	Detached			122	3,852	4,363	Freehold		
1, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP	CV33 9WP	CV33 9	26/03/2020	285,950	311,840	Y	Semi-detached			73	3,917	4,272	Freehold		
7, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP	CV33 9WP	CV33 9	29/07/2020	464,950	529,495	Y	Detached			127	3,661	4,169	Freehold		
3, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP	CV33 9WP	CV33 9	30/03/2020	288,500	314,621	Y	Semi-detached			76	3,796	4,140	Freehold		
2, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP	CV33 9WP	CV33 9	25/01/2021	404,950	432,853	Y	Detached			106	3,820	4,084	Freehold		
43, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL	CV33 9WL	CV33 9	31/03/2020	332,950	363,096	Y	Semi-detached			83	4,011	4,375	Freehold		
45, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL	CV33 9WL	CV33 9	30/03/2020	319,950	348,919	Y	Semi-detached			83	3,855	4,204	Freehold		
19, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL	CV33 9WL	CV33 9	07/04/2020	379,950	404,190	Y	Semi-detached			98	3,877	4,124	Freehold		
1, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL	CV33 9WL	CV33 9	17/11/2020	460,000	503,990	N	Detached			127	3,622	3,968	Freehold		
2, Duke Of York Avenue, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	03/02/2020	319,950	354,529	Y	Semi-detached			83	3,855	4,271	Freehold		
4, Duke Of York Avenue, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	03/02/2020	319,950	354,529	Y	Semi-detached			83	3,855	4,271	Freehold		
20, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	04/09/2020	464,950	519,452	Y	Detached			122	3,811	4,258	Freehold		
12, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	10/06/2020	285,950	308,004	Y	Semi-detached			73	3,917	4,219	Freehold		
14, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	05/06/2020	288,500	310,751	Y	Semi-detached			76	3,796	4,089	Freehold		
18, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	18/09/2020	315,000	342,292	Y	Semi-detached			103	3,058	3,323	Freehold		
7, Power Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WA	CV33 9WA	CV33 9	04/06/2021	375,000	386,285	N	Semi-detached			99	3,788	3,902	Freehold		
11, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ	CV33 9UZ	CV33 9	17/07/2020	589,995	671,899	Y	Detached			153	3,856	4,392	Freehold		
5, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ	CV33 9UZ	CV33 9	27/03/2020	404,995	454,021	Y	Detached			108	3,750	4,204	Freehold		
7, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ	CV33 9UZ	CV33 9	31/07/2020	549,995	626,346	Y	Detached			152	3,618	4,121	Freehold		
2, Rendell Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UX	CV33 9UX	CV33 9	20/11/2020	487,000	533,572	Y	Detached			144	3,382	3,705	Freehold		
11, Jenkyn Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UW	CV33 9UW	CV33 9	24/08/2020	510,000	577,658	Y	Detached			149	3,423	3,877	Freehold		
7, Jenkyn Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UW	CV33 9UW	CV33 9	17/12/2020	462,000	500,246	Y	Detached			134	3,448	3,733	Freehold		
41, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU	CV33 9UU	CV33 9	06/03/2020	240,000	256,306	Y	Terraced			63	3,810	4,068	Freehold		
15, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU	CV33 9UU	CV33 9	17/07/2020	190,000	196,370	N	Flat			49	3,878	4,008	Freehold		
45, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU	CV33 9UU	CV33 9	06/05/2020	274,000	294,966	Y	Semi-detached			76	3,605	3,881	Freehold		
43, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU	CV33 9UU	CV33 9	20/03/2020	272,000	290,480	Y	Terraced			76	3,579	3,822	Freehold		
38, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU	CV33 9UU	CV33 9	15/01/2021	450,000	481,007	Y	Detached			134	3,358	3,590	Freehold		
11, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	28/05/2020	355,000	390,971	Y	Detached			91	3,901	4,296	Freehold		
4, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	30/07/2020	280,000	308,507	Y	Semi-detached			76	3,684	4,059	Freehold		
8, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	02/10/2020	460,000	509,805	Y	Detached			134	3,433	3,805	Freehold		
10, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	06/11/2020	570,000	624,509	Y	Detached			174	3,276	3,589	Freehold		
17, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	26/06/2020	350,000	376,994	Y	Semi-detached			106	3,302	3,557	Freehold		
15, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	28/05/2020	350,000	376,781	Y	Semi-detached			106	3,302	3,555	Freehold		
2, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	27/03/2020	185,000	188,432	Y	Flat			60	3,083	3,141	Leasehold		
20, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	27/08/2020	342,000	387,371	Y	Detached			89	3,843	4,352	Freehold		
25, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	15/12/2020	340,000	368,146	Y	Detached			89	3,820	4,136	Freehold		
4, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	27/02/2020	282,000	312,478	Y	Semi-detached			76	3,711	4,112	Freehold		
28, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	30/07/2020	400,000	455,529	Y	Detached			111	3,604	4,104	Freehold		
24, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	31/07/2020	280,000	308,507	Y	Semi-detached			76	3,684	4,059	Freehold		
22, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	24/08/2020	275,000	301,392	Y	Semi-detached			76	3,618	3,966	Freehold		
33, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	15/12/2020	399,000	432,031	Y	Detached			111	3,595	3,892	Freehold		
26, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	29/10/2020	464,000	514,238	Y	Detached			134	3,463	3,838	Freehold		
1, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	17/12/2020	465,000	503,494	Y	Detached			134	3,470	3,757	Freehold		
30, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	09/10/2020	437,000	484,314	Y	Detached			129	3,388	3,754	Freehold		
31, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	11/12/2020	185,000	195,386	Y	Semi-detached			79	2,342	2,473	Freehold		
21, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	24/01/2020	389,995	448,601	Y	Detached			99	3,939	4,531	Freehold		
9, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	10/07/2020	589,995	671,899	Y	Detached			153	3,856	4,392	Freehold		
14, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	21/02/2020	574,995	656,231	Y	Detached			153	3,758	4,289	Freehold		
34, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	25/09/2020	542,995	606,645	Y	Detached			166	3,271	3,654	Freehold		
19, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	27/03/2020	210,000	229,014	Y	Semi-detached			73	2,877	3,137	Freehold		
1, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	31/07/2020	355,000	404,282	Y	Detached			92	3,859	4,394	Freehold		
2, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	30/09/2020	355,000	396,613	Y	Detached			92	3,859	4,311	Freehold		
9, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	27/08/2020	415,000	470,055	Y	Detached			110	3,773	4,273	Freehold		
17, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	30/06/2020	415,000	459,406	Y	Detached			110	3,773	4,176	Freehold		
10, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	27/08/2020	397,000	449,667	Y	Detached			111	3,577	4,051	Freehold		
15, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	16/10/2020	487,000	539,728	Y	Detached			144	3,382	3,748	Freehold		
3, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	26/06/2020	185,000	195,331	Y	Terraced			79	2,342	2,473	Freehold		
7, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	26/06/2020	185,000	195,331	Y	Terraced			79	2,342	2,473	Freehold		
5, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	26/06/2020	150,000	158,377	Y	Terraced			66	2,273	2,400	Freehold		
33, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG	CV33 9UG	CV33 9	07/12/2020	300,000	316,841	N	Semi-detached			73	4,110	4,340	Freehold		
1, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG	CV33 9UG	CV33 9	26/02/2021	360,000	375,441	N	Semi-detached			91	3,956	4,126	Freehold		
16, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG	CV33 9UG	CV33 9	21/05/2021	245,000	249,043	N	Terraced			62	3,952	4,017	Freehold		
22, Dunstall Crescent, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UD	CV33 9UD	CV33 9	27/11/2020	287,500	307,342	N	Semi-detached		3	82	3,506	3,748	Freehold		
4, Ryefields, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UB	CV33 9UB	CV33 9	23/10/2020	242,500	262,043	N	Semi-detached		2	61	3,975	4,296	Freehold		
27, Ryefields, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UB	CV33 9UB	CV33 9	21/08/2020	240,000	263,033	N	Semi-detached		2 to 3	63	3,836	4,204	Freehold		
19, King Edward Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SZ	CV33 9SZ	CV33 9	03/08/2020	410,000	464,392	N	Detached			98	4,184	4,739	Freehold		
5, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX	CV33 9SX	CV33 9	21/08/2020	264,999	290,431	Y	Semi-detached			60	4,417	4,841	Freehold		
18, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX	CV33 9SX	CV33 9	26/03/2020	404,950	453,971	Y	Detached			106	3,820	4,283	Freehold		
32, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX	CV33 9SX	CV33 9	25/09/2020	404,950	452,418	Y	Detached			106	3,820	4,268	Freehold		
36, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW	CV33 9SW	CV33 9	25/02/2021	362,000	386,132	Y	Detached			92	3,935	4,197	Freehold		
24, Lionheart Avenue, Bishops															



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property T	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
33, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW	CV33 9SW	CV33 9	29/04/2020	395,000	429,656	Y	Detached			111	3,559	3,871	Freehold		
98, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW	CV33 9SW	CV33 9	22/09/2020	290,000	307,349	N	Terraced			80	3,625	3,842	Freehold		
32, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW	CV33 9SW	CV33 9	14/05/2020	435,000	479,077	N	Detached			144	3,021	3,327	Freehold		
52, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU	CV33 9SU	CV33 9	30/07/2020	339,250	373,790	N	Semi-detached			83	4,087	4,503	Freehold		
54, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU	CV33 9SU	CV33 9	14/05/2021	320,000	333,411	N	Semi-detached			79	4,051	4,220	Freehold		
14, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU	CV33 9SU	CV33 9	16/03/2021	389,950	408,077	N	Semi-detached			120	3,250	3,401	Freehold		
2, Underhill Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9ST	CV33 9ST	CV33 9	21/12/2020	551,000	596,614	N	Detached			140	3,936	4,262	Freehold		
20, Underhill Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9ST	CV33 9ST	CV33 9	15/01/2021	315,000	328,718	N	Semi-detached			79	3,987	4,161	Freehold		
24, Underhill Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9ST	CV33 9ST	CV33 9	30/09/2021	315,000	317,016	N	Semi-detached			79	3,987	4,013	Freehold		
7, Jackson Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SS	CV33 9SS	CV33 9	05/03/2021	492,000	525,819	N	Detached			135	3,644	3,895	Freehold		
10, Jackson Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SS	CV33 9SS	CV33 9	18/12/2020	405,000	438,527	N	Detached			119	3,403	3,685	Freehold		
16, Overberry Orchard, Leamington Spa, Warwickshire CV33 9SJ	CV33 9SJ	CV33 9	31/07/2020	225,000	242,757	N	Terraced		2	65	3,488	3,764	Freehold		
8, Penfold Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SF	CV33 9SF	CV33 9	31/07/2020	230,000	248,152	N	Terraced		3	80	2,875	3,102	Freehold		
9, Penfold Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SF	CV33 9SF	CV33 9	05/11/2020	215,000	223,030	N	Terraced		2	72	2,986	3,098	Freehold		
15, Millway Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SE	CV33 9SE	CV33 9	23/07/2021	290,000	297,026	N	Terraced		2 to 3	87	3,333	3,414	Freehold		
70, Kingsley Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RY	CV33 9RY	CV33 9	23/08/2021	292,875	293,771	N	Terraced		3	112	2,615	2,623	Freehold		
9, Court Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RX	CV33 9RX	CV33 9	09/04/2020	200,000	212,759	N	Semi-detached		2 to 3	61	3,279	3,488	Freehold		
8, Court Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RX	CV33 9RX	CV33 9	30/06/2021	325,000	334,781	N	Semi-detached		2 to 3	98	3,316	3,416	Freehold		
10a, Court Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RX	CV33 9RX	CV33 9	08/02/2021	315,000	318,964	N	Terraced		3	97	3,247	3,288	Freehold		
34, Oakley Wood Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RW	CV33 9RW	CV33 9	28/08/2020	350,000	383,590	N	Semi-detached		3 to 4	111	3,153	3,456	Freehold		
5, Hassall Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RU	CV33 9RU	CV33 9	21/08/2020	327,000	358,382	N	Semi-detached			135	2,422	2,655	Freehold		
2, Commander Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RS	CV33 9RS	CV33 9	19/08/2020	226,000	247,689	N	Semi-detached		3	75	3,013	3,303	Freehold		
37, Commander Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RS	CV33 9RS	CV33 9	02/03/2021	243,000	247,374	N	Terraced		3	95	2,558	2,604	Freehold		
3, Kingsley Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RR	CV33 9RR	CV33 9	06/08/2020	275,000	301,392	N	Semi-detached		3	82	3,354	3,676	Freehold		
15, Church Hill, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RJ	CV33 9RJ	CV33 9	14/09/2020	310,000	336,859	N	Semi-detached		2	67	4,627	5,028	Freehold		
12, Church Hill, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RJ	CV33 9RJ	CV33 9	31/07/2020	355,000	391,143	N	Semi-detached		3 to 4	118	3,008	3,315	Freehold		
31, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH	CV33 9RH	CV33 9	30/04/2021	238,000	249,617	N	Semi-detached		2	59	4,034	4,231	Freehold		
28, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH	CV33 9RH	CV33 9	10/09/2021	228,000	229,459	N	Semi-detached		2	61	3,738	3,762	Freehold		
16, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH	CV33 9RH	CV33 9	24/09/2021	326,000	328,086	N	Semi-detached		3	93	3,505	3,528	Freehold		
18, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH	CV33 9RH	CV33 9	01/10/2020	275,000	297,162	N	Semi-detached		3	85	3,235	3,496	Freehold		
23, Croft Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RH	CV33 9RH	CV33 9	07/05/2021	317,000	330,285	N	Semi-detached		3 to 4	102	3,108	3,238	Freehold		
7, Argyle Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RG	CV33 9RG	CV33 9	11/06/2021	288,650	289,194	N	Terraced		2 to 3	78	3,701	3,708	Freehold		
61, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RF	CV33 9RF	CV33 9	27/03/2020	239,250	260,912	N	Semi-detached		2	58	4,096	4,467	Freehold		
59, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RF	CV33 9RF	CV33 9	15/01/2021	215,000	224,363	N	Semi-detached		2	58	3,707	3,868	Freehold		
77, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RF	CV33 9RF	CV33 9	07/05/2020	211,000	227,145	N	Semi-detached		2 to 3	59	3,576	3,850	Freehold		
44, Holt Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RE	CV33 9RE	CV33 9	13/02/2020	255,000	282,560	N	Semi-detached		2	60	4,250	4,709	Freehold		
29, St Chads Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RB	CV33 9RB	CV33 9	15/01/2021	318,000	331,849	N	Semi-detached		3 to 4	94	3,383	3,530	Freehold		
15, St Chads Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RB	CV33 9RB	CV33 9	05/06/2020	275,000	290,357	N	Terraced		2 to 3	94	2,926	3,089	Freehold		
59, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QY	CV33 9QY	CV33 9	17/12/2020	325,000	343,245	N	Semi-detached		2 to 3	95	3,421	3,613	Freehold		
81, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QY	CV33 9QY	CV33 9	27/03/2020	380,000	414,406	N	Semi-detached		3	124	3,065	3,342	Freehold		
6, Wychwood Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QU	CV33 9QU	CV33 9	08/01/2021	245,100	255,774	N	Semi-detached		3 to 4	75	3,268	3,410	Freehold		
30, Beale Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QT	CV33 9QT	CV33 9	27/07/2020	372,500	424,211	N	Detached		3	81	4,599	5,237	Freehold		
2, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QS	CV33 9QS	CV33 9	23/10/2020	370,000	399,818	N	Semi-detached			132	2,803	3,029	Freehold		
3, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QS	CV33 9QS	CV33 9	02/09/2021	400,000	402,559	N	Semi-detached		3	142	2,817	2,835	Freehold		
6, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QS	CV33 9QS	CV33 9	27/03/2020	345,000	376,237	N	Semi-detached		3 to 4	160	2,156	2,351	Freehold		
The Grove, Oakley Wood Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QE	CV33 9QE	CV33 9	16/03/2021	1,330,000	1,421,420	N	Detached			379	3,509	3,750	Freehold		
Brickyard Barn, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QD	CV33 9QD	CV33 9	14/09/2020	610,000	681,505	N	Detached		3 to 4	151	4,040	4,513	Freehold		
3, Powell Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9PX	CV33 9PX	CV33 9	08/01/2021	477,500	510,402	N	Detached		3 to 4	114	4,189	4,477	Freehold		
Silver Birch Barn, Leamington Hall Farm, Fosse Way, Chesterton, Leamington Spa, Warwickshire CV33 9JP	CV33 9JP	CV33 9	17/09/2021	720,000	729,422	N	Detached			186	3,871	3,922	Freehold		
15, Hancox Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9GD	CV33 9GD	CV33 9	13/05/2021	287,000	299,028	N	Semi-detached		2 to 3	77	3,727	3,883	Freehold		
8, Alderman Way, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9GB	CV33 9GB	CV33 9	20/10/2020	492,000	545,269	N	Detached			144	3,417	3,787	Freehold		
1, Leigh Terrace, Hunningham, Leamington Spa, Warwickshire CV33 9DU	CV33 9DU	CV33 9	01/04/2021	693,000	726,825	N	Semi-detached		3	111	6,243	6,548	Freehold		
The Bungalow, School Lane, Hunningham, Leamington Spa, Warwickshire CV33 9DS	CV33 9DS	CV33 9	02/10/2020	385,000	426,684	N	Detached		2	84	4,583	5,080	Freehold		
14, Rugby Road, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BW	CV33 9BW	CV33 9	14/02/2020	450,000	498,635	N	Semi-detached		3	120	3,750	4,155	Freehold		
The Bungalow, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BT	CV33 9BT	CV33 9	11/12/2020	425,000	460,183	N	Detached		3 to 4	131	3,244	3,513	Freehold		
32, St Michaels Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BN	CV33 9BN	CV33 9	26/05/2021	281,000	285,637	N	Terraced		2 to 3	86	3,267	3,321	Freehold		
29, St Michaels Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BN	CV33 9BN	CV33 9	06/08/2021	227,500	228,196	N	Terraced		2 to 3	69	3,297	3,307	Freehold		
15, St Michaels Close, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BN	CV33 9BN	CV33 9	01/04/2021	249,950	255,020	N	Terraced		3 to 4	87	2,866	2,925	Freehold		
1, Ham Barn Cottage, Welsh Road, Cubbington, Leamington Spa, Warwickshire CV33 9AD	CV33 9AD	CV33 9	31/03/2021	650,000	661,701	N	Terraced			154	4,221	4,297	Freehold		
5, Ford Cottages, Welsh Road, Cubbington, Leamington Spa, Warwickshire CV33 9AA	CV33 9AA	CV33 9	13/01/2021	500,000	521,775	N	Semi-detached			139	3,597	3,754	Freehold		
		CV33 9 Average										3,860			
8, Pinehurst, Cubbington, Leamington Spa, Warwickshire CV32 7XA	CV32 7XA	CV32 7	23/03/2020	440,000	493,263	N	Detached		3 to 4	124	3,548	3,978	Freehold		
12, Pinehurst, Cubbington, Leamington Spa, Warwickshire CV32 7XA	CV32 7XA	CV32 7	29/01/2021	525,000	561,175	N	Detached			145	3,621	3,870	Freehold		
2, Chestnut Square, Leamington Spa, Warwickshire CV32 7UW	CV32 7UW	CV32 7	08/10/2021	300,000	294,080	N	Terraced		2	66	4,545	4,456	Freehold		
32, Chestnut Square, Leamington Spa, Warwickshire CV32 7UW	CV32 7UW	CV32 7	01/10/2021	265,000	260,927	N	Detached		2 to 3	67	3,955	3,894	Freehold		
5, Mulberry Close, Leamington Spa, Warwickshire CV32 7UU	CV32 7UU	CV32 7	28/05/2021	270,000	281,315	N	Semi-detached		2 to 3	66	4,091	4,262	Freehold		
41, Mulberry Close, Leamington Spa, Warwickshire CV32 7UU	CV32 7UU	CV32 7	19/05/2021	260,000	270,896	N	Semi-detached		2 to 3	67	3,892	4,055	Freehold		
4, Wackrill Drive, Leamington Spa, Warwickshire CV32 7UP	CV32 7UP	CV32 7	10/02/2020	215,000	238,237	N	Semi-detached		2 to 3	80	2,688	2,978	Freehold		
10, Wackrill Drive, Leamington Spa, Warwickshire CV32 7UP	CV32 7UP	CV32 7	16/03/2020	230,460	246,118	N	Terraced		2 to 3	93	2,478	2,646	Freehold		
22, Rosewood Crescent, Leamington Spa, Warwickshire CV32 7UN	CV32 7UN	CV32 7	18/12/2020	295,000	311,561	N	Semi-detached		2 to 3	66	4,470	4,721	Freehold		
6, Rosewood Crescent, Leamington Spa, Warwickshire CV32 7UN	CV32 7UN	CV32 7	15/01/2021	280,000	292,194	N	Semi-detached		2 to 3	66	4,242	4,427	Freehold		
11, Robinia Close, Leamington Spa, Warwickshire CV32 7UL	CV32 7UL	CV32 7	13/11/2020	298,000	318,567	N	Semi-detached		2 to 3	66	4,515	4,827	Freehold		
4, Robinia Close, Leamington Spa, Warwickshire CV32 7UL	CV32 7UL	CV32 7	28/08/2020	277,500	304,132	N	Semi-detached		2 to 3	67	4,142	4,539	Freehold		
253, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7UF	CV32 7UF	CV32 7	17/03/2021	432,000	461,694	N	Detached			141	3,064	3,274	Freehold		
57, Kenilworth Road, Cubbington, Leamington Spa, Warwickshire CV32 7TW	CV32 7TW	CV32 7	27/03/2020	427,500	466,206	N	Semi-detached			163	2,624	2,862	Freehold		
3, Aintree Drive, Leamington Spa, Warwickshire CV32 7TU	CV32 7TU	CV32 7	25/01/2021	460,000	491,696	N	Detached			145	3,172	3,391	Freehold		
18, Aintree Drive, Leamington Spa, Warwickshire CV32 7TU	CV32 7TU	CV32 7	20/11/2020	400,000	427,607	N	Semi-detached			137	2,920	3,121	Freehold		
14, Ascot Ride, Leamington Spa, Warwickshire CV32 7TT	CV32 7TT	CV32 7	04/10/2020	430,											

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property T	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
27, Kenilworth Road, Cubbington, Leamington Spa, Warwickshire CV32 7TN	CV32 7TN	CV32 7	02/09/2020	375,000	418,958	N	Detached		3	87	4,310	4,816	Freehold		
33, Dunblane Drive, Leamington Spa, Warwickshire CV32 7TL	CV32 7TL	CV32 7	31/03/2021	365,000	381,967	N	Semi-detached		2 to 3	76	4,803	5,026	Freehold		
15, Dunblane Drive, Leamington Spa, Warwickshire CV32 7TJ	CV32 7TJ	CV32 7	10/02/2021	437,000	455,744	N	Semi-detached		3	111	3,937	4,106	Freehold		
8, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH	CV32 7TH	CV32 7	23/10/2020	342,500	379,583	N	Detached		3 to 4	76	4,507	4,995	Freehold		
5, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH	CV32 7TH	CV32 7	24/05/2021	345,000	365,308	N	Detached		2	76	4,539	4,807	Freehold		
10, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH	CV32 7TH	CV32 7	14/12/2020	330,000	357,318	N	Detached		2 to 3	75	4,400	4,764	Freehold		
2, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH	CV32 7TH	CV32 7	30/04/2020	371,000	394,669	N	Semi-detached			125	2,968	3,157	Freehold		
87, Kelvin Road, Leamington Spa, Warwickshire CV32 7TG	CV32 7TG	CV32 7	21/12/2020	405,000	413,961	N	Terraced		2 to 3	101	4,010	4,099	Freehold		
19, Kelvin Road, Leamington Spa, Warwickshire CV32 7TF	CV32 7TF	CV32 7	06/03/2020	415,000	452,575	N	Semi-detached		2 to 3	84	4,952	5,401	Freehold		
23, Kelvin Road, Leamington Spa, Warwickshire CV32 7TF	CV32 7TF	CV32 7	11/09/2020	330,000	358,592	N	Semi-detached		2 to 3	83	3,976	4,320	Freehold		
63, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TD	CV32 7TD	CV32 7	24/06/2020	370,000	398,536	N	Semi-detached		3	90	4,111	4,428	Freehold		
69, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TD	CV32 7TD	CV32 7	10/06/2020	355,000	374,825	N	Terraced		3	89	3,989	4,212	Freehold		
27, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TB	CV32 7TB	CV32 7	19/01/2021	390,000	394,616	N	Terraced		3	117	3,333	3,373	Freehold		
5, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TA	CV32 7TA	CV32 7	26/03/2021	383,500	401,327	N	Semi-detached			100	3,835	4,013	Freehold		
198, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7SY	CV32 7SY	CV32 7	09/01/2020	390,000	448,607	N	Detached		3 to 4	120	3,250	3,738	Freehold		
11, Sandown Close, Leamington Spa, Warwickshire CV32 7SX	CV32 7SX	CV32 7	28/02/2020	426,500	486,757	N	Detached		3	134	3,183	3,633	Freehold		
19, Sandown Close, Leamington Spa, Warwickshire CV32 7SX	CV32 7SX	CV32 7	31/03/2020	455,000	510,079	N	Detached		3 to 4	149	3,054	3,423	Freehold		
5, Bentley Close, Leamington Spa, Warwickshire CV32 7SR	CV32 7SR	CV32 7	31/03/2021	255,000	259,590	N	Terraced		2 to 3	84	3,036	3,090	Freehold		
193, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7SL	CV32 7SL	CV32 7	23/04/2021	330,000	352,624	N	Detached		2 to 3	86	3,837	4,100	Freehold		
74, Crown Way, Leamington Spa, Warwickshire CV32 7SE	CV32 7SE	CV32 7	16/09/2021	167,500	166,428	N	Flat		2	71	2,359	2,344	Leasehold		
44, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB	CV32 7SB	CV32 7	12/11/2020	361,000	385,915	N	Semi-detached		2 to 3	68	5,309	5,675	Freehold		
16, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB	CV32 7SB	CV32 7	30/10/2020	275,000	289,316	N	Terraced		2 to 3	68	4,044	4,255	Freehold		
46, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB	CV32 7SB	CV32 7	31/03/2020	328,000	357,698	N	Semi-detached		3	88	3,727	4,065	Freehold		
83, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	11/12/2020	380,000	401,332	N	Semi-detached		2 to 3	69	5,507	5,816	Freehold		
33, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	25/02/2021	360,000	375,441	N	Semi-detached		3	71	5,106	5,325	Freehold		
61, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	21/02/2020	312,000	345,720	N	Semi-detached		3	79	3,949	4,376	Freehold		
99, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	29/01/2021	274,500	277,749	N	Terraced		2 to 3	67	4,097	4,146	Freehold		
37, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	29/05/2020	290,000	312,190	N	Semi-detached		3	85	3,412	3,673	Freehold		
11, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	05/06/2020	269,000	284,022	N	Terraced		3	81	3,321	3,506	Freehold		
3, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	11/02/2021	321,000	325,039	N	Terraced		3	102	3,147	3,187	Freehold		
49, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	03/06/2021	290,000	290,547	N	Terraced		3	96	3,021	3,027	Freehold		
16, Cromer Road, Leamington Spa, Warwickshire CV32 7RZ	CV32 7RZ	CV32 7	03/01/2020	286,000	312,375	N	Terraced		3	82	3,488	3,809	Freehold		
85, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7RX	CV32 7RX	CV32 7	19/07/2021	252,000	258,105	N	Terraced		3	82	3,073	3,148	Freehold		
27, Lillington Close, Leamington Spa, Warwickshire CV32 7RW	CV32 7RW	CV32 7	26/10/2020	402,000	434,396	N	Semi-detached		3	83	4,843	5,234	Freehold		
7, Lillington Close, Leamington Spa, Warwickshire CV32 7RW	CV32 7RW	CV32 7	07/12/2020	720,000	779,604	N	Detached			162	4,453	4,822	Freehold		
1, Grange Road, Leamington Spa, Warwickshire CV32 7RU	CV32 7RU	CV32 7	19/03/2021	277,500	290,400	N	Semi-detached		3	88	3,153	3,300	Freehold		
2, Hill Close, Leamington Spa, Warwickshire CV32 7RQ	CV32 7RQ	CV32 7	18/02/2021	765,000	815,998	N	Detached			190	4,026	4,295	Freehold		
20, Farm Road, Leamington Spa, Warwickshire CV32 7RP	CV32 7RP	CV32 7	09/09/2020	360,000	381,536	N	Terraced		2 to 3	94	3,830	4,059	Freehold		
23, Manor Road, Leamington Spa, Warwickshire CV32 7RJ	CV32 7RJ	CV32 7	05/02/2021	325,000	329,089	N	Terraced		2	85	3,824	3,872	Freehold		
30, Manor Road, Leamington Spa, Warwickshire CV32 7RJ	CV32 7RJ	CV32 7	05/03/2020	310,000	331,062	N	Terraced		2 to 3	87	3,563	3,805	Freehold		
20, Manor Road, Leamington Spa, Warwickshire CV32 7RJ	CV32 7RJ	CV32 7	19/02/2021	375,000	379,718	N	Terraced		3	105	3,571	3,616	Freehold		
15, Church Lane, Lillington, Leamington Spa, Warwickshire CV32 7RG	CV32 7RG	CV32 7	10/02/2021	797,500	850,665	N	Detached		3 to 4	208	3,834	4,090	Freehold		
8, Briar Close, Leamington Spa, Warwickshire CV32 7RE	CV32 7RE	CV32 7	29/06/2021	270,000	278,125	N	Semi-detached		3	78	3,462	3,566	Freehold		
Flat 1, 52, Briar Close, Leamington Spa, Warwickshire CV32 7RE	CV32 7RE	CV32 7	13/05/2020	169,500	171,932	N	Flat		2	60	2,825	2,866	Leasehold		
5, Marston Close, Leamington Spa, Warwickshire CV32 7RB	CV32 7RB	CV32 7	18/12/2020	181,500	191,689	N	Semi-detached		2	72	2,521	2,662	Leasehold		
6, Marston Close, Leamington Spa, Warwickshire CV32 7RB	CV32 7RB	CV32 7	03/01/2020	180,000	186,810	N	Flat		2 to 3	75	2,392	2,483	Leasehold		
56, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA	CV32 7RA	CV32 7	25/06/2021	370,000	370,697	N	Terraced		2 to 3	83	4,458	4,466	Freehold		
4, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA	CV32 7RA	CV32 7	28/02/2020	285,000	315,802	N	Semi-detached		2 to 3	71	4,014	4,448	Freehold		
5, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA	CV32 7RA	CV32 7	23/01/2020	247,000	275,522	N	Semi-detached		2 to 3	65	3,800	4,239	Freehold		
28, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA	CV32 7RA	CV32 7	25/06/2021	382,000	393,496	N	Semi-detached		3	101	3,782	3,896	Freehold		
74, Haddon Road, Leamington Spa, Warwickshire CV32 7QY	CV32 7QY	CV32 7	25/08/2020	320,100	350,820	N	Semi-detached		3	103	3,108	3,406	Freehold		
56, Haddon Road, Leamington Spa, Warwickshire CV32 7QY	CV32 7QY	CV32 7	22/01/2021	245,000	247,900	N	Terraced		2 to 3	83	2,952	2,987	Freehold		
66, Haddon Road, Leamington Spa, Warwickshire CV32 7QY	CV32 7QY	CV32 7	29/06/2021	255,000	262,674	N	Semi-detached		3	90	2,833	2,919	Freehold		
13, Haddon Road, Leamington Spa, Warwickshire CV32 7QX	CV32 7QX	CV32 7	13/11/2020	236,000	252,288	N	Semi-detached		3	74	3,189	3,409	Freehold		
15, Rawlinson Road, Leamington Spa, Warwickshire CV32 7QS	CV32 7QS	CV32 7	20/03/2020	262,000	279,801	N	Terraced		3	87	3,011	3,216	Freehold		
25, Rawlinson Road, Leamington Spa, Warwickshire CV32 7QS	CV32 7QS	CV32 7	27/03/2020	230,000	245,627	N	Terraced		3	85	2,706	2,890	Freehold		
21, Gresham Avenue, Leamington Spa, Warwickshire CV32 7QP	CV32 7QP	CV32 7	14/02/2020	252,500	273,697	N	Terraced		2 to 3	97	2,603	2,822	Freehold		
59, Buckley Road, Leamington Spa, Warwickshire CV32 7QL	CV32 7QL	CV32 7	26/03/2021	242,000	253,249	N	Semi-detached		3	79	3,063	3,206	Freehold		
17, Clare Close, Leamington Spa, Warwickshire CV32 7QH	CV32 7QH	CV32 7	09/04/2020	247,500	257,541	N	Terraced		2 to 3	88	2,813	2,927	Freehold		
101, Mason Avenue, Leamington Spa, Warwickshire CV32 7QF	CV32 7QF	CV32 7	10/09/2021	151,000	150,034	N	Flat		2 to 3	53	2,849	2,831	Leasehold		
3, Barnard Close, Leamington Spa, Warwickshire CV32 7QD	CV32 7QD	CV32 7	24/04/2020	250,000	265,949	N	Semi-detached		3	75	3,333	3,546	Freehold		
6, Langdale Close, Leamington Spa, Warwickshire CV32 7QB	CV32 7QB	CV32 7	03/11/2020	215,000	229,839	N	Semi-detached		2	68	3,162	3,380	Freehold		
13, Langdale Close, Leamington Spa, Warwickshire CV32 7QB	CV32 7QB	CV32 7	21/02/2020	210,000	227,629	N	Terraced		2 to 3	87	2,414	2,616	Freehold		
18, Burbury Close, Leamington Spa, Warwickshire CV32 7PT	CV32 7PT	CV32 7	29/03/2021	208,000	211,744	N	Terraced		3	85	2,447	2,491	Freehold		
40, Wellington Road, Leamington Spa, Warwickshire CV32 7PJ	CV32 7PJ	CV32 7	06/01/2020	245,000	273,291	N	Semi-detached		3	88	2,784	3,106	Freehold		
1, Elton Close, Leamington Spa, Warwickshire CV32 7PH	CV32 7PH	CV32 7	29/06/2021	245,000	245,462	N	Terraced			102	2,412	2,417	Freehold		
46, Mason Avenue, Leamington Spa, Warwickshire CV32 7PF	CV32 7PF	CV32 7	31/05/2020	218,500	235,219	N	Semi-detached		2 to 3	77	2,838	3,055	Freehold		
6, Mason Avenue, Leamington Spa, Warwickshire CV32 7PE	CV32 7PE	CV32 7	08/10/2021	212,000	207,817	N	Terraced		2 to 3	78	2,718	2,664	Freehold		
6, Compton Close, Leamington Spa, Warwickshire CV32 7PD	CV32 7PD	CV32 7	31/01/2020	220,000	240,289	N	Terraced		2 to 3	84	2,619	2,861	Freehold		
66, Wellington Road, Leamington Spa, Warwickshire CV32 7PB	CV32 7PB	CV32 7	11/06/2021	267,000	275,035	N	Semi-detached		2 to 3	80	3,338	3,438	Freehold		
3, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW	CV32 7NW	CV32 7	17/07/2020	350,000	385,634	N	Semi-detached		3	91	3,846	4,238	Freehold		
13, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW	CV32 7NW	CV32 7	01/10/2020	365,000	394,415	N	Semi-detached		2 to 3	107	3,411	3,686	Freehold		
29, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW	CV32 7NW	CV32 7	27/11/2020	357,500	370,852	N	Terraced			117	3,056	3,170	Freehold		
13, Ladycroft, Leamington Spa, Warwickshire CV32 7NH	CV32 7NH	CV32 7	06/03/2020	265,000	288,993	N	Semi-detached		2	71	3,732	4,070	Freehold		
26, Ladycroft, Leamington Spa, Warwickshire CV32 7NH	CV32 7NH	CV32 7	07/08/2020	290,000	317,831	N	Semi-detached		3	98	2,959	3,243	Freehold		
65, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG	CV32 7NG	CV32 7	30/10/2020	257,500	278,251	N	Semi-detached		2 to 3	68	3,787	4,092	Freehold		
37, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG	CV32 7NG	CV32 7	18/12/2020	290,000	296,416	N	Terraced		3	82	3,537	3,615	Freehold		
45, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG	CV32 7NG	CV32 7	06/01/2021	330,000	344,371	N	Semi-detached		2 to 3	111	2,973	3,102	Freehold		
9, Brookfield Road, Leamington Spa, Warwickshire CV32 7NF	CV32 7NF	CV32 7	09/04/2020	240,000	255,311	N	Semi-detached		2	70	3,429	3,647			



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
37, Queen Street, Cubbington, Leamington Spa, Warwickshire CV32 7NB	CV32 7NB	CV32 7	27/11/2020	320,000	342,085	N	Semi-detached		2 to 3	83	3,855	4,122	Freehold		
13, Queen Street, Cubbington, Leamington Spa, Warwickshire CV32 7NB	CV32 7NB	CV32 7	02/11/2020	346,000	369,880	N	Semi-detached		3 to 4	108	3,204	3,425	Freehold		
34a, Queen Street, Cubbington, Leamington Spa, Warwickshire CV32 7NA	CV32 7NA	CV32 7	18/06/2021	350,000	366,218	N	Detached		3	109	3,211	3,360	Freehold		
4, High Street, Cubbington, Leamington Spa, Warwickshire CV32 7LY	CV32 7LY	CV32 7	07/05/2021	326,000	331,380	N	Terraced		2 to 3	96	3,396	3,452	Freehold		
33, Windmill Hill, Leamington Spa, Warwickshire CV32 7LW	CV32 7LW	CV32 7	19/02/2021	300,000	312,868	N	Semi-detached		3	86	3,488	3,638	Freehold		
7, Windmill Hill, Leamington Spa, Warwickshire CV32 7LW	CV32 7LW	CV32 7	16/12/2020	160,000	160,243	N	Flat		2	64	2,500	2,504	Leasehold		
24, Ledbrook Road, Leamington Spa, Warwickshire CV32 7LS	CV32 7LS	CV32 7	06/07/2021	255,000	266,761	N	Semi-detached		2	54	4,722	4,940	Freehold		
11a, Ledbrook Road, Leamington Spa, Warwickshire CV32 7LS	CV32 7LS	CV32 7	09/11/2020	268,000	286,496	N	Semi-detached		2 to 3	63	4,254	4,548	Freehold		
3, Ledbrook Road, Leamington Spa, Warwickshire CV32 7LS	CV32 7LS	CV32 7	04/12/2020	435,000	459,420	N	Semi-detached		3	140	3,107	3,282	Freehold		
78, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LR	CV32 7LR	CV32 7	06/07/2020	345,000	392,894	N	Detached		3	61	5,656	6,441	Freehold		
50, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LR	CV32 7LR	CV32 7	25/10/2021	180,000	176,441	N	Flat		2	55	3,273	3,208	Leasehold		
12a, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LP	CV32 7LP	CV32 7	27/08/2020	317,500	359,621	N	Detached		3	90	3,528	3,996	Freehold		
23, Stonehouse Close, Leamington Spa, Warwickshire CV32 7LP	CV32 7LP	CV32 7	05/06/2020	173,000	176,037	N	Flat		2	59	2,922	2,973	Leasehold		
33, Price Road, Leamington Spa, Warwickshire CV32 7LG	CV32 7LG	CV32 7	17/04/2020	326,000	346,798	N	Semi-detached		3	78	4,179	4,446	Freehold		
61, Price Road, Leamington Spa, Warwickshire CV32 7LG	CV32 7LG	CV32 7	29/01/2021	345,000	360,025	N	Semi-detached		2 to 3	81	4,259	4,445	Freehold		
31, Price Road, Leamington Spa, Warwickshire CV32 7LG	CV32 7LG	CV32 7	13/03/2020	315,000	343,521	N	Semi-detached		3	106	2,972	3,241	Freehold		
37, Price Road, Leamington Spa, Warwickshire CV32 7LG	CV32 7LG	CV32 7	11/06/2021	385,000	396,586	N	Semi-detached			123	3,130	3,224	Freehold		
59, Cross Lane, Cubbington, Leamington Spa, Warwickshire CV32 7LD	CV32 7LD	CV32 7	20/11/2020	300,500	321,239	N	Semi-detached		3	94	3,202	3,423	Freehold		
53, Cross Lane, Cubbington, Leamington Spa, Warwickshire CV32 7LD	CV32 7LD	CV32 7	03/12/2020	235,000	240,199	N	Terraced		3	77	3,052	3,119	Freehold		
10, Knightley Close, Leamington Spa, Warwickshire CV32 7LB	CV32 7LB	CV32 7	14/08/2020	292,500	320,571	N	Semi-detached		2 to 3	96	3,047	3,339	Freehold		
26, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA	CV32 7LA	CV32 7	26/06/2020	248,500	267,666	N	Semi-detached		2 to 3	60	4,142	4,461	Freehold		
17, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA	CV32 7LA	CV32 7	04/09/2020	250,000	264,956	N	Terraced		2 to 3	69	3,623	3,840	Freehold		
37, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA	CV32 7LA	CV32 7	30/03/2020	235,000	250,966	N	Terraced		3	69	3,406	3,637	Freehold		
25, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA	CV32 7LA	CV32 7	29/09/2021	287,000	287,184	N	Terraced		3	81	3,543	3,545	Freehold		
13, New Street, Cubbington, Leamington Spa, Warwickshire CV32 7LA	CV32 7LA	CV32 7	10/01/2020	265,000	295,601	N	Semi-detached		3	87	3,046	3,398	Freehold		
8, Church Terrace, Cubbington, Leamington Spa, Warwickshire CV32 7JX	CV32 7JX	CV32 7	30/07/2021	225,000	230,451	N	Terraced		2 to 3	46	4,891	5,010	Freehold		
4, Church Terrace, Cubbington, Leamington Spa, Warwickshire CV32 7JX	CV32 7JX	CV32 7	27/03/2020	280,000	299,024	N	Terraced		3	80	3,500	3,738	Freehold		
Manor Cottage, Church Lane, Cubbington, Leamington Spa, Warwickshire CV32 7JT	CV32 7JT	CV32 7	26/02/2021	450,000	479,999	N	Detached		3	134	3,358	3,582	Freehold		
Woodlands, Church Lane, Cubbington, Leamington Spa, Warwickshire CV32 7JT	CV32 7JT	CV32 7	19/03/2021	630,000	673,304	N	Detached			266	2,368	2,531	Freehold		
46, Broadway, Leamington Spa, Warwickshire CV32 7JS	CV32 7JS	CV32 7	21/05/2021	350,000	364,668	N	Semi-detached		3 to 4	103	3,398	3,540	Freehold		
39, Broadway, Leamington Spa, Warwickshire CV32 7JS	CV32 7JS	CV32 7	27/10/2021	286,500	280,847	N	Terraced		3	116	2,470	2,421	Freehold		
132, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JQ	CV32 7JQ	CV32 7	09/10/2020	250,000	263,015	N	Terraced		3 to 4	99	2,525	2,657	Freehold		
4, Coventry Road, Cubbington, Leamington Spa, Warwickshire CV32 7JN	CV32 7JN	CV32 7	25/09/2020	240,000	260,794	N	Semi-detached		3	84	2,857	3,105	Freehold		
223, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JL	CV32 7JL	CV32 7	17/01/2020	240,000	262,133	N	Terraced		2 to 3	65	3,692	4,033	Freehold		
188, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JL	CV32 7JL	CV32 7	22/05/2020	286,500	308,422	N	Semi-detached		3 to 4	92	3,114	3,352	Freehold		
149, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ	CV32 7JJ	CV32 7	17/12/2020	360,000	380,210	N	Semi-detached		3	99	3,636	3,841	Freehold		
191, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ	CV32 7JJ	CV32 7	19/02/2021	240,000	243,020	N	Terraced		3	66	3,636	3,682	Freehold		
177, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ	CV32 7JJ	CV32 7	09/07/2021	170,000	174,119	N	Terraced		3	69	2,464	2,523	Freehold		
22, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JE	CV32 7JE	CV32 7	01/10/2020	395,000	415,563	N	Terraced		3 to 4	105	3,762	3,958	Freehold		
11, South View Road, Leamington Spa, Warwickshire CV32 7JD	CV32 7JD	CV32 7	23/04/2021	325,000	331,593	N	Terraced		3	121	2,686	2,740	Leasehold		
61, High View Road, Leamington Spa, Warwickshire CV32 7JB	CV32 7JB	CV32 7	14/07/2020	520,000	592,187	N	Detached		3 to 4	149	3,490	3,974	Freehold		
1, High View Road, Leamington Spa, Warwickshire CV32 7JB	CV32 7JB	CV32 7	30/10/2020	245,000	264,744	N	Semi-detached		2 to 3	73	3,356	3,627	Freehold		
23, High View Road, Leamington Spa, Warwickshire CV32 7JB	CV32 7JB	CV32 7	28/06/2021	390,000	390,735	N	Terraced			120	3,250	3,256	Freehold		
3, High View Road, Leamington Spa, Warwickshire CV32 7JB	CV32 7JB	CV32 7	23/04/2021	212,500	216,811	N	Terraced		2 to 3	68	3,125	3,188	Freehold		
24, High View Road, Leamington Spa, Warwickshire CV32 7JB	CV32 7JB	CV32 7	22/06/2020	255,000	269,240	N	Terraced		2 to 3	92	2,772	2,927	Freehold		
6, West View Road, Leamington Spa, Warwickshire CV32 7JA	CV32 7JA	CV32 7	03/07/2020	292,000	321,729	N	Semi-detached		2 to 3	80	3,650	4,022	Freehold		
3, West View Road, Leamington Spa, Warwickshire CV32 7JA	CV32 7JA	CV32 7	12/02/2021	335,000	349,369	N	Semi-detached			88	3,807	3,970	Freehold		
111, Stirling Avenue, Leamington Spa, Warwickshire CV32 7HW	CV32 7HW	CV32 7	01/06/2020	324,781	342,918	N	Terraced		3	99	3,281	3,464	Freehold		
14, Roxburgh Croft, Leamington Spa, Warwickshire CV32 7HT	CV32 7HT	CV32 7	07/10/2020	241,350	260,800	N	Semi-detached		2	89	2,712	2,930	Freehold		
67, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ	CV32 7HQ	CV32 7	04/02/2020	665,000	758,952	N	Detached			163	4,080	4,656	Freehold		
101, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ	CV32 7HQ	CV32 7	04/02/2020	397,000	439,907	N	Semi-detached		3	112	3,545	3,928	Freehold		
81, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ	CV32 7HQ	CV32 7	11/12/2020	505,251	533,615	N	Semi-detached		3 to 4	144	3,509	3,706	Freehold		
74, Telford Avenue, Leamington Spa, Warwickshire CV32 7HP	CV32 7HP	CV32 7	17/02/2021	562,500	586,627	N	Semi-detached		3	96	5,859	6,111	Freehold		
1a, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ	CV32 7HJ	CV32 7	17/09/2020	625,000	698,263	N	Detached		3	92	6,793	7,590	Freehold		
25, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ	CV32 7HJ	CV32 7	27/03/2020	670,170	751,296	N	Detached			149	4,498	5,042	Freehold		
5, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ	CV32 7HJ	CV32 7	04/02/2020	440,000	487,554	N	Semi-detached		3 to 4	142	3,099	3,433	Freehold		
70, Leicester Lane, Leamington Spa, Warwickshire CV32 7HH	CV32 7HH	CV32 7	03/02/2020	425,000	470,933	N	Semi-detached		2 to 3	76	5,592	6,196	Freehold		
98, Leicester Lane, Leamington Spa, Warwickshire CV32 7HH	CV32 7HH	CV32 7	21/01/2021	790,000	844,434	N	Detached			180	4,389	4,691	Freehold		
68, Leicester Lane, Leamington Spa, Warwickshire CV32 7HF	CV32 7HF	CV32 7	05/02/2021	922,500	983,998	N	Detached			242	3,812	4,066	Freehold		
38, Leicester Lane, Leamington Spa, Warwickshire CV32 7HF	CV32 7HF	CV32 7	01/02/2021	796,000	849,065	N	Detached			210	3,790	4,043	Freehold		
3, Crawford Close, Leamington Spa, Warwickshire CV32 7HA	CV32 7HA	CV32 7	26/10/2020	260,000	280,953	N	Semi-detached		2	61	4,262	4,606	Freehold		
8, Braemar Road, Leamington Spa, Warwickshire CV32 7EY	CV32 7EY	CV32 7	04/03/2020	388,000	423,130	N	Semi-detached		3	91	4,264	4,650	Freehold		
50, Braemar Road, Leamington Spa, Warwickshire CV32 7EY	CV32 7EY	CV32 7	19/03/2021	335,000	341,030	N	Terraced		3 to 4	76	4,408	4,487	Freehold		
52, Braemar Road, Leamington Spa, Warwickshire CV32 7EY	CV32 7EY	CV32 7	01/07/2020	299,000	329,442	N	Semi-detached		2 to 3	74	4,041	4,452	Freehold		
60, Braemar Road, Leamington Spa, Warwickshire CV32 7EY	CV32 7EY	CV32 7	27/11/2020	289,000	308,946	N	Semi-detached		3	78	3,705	3,961	Freehold		
20, Braemar Road, Leamington Spa, Warwickshire CV32 7EY	CV32 7EY	CV32 7	12/08/2021	400,000	407,060	N	Semi-detached		3 to 4	107	3,738	3,804	Freehold		
24, Braemar Road, Leamington Spa, Warwickshire CV32 7EY	CV32 7EY	CV32 7	07/05/2021	378,000	393,841	N	Semi-detached		3 to 4	104	3,635	3,787	Freehold		
28, St Andrews Road, Leamington Spa, Warwickshire CV32 7EU	CV32 7EU	CV32 7	28/05/2021	385,000	401,135	N	Semi-detached		3	98	3,929	4,093	Freehold		
130, Kinross Road, Leamington Spa, Warwickshire CV32 7ET	CV32 7ET	CV32 7	28/05/2021	385,000	401,135	N	Semi-detached		3 to 4	113	3,407	3,550	Freehold		
32, Lonsdale Road, Leamington Spa, Warwickshire CV32 7EP	CV32 7EP	CV32 7	22/10/2021	408,000	401,519	N	Semi-detached		3	92	4,435	4,364	Freehold		
26, Lonsdale Road, Leamington Spa, Warwickshire CV32 7EP	CV32 7EP	CV32 7	05/08/2021	520,000	529,177	N	Semi-detached		3 to 4	148	3,514	3,576	Freehold		
12, Lonsdale Road, Leamington Spa, Warwickshire CV32 7EP	CV32 7EP	CV32 7	27/09/2021	530,500	533,894	N	Semi-detached			158	3,358	3,379	Freehold		
68, Kinross Road, Leamington Spa, Warwickshire CV32 7EN	CV32 7EN	CV32 7	01/02/2021	481,000	501,631	N	Semi-detached		3	77	6,247	6,515	Freehold		
63, Kinross Road, Leamington Spa, Warwickshire CV32 7EN	CV32 7EN	CV32 7	27/11/2020	440,000	470,367	N	Semi-detached		3 to 4	118	3,729	3,986	Freehold		
23, Burns Road, Leamington Spa, Warwickshire CV32 7EL	CV32 7EL	CV32 7	27/01/2021	368,000	384,026	N	Semi-detached		3 to 4	101	3,644	3,802	Freehold		
2, Burns Road, Leamington Spa, Warwickshire CV32 7EL	CV32 7EL	CV32 7	01/02/2021	455,000	485,332	N	Detached		3 to 4	129	3,527	3,762	Freehold		
38, Highland Road, Leamington Spa, Warwickshire CV32 7EG	CV32 7EG	CV32 7	27/01/2021	460,000	480,033	N	Semi-detached			107	4,317	4,505	Freehold		
53, Kinross Road, Leamington Spa, Warwickshire CV32 7EF	CV32 7EF	CV32 7	28/10/2021	425,000	418,249	N	Semi-detached		3	83	5,120	5,039	Freehold		
34, Kinross Road, Leamington Spa, Warwickshire CV32 7EF	CV32 7EF	CV32 7	30/01/2020	325,											

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
37, Hadrian Close, Leamington Spa, Warwickshire CV32 7ED	CV32 7ED	CV32 7	02/10/2020	295,000	318,774	N	Semi-detached		3 to 4	96	3,073	3,321	Freehold		
10, Cameron Close, Leamington Spa, Warwickshire CV32 7DZ	CV32 7DZ	CV32 7	28/06/2021	340,000	350,232	N	Semi-detached		2	62	5,484	5,649	Freehold		
66, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DY	CV32 7DY	CV32 7	08/04/2021	415,500	435,780	N	Semi-detached		3	93	4,468	4,686	Freehold		
56, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DY	CV32 7DY	CV32 7	19/03/2021	470,000	491,848	N	Semi-detached		3	129	3,643	3,813	Freehold		
54, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DY	CV32 7DY	CV32 7	25/02/2021	505,000	526,660	N	Semi-detached		3 to 4	145	3,483	3,632	Freehold		
59, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DS	CV32 7DS	CV32 7	02/09/2020	442,513	480,853	N	Semi-detached		3 to 4	131	3,378	3,671	Freehold		
90, Lime Avenue, Leamington Spa, Warwickshire CV32 7DQ	CV32 7DQ	CV32 7	23/03/2021	510,000	533,707	N	Semi-detached		3 to 4	180	2,833	2,965	Freehold		
21, Keith Road, Leamington Spa, Warwickshire CV32 7DP	CV32 7DP	CV32 7	28/09/2020	354,500	375,707	N	Terraced		3	80	4,431	4,696	Freehold		
7, Keith Road, Leamington Spa, Warwickshire CV32 7DP	CV32 7DP	CV32 7	05/06/2020	300,000	323,137	N	Semi-detached		2 to 3	72	4,167	4,488	Freehold		
28, Keith Road, Leamington Spa, Warwickshire CV32 7DP	CV32 7DP	CV32 7	19/03/2021	325,000	340,108	N	Semi-detached		2 to 3	76	4,276	4,475	Freehold		
29, Helmsdale Road, Leamington Spa, Warwickshire CV32 7DN	CV32 7DN	CV32 7	31/03/2020	430,000	468,933	N	Semi-detached		3	126	3,413	3,722	Freehold		
32, Melton Road, Leamington Spa, Warwickshire CV32 7DL	CV32 7DL	CV32 7	12/01/2021	395,000	412,202	N	Semi-detached		3	107	3,680	3,840	Freehold		
27, Melton Road, Leamington Spa, Warwickshire CV32 7DJ	CV32 7DJ	CV32 7	06/09/2021	375,000	375,241	N	Terraced		2 to 3	68	5,515	5,518	Freehold		
76, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH	CV32 7DH	CV32 7	07/08/2020	535,000	586,344	N	Semi-detached		3	91	5,879	6,443	Freehold		
66, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH	CV32 7DH	CV32 7	15/12/2020	530,000	559,753	N	Semi-detached		3	132	4,015	4,241	Freehold		
80, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH	CV32 7DH	CV32 7	30/09/2020	640,000	695,450	N	Semi-detached			185	3,459	3,759	Freehold		
87, Lime Avenue, Leamington Spa, Warwickshire CV32 7DG	CV32 7DG	CV32 7	17/07/2020	625,000	711,764	N	Detached		3 to 4	120	5,208	5,931	Freehold		
48, Lime Avenue, Leamington Spa, Warwickshire CV32 7DF	CV32 7DF	CV32 7	24/05/2021	455,000	474,068	N	Semi-detached		3	90	5,056	5,267	Freehold		
36, Lime Avenue, Leamington Spa, Warwickshire CV32 7DF	CV32 7DF	CV32 7	21/09/2020	421,500	458,019	N	Semi-detached		3 to 4	103	4,092	4,447	Freehold		
63, Lime Avenue, Leamington Spa, Warwickshire CV32 7DE	CV32 7DE	CV32 7	12/11/2020	375,000	400,881	N	Semi-detached		3	81	4,630	4,949	Freehold		
24, Lime Avenue, Leamington Spa, Warwickshire CV32 7DA	CV32 7DA	CV32 7	17/02/2021	245,000	248,083	N	Terraced		2	83	2,952	2,989	Freehold		
12, Elan Close, Leamington Spa, Warwickshire CV32 7BX	CV32 7BX	CV32 7	21/06/2021	440,000	460,388	N	Detached		3	124	3,548	3,713	Freehold		
14, Leighton Close, Leamington Spa, Warwickshire CV32 7BW	CV32 7BW	CV32 7	04/08/2020	325,000	356,190	N	Semi-detached		2 to 3	83	3,916	4,291	Freehold		
8, Leighton Close, Leamington Spa, Warwickshire CV32 7BW	CV32 7BW	CV32 7	27/01/2021	350,000	365,242	N	Semi-detached		3	87	4,023	4,198	Freehold		
1, Leighton Close, Leamington Spa, Warwickshire CV32 7BW	CV32 7BW	CV32 7	25/09/2020	312,000	339,032	N	Semi-detached		3	82	3,805	4,135	Freehold		
31, Leighton Close, Leamington Spa, Warwickshire CV32 7BW	CV32 7BW	CV32 7	09/03/2021	332,000	347,433	N	Semi-detached		3	88	3,773	3,948	Freehold		
10, Charnwood Way, Lillington, Leamington Spa, Warwickshire CV32 7BU	CV32 7BU	CV32 7	28/06/2021	236,000	236,445	N	Terraced		2 to 3	63	3,746	3,753	Freehold		
37, Charnwood Way, Lillington, Leamington Spa, Warwickshire CV32 7BU	CV32 7BU	CV32 7	11/01/2021	239,000	241,829	N	Terraced		2 to 3	65	3,677	3,720	Freehold		
9, Sherwood Walk, Leamington Spa, Warwickshire CV32 7BQ	CV32 7BQ	CV32 7	12/06/2020	227,500	245,046	N	Semi-detached		2	53	4,276	4,606	Freehold		
17, Oakridge Road, Leamington Spa, Warwickshire CV32 7BN	CV32 7BN	CV32 7	03/06/2021	340,000	350,232	N	Semi-detached		3	86	3,953	4,072	Freehold		
1, Cheviot Rise, Leamington Spa, Warwickshire CV32 7BJ	CV32 7BJ	CV32 7	17/01/2020	262,500	292,812	N	Semi-detached		2 to 3	83	3,163	3,528	Freehold		
21, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BH	CV32 7BH	CV32 7	01/03/2021	368,000	385,106	N	Semi-detached		2 to 3	91	4,044	4,232	Freehold		
47, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BH	CV32 7BH	CV32 7	29/09/2021	392,000	394,508	N	Semi-detached		3 to 4	96	4,083	4,109	Freehold		
7, Delamere Way, Leamington Spa, Warwickshire CV32 7BG	CV32 7BG	CV32 7	12/10/2020	285,000	307,968	N	Semi-detached		2 to 3	66	4,318	4,666	Freehold		
2a, Delamere Way, Leamington Spa, Warwickshire CV32 7BG	CV32 7BG	CV32 7	30/04/2020	277,500	288,758	N	Terraced		2	90	3,083	3,208	Freehold		
60, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BE	CV32 7BE	CV32 7	01/06/2021	275,000	283,276	N	Semi-detached		2 to 3	73	3,767	3,880	Freehold		
7, Epping Way, Leamington Spa, Warwickshire CV32 7BD	CV32 7BD	CV32 7	28/10/2020	350,000	378,206	N	Semi-detached		2 to 3	95	3,684	3,981	Freehold		
1, Exmoor Drive, Leamington Spa, Warwickshire CV32 7BB	CV32 7BB	CV32 7	17/02/2021	232,500	235,425	N	Terraced		2 to 3	82	2,835	2,871	Freehold		
21, Meadow Close, Leamington Spa, Warwickshire CV32 7AS	CV32 7AS	CV32 7	26/03/2021	387,000	404,990	N	Semi-detached		3	108	3,583	3,750	Freehold		
23, Meadow Close, Leamington Spa, Warwickshire CV32 7AS	CV32 7AS	CV32 7	11/12/2020	447,500	472,622	N	Semi-detached			141	3,174	3,352	Freehold		
107, Cubbington Road, Leamington Spa, Warwickshire CV32 7AP	CV32 7AP	CV32 7	28/05/2021	390,000	396,436	N	Terraced		3	87	4,483	4,557	Freehold		
184, Cubbington Road, Leamington Spa, Warwickshire CV32 7AJ	CV32 7AJ	CV32 7	28/08/2020	640,000	724,904	N	Detached			170	3,765	4,264	Freehold		
192, Cubbington Road, Leamington Spa, Warwickshire CV32 7AJ	CV32 7AJ	CV32 7	25/06/2021	480,000	480,905	N	Terraced			123	3,902	3,910	Freehold		
6, The Greenways, Leamington Spa, Warwickshire CV32 7AF	CV32 7AF	CV32 7	18/06/2021	325,000	334,781	N	Semi-detached		3	106	3,066	3,158	Freehold		
7, Inglewood Close, Leamington Spa, Warwickshire CV32 7AD	CV32 7AD	CV32 7	21/05/2020	290,000	319,385	N	Detached		2	76	3,816	4,202	Freehold		
56, Cubbington Road, Leamington Spa, Warwickshire CV32 7AB	CV32 7AB	CV32 7	29/06/2020	350,000	376,994	N	Semi-detached		3	80	4,375	4,712	Freehold		
1, Cubbington Road, Leamington Spa, Warwickshire CV32 7AA	CV32 7AA	CV32 7	23/10/2020	584,000	647,230	N	Detached		3	123	4,748	5,262	Freehold		
37, Cubbington Road, Leamington Spa, Warwickshire CV32 7AA	CV32 7AA	CV32 7	12/11/2020	317,500	339,413	N	Semi-detached		3	99	3,207	3,428	Freehold		
		CV32 7 Average										3,894			
1, Strachey Avenue, Leamington Spa, Warwickshire CV32 6SS	CV32 6SS	CV32 6	12/06/2020	750,000	830,252	N	Detached			161	4,658	5,157	Freehold		
3, Onslow Croft, Leamington Spa, Warwickshire CV32 6SN	CV32 6SN	CV32 6	09/10/2020	910,000	1,008,526	N	Detached			144	6,319	7,004	Freehold		
2, Onslow Croft, Leamington Spa, Warwickshire CV32 6SN	CV32 6SN	CV32 6	16/06/2021	825,000	863,228	N	Detached			162	5,093	5,329	Freehold		
4, Colbourne Grove, Leamington Spa, Warwickshire CV32 6SL	CV32 6SL	CV32 6	31/01/2020	530,000	609,645	N	Detached		3 to 4	116	4,569	5,256	Freehold		
31, Lamintone Drive, Leamington Spa, Warwickshire CV32 6SJ	CV32 6SJ	CV32 6	07/08/2020	505,000	571,995	N	Detached		3 to 4	147	3,435	3,891	Freehold		
10, College Drive, Leamington Spa, Warwickshire CV32 6SG	CV32 6SG	CV32 6	24/09/2020	820,000	916,121	N	Detached			185	4,432	4,952	Freehold		
155, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6RX	CV32 6RX	CV32 6	05/02/2021	575,000	613,332	N	Detached			121	4,752	5,069	Freehold		
1, Range Meadow Close, Leamington Spa, Warwickshire CV32 6RU	CV32 6RU	CV32 6	17/01/2020	450,000	517,623	N	Detached		3	104	4,327	4,977	Freehold		
4, Range Meadow Close, Leamington Spa, Warwickshire CV32 6RU	CV32 6RU	CV32 6	04/02/2021	522,250	557,065	N	Detached			138	3,784	4,037	Freehold		
10, Bamburgh Grove, Leamington Spa, Warwickshire CV32 6RL	CV32 6RL	CV32 6	04/02/2021	915,000	975,998	N	Detached			201	4,552	4,856	Freehold		
5, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	06/03/2020	240,000	244,453	Y	Flat			56	4,286	4,365	Leasehold		
1, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	28/02/2020	380,000	392,620	Y	Flat			91	4,176	4,315	Leasehold		
4, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	31/03/2020	380,000	387,050	Y	Flat			91	4,176	4,253	Leasehold		
6, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	06/03/2020	375,000	381,957	Y	Flat			91	4,121	4,197	Leasehold		
8, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	31/03/2020	228,000	232,230	Y	Flat			56	4,071	4,147	Leasehold		
9, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	31/03/2020	361,000	367,697	Y	Flat			91	3,967	4,041	Leasehold		
7, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	31/03/2020	361,000	367,697	Y	Flat			91	3,967	4,041	Leasehold		
9, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	10/01/2020	495,000	513,726	Y	Flat			106	4,670	4,846	Leasehold		
6, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	30/01/2020	490,000	508,537	Y	Flat			106	4,623	4,798	Leasehold		
3, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	25/11/2020	485,000	491,534	Y	Flat			106	4,575	4,637	Leasehold		
5, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	28/01/2020	520,000	539,672	Y	Flat			117	4,444	4,613	Leasehold		
7, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	31/01/2020	550,000	570,807	Y	Flat			126	4,365	4,530	Leasehold		
1, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	28/01/2020	525,000	544,861	Y	Flat			121	4,339	4,503	Leasehold		
4, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	31/01/2020	525,000	544,861	Y	Flat			126	4,167	4,324	Leasehold		
2, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	17/01/2020	484,950	503,296	Y	Flat			117	4,145	4,302	Leasehold		
20, Cloister Crofts, Leamington Spa, Warwickshire CV32 6QQ	CV32 6QQ	CV32 6	09/10/2020	1,420,000	1,573,745	N	Detached			237	5,992	6,640	Freehold		
Apartment 3, The Limes, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6QF	CV32 6QF	CV32 6	30/10/2020	699,950	719,399	N	Flat			134	5,224	5,369	Leasehold		
4a, Cloister Way, Leamington Spa, Warwickshire CV32 6QE	CV32 6QE	CV32 6	18/08/2020	1,050,000	1,189,296	N	Detached			198	5,303	6,007	Freehold		
19, Cloister Way, Leamington Spa, Warwickshire CV32 6QE	CV32 6QE	CV32 6	26/02/2021	1,016,500	1,084,264	N	Detached			251	4,050	4,320	Freehold		
37, Almond Avenue, Leamington Spa, Warwickshire CV32 6QD	CV32 6QD	CV32 6	27/01/2021	615,000	657,376	N	Detached		3 to 4	99	6,212	6,640	Freehold		
9, Almond Avenue, Leamington Spa, Warwickshire CV32 6QD	CV32 6QD	CV32 6	24/03/2020</												

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
17, Woodcote Road, Leamington Spa, Warwickshire CV32 6PZ	CV32 6PZ	CV32 6	21/01/2021	1,002,000	1,071,042	N	Detached		3 to 4	184	5,446	5,821	Freehold		
36, The Fairways, Leamington Spa, Warwickshire CV32 6PR	CV32 6PR	CV32 6	12/02/2020	580,000	661,943	N	Detached		2 to 3	126	4,603	5,254	Freehold		
54, Beverley Road, Leamington Spa, Warwickshire CV32 6PJ	CV32 6PJ	CV32 6	22/03/2021	810,000	865,677	N	Detached		3	107	7,570	8,090	Freehold		
35, Beverley Road, Leamington Spa, Warwickshire CV32 6PH	CV32 6PH	CV32 6	11/01/2021	705,000	753,577	N	Detached		3 to 4	107	6,589	7,043	Freehold		
75, Coniston Road, Leamington Spa, Warwickshire CV32 6PF	CV32 6PF	CV32 6	23/10/2020	200,000	205,557	N	Flat		2 to 3	85	2,353	2,418	Leasehold		
31, Coniston Road, Leamington Spa, Warwickshire CV32 6PE	CV32 6PE	CV32 6	17/08/2020	190,000	196,328	N	Flat		2 to 3	62	3,065	3,167	Leasehold		
11, Coniston Road, Leamington Spa, Warwickshire CV32 6PE	CV32 6PE	CV32 6	08/04/2020	187,000	187,127	N	Flat		2 to 3	65	2,877	2,879	Leasehold		
Flat 13, Brookhurst Court, Beverley Road, Leamington Spa, Warwickshire CV32 6PB	CV32 6PB	CV32 6	15/12/2020	247,000	247,376	N	Flat		2	66	3,742	3,748	Leasehold		
Flat 5, Brookhurst Court, Beverley Road, Leamington Spa, Warwickshire CV32 6PB	CV32 6PB	CV32 6	12/03/2021	212,500	214,025	N	Flat		2	76	2,796	2,816	Leasehold		
Flat 34, Brookhurst Court, Beverley Road, Leamington Spa, Warwickshire CV32 6PB	CV32 6PB	CV32 6	30/10/2020	196,000	201,446	N	Flat		2	74	2,649	2,722	Leasehold		
8, Cockermouth Close, Leamington Spa, Warwickshire CV32 6NZ	CV32 6NZ	CV32 6	23/10/2020	750,000	831,203	N	Detached			162	4,630	5,131	Freehold		
4, Cockermouth Close, Leamington Spa, Warwickshire CV32 6NZ	CV32 6NZ	CV32 6	06/03/2020	518,000	580,706	N	Detached			134	3,866	4,334	Freehold		
23, Borrowdale Drive, Leamington Spa, Warwickshire CV32 6NY	CV32 6NY	CV32 6	03/11/2020	530,000	580,684	N	Detached		3 to 4	121	4,380	4,799	Freehold		
4, Belmont Mews, Leamington Spa, Warwickshire CV32 6NU	CV32 6NU	CV32 6	20/05/2020	230,000	243,113	N	Terraced		2	60	3,833	4,052	Freehold		
1, Ravensdale Avenue, Leamington Spa, Warwickshire CV32 6NQ	CV32 6NQ	CV32 6	25/01/2021	325,000	339,154	N	Semi-detached		3	92	3,533	3,686	Freehold		
1, Mosspaul Close, Leamington Spa, Warwickshire CV32 6NP	CV32 6NP	CV32 6	28/05/2021	515,000	545,315	N	Detached		3 to 4	104	4,952	5,243	Freehold		
4, Risdale Close, Leamington Spa, Warwickshire CV32 6NN	CV32 6NN	CV32 6	04/05/2021	555,000	587,670	N	Detached		3	127	4,370	4,627	Freehold		
10, Ullswater Avenue, Leamington Spa, Warwickshire CV32 6NH	CV32 6NH	CV32 6	14/12/2020	322,000	340,076	N	Semi-detached		2 to 3	74	4,351	4,596	Freehold		
11, Wasdale Close, Leamington Spa, Warwickshire CV32 6NF	CV32 6NF	CV32 6	29/10/2020	370,000	389,262	N	Terraced		2 to 3	78	4,744	4,991	Freehold		
7, Wasdale Close, Leamington Spa, Warwickshire CV32 6NF	CV32 6NF	CV32 6	17/02/2021	430,000	448,443	N	Semi-detached		3 to 4	119	3,613	3,768	Freehold		
2, Troutbeck Avenue, Leamington Spa, Warwickshire CV32 6NE	CV32 6NE	CV32 6	28/06/2021	365,000	381,913	N	Detached		2 to 3	82	4,451	4,657	Freehold		
5, Troutbeck Avenue, Leamington Spa, Warwickshire CV32 6NE	CV32 6NE	CV32 6	29/07/2021	300,000	313,836	N	Semi-detached		2 to 3	74	4,054	4,241	Freehold		
3, Keswick Green, Leamington Spa, Warwickshire CV32 6NA	CV32 6NA	CV32 6	01/07/2020	333,145	359,437	N	Terraced		3	90	3,702	3,994	Freehold		
11, Keswick Green, Leamington Spa, Warwickshire CV32 6NA	CV32 6NA	CV32 6	08/04/2020	295,000	306,968	N	Terraced		2 to 3	78	3,782	3,935	Freehold		
1, Keswick Green, Leamington Spa, Warwickshire CV32 6NA	CV32 6NA	CV32 6	06/11/2020	350,000	363,072	N	Terraced		2 to 3	99	3,535	3,667	Freehold		
7, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LZ	CV32 6LZ	CV32 6	13/03/2020	176,500	179,774	N	Flat		2	49	3,602	3,669	Leasehold		
9, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LZ	CV32 6LZ	CV32 6	28/09/2021	163,000	161,957	N	Flat		2	53	3,075	3,056	Leasehold		
14, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY	CV32 6LY	CV32 6	21/08/2020	215,000	222,161	N	Flat		1	42	5,119	5,290	Freehold		
Flat 1, Cranesthorpe Court, 8, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY	CV32 6LY	CV32 6	16/04/2021	277,500	280,126	N	Flat		2	72	3,854	3,891	Leasehold		
10, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY	CV32 6LY	CV32 6	15/04/2021	340,000	343,217	N	Flat		2 to 3	92	3,696	3,731	Leasehold		
8, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY	CV32 6LY	CV32 6	19/06/2020	322,500	328,161	N	Flat		2 to 3	92	3,505	3,567	Leasehold		
Flat 10, Chestnut Court, 4, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY	CV32 6LY	CV32 6	24/03/2021	182,500	183,810	N	Flat		2	55	3,318	3,342	Leasehold		
Flat 6, Cranesthorpe Court, 8, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY	CV32 6LY	CV32 6	23/04/2021	256,000	258,422	N	Flat		2	86	2,977	3,005	Leasehold		
4, Beaty'S Gardens, Leamington Spa, Warwickshire CV32 6LX	CV32 6LX	CV32 6	11/09/2020	345,000	385,441	N	Detached		2	73	4,726	5,280	Freehold		
5, Beaty'S Gardens, Leamington Spa, Warwickshire CV32 6LX	CV32 6LX	CV32 6	15/02/2021	370,000	394,666	N	Detached		2	91	4,066	4,337	Freehold		
118, Lillington Road, Leamington Spa, Warwickshire CV32 6LW	CV32 6LW	CV32 6	15/06/2021	935,250	978,587	N	Detached			165	5,668	5,931	Freehold		
100a, Lillington Road, Leamington Spa, Warwickshire CV32 6LW	CV32 6LW	CV32 6	18/09/2020	982,500	1,097,669	N	Detached			261	3,764	4,206	Freehold		
1, Belmont Drive, Leamington Spa, Warwickshire CV32 6LS	CV32 6LS	CV32 6	30/11/2020	665,000	728,594	N	Detached		3 to 4	150	4,433	4,857	Freehold		
3, Belmont Drive, Leamington Spa, Warwickshire CV32 6LS	CV32 6LS	CV32 6	21/05/2021	565,000	598,259	N	Detached			148	3,818	4,042	Freehold		
29, Elm Bank Close, Leamington Spa, Warwickshire CV32 6LR	CV32 6LR	CV32 6	26/02/2020	625,000	713,301	N	Detached		3 to 4	112	5,580	6,369	Freehold		
1, Elm Bank Close, Leamington Spa, Warwickshire CV32 6LR	CV32 6LR	CV32 6	14/02/2020	900,000	1,027,154	N	Detached			191	4,710	5,375	Freehold		
140, Lillington Road, Leamington Spa, Warwickshire CV32 6LN	CV32 6LN	CV32 6	16/04/2021	650,000	694,563	N	Detached		3	108	6,019	6,431	Freehold		
166, Lillington Road, Leamington Spa, Warwickshire CV32 6LN	CV32 6LN	CV32 6	25/11/2020	735,000	805,288	N	Detached			166	4,428	4,851	Freehold		
164, Lillington Road, Leamington Spa, Warwickshire CV32 6LN	CV32 6LN	CV32 6	31/03/2021	795,000	849,646	N	Detached			177	4,492	4,800	Freehold		
Flat 2, 75a, Lillington Road, Leamington Spa, Warwickshire CV32 6LJ	CV32 6LJ	CV32 6	25/03/2021	195,000	196,400	N	Flat		2	67	2,910	2,931	Leasehold		
6, Garway Close, Leamington Spa, Warwickshire CV32 6LH	CV32 6LH	CV32 6	11/12/2020	685,000	723,454	N	Semi-detached			171	4,006	4,231	Freehold		
43, Park Road, Leamington Spa, Warwickshire CV32 6LG	CV32 6LG	CV32 6	01/09/2020	255,000	270,255	N	Terraced			56	4,554	4,826	Freehold		
36, Park Road, Leamington Spa, Warwickshire CV32 6LG	CV32 6LG	CV32 6	16/06/2021	500,000	523,169	N	Detached			111	4,505	4,713	Freehold		
31, Park Road, Leamington Spa, Warwickshire CV32 6LG	CV32 6LG	CV32 6	10/02/2021	567,000	604,799	N	Detached		3	139	4,079	4,351	Freehold		
71, Park Road, Leamington Spa, Warwickshire CV32 6LG	CV32 6LG	CV32 6	18/11/2020	615,000	637,969	N	Terraced			174	3,534	3,666	Freehold		
1, Park Road, Leamington Spa, Warwickshire CV32 6LG	CV32 6LG	CV32 6	09/04/2021	680,000	713,191	N	Semi-detached			222	3,063	3,213	Freehold		
84, Lillington Road, Leamington Spa, Warwickshire CV32 6LE	CV32 6LE	CV32 6	10/08/2020	610,000	690,924	N	Detached		3 to 4	138	4,420	5,007	Freehold		
Apartment 4, 45, Lillington Road, Leamington Spa, Warwickshire CV32 6LD	CV32 6LD	CV32 6	10/08/2020	350,000	361,657	N	Flat		2 to 3	95	3,684	3,807	Leasehold		
Apartment 3, 45, Lillington Road, Leamington Spa, Warwickshire CV32 6LD	CV32 6LD	CV32 6	10/09/2020	255,000	262,275	N	Flat		2	97	2,642	2,718	Leasehold		
Flat 7, Warren Court, Warren Close, Leamington Spa, Warwickshire CV32 6LB	CV32 6LB	CV32 6	28/08/2020	230,000	237,660	N	Flat		2	64	3,594	3,713	Leasehold		
48, Warren Close, Leamington Spa, Warwickshire CV32 6LA	CV32 6LA	CV32 6	22/02/2021	607,500	647,999	N	Detached		3	115	5,283	5,635	Freehold		
38, Warren Close, Leamington Spa, Warwickshire CV32 6LA	CV32 6LA	CV32 6	30/09/2020	590,000	659,160	N	Detached		3 to 4	121	4,880	5,452	Freehold		
34, Warren Close, Leamington Spa, Warwickshire CV32 6LA	CV32 6LA	CV32 6	07/01/2020	727,500	836,824	N	Detached			170	4,279	4,922	Freehold		
66, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX	CV32 6JX	CV32 6	21/02/2020	371,000	411,097	N	Semi-detached		3	151	2,457	2,722	Freehold		
Ladbroke, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW	CV32 6JW	CV32 6	15/06/2021	396,000	394,167	N	Flat		2	75	5,280	5,256	Leasehold		
Basement Flat, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW	CV32 6JW	CV32 6	01/06/2021	396,000	394,167	N	Flat		2	75	5,280	5,256	Leasehold		
50a, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW	CV32 6JW	CV32 6	13/11/2020	550,000	602,596	N	Detached			140	3,929	4,304	Freehold		
Astley, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW	CV32 6JW	CV32 6	30/01/2020	270,500	280,733	N	Flat		2	72	3,757	3,899	Leasehold		
Thurlaston, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW	CV32 6JW	CV32 6	23/06/2021	241,000	239,884	N	Flat		2	75	3,213	3,198	Leasehold		
32, John Cullis Gardens, Leamington Spa, Warwickshire CV32 6JP	CV32 6JP	CV32 6	14/02/2020	280,000	310,262	N	Semi-detached		2 to 3	61	4,590	5,086	Freehold		
9, John Cullis Gardens, Leamington Spa, Warwickshire CV32 6JP	CV32 6JP	CV32 6	24/03/2021	185,000	186,328	N	Flat		2	55	3,364	3,388	Leasehold		
Flat 5, Raford House, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ	CV32 6JJ	CV32 6	30/04/2021	269,950	272,504	N	Flat		2 to 3	82	3,292	3,323	Leasehold		
Flat 4, Nova Lodge, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ	CV32 6JJ	CV32 6	21/02/2020	185,000	191,144	N	Flat		2	58	3,190	3,296	Leasehold		
Flat 6, Nova Lodge, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ	CV32 6JJ	CV32 6	13/03/2020	197,000	200,655	N	Flat		2	69	2,861	2,914	Leasehold		
Apartment 2, Victoria Court, 31, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JG	CV32 6JG	CV32 6	28/04/2020	600,000	600,406	N	Flat			130	4,615	4,619	Leasehold		
45, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JG	CV32 6JG	CV32 6	21/01/2021	1,270,000	1,357,508	N	Detached			490	2,592	2,770	Freehold		
27a, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD	CV32 6JD	CV32 6	24/07/2020	604,000	687,848	N	Detached			194	3,113	3,546	Freehold		
Flat 3, Buckingham Lodge, 23, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD	CV32 6JD	CV32 6	26/01/2021	285,000	282,916	N	Flat		2 to 3	85	3,353	3,328	Leasehold		
Flat 3, Orchard Court, 27, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD	CV32 6JD	CV32 6	03/08/2021	174,000	173,740	N	Flat		2	66	2,636	2,632	Leasehold		
Flat 9, Concord House, 18, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JB	CV32 6JB	CV32 6	18/09/2020	220,000	226,277	N	Flat		2	68	3,235	3,328	Leasehold		
Flat 17, Cleveland Court, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JA	CV32 6JA	CV32 6	05/02/2021	210,000	209,487	N	Flat		2	87	2,414	2,408	Leasehold		
9, Fryer Avenue, Leamington Spa, Warwickshire CV32 6HY	CV32 6HY	CV32 6	18/12/2020	878,000	950,684	N	Detached			200	4,390	4,753	Freehold		
9, Burman Close, Leamington Spa, Warwickshire CV32 6HU	CV32 6HU	CV32 6	17/12/2020	495,000	535,978	N	Detached			154	3,214	3,480	Freehold		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
8, Eaton Close, Leamington Spa, Warwickshire CV32 6HR	CV32 6HR	CV32 6	02/11/2020	610,000	668,334	N	Detached			170	3,588	3,931	Freehold		
Flat 118, Northumberland Court, Northumberland Road, Leamington Spa, Warwickshire CV32 6HN	CV32 6HN	CV32 6	03/06/2020	253,000	257,441	N	Flat		2	92	2,750	2,798	Leasehold		
39, Northumberland Road, Leamington Spa, Warwickshire CV32 6HF	CV32 6HF	CV32 6	12/03/2020	1,260,000	1,412,527	N	Detached			243	5,185	5,813	Freehold		
65, Northumberland Road, Leamington Spa, Warwickshire CV32 6HF	CV32 6HF	CV32 6	29/05/2020	810,000	871,979	N	Semi-detached			166	4,880	5,253	Freehold		
15, Northumberland Road, Leamington Spa, Warwickshire CV32 6HE	CV32 6HE	CV32 6	10/02/2021	950,000	1,013,331	N	Detached		3 to 4	226	4,204	4,484	Freehold		
3, Northumberland Road, Leamington Spa, Warwickshire CV32 6HE	CV32 6HE	CV32 6	22/03/2021	1,223,000	1,279,851	N	Semi-detached			309	3,958	4,142	Freehold		
6, Northumberland Road, Leamington Spa, Warwickshire CV32 6HA	CV32 6HA	CV32 6	17/09/2020	1,115,000	1,211,605	N	Semi-detached			241	4,625	5,026	Freehold		
2, Northumberland Road, Leamington Spa, Warwickshire CV32 6HA	CV32 6HA	CV32 6	30/06/2021	850,000	875,580	N	Semi-detached			175	4,857	5,003	Freehold		
20, Freemans Close, Leamington Spa, Warwickshire CV32 6EZ	CV32 6EZ	CV32 6	25/03/2021	450,000	470,918	N	Semi-detached		3	91	4,945	5,175	Freehold		
28, Freemans Close, Leamington Spa, Warwickshire CV32 6EZ	CV32 6EZ	CV32 6	29/06/2020	730,000	808,112	N	Detached			164	4,451	4,928	Freehold		
15, Freemans Close, Leamington Spa, Warwickshire CV32 6EY	CV32 6EY	CV32 6	07/02/2020	481,000	548,957	N	Detached		3	101	4,762	5,435	Freehold		
9, Freemans Close, Leamington Spa, Warwickshire CV32 6EY	CV32 6EY	CV32 6	25/02/2021	550,000	573,591	N	Semi-detached			134	4,104	4,281	Freehold		
35, Gaveston Road, Leamington Spa, Warwickshire CV32 6EX	CV32 6EX	CV32 6	26/06/2020	675,000	712,695	N	Terraced			95	7,105	7,502	Freehold		
32, Gaveston Road, Leamington Spa, Warwickshire CV32 6EU	CV32 6EU	CV32 6	01/12/2020	785,000	802,368	N	Terraced			179	4,385	4,483	Freehold		
61, Greatehed Road, Leamington Spa, Warwickshire CV32 6ET	CV32 6ET	CV32 6	28/06/2021	670,000	671,263	N	Terraced		3 to 4	126	5,317	5,327	Freehold		
70, Greatehed Road, Leamington Spa, Warwickshire CV32 6ET	CV32 6ET	CV32 6	25/06/2021	700,000	732,436	N	Detached			169	4,142	4,334	Freehold		
The Hollies, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN	CV32 6EN	CV32 6	05/10/2020	357,500	376,111	N	Terraced		2 to 3	81	4,414	4,643	Freehold		
11, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN	CV32 6EN	CV32 6	03/03/2020	185,000	188,432	N	Flat		2 to 3	73	2,534	2,581	Leasehold		
2, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN	CV32 6EN	CV32 6	07/02/2020	185,600	191,764	N	Flat		2 to 3	78	2,379	2,459	Leasehold		
91, Acacia Road, Leamington Spa, Warwickshire CV32 6EG	CV32 6EG	CV32 6	26/03/2021	180,000	181,292	N	Flat		3	64	2,813	2,833	Leasehold		
31, Acacia Road, Leamington Spa, Warwickshire CV32 6EF	CV32 6EF	CV32 6	28/09/2021	695,144	695,590	N	Terraced		3 to 4	142	4,895	4,899	Freehold		
11, Highfield Terrace, Leamington Spa, Warwickshire CV32 6EE	CV32 6EE	CV32 6	11/12/2020	360,000	367,965	N	Terraced		2 to 3	74	4,865	4,973	Freehold		
27, Highfield Terrace, Leamington Spa, Warwickshire CV32 6EE	CV32 6EE	CV32 6	02/09/2020	380,000	402,733	N	Terraced		3	93	4,086	4,330	Freehold		
4, The Spinney, Leamington Spa, Warwickshire CV32 6ED	CV32 6ED	CV32 6	16/09/2020	302,500	320,596	N	Terraced		3 to 4	101	2,995	3,174	Freehold		
249, Rugby Road, Leamington Spa, Warwickshire CV32 6EB	CV32 6EB	CV32 6	18/06/2021	420,000	432,639	N	Semi-detached		3 to 4	109	3,853	3,969	Freehold		
259, Rugby Road, Leamington Spa, Warwickshire CV32 6EB	CV32 6EB	CV32 6	24/02/2020	429,000	465,014	N	Terraced			125	3,432	3,720	Freehold		
251, Rugby Road, Leamington Spa, Warwickshire CV32 6EB	CV32 6EB	CV32 6	19/03/2021	440,000	447,921	N	Terraced			121	3,636	3,702	Freehold		
Flat 1, 275, Rugby Road, Leamington Spa, Warwickshire CV32 6EB	CV32 6EB	CV32 6	23/03/2020	289,000	294,362	N	Flat		2 to 3	93	3,108	3,165	Leasehold		
8, Westgrove Terrace, Leamington Spa, Warwickshire CV32 6EA	CV32 6EA	CV32 6	05/01/2021	387,500	404,375	N	Semi-detached		3	99	3,914	4,085	Freehold		
Flat 1, 243, Rugby Road, Leamington Spa, Warwickshire CV32 6DY	CV32 6DY	CV32 6	18/12/2020	220,000	220,335	N	Flat		2	57	3,872	3,878	Leasehold		
Flat 4, Cliffe Court, Rugby Road, Leamington Spa, Warwickshire CV32 6DW	CV32 6DW	CV32 6	01/04/2021	154,000	155,457	N	Flat		1	42	3,667	3,701	Leasehold		
198, Rugby Road, Leamington Spa, Warwickshire CV32 6DU	CV32 6DU	CV32 6	27/11/2020	750,000	778,010	N	Terraced			251	2,988	3,100	Freehold		
175, Rugby Road, Leamington Spa, Warwickshire CV32 6DR	CV32 6DR	CV32 6	09/02/2021	560,000	567,046	N	Terraced			174	3,218	3,259	Freehold		
2, The Old Stone Yard, 74, Rugby Road, Leamington Spa, Warwickshire CV32 6DQ	CV32 6DQ	CV32 6	09/02/2021	335,000	334,182	N	Flat		2 to 3	80	4,202	4,191	Leasehold		
171, Rugby Road, Leamington Spa, Warwickshire CV32 6DP	CV32 6DP	CV32 6	15/12/2020	622,500	636,273	N	Terraced			155	4,016	4,105	Freehold		
6, St Marks Road, Leamington Spa, Warwickshire CV32 6DL	CV32 6DL	CV32 6	25/08/2021	1,080,000	1,083,305	N	Terraced			232	4,648	4,662	Freehold		
147, Rugby Road, Leamington Spa, Warwickshire CV32 6DJ	CV32 6DJ	CV32 6	17/02/2020	815,000	883,417	N	Terraced			207	3,937	4,268	Freehold		
117, Rugby Road, Leamington Spa, Warwickshire CV32 6DH	CV32 6DH	CV32 6	04/11/2020	580,000	601,661	N	Terraced		3 to 4	134	4,328	4,490	Freehold		
121, Rugby Road, Leamington Spa, Warwickshire CV32 6DH	CV32 6DH	CV32 6	26/05/2020	270,000	285,394	N	Terraced		2 to 3	112	2,411	2,548	Freehold		
50, Rugby Road, Leamington Spa, Warwickshire CV32 6DG	CV32 6DG	CV32 6	03/07/2020	690,000	744,455	N	Terraced			163	4,233	4,567	Freehold		
65, Rugby Road, Leamington Spa, Warwickshire CV32 6DF	CV32 6DF	CV32 6	10/08/2020	235,000	251,238	N	Terraced		2	49	4,796	5,127	Freehold		
31, Stephenson Close, Leamington Spa, Warwickshire CV32 6BS	CV32 6BS	CV32 6	05/02/2021	500,000	533,332	N	Detached			120	4,167	4,444	Freehold		
1, St Albans Close, Leamington Spa, Warwickshire CV32 6BP	CV32 6BP	CV32 6	21/01/2021	570,000	609,275	N	Detached		3 to 4	120	4,750	5,077	Freehold		
7, St Albans Close, Leamington Spa, Warwickshire CV32 6BP	CV32 6BP	CV32 6	29/07/2020	435,000	495,388	N	Detached		3 to 4	112	3,884	4,423	Freehold		
21, Kingland Drive, Leamington Spa, Warwickshire CV32 6BL	CV32 6BL	CV32 6	20/05/2021	464,000	491,313	N	Detached			117	3,966	4,199	Freehold		
21, Riversleigh Road, Leamington Spa, Warwickshire CV32 6BG	CV32 6BG	CV32 6	01/04/2021	415,000	443,452	N	Detached		3	97	4,270	4,562	Freehold		
12, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE	CV32 6BE	CV32 6	19/03/2021	355,000	371,502	N	Semi-detached		2 to 3	90	3,944	4,128	Freehold		
4, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE	CV32 6BE	CV32 6	07/04/2021	350,000	367,083	N	Semi-detached		3	103	3,398	3,564	Freehold		
18, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE	CV32 6BE	CV32 6	01/04/2021	315,000	321,390	N	Terraced		2 to 3	102	3,088	3,151	Freehold		
22, Terry Avenue, Leamington Spa, Warwickshire CV32 6BE	CV32 6BE	CV32 6	29/06/2021	283,500	284,034	N	Terraced		2 to 3	113	2,509	2,514	Freehold		
16, Albert Street, Leamington Spa, Warwickshire CV32 6BB	CV32 6BB	CV32 6	11/01/2021	320,000	342,049	N	Detached		3	76	4,197	4,486	Freehold		
21, Albert Street, Leamington Spa, Warwickshire CV32 6BB	CV32 6BB	CV32 6	04/12/2020	210,000	221,789	N	Semi-detached		3 to 4	95	2,211	2,335	Freehold		
23, Old Milverton Road, Leamington Spa, Warwickshire CV32 6BA	CV32 6BA	CV32 6	26/03/2021	338,000	344,084	N	Terraced		3	79	4,278	4,356	Freehold		
7, Rock Mill, Rock Mill Lane, Leamington Spa, Warwickshire CV32 6AZ	CV32 6AZ	CV32 6	05/02/2021	457,000	455,885	N	Flat		2 to 3	115	3,974	3,964	Leasehold		
21, Edward Street, Leamington Spa, Warwickshire CV32 6AX	CV32 6AX	CV32 6	09/04/2021	272,000	277,518	N	Terraced		2 to 3	85	3,200	3,265	Freehold		
36, Quarry Street, Leamington Spa, Warwickshire CV32 6AU	CV32 6AU	CV32 6	04/12/2020	326,679	345,018	N	Semi-detached		3	79	4,135	4,367	Freehold		
38, Quarry Street, Leamington Spa, Warwickshire CV32 6AU	CV32 6AU	CV32 6	12/10/2020	342,500	370,101	N	Semi-detached		2 to 3	88	3,892	4,206	Freehold		
18, Quarry Street, Leamington Spa, Warwickshire CV32 6AU	CV32 6AU	CV32 6	13/02/2020	267,500	296,411	N	Semi-detached		3 to 4	83	3,223	3,571	Freehold		
61, Quarry Street, Leamington Spa, Warwickshire CV32 6AS	CV32 6AS	CV32 6	11/02/2021	332,500	346,762	N	Semi-detached		3	79	4,209	4,389	Freehold		
21, Quarry Street, Leamington Spa, Warwickshire CV32 6AS	CV32 6AS	CV32 6	08/10/2021	388,500	380,834	N	Terraced		2 to 3	93	4,177	4,095	Freehold		
99, Edmondscote Road, Leamington Spa, Warwickshire CV32 6AQ	CV32 6AQ	CV32 6	18/12/2020	492,500	520,148	N	Semi-detached		2 to 3	95	5,184	5,475	Freehold		
103, Edmondscote Road, Leamington Spa, Warwickshire CV32 6AQ	CV32 6AQ	CV32 6	20/11/2020	380,000	406,226	N	Semi-detached		3	88	4,318	4,616	Freehold		
11, Rock Mill Lane, Leamington Spa, Warwickshire CV32 6AP	CV32 6AP	CV32 6	27/04/2021	525,000	535,650	N	Terraced		2 to 3	124	4,237	4,323	Freehold		
5, Rock Mill Lane, Leamington Spa, Warwickshire CV32 6AP	CV32 6AP	CV32 6	19/03/2021	520,000	555,743	N	Detached		3	135	3,852	4,117	Freehold		
11, Mill House Terrace, Leamington Spa, Warwickshire CV32 6AL	CV32 6AL	CV32 6	21/08/2020	285,000	322,809	N	Detached		2 to 3	86	3,314	3,754	Freehold		
9, Mill House Terrace, Leamington Spa, Warwickshire CV32 6AL	CV32 6AL	CV32 6	05/02/2021	255,000	258,209	N	Terraced		2 to 3	86	2,965	3,002	Freehold		
33, Edmondscote Road, Leamington Spa, Warwickshire CV32 6AG	CV32 6AG	CV32 6	01/12/2020	335,000	353,806	N	Semi-detached			135	2,481	2,621	Freehold		
34, Princes Drive, Leamington Spa, Warwickshire CV32 6AF	CV32 6AF	CV32 6	23/10/2020	335,000	361,997	N	Semi-detached		3	96	3,490	3,771	Freehold		
46, Warwick New Road, Leamington Spa, Warwickshire CV32 6AA	CV32 6AA	CV32 6	12/03/2021	896,000	957,588	N	Detached			153	5,856	6,259	Freehold		
Flat 2, 38, Warwick New Road, Leamington Spa, Warwickshire CV32 6AA	CV32 6AA	CV32 6	15/02/2021	190,000	189,536	N	Flat		1	51	3,725	3,716	Leasehold		
Flat 4, 38, Warwick New Road, Leamington Spa, Warwickshire CV32 6AA	CV32 6AA	CV32 6	23/04/2021	235,000	237,224	N	Flat		2	96	2,448	2,471	Leasehold		
		CV32 6 Average										4,299			
35c, Lillington Road, Leamington Spa, Warwickshire CV32 5YS	CV32 5YS	CV32 5	12/06/2020	495,000	522,643	N	Terraced			126	3,929	4,148	Freehold		
9, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ	CV32 5YQ	CV32 5	27/03/2020	330,000	352,421	N	Terraced		2	73	4,517	4,824	Freehold		
14, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ	CV32 5YQ	CV32 5	16/09/2020	300,000	317,947	N	Terraced		2	78	3,846	4,076	Freehold		
28, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ	CV32 5YQ	CV32 5	26/03/2021	325,000	330,850	N	Terraced		2 to 3	84	3,869	3,939	Freehold		
18, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ	CV32 5YQ	CV32 5	06/05/2021	295,000	299,868	N	Terraced		2 to 3	81	3,624	3,684	Freehold		
32, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ	CV32 5YQ	CV32 5	28/08/2020	300,000	320,729	N	Terraced		3	109	2,752	2,942	Freehold		
24, Villiers Street, Leamington Spa, Warwickshire CV32 5YH	CV32 5YH	CV32 5	17/09/2020	385,000	408,032	N	Terraced		2	77	5,000	5,299	Freehold		
25, Villiers Street, Leamington Spa, Warwickshire CV32 5YH	CV32 5YH	CV32 5	04/09/2020	3											



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
35, Villiers Street, Leamington Spa, Warwickshire CV32 5YH	CV32 5YH	CV32 5	17/07/2020	350,000	377,622	N	Terraced		3	89	3,933	4,243	Freehold		
4, Villiers Street, Leamington Spa, Warwickshire CV32 5YH	CV32 5YH	CV32 5	15/03/2021	359,950	384,692	N	Detached		2 to 3	92	3,913	4,181	Freehold		
10, Villiers Street, Leamington Spa, Warwickshire CV32 5YH	CV32 5YH	CV32 5	22/01/2021	340,000	344,024	N	Terraced		2 to 3	86	3,953	4,000	Freehold		
7, Villiers Street, Leamington Spa, Warwickshire CV32 5YH	CV32 5YH	CV32 5	20/08/2021	250,000	250,765	N	Terraced		2	81	3,086	3,096	Freehold		
10, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG	CV32 5YG	CV32 5	16/09/2020	300,000	317,947	N	Terraced		2 to 3	68	4,412	4,676	Freehold		
4, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG	CV32 5YG	CV32 5	16/02/2021	314,000	317,951	N	Terraced		2	71	4,423	4,478	Freehold		
19, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG	CV32 5YG	CV32 5	28/08/2020	300,000	328,791	N	Semi-detached		2 to 3	74	4,054	4,443	Freehold		
23, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG	CV32 5YG	CV32 5	06/11/2020	380,000	394,192	N	Terraced		3	92	4,130	4,285	Freehold		
24, Suffolk Street, Leamington Spa, Warwickshire CV32 5YG	CV32 5YG	CV32 5	23/03/2021	345,000	351,210	N	Terraced		2 to 3	144	2,396	2,439	Freehold		
60, Villiers Street, Leamington Spa, Warwickshire CV32 5YF	CV32 5YF	CV32 5	08/10/2020	324,995	351,186	N	Semi-detached		3	93	3,495	3,776	Freehold		
46, Villiers Street, Leamington Spa, Warwickshire CV32 5YF	CV32 5YF	CV32 5	24/03/2021	525,000	549,405	N	Semi-detached			147	3,571	3,737	Freehold		
122, Villiers Street, Leamington Spa, Warwickshire CV32 5YE	CV32 5YE	CV32 5	10/03/2020	305,000	325,722	N	Terraced		3	89	3,427	3,660	Freehold		
3, Sheepcote Close, Leamington Spa, Warwickshire CV32 5YD	CV32 5YD	CV32 5	03/07/2020	400,000	440,725	N	Semi-detached		3	104	3,846	4,238	Freehold		
7, North Villiers Street, Leamington Spa, Warwickshire CV32 5XZ	CV32 5XZ	CV32 5	25/03/2020	346,000	369,508	N	Terraced		2	82	4,220	4,506	Freehold		
40, North Villiers Street, Leamington Spa, Warwickshire CV32 5XY	CV32 5XY	CV32 5	26/03/2021	338,000	344,084	N	Terraced		2 to 3	82	4,122	4,196	Freehold		
35, North Villiers Street, Leamington Spa, Warwickshire CV32 5XY	CV32 5XY	CV32 5	09/10/2020	310,000	334,982	N	Semi-detached		2 to 3	81	3,827	4,136	Freehold		
32, North Villiers Street, Leamington Spa, Warwickshire CV32 5XY	CV32 5XY	CV32 5	20/03/2020	300,000	320,383	N	Terraced		2	82	3,645	3,893	Freehold		
31, Granville Street, Leamington Spa, Warwickshire CV32 5XW	CV32 5XW	CV32 5	03/03/2021	513,400	522,642	N	Terraced		3	107	4,798	4,885	Freehold		
17, Granville Street, Leamington Spa, Warwickshire CV32 5XW	CV32 5XW	CV32 5	27/11/2020	486,000	504,151	N	Terraced		3 to 4	104	4,673	4,848	Freehold		
11, Granville Street, Leamington Spa, Warwickshire CV32 5XW	CV32 5XW	CV32 5	21/06/2021	400,000	400,754	N	Terraced		2 to 3	95	4,211	4,218	Freehold		
31, Hill Street, Leamington Spa, Warwickshire CV32 5XT	CV32 5XT	CV32 5	30/09/2021	332,500	332,714	N	Terraced		2 to 3	62	5,363	5,366	Freehold		
19, Hill Street, Leamington Spa, Warwickshire CV32 5XT	CV32 5XT	CV32 5	27/11/2020	288,000	298,756	N	Terraced		2	73	3,945	4,093	Freehold		
27, Hill Street, Leamington Spa, Warwickshire CV32 5XT	CV32 5XT	CV32 5	12/04/2021	295,000	300,984	N	Terraced		2	75	3,933	4,013	Freehold		
1, Hill Street, Leamington Spa, Warwickshire CV32 5XT	CV32 5XT	CV32 5	18/12/2020	278,500	284,662	N	Terraced		2 to 3	78	3,571	3,650	Freehold		
5, Campion Road, Leamington Spa, Warwickshire CV32 5XQ	CV32 5XQ	CV32 5	12/04/2021	400,000	408,114	N	Terraced		3	90	4,444	4,535	Freehold		
10, Campion Road, Leamington Spa, Warwickshire CV32 5XQ	CV32 5XQ	CV32 5	17/06/2021	625,450	626,629	N	Terraced		3 to 4	140	4,468	4,476	Freehold		
32, Granville Street, Leamington Spa, Warwickshire CV32 5XN	CV32 5XN	CV32 5	17/07/2020	503,600	543,344	N	Terraced		3	111	4,541	4,899	Freehold		
44, Granville Street, Leamington Spa, Warwickshire CV32 5XN	CV32 5XN	CV32 5	29/09/2021	522,000	522,335	N	Terraced		3 to 4	124	4,210	4,212	Freehold		
14, Hazel Close, Leamington Spa, Warwickshire CV32 5XL	CV32 5XL	CV32 5	09/01/2020	325,000	362,529	N	Semi-detached		2 to 3	80	4,063	4,532	Freehold		
15, Hazel Close, Leamington Spa, Warwickshire CV32 5XL	CV32 5XL	CV32 5	27/11/2020	350,000	374,156	N	Semi-detached		3	100	3,500	3,742	Freehold		
20, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH	CV32 5XH	CV32 5	10/07/2020	485,000	523,276	N	Terraced		3	92	5,272	5,688	Freehold		
31, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH	CV32 5XH	CV32 5	18/02/2021	509,500	515,911	N	Terraced		3	106	4,807	4,867	Freehold		
19, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH	CV32 5XH	CV32 5	11/12/2020	521,500	533,038	N	Terraced		3	115	4,535	4,635	Freehold		
25, Campion Road, Leamington Spa, Warwickshire CV32 5XF	CV32 5XF	CV32 5	21/05/2021	497,000	505,202	N	Terraced			112	4,438	4,511	Freehold		
41, Campion Road, Leamington Spa, Warwickshire CV32 5XF	CV32 5XF	CV32 5	09/09/2020	450,000	488,989	N	Semi-detached		3	121	3,719	4,041	Freehold		
79, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE	CV32 5XE	CV32 5	17/02/2020	192,000	198,377	N	Flat		2	48	4,000	4,133	Leasehold		
67, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE	CV32 5XE	CV32 5	24/09/2021	194,000	192,759	N	Flat		2	52	3,731	3,707	Leasehold		
91, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE	CV32 5XE	CV32 5	11/12/2020	186,500	186,784	N	Flat		2	53	3,519	3,524	Leasehold		
15, Campion Green, Leamington Spa, Warwickshire CV32 5XD	CV32 5XD	CV32 5	27/11/2020	430,000	459,677	N	Semi-detached		3	95	4,526	4,839	Freehold		
1, Hurley Close, Leamington Spa, Warwickshire CV32 5XB	CV32 5XB	CV32 5	17/11/2020	345,000	368,811	N	Semi-detached		2 to 3	84	4,107	4,391	Freehold		
11, Hurley Close, Leamington Spa, Warwickshire CV32 5XB	CV32 5XB	CV32 5	16/07/2020	323,000	355,885	N	Semi-detached		2 to 3	85	3,800	4,187	Freehold		
6, Pleasant Way, Leamington Spa, Warwickshire CV32 5XA	CV32 5XA	CV32 5	24/11/2020	225,000	240,529	N	Semi-detached		2	53	4,245	4,538	Freehold		
16, Keir Close, Leamington Spa, Warwickshire CV32 5WE	CV32 5WE	CV32 5	14/05/2021	273,000	284,441	N	Semi-detached		2 to 3	77	3,545	3,694	Freehold		
7, Keir Close, Leamington Spa, Warwickshire CV32 5WE	CV32 5WE	CV32 5	07/10/2020	270,000	291,759	N	Semi-detached		3 to 4	100	2,700	2,918	Freehold		
1, Berenska Drive, Leamington Spa, Warwickshire CV32 5WB	CV32 5WB	CV32 5	30/06/2021	347,250	357,700	N	Semi-detached		3	108	3,215	3,312	Freehold		
43, Wathen Road, Leamington Spa, Warwickshire CV32 5UY	CV32 5UY	CV32 5	04/09/2020	495,000	524,612	N	Terraced		3	133	3,722	3,944	Freehold		
18, Wathen Road, Leamington Spa, Warwickshire CV32 5UX	CV32 5UX	CV32 5	10/08/2020	460,000	491,784	N	Terraced		3 to 4	102	4,510	4,821	Freehold		
22, Wathen Road, Leamington Spa, Warwickshire CV32 5UX	CV32 5UX	CV32 5	26/02/2021	495,000	501,228	N	Terraced		3 to 4	116	4,267	4,321	Freehold		
6, Wootton Court, Lillington Avenue, Leamington Spa, Warwickshire CV32 5UU	CV32 5UU	CV32 5	30/03/2021	560,000	570,081	N	Terraced		3 to 4	158	3,544	3,608	Freehold		
13, Waller Street, Leamington Spa, Warwickshire CV32 5UR	CV32 5UR	CV32 5	02/10/2020	456,000	479,739	N	Terraced		3	89	5,124	5,390	Freehold		
10, Waller Street, Leamington Spa, Warwickshire CV32 5UR	CV32 5UR	CV32 5	03/02/2020	420,000	465,392	N	Semi-detached		2 to 3	91	4,615	5,114	Freehold		
Flat 17, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ	CV32 5UQ	CV32 5	10/02/2020	215,000	222,140	N	Flat		2	64	3,359	3,471	Leasehold		
Flat 21, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ	CV32 5UQ	CV32 5	02/06/2021	220,000	218,982	N	Flat		2	65	3,385	3,369	Leasehold		
Flat 34, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ	CV32 5UQ	CV32 5	23/04/2021	220,000	222,082	N	Flat		2	70	3,143	3,173	Leasehold		
Flat 15, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ	CV32 5UQ	CV32 5	21/02/2021	190,000	189,536	N	Flat		2	64	2,969	2,962	Leasehold		
Flat 30, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ	CV32 5UQ	CV32 5	21/10/2020	195,000	200,418	N	Flat		2	70	2,786	2,863	Leasehold		
Flat 38, Riplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ	CV32 5UQ	CV32 5	30/09/2020	169,000	173,822	N	Flat		2	71	2,380	2,448	Leasehold		
27, Waller Street, Leamington Spa, Warwickshire CV32 5UP	CV32 5UP	CV32 5	21/01/2021	540,000	546,392	N	Terraced		3 to 4	97	5,545	5,611	Freehold		
21, Waller Street, Leamington Spa, Warwickshire CV32 5UP	CV32 5UP	CV32 5	25/03/2021	531,000	540,559	N	Terraced		3 to 4	137	3,876	3,946	Freehold		
30, Dereham Court, Leamington Spa, Warwickshire CV32 5UN	CV32 5UN	CV32 5	18/01/2021	185,000	183,647	N	Flat		2	71	2,622	2,603	Leasehold		
12, Lillington Avenue, Leamington Spa, Warwickshire CV32 5UJ	CV32 5UJ	CV32 5	12/01/2021	835,000	871,364	N	Semi-detached			280	2,982	3,112	Freehold		
3, Lillington Avenue, Leamington Spa, Warwickshire CV32 5UF	CV32 5UF	CV32 5	31/07/2020	1,600,000	1,822,115	N	Detached			520	3,077	3,504	Freehold		
6, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UA	CV32 5UA	CV32 5	21/02/2020	650,000	704,566	N	Terraced			215	3,023	3,277	Freehold		
4, Pembroke Court, Lillington Avenue, Leamington Spa, Warwickshire CV32 5TT	CV32 5TT	CV32 5	03/02/2021	192,500	192,030	N	Flat		2	70	2,750	2,743	Leasehold		
1, Morton House, Morton Street, Leamington Spa, Warwickshire CV32 5TR	CV32 5TR	CV32 5	24/07/2020	185,000	191,202	N	Flat			36	5,139	5,311	Leasehold		
14b, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TL	CV32 5TL	CV32 5	27/03/2020	955,000	1,041,467	N	Semi-detached			307	3,111	3,392	Freehold		
Flat 3, Hunters Reach, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TL	CV32 5TL	CV32 5	09/07/2021	275,000	279,206	N	Flat		2	84	3,274	3,324	Leasehold		
Flat 10, Grosvenor Court, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TF	CV32 5TF	CV32 5	04/02/2021	247,500	246,896	N	Flat		2	64	3,867	3,858	Leasehold		
57, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TB	CV32 5TB	CV32 5	16/01/2020	1,480,000	1,616,487	N	Terraced			335	4,418	4,825	Freehold		
24, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TA	CV32 5TA	CV32 5	14/12/2020	1,080,000	1,103,895	N	Terraced			242	4,463	4,562	Freehold		
32, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TA	CV32 5TA	CV32 5	11/01/2021	1,005,000	1,016,895	N	Terraced			250	4,020	4,068	Freehold		
2b, Morrell Street, Leamington Spa, Warwickshire CV32 5SZ	CV32 5SZ	CV32 5	13/07/2021	260,000	266,299	N	Terraced		2	63	4,127	4,227	Leasehold		
37, Morton Street, Leamington Spa, Warwickshire CV32 5SY	CV32 5SY	CV32 5	26/05/2021	252,500	263,082	N	Semi-detached		2 to 3	55	4,591	4,783	Freehold		
7, Morton Street, Leamington Spa, Warwickshire CV32 5SY	CV32 5SY	CV32 5	21/01/2020	545,000	607,933	N	Semi-detached		2 to 3	173	3,150	3,514	Freehold		
56, Morton Street, Leamington Spa, Warwickshire CV32 5SY	CV32 5SY	CV32 5	27/05/2020	305,000	322,390	N	Terraced		2 to 3	124	2,460	2,600	Freehold		
Flat 4, 12, Clarendon Street, Leamington Spa, Warwickshire CV32 5ST	CV32 5ST	CV32 5	31/01/2020	225,000	233,512	N	Flat		2	72	3,112	3,230	Leasehold		
6, Clarendon Street, Leamington Spa, Warwickshire CV32 5SR	CV32 5SR	CV32 5	29/03/2021	840,000	855,121	N	Terraced			226	3,717	3,784	Freehold		
Flat 1, 18, Binswood Avenue, Leamington Spa, Warwickshire CV32 5SQ	CV32 5SQ	CV32 5	21/07/2021	337,000	342,154	N	Flat		2	100	3,370	3,422	Leasehold		
2, Binswood Avenue, Leamington Spa, Warwickshire CV32 5SQ	CV32 5SQ	CV32 5	04/08/2020	500,000											



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
7, Oakfield House, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RZ	CV32 5RZ	CV32 5	03/08/2021	148,000	147,779	N	Flat		2	61	2,426	2,423	Leasehold		
58, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RX	CV32 5RX	CV32 5	12/05/2021	2,330,000	2,427,647	N	Semi-detached			465	5,012	5,222	Freehold		
Flat 2, 54, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RX	CV32 5RX	CV32 5	26/03/2021	270,000	271,938	N	Flat		2	76	3,553	3,578	Leasehold		
20, Binswood Street, Leamington Spa, Warwickshire CV32 5RN	CV32 5RN	CV32 5	20/08/2021	165,000	164,754	N	Flat		2 to 3	52	3,146	3,141	Leasehold		
54, Binswood Street, Leamington Spa, Warwickshire CV32 5RN	CV32 5RN	CV32 5	29/10/2020	150,000	154,168	N	Flat		2	58	2,593	2,665	Leasehold		
The Coach House, Hall Road, Leamington Spa, Warwickshire CV32 5RA	CV32 5RA	CV32 5	30/03/2021	660,000	671,881	N	Terraced			128	5,156	5,249	Freehold		
Flat A, 33, Clarendon Square, Leamington Spa, Warwickshire CV32 5QY	CV32 5QY	CV32 5	08/11/2021	267,500	267,500	N	Flat		1	40	6,688	6,688	Leasehold		
Flat 2, 15, Clarendon Square, Leamington Spa, Warwickshire CV32 5QT	CV32 5QT	CV32 5	18/09/2020	372,000	382,613	N	Flat		2 to 3	100	3,720	3,826	Leasehold		
Flat 2, 16, Clarendon Square, Leamington Spa, Warwickshire CV32 5QT	CV32 5QT	CV32 5	17/12/2020	287,000	287,437	N	Flat		2 to 3	81	3,543	3,549	Leasehold		
Flat 8, 10, Clarendon Place, Leamington Spa, Warwickshire CV32 5QN	CV32 5QN	CV32 5	18/09/2020	205,000	210,849	N	Flat		1	61	3,361	3,457	Leasehold		
17, Imperial Place, Leamington Spa, Warwickshire CV32 5PU	CV32 5PU	CV32 5	27/08/2021	280,000	280,857	N	Terraced		2	36	7,778	7,802	Freehold		
14, Imperial Place, Leamington Spa, Warwickshire CV32 5PU	CV32 5PU	CV32 5	01/04/2021	280,000	282,649	N	Flat		2	109	2,569	2,593	Leasehold		
Apartment 14, Villiers House, Clarendon Avenue, Leamington Spa, Warwickshire CV32 5PR	CV32 5PR	CV32 5	16/11/2020	187,500	190,026	N	Flat			37	5,068	5,136	Leasehold		
Apartment 25, The Space, Clarendon Avenue, Leamington Spa, Warwickshire CV32 5PP	CV32 5PP	CV32 5	05/07/2021	217,000	220,319	N	Flat		2	76	2,855	2,899	Leasehold		
Apartment 42, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ	CV32 5PJ	CV32 5	03/08/2020	212,000	219,061	N	Flat		2	51	4,157	4,295	Leasehold		
Apartment 44, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ	CV32 5PJ	CV32 5	11/12/2020	240,000	240,365	N	Flat		2	72	3,333	3,338	Leasehold		
Apartment 41, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ	CV32 5PJ	CV32 5	25/02/2021	182,000	181,556	N	Flat		2	57	3,193	3,185	Leasehold		
5, Percy Terrace, Leamington Spa, Warwickshire CV32 5PG	CV32 5PG	CV32 5	28/09/2021	525,000	525,337	N	Terraced		3	115	4,565	4,568	Freehold		
14, Gunnery Terrace, Leamington Spa, Warwickshire CV32 5PE	CV32 5PE	CV32 5	16/12/2020	328,950	336,228	N	Terraced		3	76	4,328	4,424	Freehold		
12, Gunnery Terrace, Leamington Spa, Warwickshire CV32 5PE	CV32 5PE	CV32 5	22/01/2021	290,000	293,433	N	Terraced		2 to 3	74	3,919	3,965	Freehold		
3, Cross Road, Leamington Spa, Warwickshire CV32 5PB	CV32 5PB	CV32 5	18/01/2021	236,000	246,278	N	Semi-detached		3	78	3,026	3,157	Freehold		
21, Conway Road, Leamington Spa, Warwickshire CV32 5PA	CV32 5PA	CV32 5	01/04/2020	350,000	380,708	N	Detached		2 to 3	74	4,730	5,145	Freehold		
Flat 7, Clarendon Rise, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5NY	CV32 5NY	CV32 5	21/08/2020	330,000	340,991	Y	Flat			93	3,548	3,667	Leasehold		
14, Strathearn Road, Leamington Spa, Warwickshire CV32 5NW	CV32 5NW	CV32 5	27/11/2020	393,000	407,677	N	Terraced		2 to 3	86	4,570	4,740	Freehold		
6, Strathearn Road, Leamington Spa, Warwickshire CV32 5NW	CV32 5NW	CV32 5	08/04/2021	362,500	369,853	N	Terraced		2 to 3	86	4,215	4,301	Freehold		
9, Stuart Court, Warwick Terrace, Leamington Spa, Warwickshire CV32 5NU	CV32 5NU	CV32 5	19/03/2021	210,000	211,507	N	Flat		2	64	3,281	3,305	Leasehold		
2a, Warwick Terrace, Leamington Spa, Warwickshire CV32 5NT	CV32 5NT	CV32 5	04/06/2020	255,000	259,476	N	Flat		2	78	3,269	3,327	Leasehold		
8, Clarendon Crescent, Leamington Spa, Warwickshire CV32 5NR	CV32 5NR	CV32 5	18/12/2020	1,800,000	1,949,010	N	Detached			398	4,517	4,891	Freehold		
11, Clarendon Crescent, Leamington Spa, Warwickshire CV32 5NR	CV32 5NR	CV32 5	05/03/2021	430,000	449,989	N	Semi-detached		3	122	3,525	3,688	Freehold		
27, Milverton Crescent, Leamington Spa, Warwickshire CV32 5NJ	CV32 5NJ	CV32 5	19/03/2021	1,000,000	1,018,001	N	Terraced			255	3,922	3,992	Freehold		
Flat 1, Milverton Lodge, Milverton Crescent West, Leamington Spa, Warwickshire CV32 5NF	CV32 5NF	CV32 5	05/06/2020	187,000	190,283	N	Flat		2	70	2,671	2,718	Leasehold		
26, Union Road, Leamington Spa, Warwickshire CV32 5NB	CV32 5NB	CV32 5	04/12/2020	260,000	265,753	N	Terraced		2	54	4,815	4,921	Freehold		
The Coach House, Union Road, Leamington Spa, Warwickshire CV32 5NB	CV32 5NB	CV32 5	11/09/2020	220,000	233,161	N	Terraced		2 to 3	49	4,462	4,729	Freehold		
Flat 5, 34, Heath Terrace, Leamington Spa, Warwickshire CV32 5NA	CV32 5NA	CV32 5	02/12/2020	155,000	155,236	N	Flat		1	55	2,818	2,822	Leasehold		
3, Gulistan Road, Leamington Spa, Warwickshire CV32 5LU	CV32 5LU	CV32 5	05/05/2021	915,250	969,126	N	Detached			223	4,104	4,346	Freehold		
19, Gulistan Road, Leamington Spa, Warwickshire CV32 5LU	CV32 5LU	CV32 5	27/01/2021	284,000	287,361	N	Terraced		2 to 3	74	3,835	3,880	Freehold		
20, Union Road, Leamington Spa, Warwickshire CV32 5LT	CV32 5LT	CV32 5	13/01/2020	860,000	989,235	N	Detached			173	4,971	5,718	Freehold		
Flat 6, Beauchamp House, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LR	CV32 5LR	CV32 5	31/03/2021	215,000	216,543	N	Flat		1	55	3,909	3,937	Leasehold		
Flat 3, Beauchamp House, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LR	CV32 5LR	CV32 5	03/07/2020	435,000	449,583	N	Flat		3	134	3,246	3,355	Leasehold		
Flat 3, Milverton House, 11, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LR	CV32 5LR	CV32 5	24/06/2021	360,000	358,334	N	Flat		2 to 3	107	3,364	3,349	Leasehold		
Flat 3, 23, Albany Terrace, Leamington Spa, Warwickshire CV32 5LP	CV32 5LP	CV32 5	28/10/2020	165,000	169,585	N	Flat		1	43	3,837	3,944	Leasehold		
Flat 1, 23, Albany Terrace, Leamington Spa, Warwickshire CV32 5LP	CV32 5LP	CV32 5	18/12/2020	285,000	285,434	N	Flat		2 to 3	90	3,167	3,171	Leasehold		
9, Warwick Street, Leamington Spa, Warwickshire CV32 5LJ	CV32 5LJ	CV32 5	12/03/2021	692,000	724,168	N	Semi-detached		3 to 4	160	4,325	4,526	Freehold		
9, Clarence Mansions, 2, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD	CV32 5LD	CV32 5	20/03/2020	270,000	275,009	N	Flat		2	75	3,600	3,667	Leasehold		
5, Clarence Mansions, 1, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD	CV32 5LD	CV32 5	24/02/2020	245,000	253,137	N	Flat		2	74	3,315	3,425	Leasehold		
26, Clarence Mansions, 5, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD	CV32 5LD	CV32 5	12/02/2021	310,000	309,243	N	Flat		2	99	3,131	3,124	Leasehold		
5, Wilhelmina Close, Leamington Spa, Warwickshire CV32 5JT	CV32 5JT	CV32 5	19/03/2021	367,500	370,138	N	Flat		2	96	3,828	3,856	Leasehold		
23, Leamside House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	20/08/2021	338,000	337,496	N	Flat		2	84	4,024	4,018	Leasehold		
25, Leamside House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	12/06/2020	550,000	559,655	N	Flat		3 to 4	165	3,333	3,392	Leasehold		
35, Cedar House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	20/11/2020	230,000	233,099	N	Flat		2	76	3,026	3,067	Leasehold		
12, Oak House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	17/03/2021	270,000	271,938	N	Flat		2	90	3,000	3,022	Leasehold		
Apartment 47, Alder House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	21/02/2020	136,000	140,517	N	Flat		2	52	2,615	2,702	Leasehold		
Apartment 52, Alder House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	28/05/2020	200,000	202,869	N	Flat		2	80	2,500	2,536	Leasehold		
39, Copps Road, Leamington Spa, Warwickshire CV32 5JH	CV32 5JH	CV32 5	04/01/2021	275,000	278,255	N	Terraced		2 to 3	65	4,231	4,281	Freehold		
12, Copps Road, Leamington Spa, Warwickshire CV32 5JH	CV32 5JH	CV32 5	22/06/2021	450,000	450,848	N	Terraced		3 to 4	112	4,018	4,025	Freehold		
22, Warwick New Road, Leamington Spa, Warwickshire CV32 5JG	CV32 5JG	CV32 5	09/04/2021	875,000	917,709	N	Semi-detached			237	3,692	3,872	Freehold		
Flat 11, Riversdale, 3, Warwick New Road, Leamington Spa, Warwickshire CV32 5JB	CV32 5JB	CV32 5	01/10/2020	263,000	270,308	N	Flat		2 to 3	80	3,288	3,379	Leasehold		
3, Milverton Court, Milverton Hill, Leamington Spa, Warwickshire CV32 5JA	CV32 5JA	CV32 5	30/09/2020	175,000	179,993	N	Flat		2	70	2,500	2,571	Leasehold		
8, Arlington Court, Arlington Avenue, Leamington Spa, Warwickshire CV32 5HR	CV32 5HR	CV32 5	24/01/2020	221,200	229,568	N	Flat		2	88	2,514	2,609	Leasehold		
Flat 8, Carlton House, 16, Regent Street, Leamington Spa, Warwickshire CV32 5HQ	CV32 5HQ	CV32 5	16/06/2021	135,000	134,375	N	Flat		1	53	2,533	2,522	Leasehold		
Flat 1, 9, Dale Street, Leamington Spa, Warwickshire CV32 5HH	CV32 5HH	CV32 5	07/06/2021	365,000	363,310	N	Flat		2	96	3,802	3,784	Leasehold		
Flat 4, Normandy House, 23, Dale Street, Leamington Spa, Warwickshire CV32 5HH	CV32 5HH	CV32 5	04/05/2021	114,000	114,623	N	Flat		1	33	3,455	3,473	Leasehold		
Flat 4, 9, Dale Street, Leamington Spa, Warwickshire CV32 5HH	CV32 5HH	CV32 5	16/02/2021	280,000	279,317	N	Flat		2 to 3	92	3,043	3,036	Leasehold		
Flat 5, Churchill House, 11 - 17, Regent Street, Leamington Spa, Warwickshire CV32 5HG	CV32 5HG	CV32 5	20/08/2020	180,000	185,995	N	Flat		2	60	3,000	3,100	Leasehold		
152, Trinity Street, Leamington Spa, Warwickshire CV32 5GY	CV32 5GY	CV32 5	06/09/2021	425,000	425,273	N	Terraced		2 to 3	111	3,829	3,831	Freehold		
Flat 23, Oakfield House, Binswood Avenue, Leamington Spa, Warwickshire CV32 5GD	CV32 5GD	CV32 5	08/01/2021	189,000	187,618	N	Flat		2	63	3,000	2,978	Leasehold		
2, Lyndon Court, Leamington Spa, Warwickshire CV32 5FS	CV32 5FS	CV32 5	21/02/2020	264,000	286,162	N	Terraced		2	51	5,176	5,611	Freehold		
4, Woodbine Cottages, Leamington Spa, Warwickshire CV32 5FL	CV32 5FL	CV32 5	06/01/2021	270,000	273,196	N	Terraced		2	61	4,426	4,479	Freehold		
2, Finings Court, Leamington Spa, Warwickshire CV32 5FG	CV32 5FG	CV32 5	17/02/2021	460,000	465,788	N	Terraced		2 to 3	99	4,646	4,705	Freehold		
11, The Maltings, Leamington Spa, Warwickshire CV32 5FF	CV32 5FF	CV32 5	25/06/2021	405,000	403,125	N	Flat		2 to 3	137	2,956	2,943	Leasehold		
15, Knightcote Drive, Leamington Spa, Warwickshire CV32 5FA	CV32 5FA	CV32 5	16/02/2021	467,500	498,666	N	Detached		3	125	3,740	3,989	Freehold		
Flat 2, 25, Portland Street, Leamington Spa, Warwickshire CV32 5EZ	CV32 5EZ	CV32 5	21/02/2020	179,950	185,926	N	Flat		1	37	4,821	4,981	Leasehold		
1a, Portland Street, Leamington Spa, Warwickshire CV32 5EZ	CV32 5EZ	CV32 5	09/10/2020	499,950	554,080	N	Detached		3 to 4	124	4,032	4,468	Freehold		
1b, Portland Street, Leamington Spa, Warwickshire CV32 5EZ	CV32 5EZ	CV32 5	14/04/2021	485,000	508,673	N	Semi-detached		3 to 4	126	3,849	4,037	Freehold		
Flat 7, 22, Portland Street, Leamington Spa, Warwickshire CV32 5EY	CV32 5EY	CV32 5	27/11/2020	121,400	123,036	N	Flat		1	22	5,518	5,593	Leasehold		
Flat 8, 22, Portland Street, Leamington Spa, Warwickshire CV32 5EY	CV32 5EY	CV32 5	06/01/2020	147,000	152,561	N	Flat		1	33	4,455	4,623	Leasehold		
Flat 5, Birkland House, 37, Portland Street, Leamington Spa, Warwickshire CV32 5EY	CV32 5EY	CV32 5	13/10/2020	138,000	141,834	N	Flat		1	35	3,943	4,052	Leasehold		
Flat 1, 38, Portland Street, Leamington Spa, Warwickshire CV32 5EY	CV32 5EY	CV32 5	11/09/2020	242,000	248,904	N	Flat		2 to 3	10					

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
Flat 3, 30, Portland Place West, Leamington Spa, Warwickshire CV32 5EU	CV32 5EU	CV32 5	27/04/2021	320,000	323,028	N	Flat		2	93	3,441	3,473	Leasehold		
Wigg House, 11a, Portland Place East, Leamington Spa, Warwickshire CV32 5ES	CV32 5ES	CV32 5	31/03/2021	650,000	680,215	N	Semi-detached		3 to 4	146	4,452	4,659	Freehold		
21, Portland Place East, Leamington Spa, Warwickshire CV32 5ES	CV32 5ES	CV32 5	21/04/2020	650,000	650,440	N	Flat			172	3,779	3,782	Leasehold		
Apartment 8, Chapel Court, Windsor Street, Leamington Spa, Warwickshire CV32 5ER	CV32 5ER	CV32 5	27/04/2021	225,000	227,129	N	Flat		2	64	3,516	3,549	Leasehold		
Apartment 15, Chapel Court, Windsor Street, Leamington Spa, Warwickshire CV32 5ER	CV32 5ER	CV32 5	26/02/2021	240,000	239,414	N	Flat		2	85	2,824	2,817	Leasehold		
61, Augusta Place, Leamington Spa, Warwickshire CV32 5EL	CV32 5EL	CV32 5	01/06/2021	160,000	164,815	N	Semi-detached		2	44	3,636	3,746	Leasehold		
45, Augusta Place, Leamington Spa, Warwickshire CV32 5EL	CV32 5EL	CV32 5	02/10/2020	139,400	143,273	N	Flat		1	42	3,319	3,411	Leasehold		
Apartment 12, The Glass House, Windsor Street, Leamington Spa, Warwickshire CV32 5EA	CV32 5EA	CV32 5	28/02/2020	295,000	304,797	N	Flat			74	3,986	4,119	Leasehold		
4, Walton Court, Lillington Avenue, Leamington Spa, Warwickshire CV32 5DL	CV32 5DL	CV32 5	11/12/2020	450,000	450,685	N	Flat			93	4,839	4,846	Leasehold		
Apartment 5, 43, Bedford Street, Leamington Spa, Warwickshire CV32 5DJ	CV32 5DJ	CV32 5	30/10/2020	190,000	195,279	N	Flat		2	57	3,333	3,426	Leasehold		
Flat 5, Quorn House, 56, Warwick Place, Leamington Spa, Warwickshire CV32 5DF	CV32 5DF	CV32 5	26/04/2021	169,000	170,599	N	Flat		2	37	4,568	4,611	Leasehold		
Flat 9, Quorn House, 56, Warwick Place, Leamington Spa, Warwickshire CV32 5DF	CV32 5DF	CV32 5	16/12/2020	188,000	188,286	N	Flat		1	51	3,686	3,692	Leasehold		
Apartment 7, Tuscany House, 34, Warwick Place, Leamington Spa, Warwickshire CV32 5DE	CV32 5DE	CV32 5	14/02/2020	148,000	152,915	N	Flat		1	32	4,625	4,779	Leasehold		
Apartment 6, Tuscany House, 34, Warwick Place, Leamington Spa, Warwickshire CV32 5DE	CV32 5DE	CV32 5	09/09/2020	244,000	250,961	N	Flat		2	67	3,668	3,773	Leasehold		
22, The Oaks, Leamington Spa, Warwickshire CV32 5DB	CV32 5DB	CV32 5	19/02/2021	262,500	261,859	N	Flat		2	87	3,017	3,010	Leasehold		
2, Botanical House, 15, Guys Cliffe Road, Leamington Spa, Warwickshire CV32 5BZ	CV32 5BZ	CV32 5	28/10/2020	275,000	282,641	N	Flat			41	6,707	6,894	Leasehold		
Marchmont, Guys Cliffe Road, Leamington Spa, Warwickshire CV32 5BY	CV32 5BY	CV32 5	05/02/2020	335,000	382,329	N	Detached		2 to 3	81	4,136	4,720	Freehold		
1, The Mews, Leamington Spa, Warwickshire CV32 5BU	CV32 5BU	CV32 5	30/03/2021	350,000	356,300	N	Terraced		2	81	4,321	4,399	Freehold		
Myrtle Cottage, Hyde Place, Leamington Spa, Warwickshire CV32 5BT	CV32 5BT	CV32 5	20/03/2020	429,000	480,932	N	Detached		3	101	4,248	4,762	Freehold		
4, Hyde Place, Leamington Spa, Warwickshire CV32 5BT	CV32 5BT	CV32 5	07/01/2020	440,000	506,120	N	Detached		3 to 4	111	3,964	4,560	Freehold		
13, Hyde Place, Leamington Spa, Warwickshire CV32 5BT	CV32 5BT	CV32 5	14/06/2021	605,000	606,140	N	Terraced		3	138	4,384	4,392	Freehold		
Flat 1a, 25, Warwick Place, Leamington Spa, Warwickshire CV32 5BS	CV32 5BS	CV32 5	31/01/2020	250,000	259,458	N	Flat		2	67	3,731	3,873	Leasehold		
Flat 11, 11, Warwick Place, Leamington Spa, Warwickshire CV32 5BS	CV32 5BS	CV32 5	28/07/2021	195,000	197,982	N	Flat		2	54	3,611	3,666	Leasehold		
Flat 5, 11, Warwick Place, Leamington Spa, Warwickshire CV32 5BS	CV32 5BS	CV32 5	01/04/2021	140,000	141,325	N	Flat		2	54	2,593	2,617	Leasehold		
Flat 3, 6, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL	CV32 5BL	CV32 5	13/03/2020	220,000	224,081	N	Flat		2 to 3	53	4,151	4,228	Leasehold		
Flat 4, 6, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL	CV32 5BL	CV32 5	28/02/2020	157,500	162,731	N	Flat		1	51	3,088	3,191	Leasehold		
Flat 4, 1, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL	CV32 5BL	CV32 5	27/08/2020	285,000	294,492	N	Flat		2	98	2,908	3,005	Leasehold		
Flat 3, 4, Bertie Terrace, Leamington Spa, Warwickshire CV32 5BL	CV32 5BL	CV32 5	18/12/2020	260,000	260,396	N	Flat		2	90	2,889	2,893	Leasehold		
14, Warwick Place, Leamington Spa, Warwickshire CV32 5BJ	CV32 5BJ	CV32 5	15/12/2020	1,325,000	1,399,383	N	Semi-detached			351	3,775	3,987	Freehold		
4, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF	CV32 5BF	CV32 5	16/06/2021	260,000	258,796	N	Flat			48	5,417	5,392	Leasehold		
50, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF	CV32 5BF	CV32 5	24/07/2020	250,000	258,381	N	Flat			52	4,808	4,969	Leasehold		
32, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF	CV32 5BF	CV32 5	04/06/2020	335,000	340,881	N	Flat			73	4,589	4,670	Leasehold		
3, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF	CV32 5BF	CV32 5	06/03/2020	225,000	229,174	N	Flat			51	4,412	4,494	Leasehold		
36, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF	CV32 5BF	CV32 5	12/08/2021	222,500	222,168	N	Flat			53	4,198	4,192	Leasehold		
37, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5BF	CV32 5BF	CV32 5	17/03/2020	210,000	213,896	N	Flat			56	3,750	3,820	Leasehold		
18d, Milverton Terrace, Leamington Spa, Warwickshire CV32 5BA	CV32 5BA	CV32 5	16/12/2020	735,000	736,118	N	Flat		3 to 4	175	4,200	4,206	Leasehold		
17, Church Hill, Leamington Spa, Warwickshire CV32 5AZ	CV32 5AZ	CV32 5	27/11/2020	1,041,195	1,113,055	N	Semi-detached			300	3,471	3,710	Freehold		
Flat 3, 14, Church Hill, Leamington Spa, Warwickshire CV32 5AY	CV32 5AY	CV32 5	14/08/2020	276,000	285,192	N	Flat		2	73	3,794	3,920	Leasehold		
Flat 1, 14, Church Hill, Leamington Spa, Warwickshire CV32 5AY	CV32 5AY	CV32 5	29/01/2021	260,000	258,099	N	Flat		2	89	2,921	2,900	Leasehold		
11, Brunswick House, Lillington Avenue, Leamington Spa, Warwickshire CV32 5AX	CV32 5AX	CV32 5	03/12/2020	455,000	455,692	N	Flat			92	4,946	4,953	Leasehold		
1, Brunswick House, Lillington Avenue, Leamington Spa, Warwickshire CV32 5AX	CV32 5AX	CV32 5	29/06/2021	379,306	377,550	N	Flat			83	4,570	4,549	Leasehold		
45, Grove Street, Leamington Spa, Warwickshire CV32 5AQ	CV32 5AQ	CV32 5	05/08/2020	650,000	694,913	N	Terraced			200	3,242	3,466	Freehold		
26, Grove Street, Leamington Spa, Warwickshire CV32 5AJ	CV32 5AJ	CV32 5	30/09/2020	905,000	959,140	N	Terraced		3 to 4	183	4,945	5,241	Freehold		
Ground Floor, 34, Grove Street, Leamington Spa, Warwickshire CV32 5AJ	CV32 5AJ	CV32 5	29/01/2021	170,000	168,757	N	Flat		1	60	2,833	2,813	Leasehold		
1c, Dormer Place, Leamington Spa, Warwickshire CV32 5AE	CV32 5AE	CV32 5	18/08/2020	365,000	390,220	N	Terraced		3	71	5,141	5,496	Freehold		
Flat 6, Clarence House, Dale Street, Leamington Spa, Warwickshire CV32 5AD	CV32 5AD	CV32 5	23/10/2020	260,500	267,738	N	Flat		2	90	2,894	2,975	Leasehold		
Flat 3, 19, Dormer Place, Leamington Spa, Warwickshire CV32 5AA	CV32 5AA	CV32 5	31/07/2020	180,000	186,034	N	Flat		1	37	4,865	5,028	Leasehold		
Flat 4, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA	CV32 5AA	CV32 5	21/07/2020	325,000	335,895	N	Flat			76	4,276	4,420	Leasehold		
Flat 2, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA	CV32 5AA	CV32 5	21/07/2020	300,000	310,057	N	Flat			75	4,000	4,134	Leasehold		
Flat 3, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA	CV32 5AA	CV32 5	21/07/2020	310,000	320,392	N	Flat			79	3,924	4,056	Leasehold		
Flat 1, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA	CV32 5AA	CV32 5	21/07/2020	725,000	749,305	N	Flat			192	3,776	3,903	Leasehold		
Flat 5, 9, Dormer Place, Leamington Spa, Warwickshire CV32 5AA	CV32 5AA	CV32 5	21/07/2020	300,000	310,057	N	Flat			92	3,261	3,370	Leasehold		
Flat 4, 19, Dormer Place, Leamington Spa, Warwickshire CV32 5AA	CV32 5AA	CV32 5	05/10/2021	197,000	193,105	N	Flat		2	62	3,177	3,115	Leasehold		
		CV32 5 Average										3,982			
2, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE	CV32 4UE	CV32 4	09/04/2020	580,000	603,531	N	Terraced			150	3,867	4,024	Freehold		
7, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE	CV32 4UE	CV32 4	15/12/2020	590,000	603,054	N	Terraced			150	3,933	4,020	Freehold		
4, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE	CV32 4UE	CV32 4	05/02/2021	595,000	593,548	N	Flat			150	3,967	3,957	Freehold		
40, Princes Street, Leamington Spa, Warwickshire CV32 4TZ	CV32 4TZ	CV32 4	16/10/2020	321,000	337,711	N	Terraced		2	57	5,632	5,925	Freehold		
22, Princes Street, Leamington Spa, Warwickshire CV32 4TZ	CV32 4TZ	CV32 4	17/02/2020	350,000	387,827	N	Semi-detached		2 to 3	70	5,007	5,548	Freehold		
31, Princes Street, Leamington Spa, Warwickshire CV32 4TZ	CV32 4TZ	CV32 4	30/10/2020	240,000	252,494	N	Terraced		2 to 3	72	3,351	3,525	Freehold		
15, Princes Street, Leamington Spa, Warwickshire CV32 4TY	CV32 4TY	CV32 4	10/12/2020	295,000	301,527	N	Terraced		2 to 3	68	4,338	4,434	Freehold		
41, St Pauls Square, Leamington Spa, Warwickshire CV32 4TX	CV32 4TX	CV32 4	06/01/2021	240,000	242,841	N	Terraced		3	87	2,759	2,791	Freehold		
18, St Pauls Square, Leamington Spa, Warwickshire CV32 4TX	CV32 4TX	CV32 4	25/06/2020	140,000	147,818	N	Terraced		2	56	2,500	2,640	Leasehold		
17, Holly Street, Leamington Spa, Warwickshire CV32 4TT	CV32 4TT	CV32 4	08/09/2020	390,000	413,331	N	Terraced		2 to 3	72	5,417	5,741	Freehold		
21, Holly Street, Leamington Spa, Warwickshire CV32 4TT	CV32 4TT	CV32 4	12/06/2020	300,000	316,753	N	Terraced		3	88	3,409	3,599	Freehold		
35, Leicester Street, Leamington Spa, Warwickshire CV32 4TD	CV32 4TD	CV32 4	07/01/2020	351,000	391,531	N	Semi-detached		3	77	4,535	5,059	Freehold		
119, Leicester Street, Leamington Spa, Warwickshire CV32 4TB	CV32 4TB	CV32 4	21/02/2020	415,000	473,632	N	Detached		3 to 4	139	2,986	3,407	Freehold		
68, Kennedy Square, Leamington Spa, Warwickshire CV32 4SZ	CV32 4SZ	CV32 4	28/05/2021	180,000	180,984	N	Flat		2 to 3	67	2,687	2,701	Leasehold		
2, Kennedy Square, Leamington Spa, Warwickshire CV32 4SY	CV32 4SY	CV32 4	19/06/2020	160,000	162,809	N	Flat		2 to 3	64	2,500	2,544	Leasehold		
8, Campion Terrace, Leamington Spa, Warwickshire CV32 4SX	CV32 4SX	CV32 4	16/01/2020	710,000	775,477	N	Terraced			159	4,465	4,877	Freehold		
24, Campion Terrace, Leamington Spa, Warwickshire CV32 4SX	CV32 4SX	CV32 4	24/09/2020	725,000	787,815	N	Semi-detached			201	3,607	3,919	Freehold		
The Spare House, Lansdowne Road, Leamington Spa, Warwickshire CV32 4SS	CV32 4SS	CV32 4	30/10/2020	265,000	293,692	N	Detached		2	79	3,354	3,718	Freehold		
6, Gladstone Court, Leamington Spa, Warwickshire CV32 4SB	CV32 4SB	CV32 4	26/03/2021	252,000	253,809	N	Flat		2	46	5,478	5,518	Freehold		
3, Gladstone Court, Leamington Spa, Warwickshire CV32 4SB	CV32 4SB	CV32 4	19/10/2020	246,500	253,349	N	Flat		2	71	3,472	3,568	Freehold		
22, Clarendon Avenue, Leamington Spa, Warwickshire CV32 4RY	CV32 4RY	CV32 4	17/02/2020	485,000	525,715	N	Terraced		3	145	3,345	3,626	Freehold		
1, Chandos Street, Leamington Spa, Warwickshire CV32 4RP	CV32 4RP	CV32 4	14/12/2020	330,000	337,301	N	Terraced		2 to 3	73	4,521	4,621	Freehold		
33, Kinmond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QU	CV32 4QU	CV32 4	22/03/2021	95,000	95,682	N	Flat		2	31	3,025	3,046	Leasehold		
59, Kinmond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QU	CV32 4QU	CV32 4	26/02/2021	115,000	114,719	N	Flat		2	43	2,674	2,668	Leasehold		
14, Kinmond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QU	CV32 4QU	CV32 4	05/02/2021	111,500	111,228	N	Flat		1	44	2,534	2,528	Leasehold		
Apartment 6, William Thomas House, Willes Road, Leamington Spa, Warwickshire CV32 4PZ															

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
19, Cross Street, Leamington Spa, Warwickshire CV32 4PX	CV32 4PX	CV32 4	23/07/2021	370,000	378,964	N	Terraced		2	56	6,607	6,767	Freehold		
19a, Cross Street, Leamington Spa, Warwickshire CV32 4PX	CV32 4PX	CV32 4	23/10/2020	585,000	615,455	N	Terraced		2 to 3	123	4,756	5,004	Freehold		
Flat 3, 19, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR	CV32 4PR	CV32 4	26/06/2020	282,500	287,459	N	Flat		2	74	3,818	3,885	Leasehold		
33c, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR	CV32 4PR	CV32 4	17/07/2020	174,000	179,833	N	Flat		2	48	3,625	3,747	Leasehold		
Flat 4, 19, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR	CV32 4PR	CV32 4	25/06/2021	157,500	156,771	N	Flat		2	58	2,716	2,703	Leasehold		
Apartment 4, 61, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN	CV32 4PN	CV32 4	01/06/2021	189,000	188,125	N	Flat			46	4,095	4,076	Leasehold		
43, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN	CV32 4PN	CV32 4	15/12/2020	406,000	414,983	N	Terraced		3	122	3,328	3,402	Freehold		
53, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN	CV32 4PN	CV32 4	30/06/2021	522,500	523,485	N	Terraced		3	161	3,245	3,251	Freehold		
Apartment 8, William Thomas House, Cross Street, Leamington Spa, Warwickshire CV32 4PL	CV32 4PL	CV32 4	18/03/2020	295,000	300,473	N	Flat		2	72	4,097	4,173	Leasehold		
Apartment 7, Augusta House, 14, Livery Street, Leamington Spa, Warwickshire CV32 4NP	CV32 4NP	CV32 4	19/11/2020	255,000	258,436	N	Flat		2	68	3,750	3,801	Leasehold		
Apartment 9, Augusta House, 14, Livery Street, Leamington Spa, Warwickshire CV32 4NP	CV32 4NP	CV32 4	17/09/2020	250,000	257,132	N	Flat		2	69	3,623	3,727	Leasehold		
Apartment 15, Napoleon House, 4, Livery Street, Leamington Spa, Warwickshire CV32 4NP	CV32 4NP	CV32 4	14/02/2020	185,000	191,144	N	Flat		1	52	3,558	3,676	Leasehold		
Apartment 7, Wellington House, 29, Regent Grove, Leamington Spa, Warwickshire CV32 4NN	CV32 4NN	CV32 4	21/02/2020	280,000	289,299	N	Flat		2 to 3	79	3,544	3,662	Leasehold		
Apartment 2, Wellington House, 29, Regent Grove, Leamington Spa, Warwickshire CV32 4NN	CV32 4NN	CV32 4	12/03/2021	208,500	209,997	N	Flat		2	66	3,159	3,182	Leasehold		
Apartment 18, 89, Parade, Leamington Spa, Warwickshire CV32 4NL	CV32 4NL	CV32 4	03/02/2020	240,000	247,971	N	Flat		2	61	3,924	4,054	Leasehold		
Apartment 7, 89, Parade, Leamington Spa, Warwickshire CV32 4NL	CV32 4NL	CV32 4	11/03/2020	250,000	254,638	N	Flat		2	77	3,247	3,307	Leasehold		
111, Greenwood Court, Upper Holly Walk, Leamington Spa, Warwickshire CV32 4JY	CV32 4JY	CV32 4	23/10/2020	360,000	378,741	N	Terraced		3 to 4	95	3,789	3,987	Freehold		
70, Upper Holly Walk, Leamington Spa, Warwickshire CV32 4JL	CV32 4JL	CV32 4	27/10/2020	580,000	642,797	N	Detached		3	123	4,715	5,226	Freehold		
Flat 5, 61, Hollywalk, Leamington Spa, Warwickshire CV32 4JG	CV32 4JG	CV32 4	28/02/2020	166,000	171,513	N	Flat		1	40	4,150	4,288	Leasehold		
10, Newbold Place, Leamington Spa, Warwickshire CV32 4HR	CV32 4HR	CV32 4	29/05/2020	247,500	266,438	N	Semi-detached		2	63	3,929	4,229	Freehold		
11, Newbold Place, Leamington Spa, Warwickshire CV32 4HR	CV32 4HR	CV32 4	10/08/2020	256,000	273,689	N	Terraced		2 to 3	80	3,200	3,421	Freehold		
7, Wood Street, Leamington Spa, Warwickshire CV32 4HQ	CV32 4HQ	CV32 4	09/04/2021	560,000	571,360	N	Terraced			166	3,373	3,442	Freehold		
Apartment 7, Blenheim House, 29, Newbold Street, Leamington Spa, Warwickshire CV32 4HP	CV32 4HP	CV32 4	03/06/2020	825,000	839,482	N	Flat			129	6,395	6,508	Leasehold		
Apartment 2, Blenheim House, 29, Newbold Street, Leamington Spa, Warwickshire CV32 4HP	CV32 4HP	CV32 4	21/05/2020	650,000	659,325	N	Flat			129	5,039	5,111	Leasehold		
Flat 49, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD	CV32 4HD	CV32 4	28/05/2021	315,000	316,721	N	Flat		2	71	4,437	4,461	Leasehold		
Flat 36, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD	CV32 4HD	CV32 4	17/01/2020	285,000	295,782	N	Flat		2	71	4,020	4,172	Leasehold		
Flat 25, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD	CV32 4HD	CV32 4	03/01/2020	262,500	272,431	N	Flat		2 to 3	74	3,557	3,691	Leasehold		
Flat 1, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD	CV32 4HD	CV32 4	31/03/2021	262,500	264,384	N	Flat		2 to 3	79	3,323	3,347	Leasehold		
Flat 60, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD	CV32 4HD	CV32 4	15/03/2021	260,000	261,866	N	Flat		2	81	3,198	3,221	Leasehold		
Apartment 8, Jephson House, 24, Willes Road, Leamington Spa, Warwickshire CV32 4HB	CV32 4HB	CV32 4	26/02/2021	256,000	255,375	N	Flat			72	3,555	3,546	Leasehold		
60, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EZ	CV32 4EZ	CV32 4	16/11/2020	550,000	602,596	N	Detached			141	3,901	4,274	Freehold		
43, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EY	CV32 4EY	CV32 4	29/05/2020	425,000	468,064	N	Detached		3 to 4	115	3,696	4,070	Freehold		
Flat 3, Mayfields, 39, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EY	CV32 4EY	CV32 4	16/04/2021	180,000	181,703	N	Flat		1	54	3,333	3,365	Leasehold		
5, Eastfield Road, Leamington Spa, Warwickshire CV32 4EX	CV32 4EX	CV32 4	24/01/2020	435,000	500,369	N	Detached		3 to 4	78	5,577	6,415	Freehold		
27, Eastfield Road, Leamington Spa, Warwickshire CV32 4EX	CV32 4EX	CV32 4	06/05/2020	850,000	936,127	N	Detached			162	5,247	5,779	Freehold		
13, Newbold Lawn, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EU	CV32 4EU	CV32 4	22/01/2020	197,725	205,205	N	Flat		2	64	3,089	3,206	Leasehold		
Apartment 6, Newbold House, 23, Newbold Terrace, Leamington Spa, Warwickshire CV32 4EG	CV32 4EG	CV32 4	27/02/2020	715,000	738,746	N	Flat			137	5,214	5,387	Leasehold		
17, Newbold Terrace, Leamington Spa, Warwickshire CV32 4EG	CV32 4EG	CV32 4	10/11/2020	1,746,500	1,913,517	N	Detached			447	3,907	4,281	Freehold		
Apartment 4, George House, 1, Parade, Leamington Spa, Warwickshire CV32 4DG	CV32 4DG	CV32 4	27/03/2020	224,000	224,081	N	Flat		1	55	4,000	4,074	Leasehold		
Apartment 10, William House, 3, Parade, Leamington Spa, Warwickshire CV32 4DG	CV32 4DG	CV32 4	20/02/2020	340,000	351,292	N	Flat		2	120	2,833	2,927	Leasehold		
4, Lockhart Court, William Street, Leamington Spa, Warwickshire CV32 4BW	CV32 4BW	CV32 4	13/10/2020	615,000	632,088	N	Flat			134	4,590	4,717	Leasehold		
Apartment 5, 162a, Parade, Leamington Spa, Warwickshire CV32 4AE	CV32 4AE	CV32 4	19/02/2020	270,000	278,967	N	Flat		2	69	3,913	4,043	Leasehold		
Apartment 8, 162a, Parade, Leamington Spa, Warwickshire CV32 4AE	CV32 4AE	CV32 4	21/12/2020	200,000	200,304	N	Flat		2	60	3,361	3,366	Leasehold		
		CV32 4 Average										4,040			
33, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP	CV31 3SP	CV31 3	24/09/2020	344,950	374,837	Y	Semi-detached			81	4,259	4,628	Freehold		
37, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP	CV31 3SP	CV31 3	15/10/2020	356,950	385,716	Y	Semi-detached			86	4,151	4,485	Freehold		
32, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP	CV31 3SP	CV31 3	17/06/2020	334,950	360,783	Y	Semi-detached			81	4,135	4,454	Freehold		
30, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP	CV31 3SP	CV31 3	24/09/2020	324,950	353,104	Y	Semi-detached			81	4,012	4,359	Freehold		
29, De Normanville Avenue, Leamington Spa, Warwickshire CV31 3SP	CV31 3SP	CV31 3	04/09/2020	319,950	347,671	Y	Semi-detached			81	3,950	4,292	Freehold		
7, Isambard Close, Leamington Spa, Warwickshire CV31 3SL	CV31 3SL	CV31 3	14/08/2020	264,950	283,257	Y	Terraced			62	4,273	4,569	Freehold		
5, Isambard Close, Leamington Spa, Warwickshire CV31 3SL	CV31 3SL	CV31 3	07/08/2020	260,950	278,981	Y	Terraced			62	4,209	4,500	Freehold		
3, Isambard Close, Leamington Spa, Warwickshire CV31 3SL	CV31 3SL	CV31 3	21/08/2020	259,950	277,912	Y	Terraced			62	4,193	4,482	Freehold		
11, Isambard Close, Leamington Spa, Warwickshire CV31 3SL	CV31 3SL	CV31 3	16/07/2020	255,950	276,150	Y	Terraced			62	4,128	4,454	Freehold		
14, Isambard Close, Leamington Spa, Warwickshire CV31 3SL	CV31 3SL	CV31 3	17/07/2020	251,950	271,834	Y	Terraced			62	4,064	4,384	Freehold		
15, Isambard Close, Leamington Spa, Warwickshire CV31 3SL	CV31 3SL	CV31 3	26/06/2020	253,950	268,132	Y	Terraced			62	4,096	4,325	Freehold		
28, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU	CV31 3RU	CV31 3	04/08/2020	160,000	165,329	N	Flat		2	55	2,936	3,034	Leasehold		
1, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU	CV31 3RU	CV31 3	15/09/2020	155,000	159,422	N	Flat		2	53	2,925	3,008	Leasehold		
24, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU	CV31 3RU	CV31 3	28/02/2020	160,000	165,314	N	Flat		2	63	2,547	2,632	Leasehold		
8, Lockheed Close, Leamington Spa, Warwickshire CV31 3RS	CV31 3RS	CV31 3	05/05/2021	228,000	237,555	N	Semi-detached		2	53	4,302	4,482	Freehold		
3, Brakesmead, Leamington Spa, Warwickshire CV31 3RR	CV31 3RR	CV31 3	23/10/2020	212,000	229,085	N	Semi-detached		2	53	4,038	4,364	Freehold		
4, Brakesmead, Leamington Spa, Warwickshire CV31 3RR	CV31 3RR	CV31 3	21/04/2021	201,500	211,335	N	Semi-detached		2 to 3	64	3,148	3,302	Freehold		
12, Bonniksen Close, Leamington Spa, Warwickshire CV31 3RP	CV31 3RP	CV31 3	12/03/2021	210,000	213,780	N	Terraced		2	51	4,118	4,192	Freehold		
10, Silver Birch Grove, Leamington Spa, Warwickshire CV31 3QY	CV31 3QY	CV31 3	17/01/2020	390,000	448,607	N	Detached		3	100	3,900	4,486	Freehold		
8, Hitchman Mews, Leamington Spa, Warwickshire CV31 3QW	CV31 3QW	CV31 3	18/01/2021	190,000	192,249	N	Terraced		2 to 3	58	3,276	3,315	Freehold		
9, Spruce Grove, Leamington Spa, Warwickshire CV31 3QU	CV31 3QU	CV31 3	12/02/2021	204,000	206,567	N	Terraced		2	59	3,451	3,494	Freehold		
5, Ginkgo Walk, Leamington Spa, Warwickshire CV31 3QT	CV31 3QT	CV31 3	18/12/2020	233,000	238,155	N	Terraced		2 to 3	59	3,949	4,037	Freehold		
1, Conifer Grove, Leamington Spa, Warwickshire CV31 3QS	CV31 3QS	CV31 3	16/06/2021	230,000	236,922	N	Semi-detached		2 to 3	59	3,898	4,016	Freehold		
38, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR	CV31 3QR	CV31 3	04/12/2020	322,500	349,198	N	Detached		2 to 3	79	4,082	4,420	Freehold		
11, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR	CV31 3QR	CV31 3	29/01/2021	318,000	339,911	N	Detached		2 to 3	79	4,025	4,303	Freehold		
16, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR	CV31 3QR	CV31 3	10/06/2021	360,000	376,681	N	Detached		3	101	3,564	3,730	Freehold		
10, St Helens Road, Leamington Spa, Warwickshire CV31 3QQ	CV31 3QQ	CV31 3	10/01/2020	375,000	418,303	N	Semi-detached		3 to 4	104	3,606	4,022	Freehold		
Flat 4, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP	CV31 3QP	CV31 3	12/05/2020	105,000	106,506	N	Flat		1	24	4,375	4,438	Leasehold		
Flat 23, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP	CV31 3QP	CV31 3	09/11/2021	110,000	110,000	N	Flat		1	25	4,400	4,400	Leasehold		
Flat 19, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP	CV31 3QP	CV31 3	20/03/2020	105,000	106,948	N	Flat		1	25	4,200	4,278	Leasehold		
Flat 27, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP	CV31 3QP	CV31 3	10/11/2020	96,000	97,293	N	Flat		1	24	4,000	4,054	Leasehold		
Flat 17, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP	CV31 3QP	CV31 3	16/01/2020	84,500	87,697	N	Flat		1	24	3,521	3,654	Leasehold		
Flat 22, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP	CV31 3QP	CV31 3	11/08/2020	90,000	92,998	N	Flat		1	26	3,462	3,577	Leasehold		
7, Hitchman Road, Leamington Spa, Warwickshire CV31 3QH	CV31 3QH	CV31 3	30/04/2020	277,000	288,238	N	Terraced		3	83	3,337	3,473	Freehold		
27, Hitchman Road, Leamington Spa, Warwickshire CV31 3QH	CV31 3QH	CV31 3	25/02/2021	281,000											

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
11, Waterside, The Moorings, Leamington Spa, Warwickshire CV31 3QA	CV31 3QA	CV31 3	18/08/2020	212,000	219,061	N	Flat		2	61	3,475	3,591	Leasehold		
9, Gatehouse, The Moorings, Leamington Spa, Warwickshire CV31 3QA	CV31 3QA	CV31 3	26/05/2021	207,000	208,131	N	Flat		2 to 3	58	3,569	3,588	Leasehold		
15, Gatehouse, The Moorings, Leamington Spa, Warwickshire CV31 3QA	CV31 3QA	CV31 3	30/09/2021	210,000	208,656	N	Flat		2 to 3	64	3,281	3,260	Leasehold		
5, Gatehouse, The Moorings, Leamington Spa, Warwickshire CV31 3QA	CV31 3QA	CV31 3	27/10/2021	200,000	196,046	N	Flat		2	63	3,175	3,112	Leasehold		
Flat 4, Lancaster House, 30, Avenue Road, Leamington Spa, Warwickshire CV31 3PY	CV31 3PY	CV31 3	02/10/2020	131,000	134,640	N	Flat		1	41	3,195	3,284	Leasehold		
15, Victoria Street, Leamington Spa, Warwickshire CV31 3PU	CV31 3PU	CV31 3	27/05/2021	355,137	360,998	N	Terraced		2 to 3	81	4,384	4,457	Freehold		
11, Victoria Street, Leamington Spa, Warwickshire CV31 3PU	CV31 3PU	CV31 3	11/09/2020	380,000	402,733	N	Terraced		2 to 3	100	3,800	4,027	Freehold		
13, Victoria Street, Leamington Spa, Warwickshire CV31 3PU	CV31 3PU	CV31 3	09/10/2020	364,800	394,199	N	Semi-detached		2 to 3	98	3,722	4,022	Freehold		
5, Archery Road, Leamington Spa, Warwickshire CV31 3PT	CV31 3PT	CV31 3	29/01/2021	925,000	988,736	N	Detached			189	4,894	5,231	Freehold		
9, Archery Road, Leamington Spa, Warwickshire CV31 3PT	CV31 3PT	CV31 3	29/01/2021	635,250	662,915	N	Semi-detached		3	136	4,671	4,874	Freehold		
15, Archery Road, Leamington Spa, Warwickshire CV31 3PT	CV31 3PT	CV31 3	24/06/2021	590,000	591,112	N	Terraced		3 to 4	132	4,470	4,478	Freehold		
26, The Old Library, Avenue Road, Leamington Spa, Warwickshire CV31 3PS	CV31 3PS	CV31 3	04/03/2020	400,000	407,421	N	Flat			106	3,774	3,844	Leasehold		
5, York Road, Leamington Spa, Warwickshire CV31 3PR	CV31 3PR	CV31 3	08/07/2020	925,000	1,019,176	N	Semi-detached			242	3,822	4,211	Freehold		
67, Avenue Road, Leamington Spa, Warwickshire CV31 3PF	CV31 3PF	CV31 3	10/07/2020	825,000	939,528	N	Detached			237	3,481	3,964	Freehold		
55, Avenue Road, Leamington Spa, Warwickshire CV31 3PF	CV31 3PF	CV31 3	14/02/2020	675,000	747,952	N	Semi-detached			241	2,801	3,104	Freehold		
3, Myton Crofts, Leamington Spa, Warwickshire CV31 3NZ	CV31 3NZ	CV31 3	28/05/2021	602,000	627,229	N	Semi-detached		3 to 4	132	4,561	4,752	Freehold		
11, Myton Crofts, Leamington Spa, Warwickshire CV31 3NZ	CV31 3NZ	CV31 3	10/07/2020	435,000	479,288	N	Semi-detached		3	106	4,104	4,522	Freehold		
Apartment 47, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND	CV31 3ND	CV31 3	07/05/2021	288,000	289,574	N	Flat		2	61	4,721	4,747	Leasehold		
Apartment 66, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND	CV31 3ND	CV31 3	25/06/2021	180,000	179,167	N	Flat		1	51	3,529	3,513	Leasehold		
Apartment 37, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND	CV31 3ND	CV31 3	29/04/2021	180,000	181,703	N	Flat		1	52	3,462	3,494	Leasehold		
Apartment 56, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND	CV31 3ND	CV31 3	30/04/2021	251,000	253,375	N	Flat		2	73	3,438	3,471	Leasehold		
Apartment 10, Manor House, Avenue Road, Leamington Spa, Warwickshire CV31 3ND	CV31 3ND	CV31 3	15/07/2021	180,000	182,753	N	Flat		2 to 3	65	2,769	2,812	Leasehold		
171, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LS	CV31 3LS	CV31 3	17/01/2020	135,000	140,107	N	Flat			54	2,500	2,595	Leasehold		
162, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LS	CV31 3LS	CV31 3	26/03/2021	138,000	138,991	N	Flat			54	2,556	2,574	Leasehold		
2, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ	CV31 3LQ	CV31 3	28/05/2021	227,700	228,944	N	Flat			69	3,300	3,318	Leasehold		
49, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ	CV31 3LQ	CV31 3	29/01/2021	180,000	178,684	N	Flat			54	3,333	3,309	Leasehold		
12, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ	CV31 3LQ	CV31 3	18/02/2021	227,700	227,144	N	Flat			74	3,077	3,070	Leasehold		
96, Queensway Court, Queensway, Leamington Spa, Warwickshire CV31 3LQ	CV31 3LQ	CV31 3	01/04/2021	212,850	214,864	N	Flat			70	3,041	3,069	Leasehold		
7, Philip Court, Kingsway, Leamington Spa, Warwickshire CV31 3LN	CV31 3LN	CV31 3	06/11/2020	160,000	162,156	N	Flat		2	70	2,286	2,317	Leasehold		
48, Elizabeth Road, Leamington Spa, Warwickshire CV31 3LJ	CV31 3LJ	CV31 3	23/10/2020	310,000	334,982	N	Semi-detached		3 to 4	100	3,100	3,350	Freehold		
28, Sapphire Drive, Leamington Spa, Warwickshire CV31 3LB	CV31 3LB	CV31 3	14/05/2021	172,000	172,940	N	Flat		2	58	2,966	2,982	Leasehold		
34, Queensway, Leamington Spa, Warwickshire CV31 3JY	CV31 3JY	CV31 3	21/12/2020	295,000	311,561	N	Semi-detached		3 to 4	102	2,892	3,055	Freehold		
9, Southlea Avenue, Leamington Spa, Warwickshire CV31 3JN	CV31 3JN	CV31 3	20/11/2020	210,000	217,843	N	Terraced		3	66	3,182	3,301	Freehold		
13, Southlea Avenue, Leamington Spa, Warwickshire CV31 3JN	CV31 3JN	CV31 3	09/03/2020	290,000	316,257	N	Semi-detached		3	96	3,021	3,294	Freehold		
47, Westlea Road, Leamington Spa, Warwickshire CV31 3JJ	CV31 3JJ	CV31 3	23/10/2020	224,465	242,554	N	Semi-detached		2 to 3	70	3,207	3,465	Freehold		
41, Westlea Road, Leamington Spa, Warwickshire CV31 3JJ	CV31 3JJ	CV31 3	23/07/2021	232,500	238,133	N	Terraced		2 to 3	73	3,185	3,262	Freehold		
7, England Crescent, Leamington Spa, Warwickshire CV31 3JH	CV31 3JH	CV31 3	19/05/2021	257,500	268,291	N	Semi-detached		2 to 3	90	2,861	2,981	Freehold		
8, Westlea Road, Leamington Spa, Warwickshire CV31 3JF	CV31 3JF	CV31 3	23/10/2020	240,000	259,341	N	Semi-detached		2	64	3,750	4,052	Freehold		
10, Westlea Road, Leamington Spa, Warwickshire CV31 3JF	CV31 3JF	CV31 3	23/04/2021	225,000	229,564	N	Terraced		2	57	3,947	4,027	Freehold		
65, Westlea Road, Leamington Spa, Warwickshire CV31 3JE	CV31 3JE	CV31 3	26/11/2020	230,000	245,874	N	Semi-detached		2 to 3	74	3,108	3,323	Freehold		
59, Bury Road, Leamington Spa, Warwickshire CV31 3JD	CV31 3JD	CV31 3	23/10/2020	235,000	253,938	N	Semi-detached		2 to 3	68	3,456	3,734	Freehold		
73, Kennan Avenue, Leamington Spa, Warwickshire CV31 3HZ	CV31 3HZ	CV31 3	07/05/2021	212,400	215,905	N	Terraced		3	68	3,124	3,175	Freehold		
21, Bury Road, Leamington Spa, Warwickshire CV31 3HR	CV31 3HR	CV31 3	27/04/2020	167,500	178,186	N	Semi-detached		2 to 3	73	2,295	2,441	Freehold		
1, Bury Road, Leamington Spa, Warwickshire CV31 3HP	CV31 3HP	CV31 3	07/06/2021	227,500	234,346	N	Semi-detached		2 to 3	72	3,160	3,255	Freehold		
52, Bury Road, Leamington Spa, Warwickshire CV31 3HN	CV31 3HN	CV31 3	13/11/2020	245,000	261,909	N	Semi-detached		2 to 3	69	3,551	3,796	Freehold		
5, Hawthorn Road, Leamington Spa, Warwickshire CV31 3HD	CV31 3HD	CV31 3	16/04/2021	275,000	280,578	N	Terraced		3 to 4	106	2,594	2,647	Freehold		
1, Maple Road, Leamington Spa, Warwickshire CV31 3HA	CV31 3HA	CV31 3	03/11/2020	292,000	312,153	N	Semi-detached		3	95	3,074	3,286	Freehold		
25, Cashmore Avenue, Leamington Spa, Warwickshire CV31 3EU	CV31 3EU	CV31 3	07/10/2021	286,500	280,847	N	Terraced		3	90	3,183	3,121	Freehold		
33, Windmill Road, Leamington Spa, Warwickshire CV31 3ES	CV31 3ES	CV31 3	19/02/2021	217,000	219,730	N	Terraced		2	60	3,617	3,662	Freehold		
185, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EN	CV31 3EN	CV31 3	25/09/2020	700,000	760,649	N	Semi-detached			249	2,811	3,055	Freehold		
168, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EF	CV31 3EF	CV31 3	12/03/2021	253,100	264,865	N	Semi-detached		3	86	2,943	3,080	Freehold		
170, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EF	CV31 3EF	CV31 3	31/01/2020	218,000	243,173	N	Semi-detached		3	88	2,477	2,763	Freehold		
Flat 6, Redberry Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3EB	CV31 3EB	CV31 3	10/01/2020	167,000	173,318	N	Flat		2	71	2,349	2,438	Leasehold		
14, Tachbrook Court, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DY	CV31 3DY	CV31 3	27/03/2020	172,500	175,700	N	Flat		2	62	2,782	2,834	Leasehold		
27, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DW	CV31 3DW	CV31 3	17/01/2020	321,000	350,603	N	Terraced		3 to 4	131	2,450	2,676	Freehold		
77, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DT	CV31 3DT	CV31 3	23/11/2020	286,000	296,681	N	Terraced		3 to 4	111	2,577	2,673	Freehold		
16, Maxstoke Gardens, Leamington Spa, Warwickshire CV31 3DS	CV31 3DS	CV31 3	26/03/2021	155,000	156,113	N	Flat		2 to 3	67	2,313	2,330	Leasehold		
10, Priory Street, Leamington Spa, Warwickshire CV31 3DR	CV31 3DR	CV31 3	09/01/2020	410,000	471,612	N	Detached			117	3,504	4,031	Freehold		
437, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DQ	CV31 3DQ	CV31 3	14/10/2020	390,000	432,226	N	Detached		3	78	5,000	5,541	Freehold		
451, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DQ	CV31 3DQ	CV31 3	09/07/2020	571,000	650,267	N	Detached			214	2,668	3,039	Freehold		
409, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF	CV31 3DF	CV31 3	18/09/2020	264,500	287,417	N	Semi-detached		2 to 3	60	4,408	4,790	Freehold		
413, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF	CV31 3DF	CV31 3	25/02/2021	268,500	280,016	N	Semi-detached		3	78	3,434	3,582	Freehold		
373, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF	CV31 3DF	CV31 3	08/01/2021	260,000	271,323	N	Semi-detached		3 to 4	87	2,979	3,109	Freehold		
311, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE	CV31 3DE	CV31 3	06/04/2021	255,000	260,173	N	Terraced		2 to 3	66	3,864	3,942	Freehold		
303, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE	CV31 3DE	CV31 3	24/01/2020	255,000	284,446	N	Semi-detached		3	78	3,269	3,647	Freehold		
353, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE	CV31 3DE	CV31 3	15/01/2021	274,550	286,506	N	Semi-detached		3	85	3,230	3,371	Freehold		
48, Tachbrook Street, Leamington Spa, Warwickshire CV31 3BW	CV31 3BW	CV31 3	27/08/2021	270,000	270,826	N	Terraced		2 to 3	70	3,857	3,869	Freehold		
53a, Tachbrook Street, Leamington Spa, Warwickshire CV31 3BW	CV31 3BW	CV31 3	18/06/2021	254,000	254,479	N	Terraced		3	84	3,024	3,030	Freehold		
73, Tachbrook Street, Leamington Spa, Warwickshire CV31 3BW	CV31 3BW	CV31 3	12/02/2021	270,000	281,581	N	Semi-detached		3	111	2,432	2,537	Freehold		
3, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	23/09/2021	225,000	225,145	N	Terraced		2	47	4,787	4,790	Freehold		
1, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	09/11/2020	220,000	228,216	N	Terraced		2	54	4,074	4,226	Freehold		
2, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	01/10/2020	206,150	216,882	N	Terraced		2 to 3	55	3,748	3,943	Freehold		
86, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	11/03/2021	261,400	273,551	N	Semi-detached		3	71	3,682	3,853	Freehold		
57, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	07/05/2021	173,000	173,945	N	Flat		2	51	3,392	3,411	Leasehold		
55, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	22/06/2020	160,000	162,809	N	Flat		2	48	3,333	3,392	Leasehold		
53, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	14/08/2020	165,000	170,495	N	Flat		2	51	3,235	3,343	Leasehold		
6, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	23/04/2021	175,000	176,656	N	Flat		2	55	3,182	3,212	Leasehold		
15, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	18/12/2020	165,500	165,752	N	Flat		2	54	3,065	3,069	Leasehold		
57, Ranelagh Terrace, Leamington Spa, Warwickshire CV31 3BT	CV31 3BT	CV31 3	22/02/2021	212,000	214,667										



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
18, Ranelagh Terrace, Leamington Spa, Warwickshire CV31 3BS	CV31 3BS	CV31 3	04/06/2021	276,000	276,520	N	Terraced		2 to 3	84	3,286	3,292	Freehold		
14, Charles Gardner Road, Leamington Spa, Warwickshire CV31 3BQ	CV31 3BQ	CV31 3	27/03/2020	250,000	266,986	N	Terraced		3	94	2,660	2,840	Freehold		
79, Charles Gardner Road, Leamington Spa, Warwickshire CV31 3BG	CV31 3BG	CV31 3	22/01/2020	321,000	358,067	N	Semi-detached		3 to 4	146	2,199	2,453	Freehold		
27, St Georges Road, Leamington Spa, Warwickshire CV31 3AZ	CV31 3AZ	CV31 3	13/08/2021	277,000	277,848	N	Terraced		2 to 3	67	4,134	4,147	Freehold		
10, St Georges Road, Leamington Spa, Warwickshire CV31 3AY	CV31 3AY	CV31 3	18/01/2021	245,000	247,900	N	Terraced		3	88	2,784	2,817	Freehold		
4, Wise Terrace, Leamington Spa, Warwickshire CV31 3AS	CV31 3AS	CV31 3	31/07/2020	450,000	512,470	N	Detached			191	2,356	2,683	Freehold		
Flat 14, Crown Terrace, 10, High Street, Leamington Spa, Warwickshire CV31 3AN	CV31 3AN	CV31 3	06/03/2020	166,250	169,334	N	Flat		2	54	3,079	3,136	Leasehold		
Flat 18, Crown Terrace, 10, High Street, Leamington Spa, Warwickshire CV31 3AN	CV31 3AN	CV31 3	28/02/2020	147,500	152,399	N	Flat		1	62	2,379	2,458	Leasehold		
		<b>CV31 3 Average</b>										<b>3,607</b>			
6, Goldacre Close, Whitnash, Leamington Spa, Warwickshire CV31 2TW	CV31 2TW	CV31 2	01/02/2021	395,000	421,332	N	Detached			114	3,465	3,696	Freehold		
1, Goldacre Close, Whitnash, Leamington Spa, Warwickshire CV31 2TW	CV31 2TW	CV31 2	18/02/2021	366,000	390,399	N	Detached			106	3,453	3,683	Freehold		
14, Antony Gardner Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2TQ	CV31 2TQ	CV31 2	20/01/2021	304,000	317,239	N	Semi-detached		3	75	4,053	4,230	Freehold		
3, Antony Gardner Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2TQ	CV31 2TQ	CV31 2	20/04/2021	250,000	262,202	N	Semi-detached		2 to 3	62	4,032	4,229	Freehold		
17, Frances Gibbs Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2TN	CV31 2TN	CV31 2	26/08/2020	270,000	305,819	N	Detached		2 to 3	63	4,286	4,854	Freehold		
9, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH	CV31 2TH	CV31 2	01/10/2020	315,000	331,399	N	Terraced		3	77	4,091	4,304	Freehold		
3, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH	CV31 2TH	CV31 2	24/08/2020	255,100	272,727	N	Terraced		2 to 3	71	3,593	3,841	Freehold		
22, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH	CV31 2TH	CV31 2	25/03/2020	205,000	208,803	N	Flat		2 to 3	61	3,361	3,423	Leasehold		
37, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH	CV31 2TH	CV31 2	22/05/2020	211,100	214,128	N	Flat		2	80	2,639	2,677	Leasehold		
31, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	05/05/2021	265,000	276,106	N	Semi-detached		2	58	4,569	4,760	Freehold		
91, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	25/09/2020	260,000	290,477	N	Detached		2	63	4,127	4,611	Freehold		
79, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	16/12/2020	264,950	279,824	N	Semi-detached		2 to 3	62	4,273	4,513	Freehold		
72, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	07/02/2020	235,000	260,398	N	Semi-detached		2 to 3	63	3,730	4,133	Freehold		
50, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	31/01/2020	280,000	305,822	N	Terraced		2 to 3	76	3,684	4,024	Freehold		
3, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	06/08/2021	395,000	406,370	N	Detached		3 to 4	105	3,762	3,870	Freehold		
62, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	05/03/2021	320,000	334,875	N	Semi-detached		3	89	3,596	3,763	Freehold		
74, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	16/04/2021	260,000	272,691	N	Semi-detached		2 to 3	73	3,562	3,735	Freehold		
7, Justice Close, Whitnash, Leamington Spa, Warwickshire CV31 2TF	CV31 2TF	CV31 2	24/07/2020	340,000	387,199	N	Detached		3	106	3,208	3,653	Freehold		
40, Weilerswist Drive, Whitnash, Leamington Spa, Warwickshire CV31 2TD	CV31 2TD	CV31 2	03/09/2020	217,500	230,511	N	Terraced		2 to 3	62	3,508	3,718	Freehold		
10, Magnolia Drive, Whitnash, Leamington Spa, Warwickshire CV31 2SZ	CV31 2SZ	CV31 2	01/04/2021	375,000	400,709	N	Detached			93	4,032	4,309	Freehold		
14, Hebe Way, Whitnash, Leamington Spa, Warwickshire CV31 2SX	CV31 2SX	CV31 2	26/03/2021	245,000	249,410	N	Terraced			71	3,451	3,513	Freehold		
11, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ	CV31 2SQ	CV31 2	12/11/2020	455,000	498,512	N	Detached			123	3,699	4,053	Freehold		
40, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ	CV31 2SQ	CV31 2	04/06/2021	451,000	471,898	N	Detached			123	3,667	3,837	Freehold		
17, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ	CV31 2SQ	CV31 2	27/11/2020	240,000	248,963	N	Terraced			72	3,333	3,458	Freehold		
9, Forsythia Way, Whitnash, Leamington Spa, Warwickshire CV31 2SN	CV31 2SN	CV31 2	03/03/2021	465,000	496,963	N	Detached			144	3,229	3,451	Freehold		
3, Forsythia Way, Whitnash, Leamington Spa, Warwickshire CV31 2SN	CV31 2SN	CV31 2	29/03/2021	675,000	721,397	N	Detached			220	3,068	3,279	Freehold		
5, Forsythia Way, Whitnash, Leamington Spa, Warwickshire CV31 2SN	CV31 2SN	CV31 2	26/03/2021	435,000	464,901	N	Detached			144	3,021	3,228	Freehold		
6, Dawson Close, Whitnash, Leamington Spa, Warwickshire CV31 2RZ	CV31 2RZ	CV31 2	12/06/2020	269,000	289,747	N	Semi-detached		2	62	4,339	4,673	Freehold		
3, Firethorn Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RX	CV31 2RX	CV31 2	29/03/2021	236,100	247,075	N	Semi-detached		2	58	4,071	4,260	Freehold		
16, Firethorn Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RX	CV31 2RX	CV31 2	09/03/2021	215,000	224,994	N	Semi-detached		2 to 3	65	3,308	3,461	Freehold		
8, Barford Approach, Whitnash, Leamington Spa, Warwickshire CV31 2RU	CV31 2RU	CV31 2	03/06/2021	238,000	238,449	N	Terraced		2 to 3	84	2,833	2,839	Freehold		
4, Cherry Blossom Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RT	CV31 2RT	CV31 2	07/09/2020	235,000	255,361	N	Semi-detached		2 to 3	67	3,507	3,811	Freehold		
25, Erica Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RS	CV31 2RS	CV31 2	13/05/2021	239,000	249,016	N	Semi-detached		2	60	3,983	4,150	Freehold		
18, Erica Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RS	CV31 2RS	CV31 2	24/02/2021	275,000	286,795	N	Semi-detached		2 to 3	91	3,022	3,152	Freehold		
42, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN	CV31 2RN	CV31 2	13/11/2020	275,000	293,980	N	Semi-detached		2 to 3	75	3,667	3,920	Freehold		
66, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN	CV31 2RN	CV31 2	26/03/2021	470,000	502,306	N	Detached		3	146	3,218	3,439	Freehold		
55, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN	CV31 2RN	CV31 2	02/11/2020	265,000	274,897	N	Terraced		2 to 3	80	3,313	3,436	Freehold		
31, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN	CV31 2RN	CV31 2	09/10/2020	262,500	283,654	N	Semi-detached		2 to 3	84	3,125	3,377	Freehold		
56, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN	CV31 2RN	CV31 2	12/02/2021	279,950	283,472	N	Terraced		2 to 3	90	3,111	3,150	Freehold		
8, Rideswell Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RJ	CV31 2RJ	CV31 2	25/06/2021	280,000	280,528	N	Terraced		2 to 3	84	3,333	3,340	Freehold		
14, Rideswell Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RJ	CV31 2RJ	CV31 2	01/02/2021	335,000	349,369	N	Semi-detached		3 to 4	118	2,839	2,961	Freehold		
8, Bolyfant Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RH	CV31 2RH	CV31 2	20/08/2021	240,000	244,236	N	Semi-detached		2	67	3,582	3,645	Freehold		
23, Bolyfant Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2RH	CV31 2RH	CV31 2	06/08/2021	266,500	271,203	N	Semi-detached		3	77	3,461	3,522	Freehold		
2, Burrows Close, Whitnash, Leamington Spa, Warwickshire CV31 2RG	CV31 2RG	CV31 2	27/02/2020	203,000	220,041	N	Terraced		2	68	2,985	3,236	Freehold		
2, Holmes Road, Whitnash, Leamington Spa, Warwickshire CV31 2RF	CV31 2RF	CV31 2	13/01/2021	315,000	328,718	N	Semi-detached		3	99	3,191	3,330	Freehold		
7, Villebon Way, Whitnash, Leamington Spa, Warwickshire CV31 2RD	CV31 2RD	CV31 2	16/03/2021	287,000	300,341	N	Semi-detached		2 to 3	97	2,959	3,096	Freehold		
6, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB	CV31 2RB	CV31 2	31/07/2020	308,000	350,757	N	Detached		2 to 3	100	3,080	3,508	Freehold		
14, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB	CV31 2RB	CV31 2	18/02/2021	450,000	479,999	N	Detached			166	2,711	2,892	Freehold		
1, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB	CV31 2RB	CV31 2	10/02/2021	180,000	179,561	N	Flat		2 to 3	76	2,368	2,363	Leasehold		
16, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA	CV31 2RA	CV31 2	30/07/2021	235,000	245,838	N	Semi-detached		2	61	3,852	4,030	Freehold		
1, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA	CV31 2RA	CV31 2	30/10/2020	218,000	235,568	N	Semi-detached		2	65	3,354	3,624	Freehold		
12, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA	CV31 2RA	CV31 2	17/01/2020	305,000	333,127	N	Terraced		3 to 4	126	2,421	2,644	Freehold		
90, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QZ	CV31 2QZ	CV31 2	23/07/2021	285,000	298,145	N	Semi-detached		2	78	3,654	3,822	Freehold		
43, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QZ	CV31 2QZ	CV31 2	17/06/2021	297,000	305,938	N	Semi-detached		3	91	3,264	3,362	Freehold		
73, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QY	CV31 2QY	CV31 2	22/04/2020	252,000	268,077	N	Semi-detached		2	72	3,500	3,723	Freehold		
95, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QY	CV31 2QY	CV31 2	21/09/2021	392,500	397,636	N	Detached			113	3,473	3,519	Freehold		
17, Barn Close, Whitnash, Leamington Spa, Warwickshire CV31 2QX	CV31 2QX	CV31 2	12/06/2020	259,000	278,975	N	Semi-detached		3	82	3,159	3,402	Freehold		
20, Barn Close, Whitnash, Leamington Spa, Warwickshire CV31 2QX	CV31 2QX	CV31 2	19/08/2021	265,000	265,811	N	Terraced		2 to 3	84	3,155	3,164	Freehold		
22, Green Close, Whitnash, Leamington Spa, Warwickshire CV31 2QT	CV31 2QT	CV31 2	23/10/2020	322,000	347,949	N	Semi-detached		3 to 4	106	3,038	3,283	Freehold		
10, Green Close, Whitnash, Leamington Spa, Warwickshire CV31 2QT	CV31 2QT	CV31 2	07/06/2021	312,500	321,904	N	Semi-detached		2 to 3	104	3,005	3,095	Freehold		
2, Rectory Close, Whitnash, Leamington Spa, Warwickshire CV31 2QS	CV31 2QS	CV31 2	27/11/2020	270,000	288,634	N	Semi-detached		3 to 4	103	2,621	2,802	Freehold		
37, Brunel Close, Whitnash, Leamington Spa, Warwickshire CV31 2QQ	CV31 2QQ	CV31 2	05/01/2021	261,500	272,888	N	Semi-detached		2 to 3	79	3,310	3,454	Freehold		
40, Brunel Close, Whitnash, Leamington Spa, Warwickshire CV31 2QG	CV31 2QG	CV31 2	09/04/2021	225,000	229,564	N	Terraced		3	95	2,375	2,423	Freehold		
12, Mullard Drive, Whitnash, Leamington Spa, Warwickshire CV31 2QE	CV31 2QE	CV31 2	09/04/2021	312,000	327,229	N	Semi-detached		3	98	3,184	3,339	Freehold		
10, Mullard Drive, Whitnash, Leamington Spa, Warwickshire CV31 2QE	CV31 2QE	CV31 2	12/03/2021	328,000	343,247	N	Semi-detached			125	2,624	2,746	Freehold		
2, Box Close, Whitnash, Leamington Spa, Warwickshire CV31 2QD	CV31 2QD	CV31 2	20/03/2020	350,000	392,369	N	Detached		2 to 3	89	3,933	4,409	Freehold		
12a, Box Close, Whitnash, Leamington Spa, Warwickshire CV31 2QD	CV31 2QD	CV31 2	29/06/2021	320,000	329,630	N	Semi-detached		3	100	3,200	3,296	Freehold		
53, Golf Lane, Whitnash, Leamington Spa, Warwickshire CV31 2QB	CV31 2QB	CV31 2	14/08/2020	715,000	809,854	N	Detached		3	164	4,360	4,938	Freehold		
16, Markham Drive, Whitnash, Leamington Spa, Warwickshire CV31 2PP	CV31 2PP	CV31 2	30/04/2021	125,000	126,183	N	Flat		1	37	3,378	3,410			



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
54, Southway, Leamington Spa, Warwickshire CV31 2PF	CV31 2PF	CV31 2	19/10/2021	253,000	248,981	N	Semi-detached		2 to 3	89	2,843	2,798	Freehold		
32, Southway, Leamington Spa, Warwickshire CV31 2PE	CV31 2PE	CV31 2	04/09/2020	170,000	184,729	N	Semi-detached		2 to 3	75	2,267	2,463	Freehold		
16, Haseley Close, Leamington Spa, Warwickshire CV31 2PD	CV31 2PD	CV31 2	14/05/2021	208,000	216,717	N	Semi-detached		3	77	2,701	2,815	Freehold		
Flat 2, 9, Haseley Close, Leamington Spa, Warwickshire CV31 2PD	CV31 2PD	CV31 2	11/09/2020	157,000	161,479	N	Flat		2	64	2,453	2,523	Leasehold		
11, Redland Road, Leamington Spa, Warwickshire CV31 2PB	CV31 2PB	CV31 2	31/01/2020	220,000	240,289	N	Terraced		3	86	2,558	2,794	Freehold		
25, Arden Close, Leamington Spa, Warwickshire CV31 2PA	CV31 2PA	CV31 2	17/12/2020	208,000	219,677	N	Semi-detached		2 to 3	67	3,104	3,279	Freehold		
21, Arden Close, Leamington Spa, Warwickshire CV31 2PA	CV31 2PA	CV31 2	27/08/2021	230,700	234,772	N	Semi-detached		3	75	3,076	3,130	Freehold		
35, Henley Road, Leamington Spa, Warwickshire CV31 2NZ	CV31 2NZ	CV31 2	29/04/2021	208,000	218,152	N	Semi-detached		2	67	3,104	3,256	Freehold		
8, Henley Road, Leamington Spa, Warwickshire CV31 2NY	CV31 2NY	CV31 2	10/12/2020	225,000	237,631	N	Semi-detached		2 to 3	78	2,885	3,047	Freehold		
14, Henley Road, Leamington Spa, Warwickshire CV31 2NY	CV31 2NY	CV31 2	31/01/2020	225,000	250,982	N	Semi-detached		3	94	2,394	2,670	Freehold		
41, St Margarets Road, Leamington Spa, Warwickshire CV31 2NX	CV31 2NX	CV31 2	07/03/2020	200,000	213,588	N	Terraced		2 to 3	76	2,632	2,810	Freehold		
59, St Margarets Road, Leamington Spa, Warwickshire CV31 2NU	CV31 2NU	CV31 2	26/06/2020	260,000	280,052	N	Semi-detached		3	111	2,342	2,523	Freehold		
15, Grosvenor Road, Leamington Spa, Warwickshire CV31 2NN	CV31 2NN	CV31 2	27/02/2020	288,000	319,126	N	Semi-detached		3	86	3,349	3,711	Freehold		
3, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ	CV31 2NJ	CV31 2	18/12/2020	220,000	232,350	N	Semi-detached		2 to 3	70	3,143	3,319	Freehold		
26, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ	CV31 2NJ	CV31 2	24/04/2020	315,000	335,096	N	Semi-detached		3	105	3,000	3,191	Freehold		
16, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ	CV31 2NJ	CV31 2	14/08/2020	370,000	405,509	N	Semi-detached		3 to 4	130	2,846	3,119	Freehold		
14, Avon Road, Whitnash, Leamington Spa, Warwickshire CV31 2NJ	CV31 2NJ	CV31 2	08/01/2021	265,136	276,682	N	Semi-detached		3 to 4	119	2,228	2,325	Freehold		
22, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2NF	CV31 2NF	CV31 2	04/03/2020	302,500	329,889	N	Semi-detached		3	79	3,836	4,183	Freehold		
72, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2NF	CV31 2NF	CV31 2	05/02/2021	265,000	276,366	N	Semi-detached		2 to 3	87	3,046	3,177	Freehold		
25, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB	CV31 2NB	CV31 2	18/02/2021	307,000	320,168	N	Semi-detached		3 to 4	78	3,936	4,105	Freehold		
53, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB	CV31 2NB	CV31 2	11/05/2021	285,000	296,944	N	Semi-detached		3	87	3,276	3,413	Freehold		
83, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB	CV31 2NB	CV31 2	22/09/2020	350,000	380,324	N	Semi-detached			136	2,574	2,797	Freehold		
37, Ashford Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2NB	CV31 2NB	CV31 2	19/02/2021	345,000	359,798	N	Semi-detached			149	2,315	2,415	Freehold		
19, Ashford Road, Whitnash, Leamington Spa, Warwickshire CV31 2NA	CV31 2NA	CV31 2	13/11/2020	320,000	350,602	N	Detached		2 to 3	77	4,156	4,553	Freehold		
134, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LZ	CV31 2LZ	CV31 2	23/07/2021	300,000	313,836	N	Semi-detached		3 to 4	72	4,167	4,359	Freehold		
144, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LZ	CV31 2LZ	CV31 2	24/01/2020	269,750	300,899	N	Semi-detached		3	76	3,549	3,959	Freehold		
158, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LZ	CV31 2LZ	CV31 2	04/12/2020	235,000	248,192	N	Semi-detached		2 to 3	68	3,456	3,650	Freehold		
79, Heathcote Road, Whitnash, Leamington Spa, Warwickshire CV31 2LX	CV31 2LX	CV31 2	25/08/2020	350,000	383,590	N	Semi-detached		3	68	5,147	5,641	Freehold		
116, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2LT	CV31 2LT	CV31 2	15/03/2021	222,500	232,843	N	Semi-detached		2	61	3,648	3,817	Freehold		
23, Verdun Close, Whitnash, Leamington Spa, Warwickshire CV31 2LR	CV31 2LR	CV31 2	26/03/2020	207,000	221,064	N	Terraced		2	63	3,286	3,509	Freehold		
21, Verdun Close, Whitnash, Leamington Spa, Warwickshire CV31 2LR	CV31 2LR	CV31 2	20/01/2021	197,500	199,838	N	Terraced		2	61	3,238	3,276	Freehold		
1, Verdun Close, Whitnash, Leamington Spa, Warwickshire CV31 2LR	CV31 2LR	CV31 2	18/01/2021	275,000	278,255	N	Terraced		2 to 3	85	3,235	3,274	Freehold		
32, Chandlers Road, Whitnash, Leamington Spa, Warwickshire CV31 2LL	CV31 2LL	CV31 2	11/09/2020	255,000	277,094	N	Semi-detached		2	58	4,397	4,777	Freehold		
25, Morse Road, Whitnash, Leamington Spa, Warwickshire CV31 2LH	CV31 2LH	CV31 2	30/07/2021	280,000	292,914	N	Semi-detached		2	69	4,058	4,245	Freehold		
4, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG	CV31 2LG	CV31 2	26/03/2020	285,000	304,364	N	Terraced		3	93	3,065	3,273	Freehold		
11, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG	CV31 2LG	CV31 2	22/01/2021	450,000	469,597	N	Semi-detached			145	3,103	3,239	Freehold		
2, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG	CV31 2LG	CV31 2	19/11/2020	338,500	351,142	N	Terraced		3 to 4	113	2,996	3,107	Freehold		
156, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2LE	CV31 2LE	CV31 2	06/08/2021	450,000	462,954	N	Detached		2 to 3	82	5,488	5,646	Freehold		
18, Washbourne Road, Whitnash, Leamington Spa, Warwickshire CV31 2LD	CV31 2LD	CV31 2	02/02/2021	357,000	372,312	N	Semi-detached		2	58	6,155	6,419	Freehold		
15, Murcott Road West, Whitnash, Leamington Spa, Warwickshire CV31 2LB	CV31 2LB	CV31 2	26/03/2021	250,000	254,500	N	Terraced		3	98	2,551	2,597	Freehold		
28, St Catherines Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA	CV31 2LA	CV31 2	13/11/2020	305,000	326,050	N	Semi-detached		2 to 3	78	3,910	4,180	Freehold		
25, St Catherines Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA	CV31 2LA	CV31 2	16/11/2020	304,750	325,783	N	Semi-detached		3	88	3,463	3,702	Freehold		
24, St Catherines Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA	CV31 2LA	CV31 2	07/07/2020	245,500	270,495	N	Semi-detached		3	86	2,855	3,145	Freehold		
140, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ	CV31 2JZ	CV31 2	18/06/2021	393,500	394,242	N	Terraced			118	3,335	3,341	Freehold		
88, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ	CV31 2JZ	CV31 2	18/12/2020	330,000	348,526	N	Semi-detached		3 to 4	115	2,870	3,031	Freehold		
108, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ	CV31 2JZ	CV31 2	07/05/2021	352,000	366,752	N	Semi-detached		3 to 4	136	2,588	2,697	Freehold		
35, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY	CV31 2JY	CV31 2	16/10/2020	347,500	375,504	N	Semi-detached		3	69	5,036	5,442	Freehold		
39, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY	CV31 2JY	CV31 2	03/12/2020	290,000	306,280	N	Semi-detached		3	58	5,000	5,281	Freehold		
86, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY	CV31 2JY	CV31 2	27/03/2020	320,000	348,973	N	Semi-detached		3	95	3,368	3,673	Freehold		
11a, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX	CV31 2JX	CV31 2	25/09/2020	267,500	290,677	N	Semi-detached		3	72	3,715	4,037	Freehold		
5, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX	CV31 2JX	CV31 2	27/03/2020	300,000	327,162	N	Semi-detached		3	89	3,371	3,676	Freehold		
26, Landor Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX	CV31 2JX	CV31 2	07/10/2020	275,000	289,316	N	Terraced		2 to 3	83	3,313	3,486	Freehold		
56, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JW	CV31 2JW	CV31 2	13/11/2020	310,500	331,930	N	Semi-detached		3	77	4,032	4,311	Freehold		
60, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JW	CV31 2JW	CV31 2	22/04/2020	382,000	406,370	N	Semi-detached		2 to 3	120	3,183	3,386	Freehold		
21, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU	CV31 2JU	CV31 2	18/06/2021	272,000	280,186	N	Semi-detached		3	66	4,121	4,245	Freehold		
22, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU	CV31 2JU	CV31 2	11/09/2020	280,000	296,750	N	Terraced		2 to 3	74	3,784	4,010	Freehold		
15, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU	CV31 2JU	CV31 2	09/10/2020	290,200	313,587	N	Semi-detached		2 to 3	89	3,261	3,523	Freehold		
2, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU	CV31 2JU	CV31 2	17/12/2020	246,000	259,810	N	Semi-detached		3	75	3,280	3,464	Freehold		
36, Summerton Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU	CV31 2JU	CV31 2	12/03/2021	250,000	254,500	N	Terraced		2 to 3	74	3,378	3,439	Freehold		
3, Gleave Road, Whitnash, Leamington Spa, Warwickshire CV31 2JT	CV31 2JT	CV31 2	29/06/2021	472,500	494,394	N	Detached			135	3,500	3,662	Freehold		
38, Whitmore Road, Whitnash, Leamington Spa, Warwickshire CV31 2JQ	CV31 2JQ	CV31 2	02/10/2020	405,000	437,638	N	Semi-detached			132	3,068	3,315	Freehold		
102, Murcott Road East, Whitnash, Leamington Spa, Warwickshire CV31 2JP	CV31 2JP	CV31 2	05/02/2021	359,000	374,398	N	Semi-detached		3 to 4	112	3,205	3,343	Freehold		
35, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JN	CV31 2JN	CV31 2	12/03/2021	183,000	184,314	N	Flat		2 to 3	64	2,859	2,880	Leasehold		
7, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JE	CV31 2JE	CV31 2	23/08/2021	295,000	300,206	N	Semi-detached		3	84	3,512	3,574	Freehold		
62, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JB	CV31 2JB	CV31 2	06/07/2020	258,000	284,267	N	Semi-detached		2 to 3	73	3,534	3,894	Freehold		
80, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JB	CV31 2JB	CV31 2	31/03/2021	245,000	256,389	N	Semi-detached		3	74	3,311	3,465	Freehold		
4, Field Views, Murcott Road East, Whitnash, Leamington Spa, Warwickshire CV31 2HZ	CV31 2HZ	CV31 2	27/03/2020	225,000	240,287	N	Terraced		2 to 3	70	3,214	3,433	Freehold		
12, South Terrace, Whitnash, Leamington Spa, Warwickshire CV31 2HY	CV31 2HY	CV31 2	18/09/2020	224,000	237,400	N	Terraced		2 to 3	65	3,446	3,652	Freehold		
5, South Terrace, Whitnash, Leamington Spa, Warwickshire CV31 2HY	CV31 2HY	CV31 2	11/09/2020	204,500	216,734	N	Terraced		2 to 3	70	2,921	3,096	Freehold		
25a, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW	CV31 2HW	CV31 2	09/10/2020	180,000	185,001	N	Flat		2	62	2,903	2,984	Leasehold		
31a, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW	CV31 2HW	CV31 2	15/01/2021	165,000	163,794	N	Flat		2	60	2,750	2,730	Leasehold		
29, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW	CV31 2HW	CV31 2	05/01/2021	150,000	148,903	N	Flat		2	55	2,727	2,707	Leasehold		
14, Halls Close, Whitnash, Leamington Spa, Warwickshire CV31 2HS	CV31 2HS	CV31 2	24/01/2020	230,000	251,211	N	Terraced		2 to 3	78	2,949	3,221	Freehold		
13, Halls Close, Whitnash, Leamington Spa, Warwickshire CV31 2HS	CV31 2HS	CV31 2	11/05/2020	220,000	232,543	N	Terraced		2	80	2,750	2,907	Freehold		
125, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR	CV31 2HR	CV31 2	04/03/2020	265,000	288,993	N	Semi-detached		2	74	3,581	3,905	Freehold		
50, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR	CV31 2HR	CV31 2	30/04/2021	295,000	309,399	N	Semi-detached		3	95	3,105	3,257	Freehold		
95, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR	CV31 2HR	CV31 2	16/08/2021	280,000	284,942	N	Semi-detached		3	94	2,979	3,031	Freehold</		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property T	No. of bed	bedrooms	Floor area	Price per m2	Market Price	Tenure		
24, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HL	CV31 2HL	CV31 2	02/10/2020	353,000	391,220	N	Detached		2 to 3	80	4,413	4,890	Freehold		
Flat 8, St Margarets House, Church Close, Whitnash, Leamington Spa, Warwickshire CV31 2HJ	CV31 2HJ	CV31 2	13/11/2020	135,000	136,819	N	Flat		1	40	3,375	3,420	Leasehold		
41, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HF	CV31 2HF	CV31 2	09/11/2020	405,000	443,730	N	Detached		2 to 3	70	5,786	6,339	Freehold		
6, The Doglands, Leamington Spa, Warwickshire CV31 2HE	CV31 2HE	CV31 2	06/11/2020	260,000	277,944	N	Semi-detached		2	82	3,171	3,390	Freehold		
14, Spa View, Whitnash, Leamington Spa, Warwickshire CV31 2HA	CV31 2HA	CV31 2	03/03/2021	310,000	324,410	N	Semi-detached			97	3,196	3,344	Freehold		
13, Spa View, Whitnash, Leamington Spa, Warwickshire CV31 2HA	CV31 2HA	CV31 2	19/03/2021	233,000	237,194	N	Terraced		3	88	2,648	2,695	Freehold		
4, Burridge Place, Leamington Spa, Warwickshire CV31 2FQ	CV31 2FQ	CV31 2	15/01/2021	300,000	303,551	N	Terraced			92	3,261	3,299	Freehold		
3, Wright Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2FP	CV31 2FP	CV31 2	31/07/2020	400,000	455,529	N	Detached			100	4,000	4,555	Leasehold		
6, Sutton Drive, Whitnash, Leamington Spa, Warwickshire CV31 2FN	CV31 2FN	CV31 2	27/11/2020	225,000	233,403	N	Terraced			57	3,947	4,095	Leasehold		
2, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL	CV31 2FL	CV31 2	29/05/2020	235,000	248,399	N	Terraced			57	4,123	4,358	Leasehold		
1, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL	CV31 2FL	CV31 2	15/05/2020	270,000	285,394	N	Terraced			69	3,913	4,136	Leasehold		
21, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL	CV31 2FL	CV31 2	04/06/2021	298,000	306,968	N	Semi-detached			84	3,548	3,654	Freehold		
14, O'Donnell Road, Whitnash, Leamington Spa, Warwickshire CV31 2FJ	CV31 2FJ	CV31 2	04/03/2021	355,000	379,402	N	Detached			91	3,901	4,169	Freehold		
5, Duckett Place, Whitnash, Leamington Spa, Warwickshire CV31 2FF	CV31 2FF	CV31 2	03/01/2020	325,000	373,839	N	Detached			91	3,571	4,108	Leasehold		
2, Batchelor Close, Whitnash, Leamington Spa, Warwickshire CV31 2FA	CV31 2FA	CV31 2	26/08/2020	326,000	369,248	N	Detached			88	3,705	4,196	Leasehold		
28, Masters Road, Leamington Spa, Warwickshire CV31 2EY	CV31 2EY	CV31 2	18/09/2020	225,000	244,494	N	Semi-detached		3	74	3,041	3,304	Freehold		
21, Evans Grove, Whitnash, Leamington Spa, Warwickshire CV31 2EU	CV31 2EU	CV31 2	27/03/2020	220,000	234,947	N	Terraced		2	61	3,607	3,852	Freehold		
7, Evans Grove, Whitnash, Leamington Spa, Warwickshire CV31 2EU	CV31 2EU	CV31 2	14/08/2020	189,000	202,059	N	Terraced		2	61	3,098	3,312	Freehold		
52, Rowley Road, Whitnash, Leamington Spa, Warwickshire CV31 2ET	CV31 2ET	CV31 2	25/11/2020	273,000	291,842	N	Semi-detached		2 to 3	70	3,900	4,169	Freehold		
63, Rowley Road, Whitnash, Leamington Spa, Warwickshire CV31 2ET	CV31 2ET	CV31 2	13/03/2020	225,000	240,287	N	Terraced		2	59	3,814	4,073	Freehold		
82, Brunswick Street, Leamington Spa, Warwickshire CV31 2EQ	CV31 2EQ	CV31 2	03/06/2021	295,000	303,878	N	Semi-detached		2 to 3	85	3,471	3,575	Freehold		
114, Brunswick Street, Leamington Spa, Warwickshire CV31 2EQ	CV31 2EQ	CV31 2	21/12/2020	365,000	385,490	N	Semi-detached			139	2,626	2,773	Freehold		
101, Brunswick Street, Leamington Spa, Warwickshire CV31 2EF	CV31 2EF	CV31 2	08/04/2021	220,000	230,738	N	Semi-detached		3	96	2,292	2,404	Freehold		
Flat 8, Kilby Court, 29 - 31, Brunswick Street, Leamington Spa, Warwickshire CV31 2EB	CV31 2EB	CV31 2	16/09/2021	162,000	160,963	N	Flat		2	57	2,842	2,824	Leasehold		
Flat 5, Kilby Court, 29 - 31, Brunswick Street, Leamington Spa, Warwickshire CV31 2EB	CV31 2EB	CV31 2	21/04/2021	154,000	155,457	N	Flat		2	56	2,750	2,776	Leasehold		
Flat 5, Alexandra Court, 18, Brunswick Street, Leamington Spa, Warwickshire CV31 2DX	CV31 2DX	CV31 2	17/01/2020	149,000	154,637	N	Flat		2	62	2,403	2,494	Leasehold		
Flat 8, Alexandra Court, 18, Brunswick Street, Leamington Spa, Warwickshire CV31 2DX	CV31 2DX	CV31 2	29/06/2021	158,000	157,269	N	Flat		2	65	2,431	2,420	Leasehold		
2, Parker Drive, Whitnash, Leamington Spa, Warwickshire CV31 2DU	CV31 2DU	CV31 2	05/02/2021	345,000	367,999	N	Detached			91	3,791	4,044	Leasehold		
Flat 2, 11, Brunswick Street, Leamington Spa, Warwickshire CV31 2DS	CV31 2DS	CV31 2	14/10/2021	139,000	136,252	N	Flat		1	46	3,022	2,962	Leasehold		
3, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ	CV31 2DJ	CV31 2	21/01/2021	240,000	250,452	N	Semi-detached			57	4,211	4,394	Leasehold		
9, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ	CV31 2DJ	CV31 2	30/01/2020	345,000	396,844	N	Detached			91	3,791	4,361	Leasehold		
16, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ	CV31 2DJ	CV31 2	09/10/2020	342,000	379,029	N	Detached			91	3,758	4,165	Leasehold		
2, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ	CV31 2DJ	CV31 2	30/10/2020	325,000	360,188	N	Detached			91	3,571	3,958	Leasehold		
98, Waverley Road, Leamington Spa, Warwickshire CV31 2DE	CV31 2DE	CV31 2	22/03/2021	257,500	269,470	N	Semi-detached		3 to 4	78	3,301	3,455	Freehold		
65, Waverley Road, Leamington Spa, Warwickshire CV31 2DE	CV31 2DE	CV31 2	27/11/2020	227,000	242,667	N	Semi-detached		3 to 4	85	2,671	2,855	Freehold		
53, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ	CV31 2BZ	CV31 2	09/08/2021	290,000	295,118	N	Semi-detached		3 to 4	87	3,333	3,392	Freehold		
50, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ	CV31 2BZ	CV31 2	10/07/2020	245,000	269,944	N	Semi-detached		3 to 4	100	2,450	2,699	Freehold		
36, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ	CV31 2BZ	CV31 2	26/11/2020	202,000	209,544	N	Terraced		3	86	2,349	2,437	Freehold		
23, Scott Road, Leamington Spa, Warwickshire CV31 2BS	CV31 2BS	CV31 2	26/02/2020	227,500	252,087	N	Semi-detached		2 to 3	86	2,645	2,931	Freehold		
119, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BQ	CV31 2BQ	CV31 2	04/09/2020	270,000	286,152	N	Terraced		2 to 3	86	3,140	3,327	Freehold		
109, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BQ	CV31 2BQ	CV31 2	14/08/2020	220,000	235,201	N	Terraced		2 to 3	80	2,750	2,940	Freehold		
13, Northway, Leamington Spa, Warwickshire CV31 2BN	CV31 2BN	CV31 2	22/01/2021	280,000	292,194	N	Semi-detached		3	73	3,836	4,003	Freehold		
14, Northway, Leamington Spa, Warwickshire CV31 2BN	CV31 2BN	CV31 2	07/06/2021	259,000	266,794	N	Semi-detached		2 to 3	68	3,809	3,923	Freehold		
22, Northway, Leamington Spa, Warwickshire CV31 2BN	CV31 2BN	CV31 2	26/10/2020	230,500	249,076	N	Semi-detached		3	83	2,774	2,997	Freehold		
8, The Close, Leamington Spa, Warwickshire CV31 2BL	CV31 2BL	CV31 2	18/06/2020	222,500	246,308	N	Detached		3	66	3,371	3,732	Freehold		
23, The Close, Leamington Spa, Warwickshire CV31 2BL	CV31 2BL	CV31 2	27/08/2021	272,500	277,309	N	Semi-detached		3	80	3,406	3,466	Freehold		
13, The Close, Leamington Spa, Warwickshire CV31 2BL	CV31 2BL	CV31 2	18/06/2021	268,000	276,065	N	Semi-detached		3	81	3,309	3,408	Freehold		
98, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BH	CV31 2BH	CV31 2	16/10/2020	221,000	232,505	N	Terraced		2 to 3	82	2,695	2,835	Freehold		
37, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF	CV31 2BF	CV31 2	24/03/2021	325,000	347,339	N	Detached			88	3,693	3,947	Leasehold		
25, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF	CV31 2BF	CV31 2	18/06/2021	410,000	428,998	N	Detached			112	3,661	3,830	Leasehold		
12, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF	CV31 2BF	CV31 2	28/09/2020	374,000	417,840	N	Detached			129	2,899	3,239	Leasehold		
119, Shrubland Street, Leamington Spa, Warwickshire CV31 2AR	CV31 2AR	CV31 2	28/01/2021	237,500	240,311	N	Terraced		2 to 3	73	3,253	3,292	Freehold		
130, Shrubland Street, Leamington Spa, Warwickshire CV31 2AR	CV31 2AR	CV31 2	14/02/2020	212,000	229,797	N	Terraced		2 to 3	74	2,865	3,105	Freehold		
39, East Grove, Leamington Spa, Warwickshire CV31 2AJ	CV31 2AJ	CV31 2	12/11/2021	242,500	242,500	N	Terraced		2 to 3	65	3,731	3,731	Freehold		
22, Aylesford Street, Leamington Spa, Warwickshire CV31 2AH	CV31 2AH	CV31 2	27/03/2020	281,050	306,497	N	Semi-detached		2 to 3	93	3,025	3,299	Freehold		
26, Aylesford Street, Leamington Spa, Warwickshire CV31 2AH	CV31 2AH	CV31 2	14/09/2021	248,500	248,660	N	Terraced		3	97	2,562	2,564	Freehold		
27, East Grove, Leamington Spa, Warwickshire CV31 2AB	CV31 2AB	CV31 2	14/05/2021	218,000	221,598	N	Terraced		2 to 3	69	3,159	3,212	Freehold		
11, East Grove, Leamington Spa, Warwickshire CV31 2AB	CV31 2AB	CV31 2	19/06/2020	255,000	269,240	N	Terraced		2 to 3	86	2,965	3,131	Freehold		
9, East Grove, Leamington Spa, Warwickshire CV31 2AB	CV31 2AB	CV31 2	30/07/2021	180,000	184,361	N	Terraced		2 to 3	66	2,727	2,793	Freehold		
		CV31 2 Average										3,536			
37, Moncrieff Drive, Leamington Spa, Warwickshire CV31 1YY	CV31 1YY	CV31 1	05/11/2020	255,000	272,599	N	Semi-detached		2 to 3	79	3,228	3,451	Freehold		
33, Moncrieff Drive, Leamington Spa, Warwickshire CV31 1YY	CV31 1YY	CV31 1	14/05/2021	238,000	247,974	N	Semi-detached		2 to 3	73	3,260	3,397	Freehold		
3, Swain Crofts, Leamington Spa, Warwickshire CV31 1YW	CV31 1YW	CV31 1	31/01/2020	205,000	228,672	N	Semi-detached		1	48	4,271	4,764	Freehold		
6, Cundall Close, Leamington Spa, Warwickshire CV31 1YU	CV31 1YU	CV31 1	09/04/2021	219,000	223,442	N	Terraced		2	62	3,532	3,604	Freehold		
4, Craig Close, Leamington Spa, Warwickshire CV31 1YT	CV31 1YT	CV31 1	04/02/2021	224,000	233,608	N	Semi-detached		3	85	2,635	2,748	Freehold		
6, Emmott Drive, Leamington Spa, Warwickshire CV31 1YS	CV31 1YS	CV31 1	28/07/2020	258,000	278,361	N	Terraced		2 to 3	74	3,486	3,762	Freehold		
36, Emmott Drive, Leamington Spa, Warwickshire CV31 1YS	CV31 1YS	CV31 1	29/01/2021	195,000	203,492	N	Semi-detached		2 to 3	74	2,635	2,750	Freehold		
203, Chesterton Drive, Leamington Spa, Warwickshire CV31 1YJ	CV31 1YJ	CV31 1	30/07/2021	207,500	212,527	N	Terraced		2	52	3,990	4,087	Freehold		
1, Mathecroft, Leamington Spa, Warwickshire CV31 1YG	CV31 1YG	CV31 1	17/09/2020	250,000	271,660	N	Semi-detached		2 to 3	53	4,717	5,126	Freehold		
19, Mathecroft, Leamington Spa, Warwickshire CV31 1YG	CV31 1YG	CV31 1	21/09/2020	200,000	217,328	N	Semi-detached		2	53	3,774	4,101	Freehold		
33, Cobden Avenue, Leamington Spa, Warwickshire CV31 1YF	CV31 1YF	CV31 1	24/01/2020	230,000	256,559	N	Semi-detached		2	62	3,710	4,138	Freehold		
15, Cobden Avenue, Leamington Spa, Warwickshire CV31 1YF	CV31 1YF	CV31 1	30/06/2020	225,000	242,353	N	Semi-detached		2 to 3	63	3,571	3,847	Freehold		
10, Bankcroft, Leamington Spa, Warwickshire CV31 1YE	CV31 1YE	CV31 1	20/05/2020	201,650	217,080	N	Semi-detached		2	54	3,734	4,020	Freehold		
18, Bankcroft, Leamington Spa, Warwickshire CV31 1YE	CV31 1YE	CV31 1	16/08/2021	233,000	233,713	N	Terraced		2 to 3	69	3,377	3,387	Freehold		
12, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	30/03/2020	226,000	246,462	N	Semi-detached		2 to 3	53	4,248	4,633	Freehold		
6, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	02/02/2021	236,500	246,644	N	Semi-detached		2	60	3,942	4,111	Freehold		
2, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	19/11/2020	235,000	251,219	N	Semi-detached		2	64	3,672	3,925	Freehold		
15, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	07/08/2020	213,000	233,442	N	Semi-detached		2	60	3,563	3,905	Freehold		
10, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	24/01/2020	200,000	223,095	N	Semi-detached		2 to 3	59	3,36				

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
17, Cedar Tree Farm, Fosse Way, Radford Semele, Leamington Spa, Warwickshire CV31 1XQ	CV31 1XQ	CV31 1	31/01/2020	255,000	278,516	N	Terraced		3	81	3,148	3,438	Freehold		
23, Lay Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1XP	CV31 1XP	CV31 1	28/02/2020	210,000	227,629	N	Terraced		2 to 3	55	3,818	4,139	Freehold		
28, Lay Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1XP	CV31 1XP	CV31 1	28/02/2020	194,000	210,286	N	Terraced		2 to 3	54	3,593	3,894	Freehold		
Fosse House, Fosse Way, Radford Semele, Leamington Spa, Warwickshire CV31 1XG	CV31 1XG	CV31 1	14/05/2021	1,175,000	1,244,166	N	Detached			340	3,456	3,659	Freehold		
8, Whitehead Close, Radford Semele, Leamington Spa, Warwickshire CV31 1WS	CV31 1WS	CV31 1	26/02/2021	259,999	263,270	Y	Terraced			66	3,939	3,989	Freehold		
65, Bloxham Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WH	CV31 1WH	CV31 1	26/03/2020	269,995	302,679	Y	Detached			68	3,971	4,451	Freehold		
4, Ashbourne Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WG	CV31 1WG	CV31 1	19/11/2020	439,950	482,022	Y	Detached			125	3,520	3,856	Freehold		
15, Ashbourne Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WG	CV31 1WG	CV31 1	14/05/2021	399,996	423,542	Y	Detached			113	3,540	3,748	Freehold		
2, Wilkes Drive, Radford Semele, Leamington Spa, Warwickshire CV31 1WF	CV31 1WF	CV31 1	05/06/2020	360,000	398,521	N	Detached			90	4,000	4,428	Freehold		
9, Wilkes Drive, Radford Semele, Leamington Spa, Warwickshire CV31 1WF	CV31 1WF	CV31 1	26/03/2021	724,000	773,766	N	Detached			220	3,291	3,517	Freehold		
5, Mucklow Close, Radford Semele, Leamington Spa, Warwickshire CV31 1WE	CV31 1WE	CV31 1	21/04/2021	475,000	507,565	N	Detached			147	3,231	3,453	Freehold		
28, Bloxham Way, Radford Semele, Leamington Spa, Warwickshire CV31 1WD	CV31 1WD	CV31 1	17/01/2020	599,995	690,158	Y	Detached			186	3,226	3,711	Freehold		
29, The Valley, Radford Semele, Leamington Spa, Warwickshire CV31 1UZ	CV31 1UZ	CV31 1	25/08/2021	250,000	254,412	N	Semi-detached		2 to 3	67	3,731	3,797	Freehold		
7, Williams Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UR	CV31 1UR	CV31 1	26/06/2021	412,056	424,456	N	Semi-detached		3	94	4,384	4,515	Freehold		
1a, Williams Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UR	CV31 1UR	CV31 1	06/11/2020	775,000	849,113	N	Detached			241	3,216	3,523	Freehold		
45, Lewis Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UQ	CV31 1UQ	CV31 1	30/07/2021	210,000	215,088	N	Terraced		2	59	3,559	3,646	Freehold		
94, Lewis Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UP	CV31 1UP	CV31 1	18/09/2020	337,500	366,741	N	Semi-detached		3	100	3,375	3,667	Freehold		
3, St Nicholas Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UJ	CV31 1UJ	CV31 1	17/12/2020	450,000	475,262	N	Semi-detached		3	79	5,696	6,016	Freehold		
30, St Nicholas Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UJ	CV31 1UJ	CV31 1	21/08/2020	243,000	266,321	N	Semi-detached		2 to 3	68	3,574	3,916	Freehold		
21, Godfrey Close, Radford Semele, Leamington Spa, Warwickshire CV31 1UH	CV31 1UH	CV31 1	17/12/2020	336,000	363,815	N	Detached			103	3,262	3,532	Freehold		
21, Hatherell Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UE	CV31 1UE	CV31 1	03/03/2020	525,000	588,553	N	Detached			113	4,663	5,228	Freehold		
18, Hatherell Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UE	CV31 1UE	CV31 1	20/11/2020	240,000	248,963	N	Terraced		2 to 3	69	3,478	3,608	Freehold		
57, Hatherell Road, Radford Semele, Leamington Spa, Warwickshire CV31 1UE	CV31 1UE	CV31 1	27/11/2020	220,000	222,964	N	Flat		2 to 3	84	2,632	2,667	Leasehold		
Leasowe House, Southam Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TY	CV31 1TY	CV31 1	28/06/2021	1,800,000	1,883,407	N	Detached			392	4,592	4,805	Freehold		
5, Hemmings Close, Radford Semele, Leamington Spa, Warwickshire CV31 1TU	CV31 1TU	CV31 1	18/09/2020	270,000	293,393	N	Semi-detached		2 to 3	71	3,803	4,132	Freehold		
17, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS	CV31 1TS	CV31 1	20/08/2021	350,000	360,075	N	Detached		2 to 3	76	4,605	4,738	Freehold		
4, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS	CV31 1TS	CV31 1	18/06/2021	411,000	423,369	N	Semi-detached		3	107	3,841	3,957	Freehold		
2, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS	CV31 1TS	CV31 1	03/03/2020	312,000	340,249	N	Semi-detached		2 to 3	91	3,429	3,739	Freehold		
16, Hall Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TS	CV31 1TS	CV31 1	09/01/2020	320,000	368,087	N	Detached			108	2,963	3,408	Freehold		
15, Chance Fields, Radford Semele, Leamington Spa, Warwickshire CV31 1TR	CV31 1TR	CV31 1	16/11/2020	599,000	656,282	N	Detached			157	3,815	4,180	Freehold		
15, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ	CV31 1TQ	CV31 1	30/11/2020	315,000	336,740	N	Semi-detached		3 to 4	83	3,795	4,057	Freehold		
51, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ	CV31 1TQ	CV31 1	30/09/2020	290,500	315,669	N	Semi-detached		2 to 3	84	3,458	3,758	Freehold		
13, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ	CV31 1TQ	CV31 1	18/06/2021	390,000	401,737	N	Semi-detached		3 to 4	115	3,391	3,493	Freehold		
18, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ	CV31 1TQ	CV31 1	31/01/2020	255,500	279,062	N	Terraced		3	90	2,833	3,094	Freehold		
41, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ	CV31 1TQ	CV31 1	06/08/2021	260,000	260,796	N	Terraced		3	95	2,737	2,745	Freehold		
9, The Greswoldes, Radford Semele, Leamington Spa, Warwickshire CV31 1TP	CV31 1TP	CV31 1	05/02/2021	329,088	343,203	N	Semi-detached		2 to 3	99	3,324	3,467	Freehold		
6, Offchurch Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TN	CV31 1TN	CV31 1	10/09/2021	625,150	633,331	N	Detached		3	88	7,104	7,197	Freehold		
40, Offchurch Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TN	CV31 1TN	CV31 1	04/12/2020	780,000	844,571	N	Detached			206	3,786	4,100	Freehold		
19, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL	CV31 1TL	CV31 1	25/09/2020	275,000	291,451	N	Terraced		3	72	3,819	4,048	Freehold		
45, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL	CV31 1TL	CV31 1	08/02/2021	320,000	333,725	N	Semi-detached		3	98	3,265	3,405	Freehold		
3, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL	CV31 1TL	CV31 1	21/02/2020	212,500	228,081	N	Terraced		2	68	3,125	3,354	Freehold		
3, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL	CV31 1TL	CV31 1	21/02/2020	210,000	227,629	N	Terraced		2	68	3,088	3,347	Freehold		
9, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL	CV31 1TL	CV31 1	04/05/2021	217,000	220,581	N	Terraced		2	67	3,239	3,292	Freehold		
36, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ	CV31 1TJ	CV31 1	29/03/2021	290,000	303,481	N	Semi-detached		3	76	3,816	3,993	Freehold		
30, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ	CV31 1TJ	CV31 1	18/03/2021	250,000	261,621	N	Semi-detached		3	70	3,571	3,737	Freehold		
11, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ	CV31 1TJ	CV31 1	18/06/2021	325,000	334,781	N	Semi-detached		2 to 3	105	3,095	3,188	Freehold		
17, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TJ	CV31 1TJ	CV31 1	31/01/2020	250,000	273,055	N	Terraced		3	89	2,809	3,068	Freehold		
22, The Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1TH	CV31 1TH	CV31 1	04/06/2020	286,000	308,058	N	Semi-detached		2 to 3	92	3,109	3,348	Freehold		
1, The Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1TH	CV31 1TH	CV31 1	31/01/2020	280,000	290,593	N	Flat		3	92	3,043	3,159	Freehold		
6, Burford Mews, Leamington Spa, Warwickshire CV31 1SY	CV31 1SY	CV31 1	31/01/2020	195,000	212,983	N	Terraced		2 to 3	67	2,910	3,179	Freehold		
9, Burford Mews, Leamington Spa, Warwickshire CV31 1SY	CV31 1SY	CV31 1	30/11/2020	200,000	207,469	N	Terraced		2 to 3	76	2,632	2,730	Freehold		
2, Alderton Mews, Leamington Spa, Warwickshire CV31 1SX	CV31 1SX	CV31 1	02/06/2021	230,000	230,434	N	Terraced		3 to 4	82	2,805	2,810	Freehold		
6, Grenfell Close, Leamington Spa, Warwickshire CV31 1SL	CV31 1SL	CV31 1	30/11/2020	235,000	243,777	N	Terraced		3	103	2,282	2,367	Freehold		
23, Calder Walk, Leamington Spa, Warwickshire CV31 1SA	CV31 1SA	CV31 1	05/06/2020	203,500	219,195	N	Semi-detached		2	52	3,913	4,215	Freehold		
15, Calder Walk, Leamington Spa, Warwickshire CV31 1SA	CV31 1SA	CV31 1	30/09/2020	225,000	244,494	N	Semi-detached		2	63	3,589	3,899	Freehold		
10, Eastwood Close, Leamington Spa, Warwickshire CV31 1RP	CV31 1RP	CV31 1	12/02/2021	225,000	234,651	N	Semi-detached		3	81	2,778	2,897	Freehold		
14, Stoneway Grove, Leamington Spa, Warwickshire CV31 1RN	CV31 1RN	CV31 1	17/11/2020	215,000	223,030	N	Terraced		2 to 3	90	2,389	2,478	Freehold		
7, Stoneway Grove, Leamington Spa, Warwickshire CV31 1RN	CV31 1RN	CV31 1	30/04/2021	225,000	229,564	N	Terraced		3	98	2,296	2,342	Freehold		
3, Endsleigh Gardens, Leamington Spa, Warwickshire CV31 1RG	CV31 1RG	CV31 1	03/01/2020	222,000	247,635	N	Semi-detached		2 to 3	85	2,612	2,913	Freehold		
10, Bladon Walk, Leamington Spa, Warwickshire CV31 1QZ	CV31 1QZ	CV31 1	14/01/2020	220,000	240,289	N	Terraced		3	92	2,391	2,612	Freehold		
1, Solway Close, Leamington Spa, Warwickshire CV31 1QY	CV31 1QY	CV31 1	12/02/2021	278,500	297,066	N	Detached		3 to 4	99	2,813	3,001	Freehold		
14, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX	CV31 1QX	CV31 1	31/03/2020	258,000	275,529	N	Terraced		3	88	2,932	3,131	Freehold		
21, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX	CV31 1QX	CV31 1	03/06/2020	200,000	211,169	N	Terraced		3	89	2,247	2,373	Freehold		
6, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX	CV31 1QX	CV31 1	01/04/2021	230,000	234,666	N	Terraced		3	99	2,323	2,370	Freehold		
4, Curzon Grove, Leamington Spa, Warwickshire CV31 1QU	CV31 1QU	CV31 1	16/07/2021	255,000	261,178	N	Terraced		3	110	2,318	2,374	Freehold		
4, Anglia Gardens, Leamington Spa, Warwickshire CV31 1QJ	CV31 1QJ	CV31 1	24/04/2020	188,500	188,628	N	Flat			56	3,366	3,368	Leasehold		
3, Victoria House, St Marys Road, Leamington Spa, Warwickshire CV31 1QE	CV31 1QE	CV31 1	31/01/2020	168,750	175,134	Y	Flat			59	2,860	2,968	Leasehold		
35, Soans Drive, Leamington Spa, Warwickshire CV31 1QA	CV31 1QA	CV31 1	02/10/2020	260,000	273,535	N	Terraced			74	3,514	3,696	Freehold		
21, Granada Way, Leamington Spa, Warwickshire CV31 1PW	CV31 1PW	CV31 1	04/02/2021	231,003	233,910	N	Terraced			58	3,983	4,033	Freehold		
15, Granada Way, Leamington Spa, Warwickshire CV31 1PW	CV31 1PW	CV31 1	22/04/2020	222,000	231,007	N	Terraced			58	3,828	3,983	Freehold		
18, Granada Way, Leamington Spa, Warwickshire CV31 1PW	CV31 1PW	CV31 1	11/06/2021	225,000	225,424	N	Terraced			58	3,879	3,887	Freehold		
4, Granada Way, Leamington Spa, Warwickshire CV31 1PW	CV31 1PW	CV31 1	20/08/2021	281,000	281,860	N	Terraced			74	3,797	3,809	Freehold		
15, Marloes Walk, Sydenham, Leamington Spa, Warwickshire CV31 1PA	CV31 1PA	CV31 1	17/04/2020	217,000	230,844	N	Semi-detached		2 to 3	63	3,444	3,664	Freehold		
7, St Govans Close, Leamington Spa, Warwickshire CV31 1NU	CV31 1NU	CV31 1	31/01/2020	186,000	203,153	N	Terraced		3	86	2,163	2,362	Freehold		
4, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT	CV31 1NT	CV31 1	20/03/2020	238,000	254,170	N	Terraced		2 to 3	92	2,587	2,763	Freehold		
16, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT	CV31 1NT	CV31 1	26/02/2021	227,500	237,258	N	Semi-detached		3	87	2,615	2,727	Freehold		
3, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT	CV31 1NT	CV31 1	19/05/2021	250,000	254,126	N	Terraced		3	94	2,660	2,703	Freehold		
22, Sydenham Drive, Leamington Spa, Warwickshire CV31 1NJ	CV31 1NJ	CV31 1	19/03/2021	230,000	234,14										

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
37, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT	CV31 1LT	CV31 1	02/01/2020	248,000	270,871	N	Terraced		2 to 3	60	4,133	4,515	Freehold		
15, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT	CV31 1LT	CV31 1	23/11/2020	235,000	243,777	N	Terraced		2 to 3	59	3,964	4,112	Freehold		
45, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT	CV31 1LT	CV31 1	16/08/2021	275,000	275,841	N	Terraced		3	80	3,438	3,448	Freehold		
24, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT	CV31 1LT	CV31 1	14/12/2020	240,000	245,310	N	Terraced		2 to 3	75	3,204	3,275	Freehold		
38, Styles Close, Leamington Spa, Warwickshire CV31 1LS	CV31 1LS	CV31 1	19/02/2021	245,000	248,083	N	Terraced		2 to 3	61	4,016	4,067	Freehold		
35, Styles Close, Leamington Spa, Warwickshire CV31 1LS	CV31 1LS	CV31 1	02/01/2021	237,500	240,311	N	Terraced		2 to 3	61	3,893	3,940	Freehold		
10, Styles Close, Leamington Spa, Warwickshire CV31 1LS	CV31 1LS	CV31 1	25/09/2020	260,000	282,527	N	Semi-detached		3	73	3,562	3,870	Freehold		
41, Styles Close, Leamington Spa, Warwickshire CV31 1LS	CV31 1LS	CV31 1	29/03/2021	228,000	232,104	N	Terraced		2 to 3	60	3,800	3,868	Freehold		
5, Gundry Close, Leamington Spa, Warwickshire CV31 1LR	CV31 1LR	CV31 1	27/05/2021	284,500	296,423	N	Semi-detached		2 to 3	81	3,512	3,660	Freehold		
184, Radford Road, Leamington Spa, Warwickshire CV31 1LQ	CV31 1LQ	CV31 1	07/04/2021	305,000	319,887	N	Semi-detached		3	81	3,765	3,949	Freehold		
160, Radford Road, Leamington Spa, Warwickshire CV31 1LQ	CV31 1LQ	CV31 1	27/07/2020	325,000	358,089	N	Semi-detached		2 to 3	93	3,495	3,850	Freehold		
148, Radford Road, Leamington Spa, Warwickshire CV31 1LQ	CV31 1LQ	CV31 1	11/09/2020	290,000	307,349	N	Terraced		3	87	3,333	3,533	Freehold		
96, Radford Road, Leamington Spa, Warwickshire CV31 1LE	CV31 1LE	CV31 1	01/04/2021	215,000	217,034	N	Flat		1	48	4,479	4,522	Leasehold		
98a, Radford Road, Leamington Spa, Warwickshire CV31 1LE	CV31 1LE	CV31 1	02/02/2021	463,000	482,859	N	Semi-detached		3 to 4	127	3,646	3,802	Freehold		
23, Cowdray Close, Leamington Spa, Warwickshire CV31 1LB	CV31 1LB	CV31 1	22/01/2021	295,000	307,847	N	Semi-detached		3	95	3,105	3,241	Freehold		
29, Cowdray Close, Leamington Spa, Warwickshire CV31 1LB	CV31 1LB	CV31 1	27/08/2021	270,000	270,826	N	Terraced		3	113	2,389	2,397	Freehold		
4, Gullimans Way, Leamington Spa, Warwickshire CV31 1LA	CV31 1LA	CV31 1	05/11/2021	297,000	297,000	N	Detached		3	71	4,183	4,183	Freehold		
111, Radford Road, Leamington Spa, Warwickshire CV31 1JZ	CV31 1JZ	CV31 1	11/06/2021	310,000	319,329	N	Semi-detached		2 to 3	74	4,189	4,315	Freehold		
56, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU	CV31 1JU	CV31 1	11/12/2020	215,000	219,757	N	Terraced		2	57	3,772	3,855	Freehold		
38, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU	CV31 1JU	CV31 1	24/03/2021	225,500	229,559	N	Terraced		2 to 3	63	3,579	3,644	Freehold		
6, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU	CV31 1JU	CV31 1	29/10/2020	220,000	231,453	N	Terraced		2 to 3	65	3,385	3,561	Freehold		
58, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU	CV31 1JU	CV31 1	16/04/2020	325,000	345,734	N	Semi-detached		3	149	2,181	2,320	Freehold		
20, St Marys Terrace, Leamington Spa, Warwickshire CV31 1JT	CV31 1JT	CV31 1	26/10/2021	358,500	351,426	N	Terraced		2 to 3	109	3,289	3,224	Freehold		
56, Chesham Street, Leamington Spa, Warwickshire CV31 1JS	CV31 1JS	CV31 1	07/04/2021	325,000	331,593	N	Terraced		2 to 3	73	4,452	4,542	Freehold		
54, Chesham Street, Leamington Spa, Warwickshire CV31 1JS	CV31 1JS	CV31 1	23/04/2021	300,000	306,086	N	Terraced		3	70	4,286	4,373	Freehold		
57, Chesham Street, Leamington Spa, Warwickshire CV31 1JS	CV31 1JS	CV31 1	27/05/2021	293,000	297,835	N	Terraced		2 to 3	71	4,127	4,195	Freehold		
48, Chesham Street, Leamington Spa, Warwickshire CV31 1JS	CV31 1JS	CV31 1	01/12/2020	315,000	321,969	N	Terraced		3	78	4,038	4,128	Freehold		
29, Chesham Street, Leamington Spa, Warwickshire CV31 1JS	CV31 1JS	CV31 1	04/12/2020	363,000	371,031	N	Terraced		2 to 3	97	3,742	3,825	Freehold		
46, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JR	CV31 1JR	CV31 1	27/02/2020	344,500	381,732	N	Semi-detached		3	99	3,469	3,844	Freehold		
27, St Marys Road, Leamington Spa, Warwickshire CV31 1JP	CV31 1JP	CV31 1	25/06/2021	710,000	731,367	N	Semi-detached			209	3,397	3,499	Freehold		
31, St Marys Road, Leamington Spa, Warwickshire CV31 1JP	CV31 1JP	CV31 1	04/09/2020	485,000	527,021	N	Semi-detached			168	2,887	3,137	Freehold		
10, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL	CV31 1JL	CV31 1	17/03/2021	675,000	706,377	N	Semi-detached			156	4,327	4,528	Freehold		
26, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL	CV31 1JL	CV31 1	06/03/2020	720,000	785,190	N	Semi-detached			185	3,892	4,244	Freehold		
23, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL	CV31 1JL	CV31 1	05/01/2021	668,000	697,091	N	Semi-detached			233	2,867	2,992	Freehold		
2, Clapham Street, Leamington Spa, Warwickshire CV31 1JJ	CV31 1JJ	CV31 1	20/10/2021	350,000	343,094	N	Terraced		2	85	4,118	4,036	Freehold		
3, Clapham Square, Leamington Spa, Warwickshire CV31 1JH	CV31 1JH	CV31 1	24/09/2020	256,000	271,315	N	Terraced		2 to 3	68	3,765	3,990	Freehold		
9, Clapham Square, Leamington Spa, Warwickshire CV31 1JH	CV31 1JH	CV31 1	31/08/2021	238,000	238,728	N	Terraced		2 to 3	68	3,505	3,516	Freehold		
66, Radford Road, Leamington Spa, Warwickshire CV31 1JG	CV31 1JG	CV31 1	21/01/2020	520,000	580,046	N	Semi-detached			184	2,825	3,151	Freehold		
Flat 2, 80, Radford Road, Leamington Spa, Warwickshire CV31 1JG	CV31 1JG	CV31 1	17/03/2020	185,000	188,432	N	Flat		2	79	2,342	2,385	Leasehold		
77, Clapham Terrace, Leamington Spa, Warwickshire CV31 1JE	CV31 1JE	CV31 1	28/10/2020	295,000	318,774	N	Semi-detached		3	105	2,810	3,036	Freehold		
57, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	24/09/2021	248,000	248,159	N	Terraced		2 to 3	59	4,236	4,238	Freehold		
23, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	18/06/2021	235,000	242,072	N	Semi-detached		2 to 3	59	3,983	4,103	Freehold		
17, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	05/03/2021	250,000	254,500	N	Terraced		2 to 3	63	3,968	4,040	Freehold		
10, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	03/07/2020	253,000	272,967	N	Terraced		2 to 3	71	3,563	3,845	Freehold		
27, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	30/07/2021	255,000	261,178	N	Terraced		2	76	3,355	3,437	Freehold		
37, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	06/01/2021	240,000	242,841	N	Terraced		2 to 3	72	3,333	3,373	Freehold		
24, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	21/02/2020	220,530	239,043	N	Terraced		2 to 3	71	3,106	3,367	Freehold		
45, Clapham Terrace, Leamington Spa, Warwickshire CV31 1HZ	CV31 1HZ	CV31 1	29/09/2021	335,000	335,215	N	Terraced		3 to 4	99	3,384	3,386	Freehold		
20, Clapham Terrace, Leamington Spa, Warwickshire CV31 1HY	CV31 1HY	CV31 1	03/09/2021	360,550	360,782	N	Terraced		3	105	3,434	3,436	Freehold		
2, Gordon Court, Gordon Street, Leamington Spa, Warwickshire CV31 1HX	CV31 1HX	CV31 1	07/09/2021	152,000	151,027	N	Flat		1	52	2,923	2,904	Leasehold		
92, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW	CV31 1HW	CV31 1	27/03/2020	383,000	409,022	N	Terraced		3	87	4,418	4,718	Freehold		
100, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW	CV31 1HW	CV31 1	29/07/2020	377,000	406,753	N	Terraced		2 to 3	109	3,472	3,746	Freehold		
118, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW	CV31 1HW	CV31 1	11/09/2020	388,500	411,741	N	Terraced		3 to 4	123	3,159	3,347	Freehold		
116, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW	CV31 1HW	CV31 1	01/04/2021	436,000	444,844	N	Terraced		3 to 4	145	3,007	3,068	Freehold		
49, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	11/06/2021	315,000	315,594	N	Terraced		2 to 3	75	4,200	4,208	Freehold		
29, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	06/03/2020	268,500	286,743	N	Terraced		2 to 3	71	3,782	4,039	Freehold		
51, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	27/03/2020	220,000	234,947	N	Terraced		2 to 3	59	3,729	3,982	Freehold		
36, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	15/01/2021	345,050	349,134	N	Terraced		2 to 3	97	3,557	3,599	Freehold		
50, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	11/12/2020	244,000	249,399	N	Terraced		2 to 3	70	3,486	3,563	Freehold		
15, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	18/12/2020	270,000	275,974	N	Terraced		3	91	2,967	3,033	Freehold		
32, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	24/06/2021	320,000	320,603	N	Terraced		3	114	2,807	2,812	Freehold		
Flat 9, Ashlawn House, 13, Forfield Place, Leamington Spa, Warwickshire CV31 1HQ	CV31 1HQ	CV31 1	10/07/2020	87,500	90,433	N	Flat		1	31	2,823	2,917	Leasehold		
11, New Street, Leamington Spa, Warwickshire CV31 1HP	CV31 1HP	CV31 1	15/07/2021	219,000	224,306	N	Terraced		2	50	4,380	4,486	Freehold		
12, Plymouth Place, Leamington Spa, Warwickshire CV31 1HN	CV31 1HN	CV31 1	30/11/2020	405,000	420,126	N	Terraced		3 to 4	114	3,553	3,685	Freehold		
60, Plymouth Place, Leamington Spa, Warwickshire CV31 1HN	CV31 1HN	CV31 1	13/05/2021	270,000	274,456	N	Terraced		2 to 3	82	3,293	3,347	Freehold		
64, New Street, Leamington Spa, Warwickshire CV31 1HL	CV31 1HL	CV31 1	23/10/2020	290,000	305,097	N	Terraced		2 to 3	81	3,580	3,767	Freehold		
83, New Street, Leamington Spa, Warwickshire CV31 1HL	CV31 1HL	CV31 1	04/09/2020	231,000	251,014	N	Semi-detached		2	67	3,448	3,746	Freehold		
1, Forfield Place, Leamington Spa, Warwickshire CV31 1HG	CV31 1HG	CV31 1	20/11/2020	350,000	383,470	N	Detached		3	72	4,842	5,305	Freehold		
Flat 4, Redland House, 78, Russell Terrace, Leamington Spa, Warwickshire CV31 1HF	CV31 1HF	CV31 1	07/05/2020	218,000	221,127	N	Flat		2	56	3,893	3,949	Leasehold		
Flat 3, 60, Russell Terrace, Leamington Spa, Warwickshire CV31 1HE	CV31 1HE	CV31 1	05/11/2021	216,500	216,500	N	Flat		1	47	4,606	4,606	Leasehold		
Flat 3, 46, Russell Terrace, Leamington Spa, Warwickshire CV31 1HE	CV31 1HE	CV31 1	02/09/2020	315,000	323,987	N	Flat		2	97	3,247	3,340	Leasehold		
Flat 116, Anfield Court, Russell Terrace, Leamington Spa, Warwickshire CV31 1HD	CV31 1HD	CV31 1	17/01/2020	215,000	223,134	N	Flat		2	53	4,057	4,210	Leasehold		
Flat 98, Anfield Court, Russell Terrace, Leamington Spa, Warwickshire CV31 1HD	CV31 1HD	CV31 1	08/06/2020	151,000	153,651	N	Flat		1	44	3,432	3,492	Leasehold		
26, George Street, Leamington Spa, Warwickshire CV31 1HA	CV31 1HA	CV31 1	21/05/2021	360,000	365,941	N	Terraced			139	2,590	2,633	Freehold		
50, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1GW	CV31 1GW	CV31 1	30/07/2021	190,000	194,603	N	Terraced		2	54	3,519	3,604	Freehold		
30, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1GD	CV31 1GD	CV31 1	17/01/2020	213,000	237,596	N	Semi-detached		2	55	3,873	4,320	Freehold		
21, Blenheim Crescent, Leamington Spa, Warwickshire CV31 1FW	CV31 1FW	CV31 1	15/01/2021	246,000	256,713	N	Semi-detached		2	61	4,033	4,208	Freehold		
4, Blenheim Crescent, Leamington Spa, Warwickshire CV31 1FW	CV31 1FW	CV31 1	08/07/2021	247,500	258,915	N	Semi-detached		2 to 3	62	3,992	4,176	Freehold		
23, Blenheim Crescent, Leamington Spa, Warwickshire CV31 1FW	CV31 1FW	CV31 1	19/02/2021	247,000	257,594	N	Semi-detached		2						

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
10, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN	CV31 1FN	CV31 1	26/05/2020	231,000	248,676	N	Semi-detached		2 to 3	63	3,667	3,947	Freehold		
9, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN	CV31 1FN	CV31 1	05/06/2020	220,000	232,286	N	Terraced		2	61	3,607	3,808	Freehold		
17, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN	CV31 1FN	CV31 1	04/05/2020	172,500	185,699	N	Semi-detached		2	53	3,249	3,497	Freehold		
22, Packwood Close, Leamington Spa, Warwickshire CV31 1FL	CV31 1FL	CV31 1	18/01/2021	217,500	226,972	N	Semi-detached		2	51	4,265	4,450	Freehold		
38, Packwood Close, Leamington Spa, Warwickshire CV31 1FL	CV31 1FL	CV31 1	27/03/2020	227,500	248,098	N	Semi-detached		2	62	3,669	4,002	Freehold		
11, Russell Terrace, Leamington Spa, Warwickshire CV31 1EZ	CV31 1EZ	CV31 1	26/05/2021	485,000	505,326	N	Semi-detached		3 to 4	125	3,880	4,043	Freehold		
Flat 4, Clifton Lodge, 18, Russell Terrace, Leamington Spa, Warwickshire CV31 1EZ	CV31 1EZ	CV31 1	07/04/2020	205,000	205,139	N	Flat		2	87	2,348	2,349	Leasehold		
Flat 2, 7, Church Street, Leamington Spa, Warwickshire CV31 1ER	CV31 1ER	CV31 1	18/12/2020	175,000	175,266	N	Flat		1	43	4,070	4,076	Leasehold		
Flat 2, 9, Church Street, Leamington Spa, Warwickshire CV31 1ER	CV31 1ER	CV31 1	18/06/2020	150,000	152,633	N	Flat		1	41	3,659	3,723	Leasehold		
7, Packington Place, Leamington Spa, Warwickshire CV31 1EP	CV31 1EP	CV31 1	31/03/2020	260,000	264,824	N	Flat		2	58	4,483	4,566	Leasehold		
18, Packington Place, Leamington Spa, Warwickshire CV31 1EP	CV31 1EP	CV31 1	08/07/2020	235,000	242,878	N	Flat		2	62	3,790	3,917	Leasehold		
24, Packington Place, Leamington Spa, Warwickshire CV31 1EP	CV31 1EP	CV31 1	19/02/2020	195,000	201,476	N	Flat		2	60	3,239	3,347	Leasehold		
Flat 1, 2, Church Terrace, Leamington Spa, Warwickshire CV31 1EN	CV31 1EN	CV31 1	08/10/2020	370,000	380,281	N	Flat		3	142	2,606	2,678	Leasehold		
23, Regent Place, Leamington Spa, Warwickshire CV31 1EH	CV31 1EH	CV31 1	26/11/2020	155,000	157,088	N	Flat		1	42	3,727	3,777	Leasehold		
24, Gloucester Street, Leamington Spa, Warwickshire CV31 1EE	CV31 1EE	CV31 1	25/09/2020	175,000	179,993	N	Flat		1	46	3,804	3,913	Leasehold		
2, Viceroy Gardens, Leamington Spa, Warwickshire CV31 1EB	CV31 1EB	CV31 1	26/02/2021	224,500	227,325	N	Terraced			57	3,939	3,988	Freehold		
5, Viceroy Gardens, Leamington Spa, Warwickshire CV31 1EB	CV31 1EB	CV31 1	28/02/2020	265,000	287,246	N	Terraced			92	2,880	3,122	Freehold		
4, Elisabeth Court, Beaconsfield Street West, Leamington Spa, Warwickshire CV31 1EA	CV31 1EA	CV31 1	20/11/2020	287,500	298,237	N	Terraced		2 to 3	69	4,138	4,292	Freehold		
2, Elisabeth Court, Beaconsfield Street West, Leamington Spa, Warwickshire CV31 1EA	CV31 1EA	CV31 1	22/09/2020	300,000	308,559	N	Flat		3	123	2,439	2,509	Leasehold		
19, Leam Street, Leamington Spa, Warwickshire CV31 1DZ	CV31 1DZ	CV31 1	07/08/2020	332,500	364,410	N	Semi-detached		3	62	5,329	5,841	Freehold		
8, Leam Street, Leamington Spa, Warwickshire CV31 1DZ	CV31 1DZ	CV31 1	08/10/2020	330,000	347,180	N	Terraced		2 to 3	75	4,400	4,629	Freehold		
12, Northcote Street, Leamington Spa, Warwickshire CV31 1DX	CV31 1DX	CV31 1	21/06/2021	346,500	347,153	N	Terraced		3	63	5,500	5,510	Freehold		
4, Northcote Street, Leamington Spa, Warwickshire CV31 1DX	CV31 1DX	CV31 1	12/11/2020	326,250	338,435	N	Terraced		2	79	4,130	4,284	Freehold		
29, Northcote Street, Leamington Spa, Warwickshire CV31 1DX	CV31 1DX	CV31 1	30/03/2020	320,000	341,742	N	Terraced		2 to 3	88	3,636	3,883	Freehold		
179, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW	CV31 1DW	CV31 1	18/12/2020	325,000	332,191	N	Terraced		2 to 3	75	4,333	4,429	Freehold		
184, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW	CV31 1DW	CV31 1	04/02/2021	380,000	384,781	N	Terraced		2 to 3	90	4,222	4,275	Freehold		
203, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW	CV31 1DW	CV31 1	01/12/2020	390,000	398,629	N	Terraced		3	106	3,679	3,761	Freehold		
188, Leam Terrace, Leamington Spa, Warwickshire CV31 1DW	CV31 1DW	CV31 1	05/07/2021	190,000	194,603	N	Terraced		2	52	3,654	3,742	Freehold		
9, Clifton Court, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DU	CV31 1DU	CV31 1	28/05/2021	182,000	182,995	N	Flat		2	54	3,370	3,389	Leasehold		
3, Clifton Court, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DU	CV31 1DU	CV31 1	07/06/2021	175,000	174,190	N	Flat		2	52	3,365	3,350	Leasehold		
18, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT	CV31 1DT	CV31 1	12/01/2021	352,000	356,166	N	Terraced		2	81	4,346	4,397	Freehold		
12, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT	CV31 1DT	CV31 1	14/12/2020	322,000	329,124	N	Terraced		2 to 3	76	4,237	4,331	Freehold		
28, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT	CV31 1DT	CV31 1	10/02/2021	305,000	308,838	N	Terraced		2	72	4,236	4,289	Freehold		
1, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT	CV31 1DT	CV31 1	31/03/2021	322,000	327,796	N	Terraced		2	81	3,975	4,047	Freehold		
20, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT	CV31 1DT	CV31 1	22/02/2021	310,000	313,901	N	Terraced		2 to 3	80	3,875	3,924	Freehold		
24, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT	CV31 1DT	CV31 1	30/09/2021	461,670	467,711	N	Detached		3	128	3,607	3,654	Freehold		
21, Beaconsfield Street, Leamington Spa, Warwickshire CV31 1DT	CV31 1DT	CV31 1	09/04/2021	305,000	311,187	N	Terraced		2 to 3	99	3,081	3,143	Freehold		
12, Nightingale Court, Leam Terrace, Leamington Spa, Warwickshire CV31 1DQ	CV31 1DQ	CV31 1	10/09/2020	250,000	257,132	N	Flat		2 to 3	77	3,247	3,339	Leasehold		
8, Glebe Place, Leamington Spa, Warwickshire CV31 1DP	CV31 1DP	CV31 1	19/03/2021	341,000	347,138	N	Terraced		2 to 3	71	4,816	4,903	Freehold		
152, Leam Terrace, Leamington Spa, Warwickshire CV31 1DN	CV31 1DN	CV31 1	16/10/2020	310,000	326,138	N	Terraced		3	79	3,924	4,128	Freehold		
20, Willes Terrace, Leamington Spa, Warwickshire CV31 1DL	CV31 1DL	CV31 1	03/02/2020	710,000	786,735	N	Semi-detached			189	3,757	4,163	Freehold		
6, Beaconsfield Street West, Leamington Spa, Warwickshire CV31 1DH	CV31 1DH	CV31 1	28/06/2021	380,500	391,951	N	Semi-detached		3 to 4	106	3,590	3,698	Freehold		
131, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF	CV31 1DF	CV31 1	26/02/2021	685,000	730,665	N	Detached			146	4,692	5,005	Freehold		
169, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF	CV31 1DF	CV31 1	15/01/2021	390,000	394,616	N	Terraced		2 to 3	83	4,699	4,754	Freehold		
101, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF	CV31 1DF	CV31 1	11/03/2021	410,000	417,381	N	Terraced		3 to 4	116	3,534	3,598	Leasehold		
86, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE	CV31 1DE	CV31 1	17/07/2020	865,000	953,067	N	Semi-detached		3 to 4	208	4,159	4,582	Freehold		
79, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE	CV31 1DE	CV31 1	12/02/2021	872,500	909,923	N	Semi-detached			231	3,777	3,939	Freehold		
88, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE	CV31 1DE	CV31 1	30/04/2021	755,000	791,851	N	Semi-detached			211	3,578	3,753	Freehold		
2, Grayling Crescent, Leamington Spa, Warwickshire CV31 1DD	CV31 1DD	CV31 1	30/04/2021	230,000	241,226	N	Semi-detached			57	4,035	4,232	Freehold		
4, Grayling Crescent, Leamington Spa, Warwickshire CV31 1DD	CV31 1DD	CV31 1	01/04/2021	224,000	234,933	N	Semi-detached			57	3,930	4,122	Freehold		
Flat 12, Richmond Court, St Marys Road, Leamington Spa, Warwickshire CV31 1DA	CV31 1DA	CV31 1	25/02/2021	197,500	197,018	N	Flat		2	73	2,705	2,699	Leasehold		
Flat 4, Ravensgate House, 46, Willes Road, Leamington Spa, Warwickshire CV31 1BY	CV31 1BY	CV31 1	04/03/2021	400,000	402,871	N	Flat		2	56	7,143	7,194	Leasehold		
36, Willes Road, Leamington Spa, Warwickshire CV31 1BY	CV31 1BY	CV31 1	18/06/2021	775,000	798,323	N	Semi-detached			241	3,216	3,313	Freehold		
65, Willes Road, Leamington Spa, Warwickshire CV31 1BW	CV31 1BW	CV31 1	13/10/2020	1,070,000	1,185,850	N	Detached			244	4,391	4,866	Freehold		
Flat 3, 36, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ	CV31 1BQ	CV31 1	31/01/2020	186,650	193,711	N	Flat		1	46	4,058	4,211	Leasehold		
Flat 2, 52, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ	CV31 1BQ	CV31 1	11/03/2021	237,000	238,701	N	Flat		1	59	4,017	4,046	Leasehold		
60, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ	CV31 1BQ	CV31 1	07/05/2021	1,042,000	1,059,196	N	Terraced			268	3,888	3,952	Freehold		
Flat 2, 28, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ	CV31 1BQ	CV31 1	10/02/2021	473,000	471,846	N	Flat		2 to 3	129	3,667	3,658	Leasehold		
Flat 2, 48, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ	CV31 1BQ	CV31 1	21/02/2020	170,000	175,646	N	Flat		1	57	2,982	3,082	Leasehold		
Flat 4, 36, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ	CV31 1BQ	CV31 1	27/01/2020	165,000	171,242	N	Flat		1	71	2,324	2,412	Leasehold		
4, Innage Close, Leamington Spa, Warwickshire CV31 1BL	CV31 1BL	CV31 1	30/03/2020	850,000	952,895	N	Detached			189	4,497	5,042	Freehold		
7, Milford Court, Mill Road, Leamington Spa, Warwickshire CV31 1BJ	CV31 1BJ	CV31 1	30/09/2021	230,000	228,528	N	Flat		2	74	3,108	3,088	Leasehold		
4, Cecil Court, Mill Road, Leamington Spa, Warwickshire CV31 1BH	CV31 1BH	CV31 1	06/03/2020	208,000	226,833	N	Semi-detached		2	69	3,014	3,287	Leasehold		
7, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD	CV31 1BD	CV31 1	17/01/2020	236,000	263,252	N	Semi-detached			57	4,140	4,618	Freehold		
14, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD	CV31 1BD	CV31 1	06/11/2020	230,000	238,590	N	Terraced			57	4,035	4,186	Freehold		
2, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD	CV31 1BD	CV31 1	27/08/2021	360,000	370,363	N	Detached			93	3,871	3,982	Freehold		
10, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD	CV31 1BD	CV31 1	19/05/2021	266,250	277,408	N	Semi-detached			71	3,750	3,907	Freehold		
17, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD	CV31 1BD	CV31 1	03/06/2021	217,500	217,910	N	Terraced			56	3,884	3,891	Freehold		
6, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB	CV31 1BB	CV31 1	07/01/2021	922,000	985,529	N	Detached			143	6,448	6,892	Freehold		
15, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB	CV31 1BB	CV31 1	27/01/2021	2,000,000	2,137,808	N	Detached			433	4,621	4,939	Freehold		
Flat 2, 20, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB	CV31 1BB	CV31 1	21/09/2020	452,500	465,410	N	Flat		3	128	3,538	3,639	Leasehold		
Flat 2, 19, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB	CV31 1BB	CV31 1	16/03/2020	212,500	216,442	N	Flat		2	86	2,471	2,517	Leasehold		
8, Priory Terrace, Leamington Spa, Warwickshire CV31 1BA	CV31 1BA	CV31 1	11/02/2020	445,000	482,357	N	Terraced		3 to 4	162	2,747	2,978	Freehold		
17, Marbled Close, Leamington Spa, Warwickshire CV31 1AY	CV31 1AY	CV31 1	03/02/2021	427,000	455,466	N	Detached			121	3,529	3,764	Freehold		
10, Marbled Close, Leamington Spa, Warwickshire CV31 1AY	CV31 1AY	CV31 1	06/04/2021	415,000	443,452	N	Detached			121	3,430	3,665	Freehold		
29, Admiral Way, Leamington Spa, Warwickshire CV31 1AX	CV31 1AX	CV31 1	26/03/2021	223,000	227,014	N	Terraced			57	3,912	3,983	Freehold		
27, Admiral Way, Leamington Spa, Warwickshire CV31 1AX	CV31 1AX	CV31 1	19/02/2021	218,000	220,743	N	Terraced			57	3,825	3,873	Freehold		
8, Horsepool Hollow, Leamington Spa, Warwickshire CV31 1AW	CV31 1AW	CV31 1	16/10/2020	210,000	226,924	N	Semi-detached		2 to 3	50	4,167	4,502	Freehold		
3, Horsepool Hollow, Leamington Spa, Warwickshire CV31 1AW	CV31 1AW	CV31 1	15/06/2020	230,000	242,844	N	Terraced		2 to 3	68	3,382	3,			



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
19, Emperor Boulevard, Leamington Spa, Warwickshire CV31 1AT	CV31 1AT	CV31 1	09/10/2020	247,000	266,905	N	Semi-detached			71	3,479	3,759	Freehold		
21, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR	CV31 1AR	CV31 1	23/10/2020	230,000	248,535	N	Semi-detached		2	51	4,510	4,873	Freehold		
25, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR	CV31 1AR	CV31 1	21/02/2020	224,000	248,209	N	Semi-detached		2 to 3	59	3,797	4,207	Freehold		
18, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR	CV31 1AR	CV31 1	20/11/2020	232,500	248,546	N	Semi-detached		2 to 3	62	3,750	4,009	Freehold		
28, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR	CV31 1AR	CV31 1	22/09/2021	210,000	211,344	N	Semi-detached		2 to 3	88	2,386	2,402	Freehold		
3, Littleworth Croft, Leamington Spa, Warwickshire CV31 1AL	CV31 1AL	CV31 1	15/02/2021	232,000	241,951	N	Semi-detached		2 to 3	72	3,222	3,360	Freehold		
1, Littleworth Croft, Leamington Spa, Warwickshire CV31 1AL	CV31 1AL	CV31 1	29/10/2021	240,000	235,264	N	Terraced		2 to 3	71	3,380	3,314	Freehold		
40, Parish End, Leamington Spa, Warwickshire CV31 1AJ	CV31 1AJ	CV31 1	04/11/2020	270,000	280,084	N	Terraced		3	81	3,333	3,458	Freehold		
7, Parish End, Leamington Spa, Warwickshire CV31 1AJ	CV31 1AJ	CV31 1	05/03/2021	199,995	203,595	N	Terraced		2	60	3,333	3,393	Freehold		
12, Parish End, Leamington Spa, Warwickshire CV31 1AJ	CV31 1AJ	CV31 1	12/11/2021	185,000	185,000	N	Flat		2	64	2,891	2,891	Leasehold		
15, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH	CV31 1AH	CV31 1	04/02/2021	172,000	171,580	N	Flat		2	56	3,071	3,064	Leasehold		
7, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH	CV31 1AH	CV31 1	30/03/2021	323,000	328,814	N	Terraced			113	2,858	2,910	Freehold		
16, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH	CV31 1AH	CV31 1	29/01/2021	170,000	168,757	N	Flat		2	60	2,833	2,813	Leasehold		
3, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH	CV31 1AH	CV31 1	16/04/2021	335,000	341,796	N	Terraced		3 to 4	140	2,393	2,441	Freehold		
7, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF	CV31 1AF	CV31 1	29/01/2021	227,500	237,407	N	Semi-detached			52	4,338	4,527	Freehold		
20, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF	CV31 1AF	CV31 1	11/06/2021	255,000	266,816	N	Detached		2 to 3	59	4,322	4,522	Freehold		
17, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF	CV31 1AF	CV31 1	30/03/2021	400,000	427,495	N	Detached			113	3,548	3,792	Freehold		
12, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF	CV31 1AF	CV31 1	31/03/2020	360,000	403,579	N	Detached			140	2,563	2,873	Freehold		
5, Kingfishers Reach, Leamington Spa, Warwickshire CV31 1AE	CV31 1AE	CV31 1	31/07/2020	219,000	236,284	N	Terraced			52	4,176	4,506	Freehold		
11, Otters Rest, Leamington Spa, Warwickshire CV31 1AD	CV31 1AD	CV31 1	09/04/2021	265,000	277,935	N	Semi-detached		2	61	4,344	4,556	Freehold		
2, Otters Rest, Leamington Spa, Warwickshire CV31 1AD	CV31 1AD	CV31 1	30/10/2020	250,000	270,147	N	Semi-detached		2	64	3,906	4,221	Freehold		
8, Otters Rest, Leamington Spa, Warwickshire CV31 1AD	CV31 1AD	CV31 1	02/10/2020	245,000	264,744	N	Semi-detached		2 to 3	63	3,889	4,202	Freehold		
6, Otters Rest, Leamington Spa, Warwickshire CV31 1AD	CV31 1AD	CV31 1	18/12/2020	232,000	245,024	N	Semi-detached		2 to 3	74	3,135	3,311	Freehold		
7, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB	CV31 1AB	CV31 1	14/05/2021	276,000	292,247	N	Detached		2 to 3	54	5,111	5,412	Freehold		
43, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB	CV31 1AB	CV31 1	30/11/2020	245,000	261,909	N	Semi-detached		2 to 3	65	3,769	4,029	Freehold		
21, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB	CV31 1AB	CV31 1	08/04/2021	342,000	365,447	N	Detached		3	92	3,717	3,972	Freehold		
46, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB	CV31 1AB	CV31 1	10/01/2020	262,500	301,947	N	Detached		3	77	3,409	3,921	Freehold		
		CV31 1 Average										3,756			
14, Oak Close, Baginton, Coventry, Warwickshire CV8 3LE	CV8 3LE	CV8 3	21/09/2020	199,000	216,242	N	Semi-detached		3	57	3,491	3,794	Freehold		
15, Orchard Way, Bubbenhall, Coventry, Warwickshire CV8 3JQ	CV8 3JQ	CV8 3	29/06/2021	426,000	445,740	N	Detached			132	3,222	3,371	Freehold		
7, Waggoners Close, Bubbenhall, Coventry, Warwickshire CV8 3JE	CV8 3JE	CV8 3	19/05/2021	480,000	508,255	N	Detached		3	145	3,310	3,505	Freehold		
13, Waggoners Close, Bubbenhall, Coventry, Warwickshire CV8 3JE	CV8 3JE	CV8 3	29/01/2021	465,000	497,040	N	Detached			167	2,784	2,976	Freehold		
35, Coopers Walk, Bubbenhall, Coventry, Warwickshire CV8 3JB	CV8 3JB	CV8 3	06/05/2020	396,000	436,125	N	Detached			106	3,736	4,114	Freehold		
Rose Cottage, Church Lane, Stoneleigh, Coventry, Warwickshire CV8 3DN	CV8 3DN	CV8 3	24/07/2020	570,000	649,129	N	Detached			183	3,115	3,547	Freehold		
6, Vicarage Road, Stoneleigh, Coventry, Warwickshire CV8 3DH	CV8 3DH	CV8 3	04/03/2020	320,000	348,973	N	Semi-detached		2	80	4,000	4,362	Freehold		
28, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG	CV8 3DG	CV8 3	19/06/2020	395,000	425,464	N	Semi-detached			108	3,657	3,939	Freehold		
10, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG	CV8 3DG	CV8 3	08/01/2021	320,000	333,936	N	Semi-detached		3	89	3,596	3,752	Freehold		
13, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG	CV8 3DG	CV8 3	09/06/2020	280,000	295,636	N	Terraced		2 to 3	85	3,294	3,478	Freehold		
20, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG	CV8 3DG	CV8 3	07/09/2021	278,000	279,779	N	Semi-detached		3	84	3,310	3,331	Freehold		
13, Stoneleigh Close, Stoneleigh, Coventry, Warwickshire CV8 3DE	CV8 3DE	CV8 3	10/01/2020	565,000	649,904	N	Detached			158	3,576	4,113	Freehold		
8b, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	09/03/2020	340,000	370,784	N	Semi-detached			82	4,146	4,522	Freehold		
8a, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	24/07/2020	324,000	356,987	N	Semi-detached			82	3,951	4,354	Freehold		
28, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	11/12/2020	445,000	469,981	N	Semi-detached		3	114	3,904	4,123	Freehold		
15, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	15/10/2020	506,500	547,318	N	Semi-detached		3 to 4	144	3,526	3,811	Freehold		
11, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	25/11/2020	418,000	457,973	N	Detached		3 to 4	125	3,344	3,664	Freehold		
1, Dudley Terrace, Stoneleigh, Coventry, Warwickshire CV8 3DB	CV8 3DB	CV8 3	10/09/2020	186,000	191,307	N	Flat		2 to 3	61	3,049	3,136	Leasehold		
Ludgates View, Lower End, Bubbenhall, Coventry, Warwickshire CV8 3BW	CV8 3BW	CV8 3	06/01/2020	425,000	488,866	N	Detached		3 to 4	94	4,521	5,201	Freehold		
Broom Hill Farm, Watery Lane, Bubbenhall, Coventry, Warwickshire CV8 3BQ	CV8 3BQ	CV8 3	09/09/2020	602,500	673,125	N	Detached		3 to 4	140	4,304	4,808	Freehold		
Beechwood, Weston Lane, Bubbenhall, Coventry, Warwickshire CV8 3BN	CV8 3BN	CV8 3	27/11/2020	945,000	1,035,370	N	Detached			216	4,375	4,793	Freehold		
1, Grime Cottage, Spring Hill, Bubbenhall, Coventry, Warwickshire CV8 3BD	CV8 3BD	CV8 3	22/05/2020	393,800	423,933	N	Semi-detached		3 to 4	104	3,787	4,076	Freehold		
White Lodge Barn, White Lodge Farm, Stoneleigh Road, Baginton, Coventry, Warwickshire CV8 3BA	CV8 3BA	CV8 3	27/03/2020	725,000	812,764	N	Detached		3	213	3,404	3,816	Freehold		
3, Small Holdings, Stoneleigh Road, Baginton, Coventry, Warwickshire CV8 3BA	CV8 3BA	CV8 3	28/04/2021	550,000	576,845	N	Semi-detached		3 to 4	194	2,835	2,973	Freehold		
10, Rowley Road, Baginton, Coventry, Warwickshire CV8 3AL	CV8 3AL	CV8 3	23/01/2020	125,000	129,729	N	Flat		2	53	2,358	2,448	Leasehold		
30, Mill Hill, Baginton, Coventry, Warwickshire CV8 3AG	CV8 3AG	CV8 3	16/04/2021	396,000	415,329	N	Semi-detached		3 to 4	103	3,845	4,032	Freehold		
The Yews, Holly Walk, Baginton, Coventry, Warwickshire CV8 3AE	CV8 3AE	CV8 3	17/09/2021	485,000	491,347	N	Detached		3	150	3,233	3,276	Freehold		
12, Coventry Road, Baginton, Coventry, Warwickshire CV8 3AD	CV8 3AD	CV8 3	21/12/2020	345,000	373,560	N	Detached		2	76	4,539	4,915	Freehold		
17, Coventry Road, Baginton, Coventry, Warwickshire CV8 3AD	CV8 3AD	CV8 3	12/08/2020	195,000	208,474	N	Terraced		2 to 3	86	2,267	2,424	Freehold		
2, Frances Road, Baginton, Coventry, Warwickshire CV8 3AB	CV8 3AB	CV8 3	27/03/2020	255,000	272,325	N	Terraced		2 to 3	80	3,188	3,404	Freehold		
		CV8 3 Average										3,802			
2, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP	CV8 2XP	CV8 2	16/02/2021	280,000	292,010	N	Semi-detached		2 to 3	58	4,828	5,035	Freehold		
42, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP	CV8 2XP	CV8 2	23/03/2020	235,000	250,966	N	Terraced		2 to 3	57	4,096	4,374	Freehold		
28, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP	CV8 2XP	CV8 2	28/06/2021	355,000	365,683	N	Semi-detached		3 to 4	99	3,586	3,694	Freehold		
3, Angus Close, Kenilworth, Warwickshire CV8 2XH	CV8 2XH	CV8 2	17/12/2020	260,000	274,596	N	Semi-detached		2	59	4,402	4,649	Freehold		
14, Lulworth Park, Kenilworth, Warwickshire CV8 2XG	CV8 2XG	CV8 2	28/01/2021	427,000	456,422	N	Detached		3 to 4	105	4,067	4,347	Freehold		
11, Lulworth Park, Kenilworth, Warwickshire CV8 2XG	CV8 2XG	CV8 2	23/01/2020	475,000	546,380	N	Detached			135	3,519	4,047	Freehold		
32, Littleton Close, Kenilworth, Warwickshire CV8 2WA	CV8 2WA	CV8 2	15/01/2021	710,000	758,922	N	Detached			144	4,931	5,270	Freehold		
11, Laneham Place, Kenilworth, Warwickshire CV8 2UN	CV8 2UN	CV8 2	19/02/2021	425,000	453,332	N	Detached		3 to 4	135	3,148	3,358	Freehold		
5, The Wardens, Kenilworth, Warwickshire CV8 2UH	CV8 2UH	CV8 2	21/10/2021	710,000	699,088	N	Detached		3 to 4	179	3,966	3,906	Freehold		
3, Butler Close, Kenilworth, Warwickshire CV8 2TW	CV8 2TW	CV8 2	01/07/2020	430,000	489,693	N	Detached			106	4,057	4,620	Freehold		
22, Gloster Drive, Kenilworth, Warwickshire CV8 2TU	CV8 2TU	CV8 2	24/06/2020	810,000	896,672	N	Detached			189	4,286	4,744	Freehold		
27, Garlick Drive, Kenilworth, Warwickshire CV8 2TT	CV8 2TT	CV8 2	12/03/2020	445,000	498,869	N	Detached			132	3,371	3,779	Freehold		
35, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TS	CV8 2TS	CV8 2	21/01/2020	145,000	150,485	N	Flat		2	55	2,636	2,736	Leasehold		
56, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TS	CV8 2TS	CV8 2	20/11/2020	99,000	100,334	N	Flat		1	42	2,357	2,389	Leasehold		
20, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR	CV8 2TR	CV8 2	17/12/2020	215,000	219,757	N	Terraced		2	45	4,778	4,883	Leasehold		
10, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR	CV8 2TR	CV8 2	06/05/2020	235,000	258,812	N	Detached		2	54	4,352	4,793	Leasehold		
6, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR	CV8 2TR	CV8 2	11/09/2020	176,000	186,529	N	Terraced		1	39	4,513	4,783	Leasehold		
14, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR	CV8 2TR	CV8 2	25/05/2021	215,000	224,010	N	Semi-detached		2	52	4,135	4,308	Leasehold		
11, Best Avenue, Kenilworth, Warwickshire CV8 2TN	CV8 2TN	CV8 2	02/10/2020	440,000	487,639	N	Detached			118	3,729	4,133	Freehold		
5, Best Avenue, Kenilworth, Warwickshire CV8 2TN	CV8 2TN	CV8 2	28/05/2021	491,500	520,432	N	Detached			128	3,829	4,055	Freehold		
25, Best Avenue, Kenilworth, Warwickshire CV8 2TN	CV8 2TN	CV8 2	07/10/2021	587,000	577,979	N	Detached			148	3,954	3,894	Freehold		
20, Wordsworth Drive, Kenilworth, Warwickshire CV8 2TB	CV8 2TB	CV8 2	25/03/2020	450,000	504,474	N	Detached		2 to 3	85	5,294	5,935	Freehold		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
14, Wordsworth Drive, Kenilworth, Warwickshire CV8 2TB	CV8 2TB	CV8 2	10/09/2020	475,000	530,680	N	Detached		3 to 4	105	4,524	5,054	Freehold		
40, Frythe Close, Kenilworth, Warwickshire CV8 2SY	CV8 2SY	CV8 2	10/09/2020	430,000	467,256	N	Semi-detached		2 to 3	84	5,119	5,563	Freehold		
34, Frythe Close, Kenilworth, Warwickshire CV8 2SY	CV8 2SY	CV8 2	16/09/2021	1,018,000	1,031,321	N	Detached			244	4,172	4,227	Freehold		
203, Dalehouse Lane, Kenilworth, Warwickshire CV8 2SX	CV8 2SX	CV8 2	11/12/2020	665,000	720,051	N	Detached			197	3,369	3,648	Freehold		
6, Harbourne Close, Kenilworth, Warwickshire CV8 2ST	CV8 2ST	CV8 2	18/09/2020	170,000	174,850	N	Flat		2	51	3,333	3,428	Leasehold		
12, Harbourne Close, Kenilworth, Warwickshire CV8 2ST	CV8 2ST	CV8 2	29/05/2020	179,950	182,532	N	Flat		2	54	3,308	3,355	Leasehold		
9, Harbourne Close, Kenilworth, Warwickshire CV8 2ST	CV8 2ST	CV8 2	02/10/2020	165,500	170,099	N	Flat		2	52	3,183	3,271	Leasehold		
46, Harbourne Close, Kenilworth, Warwickshire CV8 2ST	CV8 2ST	CV8 2	23/06/2020	165,000	167,896	N	Flat		2	55	3,000	3,053	Leasehold		
21, Harbourne Close, Kenilworth, Warwickshire CV8 2ST	CV8 2ST	CV8 2	30/06/2021	173,000	172,199	N	Flat		2 to 3	59	2,932	2,919	Leasehold		
2, Harbourne Close, Kenilworth, Warwickshire CV8 2ST	CV8 2ST	CV8 2	29/10/2021	145,000	142,133	N	Flat		2	56	2,599	2,547	Leasehold		
2, Heyville Croft, Kenilworth, Warwickshire CV8 2SR	CV8 2SR	CV8 2	07/05/2021	737,500	780,913	N	Detached			210	3,512	3,719	Freehold		
5, Draper Close, Kenilworth, Warwickshire CV8 2SP	CV8 2SP	CV8 2	17/06/2021	650,000	680,119	N	Detached			150	4,333	4,534	Freehold		
2, Riley Close, Kenilworth, Warwickshire CV8 2SN	CV8 2SN	CV8 2	10/12/2020	485,000	525,150	N	Detached		3 to 4	111	4,369	4,731	Freehold		
7, Wilson Grove, Kenilworth, Warwickshire CV8 2SL	CV8 2SL	CV8 2	04/03/2020	470,000	526,895	N	Detached		2 to 3	79	5,949	6,670	Freehold		
28, Cashmore Road, Kenilworth, Warwickshire CV8 2SJ	CV8 2SJ	CV8 2	08/04/2021	375,000	400,709	N	Detached		2	57	6,579	7,030	Freehold		
3, Thickthorn Orchards, Kenilworth, Warwickshire CV8 2SH	CV8 2SH	CV8 2	11/02/2021	427,500	455,999	N	Detached		2 to 3	98	4,362	4,653	Freehold		
15, Greensward Close, Kenilworth, Warwickshire CV8 2SG	CV8 2SG	CV8 2	20/08/2020	315,000	336,765	N	Terraced		3	62	5,081	5,432	Freehold		
2, Asplen Court, Kenilworth, Warwickshire CV8 2SE	CV8 2SE	CV8 2	24/03/2020	285,000	310,804	N	Semi-detached		3	63	4,524	4,933	Freehold		
10, Potts Close, Kenilworth, Warwickshire CV8 2SD	CV8 2SD	CV8 2	21/12/2020	320,000	337,964	N	Semi-detached		2 to 3	64	5,000	5,281	Freehold		
10, Stansfield Grove, Kenilworth, Warwickshire CV8 2SB	CV8 2SB	CV8 2	17/12/2020	565,000	611,773	N	Detached		3 to 4	115	4,913	5,320	Freehold		
3, Clements Close, Kenilworth, Warwickshire CV8 2SA	CV8 2SA	CV8 2	19/02/2021	617,000	658,132	N	Detached			162	3,809	4,063	Freehold		
11, Turton Way, Kenilworth, Warwickshire CV8 2RT	CV8 2RT	CV8 2	10/01/2020	285,000	317,910	N	Semi-detached		3	61	4,672	5,212	Freehold		
17, Turton Way, Kenilworth, Warwickshire CV8 2RT	CV8 2RT	CV8 2	30/09/2021	310,000	311,984	N	Semi-detached		2 to 3	61	5,082	5,114	Freehold		
23, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS	CV8 2RS	CV8 2	23/10/2020	400,000	443,308	N	Detached		3	92	4,348	4,819	Freehold		
Flat 17, Heritage Court, 44, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS	CV8 2RS	CV8 2	07/02/2020	325,000	335,794	N	Flat		2 to 3	79	4,128	4,265	Leasehold		
Flat 9, Heritage Court, 44, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS	CV8 2RS	CV8 2	14/05/2020	224,000	227,213	N	Flat		2	60	3,733	3,787	Leasehold		
37, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS	CV8 2RS	CV8 2	26/02/2021	620,000	661,332	N	Detached			201	3,085	3,290	Freehold		
34, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS	CV8 2RS	CV8 2	11/03/2021	375,000	400,776	N	Detached		3	126	2,976	3,181	Freehold		
42, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS	CV8 2RS	CV8 2	18/06/2021	480,000	480,905	N	Terraced		3 to 4	159	3,019	3,025	Freehold		
Flat 8, Heritage Court, 44, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS	CV8 2RS	CV8 2	17/01/2020	210,000	217,944	N	Flat		2 to 3	73	2,877	2,986	Leasehold		
32, Fennyland Lane, Kenilworth, Warwickshire CV8 2RS	CV8 2RS	CV8 2	19/02/2021	427,000	432,373	N	Terraced			150	2,847	2,882	Freehold		
27, Adcock Drive, Kenilworth, Warwickshire CV8 2RB	CV8 2RB	CV8 2	28/02/2020	167,500	185,603	N	Semi-detached		2	47	3,564	3,949	Leasehold		
35, Adcock Drive, Kenilworth, Warwickshire CV8 2RB	CV8 2RB	CV8 2	24/03/2020	165,000	179,939	N	Semi-detached		2	46	3,587	3,912	Leasehold		
8, Adcock Drive, Kenilworth, Warwickshire CV8 2RB	CV8 2RB	CV8 2	11/12/2020	682,000	738,458	N	Detached			279	2,444	2,647	Freehold		
15, Courthouse Croft, Kenilworth, Warwickshire CV8 2QZ	CV8 2QZ	CV8 2	23/07/2020	253,000	272,967	N	Terraced		2	55	4,600	4,963	Freehold		
6, Courthouse Croft, Kenilworth, Warwickshire CV8 2QZ	CV8 2QZ	CV8 2	30/09/2021	390,000	392,495	N	Semi-detached			120	3,250	3,271	Freehold		
31, Sturley Close, Kenilworth, Warwickshire CV8 2QX	CV8 2QX	CV8 2	10/05/2021	249,000	253,109	N	Terraced		2	52	4,770	4,849	Freehold		
18, Sturley Close, Kenilworth, Warwickshire CV8 2QX	CV8 2QX	CV8 2	14/01/2020	207,000	226,090	N	Terraced		2	53	3,906	4,266	Freehold		
36, Tisdale Rise, Kenilworth, Warwickshire CV8 2QU	CV8 2QU	CV8 2	22/10/2021	288,000	283,425	N	Semi-detached		3	62	4,645	4,571	Freehold		
39, Tisdale Rise, Kenilworth, Warwickshire CV8 2QU	CV8 2QU	CV8 2	22/06/2020	320,000	344,680	N	Semi-detached		3	97	3,294	3,548	Freehold		
68, Leyes Lane, Kenilworth, Warwickshire CV8 2QT	CV8 2QT	CV8 2	25/02/2021	325,000	338,940	N	Semi-detached		3	61	5,328	5,556	Freehold		
3, Tappinger Grove, Kenilworth, Warwickshire CV8 2QS	CV8 2QS	CV8 2	27/01/2021	88,000	87,357	N	Flat		2	31	2,839	2,818	Leasehold		
29, Cornhill Grove, Kenilworth, Warwickshire CV8 2QP	CV8 2QP	CV8 2	22/01/2021	262,000	273,410	N	Semi-detached		2 to 3	55	4,764	4,971	Freehold		
82, Ebourne Close, Kenilworth, Warwickshire CV8 2QL	CV8 2QL	CV8 2	30/04/2021	172,000	173,628	N	Flat		1	40	4,300	4,341	Leasehold		
18, Camelot Grove, Kenilworth, Warwickshire CV8 2QH	CV8 2QH	CV8 2	04/03/2020	215,000	234,466	N	Semi-detached		2	45	4,778	5,210	Leasehold		
18, Ebourne Close, Kenilworth, Warwickshire CV8 2QG	CV8 2QG	CV8 2	27/01/2021	149,500	148,407	N	Flat		1	39	3,833	3,805	Leasehold		
3, Ebourne Close, Kenilworth, Warwickshire CV8 2QG	CV8 2QG	CV8 2	12/02/2020	159,950	173,377	N	Terraced		1	48	3,332	3,612	Leasehold		
31, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF	CV8 2QF	CV8 2	04/09/2020	777,000	868,080	N	Detached			180	4,317	4,823	Freehold		
67, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF	CV8 2QF	CV8 2	04/12/2020	750,000	812,087	N	Detached			184	4,076	4,414	Freehold		
24, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF	CV8 2QF	CV8 2	05/11/2020	895,000	980,589	N	Detached			228	3,925	4,301	Freehold		
31, Wincote Close, Kenilworth, Warwickshire CV8 2QE	CV8 2QE	CV8 2	01/05/2020	200,000	215,304	N	Semi-detached		2	62	3,226	3,473	Freehold		
3, Seekings Drive, Kenilworth, Warwickshire CV8 2QD	CV8 2QD	CV8 2	28/02/2020	710,000	758,116	N	Detached			221	3,213	3,430	Freehold		
30, Mountbatten Avenue, Kenilworth, Warwickshire CV8 2PY	CV8 2PY	CV8 2	16/12/2020	650,000	703,809	N	Detached			131	4,962	5,373	Freehold		
4, Thirlestane Close, Kenilworth, Warwickshire CV8 2PW	CV8 2PW	CV8 2	26/08/2020	380,000	416,469	N	Semi-detached		3 to 4	90	4,222	4,627	Freehold		
25, Framlingham Grove, Kenilworth, Warwickshire CV8 2PS	CV8 2PS	CV8 2	17/08/2020	138,500	143,113	N	Flat		1	27	5,130	5,300	Leasehold		
10, Framlingham Grove, Kenilworth, Warwickshire CV8 2PS	CV8 2PS	CV8 2	21/01/2020	182,000	203,016	N	Semi-detached		1	41	4,439	4,952	Freehold		
3, Saville Grove, Kenilworth, Warwickshire CV8 2PR	CV8 2PR	CV8 2	03/02/2021	382,000	398,385	N	Semi-detached		3	85	4,494	4,687	Freehold		
23, Saville Grove, Kenilworth, Warwickshire CV8 2PR	CV8 2PR	CV8 2	10/02/2021	430,000	458,666	N	Detached		3	105	4,095	4,368	Freehold		
19, Saville Grove, Kenilworth, Warwickshire CV8 2PR	CV8 2PR	CV8 2	11/01/2021	425,000	443,508	N	Semi-detached		3 to 4	142	2,993	3,123	Freehold		
23, Lindsfarne Drive, Kenilworth, Warwickshire CV8 2PQ	CV8 2PQ	CV8 2	12/02/2021	690,000	735,998	N	Detached			177	3,898	4,158	Freehold		
11, Bodnant Way, Kenilworth, Warwickshire CV8 2PN	CV8 2PN	CV8 2	30/06/2020	350,000	376,994	N	Semi-detached		3	84	4,167	4,488	Freehold		
4, Tintagel Grove, Kenilworth, Warwickshire CV8 2PG	CV8 2PG	CV8 2	20/09/2021	615,000	623,048	N	Detached		3 to 4	116	5,302	5,371	Freehold		
15, Tintagel Grove, Kenilworth, Warwickshire CV8 2PG	CV8 2PG	CV8 2	19/03/2020	628,000	704,021	N	Detached			151	4,159	4,662	Freehold		
7, Ferndale Drive, Kenilworth, Warwickshire CV8 2PF	CV8 2PF	CV8 2	09/12/2020	600,000	649,670	N	Detached		3 to 4	159	3,774	4,086	Freehold		
54, Hyde Road, Kenilworth, Warwickshire CV8 2PD	CV8 2PD	CV8 2	07/04/2021	290,000	304,155	N	Semi-detached		3	70	4,143	4,345	Freehold		
4, Hyde Road, Kenilworth, Warwickshire CV8 2PD	CV8 2PD	CV8 2	02/06/2020	275,000	296,209	N	Semi-detached		2 to 3	74	3,716	4,003	Freehold		
58, Hyde Road, Kenilworth, Warwickshire CV8 2PD	CV8 2PD	CV8 2	17/01/2020	320,000	356,952	N	Semi-detached		3 to 4	100	3,200	3,570	Freehold		
31, Hyde Road, Kenilworth, Warwickshire CV8 2PB	CV8 2PB	CV8 2	01/07/2020	236,000	254,625	N	Terraced		2 to 3	73	3,233	3,488	Freehold		
9, Inverary Close, Kenilworth, Warwickshire CV8 2NZ	CV8 2NZ	CV8 2	27/10/2021	680,000	669,549	N	Detached		3 to 4	134	5,075	4,997	Freehold		
2, Inverary Close, Kenilworth, Warwickshire CV8 2NZ	CV8 2NZ	CV8 2	29/10/2020	677,000	750,299	N	Detached			173	3,913	4,337	Freehold		
45, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX	CV8 2NX	CV8 2	18/08/2020	437,500	495,540	N	Detached		3	103	4,239	4,802	Freehold		
73, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX	CV8 2NX	CV8 2	24/01/2020	289,000	332,429	N	Detached		2 to 3	73	3,959	4,554	Freehold		
9, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX	CV8 2NX	CV8 2	21/02/2020	350,000	387,827	N	Semi-detached		3 to 4	90	3,889	4,309	Freehold		
2, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX	CV8 2NX	CV8 2	07/10/2021	520,000	512,008	N	Detached			121	4,298	4,231	Freehold		
1, Trentham Gardens, Kenilworth, Warwickshire CV8 2NW	CV8 2NW	CV8 2	10/01/2020	400,000	460,109	N	Detached		3	112	3,571	4,108	Freehold		
25, Ilam Park, Kenilworth, Warwickshire CV8 2NU	CV8 2NU	CV8 2	23/03/2020	275,000	299,899	N	Semi-detached		2 to 3	66	4,167	4,544	Freehold		
32, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS	CV8 2NS	CV8 2	10/06/2021	195,000	195,368	N	Terraced		2	51	3,824	3,831	Freehold		
3, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS	CV8 2NS	CV8 2	02/06/2020	175,000	184,773	N	Terraced		2	53	3,302	3,486	Freehold		
33, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS	CV8 2NS	CV8 2	28/10/2020	210,000	220,932	N	Terraced		2	69	3,052	3,211	Freehold		
14, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS	CV8 2NS	CV8 2	31/03/2021	130,000	130,933	N	Flat		1	41	3,171	3,193	Leasehold		
9, Chatsworth Grove, Kenilworth, Warwickshire CV8 2NR	CV8 2NR	CV8 2	26/02/2021	433,000	461,866	N	Detached		3	104	4,163	4,441	Freehold		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
3, Kew Close, Kenilworth, Warwickshire CV8 2NQ	CV8 2NQ	CV8 2	12/08/2021	372,250	373,389	N	Terraced		3	87	4,279	4,292	Freehold		
1, Powis Grove, Kenilworth, Warwickshire CV8 2NN	CV8 2NN	CV8 2	22/04/2021	280,000	285,680	N	Terraced		2 to 3	77	3,636	3,710	Freehold		
12, Harlech Close, Kenilworth, Warwickshire CV8 2NL	CV8 2NL	CV8 2	19/05/2021	345,000	359,458	N	Semi-detached		3	86	4,012	4,180	Freehold		
25, Jacox Crescent, Kenilworth, Warwickshire CV8 2NJ	CV8 2NJ	CV8 2	08/07/2020	265,000	291,980	N	Semi-detached		2	49	5,408	5,959	Freehold		
15, Raglan Grove, Kenilworth, Warwickshire CV8 2NH	CV8 2NH	CV8 2	18/11/2020	300,000	320,705	N	Semi-detached		3	67	4,478	4,787	Freehold		
8, Hodnet Close, Kenilworth, Warwickshire CV8 2NG	CV8 2NG	CV8 2	31/01/2020	226,000	252,097	N	Semi-detached		2 to 3	66	3,424	3,820	Freehold		
6, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF	CV8 2NF	CV8 2	20/07/2020	515,000	586,493	N	Detached		3	95	5,421	6,174	Freehold		
5, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF	CV8 2NF	CV8 2	19/11/2020	730,000	799,810	N	Detached		3	133	5,489	6,014	Freehold		
2, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF	CV8 2NF	CV8 2	24/05/2021	485,000	513,549	N	Detached		2 to 3	97	5,000	5,294	Freehold		
2, Oakfield, Kenilworth, Warwickshire CV8 2NE	CV8 2NE	CV8 2	14/02/2020	799,000	911,884	N	Detached			190	4,205	4,799	Freehold		
11, Churchill Avenue, Kenilworth, Warwickshire CV8 2ND	CV8 2ND	CV8 2	14/12/2020	242,800	248,172	N	Terraced		3	85	2,856	2,920	Freehold		
10, Glendale Avenue, Kenilworth, Warwickshire CV8 2NB	CV8 2NB	CV8 2	05/02/2021	275,000	278,460	N	Terraced		3	85	3,235	3,276	Freehold		
44, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA	CV8 2NA	CV8 2	16/04/2021	252,000	257,112	N	Terraced		3	77	3,273	3,339	Freehold		
5, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA	CV8 2NA	CV8 2	08/04/2021	250,000	255,071	N	Terraced		3	86	2,907	2,966	Freehold		
21, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA	CV8 2NA	CV8 2	12/10/2020	237,000	249,338	N	Terraced		3	97	2,441	2,568	Freehold		
64, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	25/02/2021	430,000	458,666	Y	Detached			90	4,778	5,096	Freehold		
15, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	16/07/2021	430,000	456,309	Y	Detached			90	4,778	5,070	Freehold		
26, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	25/06/2021	428,000	447,832	Y	Detached			90	4,756	4,976	Freehold		
17, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	18/06/2021	425,000	444,693	Y	Detached			90	4,722	4,941	Freehold		
28, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	30/07/2021	307,000	321,159	Y	Semi-detached			65	4,723	4,941	Freehold		
18, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	26/04/2021	305,000	319,887	Y	Semi-detached			65	4,692	4,921	Freehold		
21, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	26/02/2021	705,000	751,998	Y	Detached			162	4,352	4,642	Freehold		
27, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	26/03/2021	700,000	748,116	Y	Detached			162	4,321	4,618	Freehold		
66, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	25/02/2021	540,000	575,999	Y	Detached			125	4,320	4,608	Freehold		
68, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	28/05/2021	700,000	741,205	Y	Detached			162	4,321	4,575	Freehold		
16, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	30/07/2021	538,000	570,917	Y	Detached			125	4,304	4,567	Freehold		
70, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	24/06/2021	700,000	732,436	Y	Detached			162	4,321	4,521	Freehold		
31, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	27/11/2020	630,000	690,247	Y	Detached			153	4,118	4,511	Freehold		
9, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	28/06/2021	535,000	559,791	Y	Detached			125	4,280	4,478	Freehold		
11, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	28/05/2021	635,000	672,379	Y	Detached			157	4,045	4,283	Freehold		
19, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	19/03/2021	460,000	491,619	Y	Detached			115	4,000	4,275	Freehold		
23, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	28/09/2021	644,000	652,427	Y	Detached			153	4,209	4,264	Freehold		
72, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	30/11/2020	805,000	881,982	Y	Detached			207	3,889	4,261	Freehold		
76, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	25/01/2021	795,000	849,779	Y	Detached			207	3,841	4,105	Freehold		
29, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	24/09/2021	789,000	799,325	Y	Detached			196	4,026	4,078	Freehold		
74, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	20/11/2020	600,000	657,378	Y	Detached			162	3,704	4,058	Freehold		
2, Martin Drive, Kenilworth, Warwickshire CV8 2LR	CV8 2LR	CV8 2	28/10/2021	435,000	428,315	Y	Detached			115	3,783	3,724	Freehold		
11, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	30/01/2020	425,000	488,866	Y	Detached			90	4,722	5,432	Freehold		
3, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	26/03/2021	450,000	480,932	Y	Detached			90	5,000	5,344	Freehold		
33, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	26/03/2020	305,000	332,615	Y	Semi-detached			65	4,692	5,117	Freehold		
35, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	31/07/2020	295,000	325,034	Y	Semi-detached			65	4,538	5,001	Freehold		
23, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	31/03/2020	540,000	605,369	Y	Detached			125	4,320	4,843	Freehold		
12, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	30/09/2020	535,000	597,713	Y	Detached			125	4,280	4,782	Freehold		
14, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	04/09/2020	690,000	770,882	Y	Detached			162	4,259	4,759	Freehold		
16, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	10/07/2020	630,000	717,458	Y	Detached			153	4,118	4,689	Freehold		
6, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	15/07/2020	640,000	728,846	Y	Detached			157	4,076	4,642	Freehold		
25, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	30/04/2020	580,000	630,887	Y	Detached			139	4,173	4,539	Freehold		
31, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	11/09/2020	790,000	882,604	Y	Detached			196	4,031	4,503	Freehold		
27, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	16/10/2020	790,000	875,534	Y	Detached			196	4,031	4,467	Freehold		
5, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	28/02/2020	599,950	684,712	Y	Detached			162	3,703	4,227	Freehold		
29, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	26/06/2020	785,000	868,997	Y	Detached			207	3,792	4,198	Freehold		
63, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	30/10/2020	610,000	676,045	Y	Detached			162	3,765	4,173	Freehold		
4, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	18/03/2020	599,950	672,576	Y	Detached			162	3,703	4,152	Freehold		
65, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	15/02/2021	800,000	853,331	Y	Detached			207	3,865	4,122	Freehold		
The Dairy Yard, Stoneleigh Abbey, Kenilworth, Warwickshire CV8 2LF	CV8 2LF	CV8 2	17/03/2021	830,000	887,052	N	Detached		3 to 4	156	5,321	5,686	Leasehold		
12, Beech Drive, Kenilworth, Warwickshire CV8 2JQ	CV8 2JQ	CV8 2	11/06/2021	330,000	339,931	N	Semi-detached		2	56	5,893	6,070	Freehold		
9, Beech Drive, Kenilworth, Warwickshire CV8 2JQ	CV8 2JQ	CV8 2	12/01/2021	405,000	422,637	N	Semi-detached		3	85	4,765	4,972	Freehold		
20, Keeling Road, Kenilworth, Warwickshire CV8 2JP	CV8 2JP	CV8 2	30/06/2021	400,500	412,553	N	Semi-detached		3 to 4	90	4,450	4,584	Freehold		
6, Field Close, Kenilworth, Warwickshire CV8 2JN	CV8 2JN	CV8 2	18/08/2021	355,000	361,265	N	Semi-detached		2 to 3	73	4,863	4,949	Freehold		
14, Field Close, Kenilworth, Warwickshire CV8 2JN	CV8 2JN	CV8 2	27/05/2020	331,000	356,327	N	Semi-detached		3	75	4,429	4,768	Freehold		
8, Park Close, Kenilworth, Warwickshire CV8 2JL	CV8 2JL	CV8 2	30/06/2021	302,000	311,088	N	Semi-detached		3 to 4	81	3,728	3,841	Freehold		
36, Park Hill, Kenilworth, Warwickshire CV8 2JF	CV8 2JF	CV8 2	09/10/2020	425,000	471,015	N	Detached		3 to 4	105	4,048	4,486	Freehold		
2, Holmewood Close, Kenilworth, Warwickshire CV8 2JE	CV8 2JE	CV8 2	18/12/2020	545,000	590,117	N	Detached		3 to 4	124	4,395	4,759	Freehold		
4, Holmewood Court, Holmewood Close, Kenilworth, Warwickshire CV8 2JD	CV8 2JD	CV8 2	12/07/2021	225,000	228,441	N	Flat		2 to 3	69	3,261	3,311	Leasehold		
4, Villiers Road, Kenilworth, Warwickshire CV8 2JB	CV8 2JB	CV8 2	30/09/2020	695,000	776,468	N	Detached			165	4,212	4,706	Freehold		
7, Villiers Road, Kenilworth, Warwickshire CV8 2JB	CV8 2JB	CV8 2	30/06/2021	521,000	545,142	N	Detached		3	129	4,039	4,226	Freehold		
19, Villiers Road, Kenilworth, Warwickshire CV8 2JB	CV8 2JB	CV8 2	07/05/2021	395,000	418,252	N	Detached		3	114	3,465	3,669	Freehold		
10, Villiers Road, Kenilworth, Warwickshire CV8 2JB	CV8 2JB	CV8 2	10/02/2021	545,000	581,332	N	Detached		3	180	3,028	3,230	Freehold		
4, Finham Crescent, Kenilworth, Warwickshire CV8 2HZ	CV8 2HZ	CV8 2	23/07/2020	280,100	308,617	N	Semi-detached		2 to 3	80	3,501	3,858	Freehold		
42, Finham Road, Kenilworth, Warwickshire CV8 2HY	CV8 2HY	CV8 2	31/03/2021	286,500	291,657	N	Terraced		3	81	3,537	3,601	Freehold		
44, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HX	CV8 2HX	CV8 2	14/08/2020	450,000	493,187	N	Semi-detached		3 to 4	103	4,369	4,788	Freehold		
27, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW	CV8 2HW	CV8 2	17/12/2020	370,000	390,771	N	Semi-detached		3	72	5,139	5,427	Freehold		
5, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW	CV8 2HW	CV8 2	05/02/2021	370,000	385,870	N	Semi-detached		2 to 3	82	4,512	4,706	Freehold		
11, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW	CV8 2HW	CV8 2	09/07/2020	400,000	431,568	N	Terraced		3	101	3,960	4,273	Freehold		
3, Watling Road, Kenilworth, Warwickshire CV8 2HS	CV8 2HS	CV8 2	15/10/2020	325,000	351,191	N	Semi-detached		3 to 4	91	3,571	3,859	Freehold		
37, Watling Road, Kenilworth, Warwickshire CV8 2HS	CV8 2HS	CV8 2	10/07/2020	282,000	310,711	N	Semi-detached		2 to 3	84	3,357	3,699	Freehold		
5, Watling Road, Kenilworth, Warwickshire CV8 2HS	CV8 2HS	CV8 2	18/12/2020	245,000	258,754	N	Semi-detached		2 to 3	75	3,267	3,450	Freehold		
41, Watling Road, Kenilworth, Warwickshire CV8 2HS	CV8 2HS	CV8 2	10/08/2020	230,000	252,073	N	Semi-detached		2 to 3	81	2,840	3,112	Freehold		
14, Forge Road, Kenilworth, Warwickshire CV8 2HR	CV8 2HR	CV8 2	25/09/2020	255,000	270,255	N	Terraced		3	82	3,110	3,296	Freehold		
16, Forge Road, Kenilworth, Warwickshire CV8 2HR	CV8 2HR	CV8 2	29/06/2021	275,000	275,518	N	Terraced		3	103	2,670	2,675	Freehold		
9, The Deer Leap, Kenilworth, Warwickshire CV8 2HQ	CV8 2HQ	CV8 2	01/04/2021	420,000	448,795	N	Detached		3 to 4	119	3,529	3,771	Freehold		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
41, Mill End, Kenilworth, Warwickshire CV8 2HP	CV8 2HP	CV8 2	18/06/2021	410,000	428,998	N	Detached		2 to 3	81	5,062	5,296	Freehold		
35, Mill End, Kenilworth, Warwickshire CV8 2HP	CV8 2HP	CV8 2	08/04/2021	282,000	295,764	N	Semi-detached		3	70	4,029	4,225	Freehold		
15, The Close, Kenilworth, Warwickshire CV8 2HN	CV8 2HN	CV8 2	05/08/2020	190,000	208,234	N	Semi-detached		2	60	3,167	3,471	Leasehold		
11, The Close, Kenilworth, Warwickshire CV8 2HN	CV8 2HN	CV8 2	19/06/2020	268,000	282,966	N	Terraced		2	84	3,190	3,369	Freehold		
44, Henry Street, Kenilworth, Warwickshire CV8 2HJ	CV8 2HJ	CV8 2	08/01/2020	258,000	281,793	N	Terraced		2 to 3	65	3,969	4,335	Freehold		
128, Arthur Street, Kenilworth, Warwickshire CV8 2HG	CV8 2HG	CV8 2	15/01/2021	275,000	286,976	N	Semi-detached		2	56	4,911	5,125	Freehold		
106, Arthur Street, Kenilworth, Warwickshire CV8 2HG	CV8 2HG	CV8 2	25/02/2020	363,195	402,448	N	Semi-detached		3 to 4	95	3,823	4,236	Freehold		
92, Arthur Street, Kenilworth, Warwickshire CV8 2HG	CV8 2HG	CV8 2	07/05/2021	335,000	349,039	N	Semi-detached		3	88	3,807	3,966	Freehold		
69, Arthur Street, Kenilworth, Warwickshire CV8 2HF	CV8 2HF	CV8 2	30/07/2020	250,000	275,453	N	Semi-detached		2 to 3	50	5,000	5,509	Freehold		
35, Arthur Street, Kenilworth, Warwickshire CV8 2HF	CV8 2HF	CV8 2	23/04/2021	235,000	246,470	N	Semi-detached		2 to 3	58	4,052	4,249	Freehold		
71, Arthur Street, Kenilworth, Warwickshire CV8 2HF	CV8 2HF	CV8 2	20/07/2021	230,000	235,572	N	Terraced		2 to 3	59	3,898	3,993	Freehold		
53, Arthur Street, Kenilworth, Warwickshire CV8 2HF	CV8 2HF	CV8 2	28/08/2020	263,000	281,172	N	Terraced		2 to 3	80	3,288	3,515	Freehold		
5, Arthur Street, Kenilworth, Warwickshire CV8 2HF	CV8 2HF	CV8 2	08/04/2021	235,000	239,767	N	Terraced		3	82	2,866	2,924	Freehold		
84, Arthur Street, Kenilworth, Warwickshire CV8 2HE	CV8 2HE	CV8 2	01/06/2021	254,000	261,644	N	Semi-detached		2	55	4,618	4,757	Freehold		
22, Arthur Street, Kenilworth, Warwickshire CV8 2HE	CV8 2HE	CV8 2	06/03/2020	245,000	267,183	N	Semi-detached		2	73	3,356	3,660	Freehold		
43, Spring Lane, Kenilworth, Warwickshire CV8 2HD	CV8 2HD	CV8 2	14/08/2020	270,000	295,912	N	Semi-detached		2 to 3	67	4,030	4,417	Freehold		
48, Spring Lane, Kenilworth, Warwickshire CV8 2HD	CV8 2HD	CV8 2	27/03/2020	250,000	266,986	N	Terraced		2 to 3	64	3,906	4,172	Freehold		
5, Cherry Way, Kenilworth, Warwickshire CV8 2HA	CV8 2HA	CV8 2	08/02/2021	255,000	265,937	N	Semi-detached		2	44	5,795	6,044	Freehold		
17, Cherry Way, Kenilworth, Warwickshire CV8 2HA	CV8 2HA	CV8 2	08/09/2021	250,000	251,600	N	Semi-detached		2 to 3	68	3,676	3,700	Freehold		
2, Cherry Way, Kenilworth, Warwickshire CV8 2HA	CV8 2HA	CV8 2	01/12/2020	263,000	277,764	N	Semi-detached		3	89	2,955	3,121	Freehold		
35, Offa Drive, Kenilworth, Warwickshire CV8 2GZ	CV8 2GZ	CV8 2	02/06/2020	248,000	267,127	N	Semi-detached		2	47	5,277	5,684	Freehold		
11, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY	CV8 2GY	CV8 2	13/08/2021	188,000	187,719	N	Flat		2	54	3,481	3,476	Leasehold		
25, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY	CV8 2GY	CV8 2	23/06/2021	180,000	179,167	N	Flat		1	56	3,214	3,199	Leasehold		
17, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY	CV8 2GY	CV8 2	13/01/2020	160,000	166,053	N	Flat		2	54	2,963	3,075	Leasehold		
59, School Lane, Kenilworth, Warwickshire CV8 2GU	CV8 2GU	CV8 2	11/06/2020	265,000	285,438	N	Semi-detached		3	72	3,681	3,964	Freehold		
21, School Lane, Kenilworth, Warwickshire CV8 2GU	CV8 2GU	CV8 2	15/04/2021	275,000	280,578	N	Terraced		3	75	3,667	3,741	Freehold		
71, School Lane, Kenilworth, Warwickshire CV8 2GT	CV8 2GT	CV8 2	23/10/2020	261,500	275,113	N	Terraced		2 to 3	70	3,736	3,930	Freehold		
85, School Lane, Kenilworth, Warwickshire CV8 2GT	CV8 2GT	CV8 2	27/04/2021	345,000	361,839	N	Semi-detached		3	95	3,632	3,809	Freehold		
126, School Lane, Kenilworth, Warwickshire CV8 2GR	CV8 2GR	CV8 2	30/04/2020	270,000	280,954	N	Terraced		2 to 3	61	4,426	4,606	Freehold		
138, School Lane, Kenilworth, Warwickshire CV8 2GR	CV8 2GR	CV8 2	14/02/2020	290,000	314,345	N	Terraced		2 to 3	77	3,766	4,082	Freehold		
140, School Lane, Kenilworth, Warwickshire CV8 2GR	CV8 2GR	CV8 2	14/12/2020	265,000	270,863	N	Terraced		2	67	3,955	4,043	Freehold		
2, Windmill Close, Kenilworth, Warwickshire CV8 2GQ	CV8 2GQ	CV8 2	19/04/2021	530,000	566,336	N	Detached		3 to 4	104	5,096	5,446	Freehold		
9, Windmill Close, Kenilworth, Warwickshire CV8 2GQ	CV8 2GQ	CV8 2	15/01/2021	762,500	815,039	N	Detached			220	3,466	3,705	Freehold		
29, Lower Ladyes Hills, Kenilworth, Warwickshire CV8 2GN	CV8 2GN	CV8 2	03/09/2020	542,000	588,960	N	Semi-detached		3 to 4	113	4,796	5,212	Freehold		
3, Lower Ladyes Hills, Kenilworth, Warwickshire CV8 2GN	CV8 2GN	CV8 2	23/02/2021	402,000	407,058	N	Terraced		2 to 3	83	4,843	4,904	Freehold		
1, Lower Ladyes Hills, Kenilworth, Warwickshire CV8 2GN	CV8 2GN	CV8 2	27/02/2020	500,000	541,974	N	Terraced		3 to 4	113	4,425	4,796	Freehold		
20, Manor Road, Kenilworth, Warwickshire CV8 2GJ	CV8 2GJ	CV8 2	26/03/2021	620,000	662,617	N	Detached		3 to 4	152	4,079	4,359	Freehold		
Flat 2, 15, Park Road, Kenilworth, Warwickshire CV8 2GF	CV8 2GF	CV8 2	21/07/2021	115,000	116,759	N	Flat		1	25	4,600	4,670	Leasehold		
17, Castle Court, Park Road, Kenilworth, Warwickshire CV8 2GF	CV8 2GF	CV8 2	09/04/2020	212,000	220,601	N	Terraced		2 to 3	53	4,000	4,162	Freehold		
28, Park Road, Kenilworth, Warwickshire CV8 2GF	CV8 2GF	CV8 2	13/03/2020	250,000	266,986	N	Terraced		3 to 4	64	3,894	4,159	Freehold		
31, Park Road, Kenilworth, Warwickshire CV8 2GF	CV8 2GF	CV8 2	14/12/2020	357,000	364,899	N	Terraced		3	92	3,889	3,975	Freehold		
19, Park Road, Kenilworth, Warwickshire CV8 2GF	CV8 2GF	CV8 2	30/09/2020	320,000	339,143	N	Terraced		2 to 3	86	3,742	3,966	Freehold		
Flat 1, 15, Park Road, Kenilworth, Warwickshire CV8 2GF	CV8 2GF	CV8 2	27/08/2021	133,500	133,301	N	Flat		1	36	3,708	3,703	Leasehold		
29, Park Road, Kenilworth, Warwickshire CV8 2GF	CV8 2GF	CV8 2	24/06/2021	370,000	370,697	N	Terraced		3	104	3,558	3,564	Freehold		
32, Park Road, Kenilworth, Warwickshire CV8 2GF	CV8 2GF	CV8 2	21/06/2021	261,500	261,993	N	Terraced		3 to 4	81	3,228	3,234	Freehold		
39, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB	CV8 2GB	CV8 2	05/03/2020	249,950	266,932	N	Terraced		2 to 3	62	4,031	4,305	Freehold		
17, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB	CV8 2GB	CV8 2	18/03/2020	690,000	773,527	N	Detached			199	3,467	3,887	Freehold		
33, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB	CV8 2GB	CV8 2	22/01/2021	380,000	396,549	N	Semi-detached		3 to 4	111	3,423	3,573	Freehold		
21, Stoneleigh Road, Kenilworth, Warwickshire CV8 2GB	CV8 2GB	CV8 2	18/03/2021	395,000	402,111	N	Terraced		3 to 4	117	3,376	3,437	Freehold		
67, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	25/06/2021	280,000	280,528	N	Terraced		2 to 3	53	5,283	5,293	Freehold		
37, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	16/10/2020	372,000	401,979	N	Semi-detached		3	77	4,831	5,221	Freehold		
34, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	25/10/2020	240,000	252,494	N	Terraced		2	53	4,528	4,764	Freehold		
3, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	15/01/2021	245,000	247,900	N	Terraced		2 to 3	53	4,623	4,677	Freehold		
57, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	06/03/2020	320,000	341,742	N	Terraced		3 to 4	73	4,367	4,664	Freehold		
25, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	10/11/2020	335,000	347,511	N	Terraced		3	75	4,467	4,633	Freehold		
7, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	11/05/2021	305,000	310,033	N	Terraced		3	68	4,485	4,559	Freehold		
38, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	29/07/2020	339,000	386,061	N	Detached		3 to 4	88	3,852	4,387	Freehold		
27, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	14/10/2020	240,000	252,494	N	Terraced		2 to 3	60	4,000	4,208	Freehold		
12, Reeve Drive, Kenilworth, Warwickshire CV8 2GA	CV8 2GA	CV8 2	10/11/2020	235,000	243,777	N	Terraced		2	60	3,917	4,063	Freehold		
143, Albion Street, Kenilworth, Warwickshire CV8 2FY	CV8 2FY	CV8 2	08/07/2020	260,000	286,471	N	Semi-detached		2 to 3	76	3,421	3,769	Freehold		
Elm Cottage, Coventry Road, Kenilworth, Warwickshire CV8 2FT	CV8 2FT	CV8 2	18/03/2021	540,000	577,118	N	Detached			114	4,751	5,078	Freehold		
10, Convent Close, Kenilworth, Warwickshire CV8 2FQ	CV8 2FQ	CV8 2	28/05/2021	450,000	476,489	N	Detached		2 to 3	92	4,891	5,179	Freehold		
15, Convent Close, Kenilworth, Warwickshire CV8 2FQ	CV8 2FQ	CV8 2	01/04/2021	798,000	852,710	N	Detached			195	4,092	4,373	Freehold		
23, Convent Close, Kenilworth, Warwickshire CV8 2FQ	CV8 2FQ	CV8 2	11/12/2020	705,000	763,362	N	Detached			190	3,711	4,018	Freehold		
16, Leagh Close, Kenilworth, Warwickshire CV8 2FN	CV8 2FN	CV8 2	09/04/2020	295,000	313,820	N	Semi-detached		2 to 3	88	3,352	3,566	Freehold		
14, Woodland Road, Kenilworth, Warwickshire CV8 2FL	CV8 2FL	CV8 2	25/06/2021	420,000	432,639	N	Semi-detached		3	102	4,118	4,242	Freehold		
15, Woodland Road, Kenilworth, Warwickshire CV8 2FJ	CV8 2FJ	CV8 2	03/11/2020	300,000	320,705	N	Semi-detached		2 to 3	73	4,110	4,393	Freehold		
47, Woodland Road, Kenilworth, Warwickshire CV8 2FJ	CV8 2FJ	CV8 2	04/12/2020	369,950	390,718	N	Semi-detached		3	115	3,217	3,398	Freehold		
43, Woodland Road, Kenilworth, Warwickshire CV8 2FJ	CV8 2FJ	CV8 2	15/09/2020	300,000	325,992	N	Semi-detached		3	96	3,125	3,396	Freehold		
8, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH	CV8 2FH	CV8 2	31/07/2020	400,000	440,725	Y	Semi-detached			90	4,444	4,897	Freehold		
6, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH	CV8 2FH	CV8 2	27/05/2020	499,950	528,455	Y	Terraced			109	4,587	4,848	Freehold		
4, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH	CV8 2FH	CV8 2	30/04/2020	487,500	507,278	Y	Terraced			109	4,472	4,654	Freehold		
5, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH	CV8 2FH	CV8 2	09/04/2020	470,000	489,068	Y	Terraced			109	4,312	4,487	Freehold		
1, Abbotsford Mews, Kenilworth, Warwickshire CV8 2FH	CV8 2FH	CV8 2	19/05/2021	255,000	259,208	N	Terraced			59	4,322	4,393	Freehold		
6, Pepper Lane Mews, Kenilworth, Warwickshire CV8 2FA	CV8 2FA	CV8 2	04/06/2021	420,000	420,792	N	Terraced		3	119	3,529	3,536	Freehold		
15, New Street, Kenilworth, Warwickshire CV8 2EY	CV8 2EY	CV8 2	14/10/2020	320,000	336,659	N	Terraced		2 to 3	77	4,156	4,372	Freehold		
3, New Street, Kenilworth, Warwickshire CV8 2EY	CV8 2EY	CV8 2	21/07/2020	285,000	314,016	N	Semi-detached		3	125	2,280	2,512	Freehold		
2a, Inchbrook Road, Kenilworth, Warwickshire CV8 2EX	CV8 2EX	CV8 2	16/04/2021	330,000	352,624	N	Detached		3 to 4	135	2,444	2,612	Freehold		
37, Inchbrook Road, Kenilworth, Warwickshire CV8 2EW	CV8 2EW	CV8 2	11/01/2021	490,000	523,763	N	Detached		2 to 3	71	6,901	7,377	Freehold		
33, Inchbrook Road, Kenilworth, Warwickshire CV8 2EW	CV8 2EW	CV8 2	29/06/2021	425,000	444,693	N	Detached		3	77	5,519	5,775	Freehold		
59, Inchbrook Road, Kenilworth, Warwickshire CV8 2EW	CV8 2EW	CV8 2	15/06/2020	400,000	442,801	N	Detached		2 to 3	89	4,494	4,975	Freehold		



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
67, Highland Road, Kenilworth, Warwickshire CV8 2EU	CV8 2EU	CV8 2	11/12/2020	725,000	785,018	N	Detached			212	3,420	3,703	Freehold		
22, Highland Road, Kenilworth, Warwickshire CV8 2ET	CV8 2ET	CV8 2	07/12/2020	625,000	676,740	N	Detached		3 to 4	126	4,960	5,371	Freehold		
11, Common Lane, Kenilworth, Warwickshire CV8 2ER	CV8 2ER	CV8 2	20/07/2020	380,000	418,688	N	Semi-detached		3 to 4	101	3,762	4,145	Freehold		
45, Common Lane, Kenilworth, Warwickshire CV8 2ER	CV8 2ER	CV8 2	10/01/2020	457,000	509,771	N	Semi-detached			131	3,489	3,891	Freehold		
22, Common Lane, Kenilworth, Warwickshire CV8 2ER	CV8 2ER	CV8 2	07/02/2020	390,000	432,150	N	Semi-detached			116	3,362	3,725	Freehold		
31, Common Lane, Kenilworth, Warwickshire CV8 2ER	CV8 2ER	CV8 2	24/06/2020	385,000	414,693	N	Semi-detached		3 to 4	121	3,182	3,427	Freehold		
113, Common Lane, Kenilworth, Warwickshire CV8 2EQ	CV8 2EQ	CV8 2	17/01/2020	317,500	346,780	N	Terraced			109	2,913	3,181	Freehold		
45, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP	CV8 2EP	CV8 2	20/08/2020	372,500	408,249	N	Semi-detached		3 to 4	94	3,963	4,343	Freehold		
71, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP	CV8 2EP	CV8 2	07/05/2021	210,000	211,148	N	Flat		2 to 3	55	3,839	3,860	Leasehold		
75, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP	CV8 2EP	CV8 2	07/10/2021	365,000	359,202	N	Semi-detached			105	3,476	3,421	Freehold		
22, Northvale Close, Kenilworth, Warwickshire CV8 2EN	CV8 2EN	CV8 2	13/03/2020	344,000	375,146	N	Semi-detached		2 to 3	84	4,095	4,466	Freehold		
20, Northvale Close, Kenilworth, Warwickshire CV8 2EN	CV8 2EN	CV8 2	30/09/2021	430,000	432,751	N	Semi-detached			114	3,772	3,796	Freehold		
50, Webster Avenue, Kenilworth, Warwickshire CV8 2EJ	CV8 2EJ	CV8 2	01/09/2021	315,000	317,016	N	Semi-detached		3	89	3,539	3,562	Freehold		
41, Thornby Avenue, Kenilworth, Warwickshire CV8 2DY	CV8 2DY	CV8 2	09/04/2021	425,000	445,744	N	Semi-detached		3 to 4	105	4,048	4,245	Freehold		
4, The Gardens, Kenilworth, Warwickshire CV8 2DX	CV8 2DX	CV8 2	09/09/2020	530,000	575,920	N	Semi-detached		2 to 3	70	7,571	8,227	Freehold		
27, The Gardens, Kenilworth, Warwickshire CV8 2DX	CV8 2DX	CV8 2	15/06/2020	567,500	628,224	N	Detached		3	100	5,675	6,282	Freehold		
14, Hermitage Way, Kenilworth, Warwickshire CV8 2DW	CV8 2DW	CV8 2	04/06/2020	435,000	481,546	N	Detached		2 to 3	103	4,223	4,675	Freehold		
25, Hermitage Way, Kenilworth, Warwickshire CV8 2DW	CV8 2DW	CV8 2	26/03/2021	360,000	376,735	N	Semi-detached		2 to 3	87	4,138	4,330	Freehold		
48, Hermitage Way, Kenilworth, Warwickshire CV8 2DW	CV8 2DW	CV8 2	04/09/2020	341,500	371,088	N	Semi-detached		3 to 4	101	3,381	3,674	Freehold		
32, Arden Road, Kenilworth, Warwickshire CV8 2DU	CV8 2DU	CV8 2	10/02/2020	390,000	432,150	N	Semi-detached		2	62	6,341	7,027	Freehold		
52, Arden Road, Kenilworth, Warwickshire CV8 2DU	CV8 2DU	CV8 2	18/06/2021	582,000	608,968	N	Detached			133	4,376	4,579	Freehold		
33, Arden Road, Kenilworth, Warwickshire CV8 2DU	CV8 2DU	CV8 2	22/02/2021	378,000	394,213	N	Semi-detached		3	92	4,109	4,285	Freehold		
10, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS	CV8 2DS	CV8 2	09/03/2020	400,000	436,217	N	Semi-detached		3	96	4,167	4,544	Freehold		
29, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS	CV8 2DS	CV8 2	20/11/2020	405,000	432,952	N	Semi-detached		2 to 3	99	4,091	4,373	Freehold		
37, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS	CV8 2DS	CV8 2	10/06/2021	385,000	396,586	N	Semi-detached		3	95	4,053	4,175	Freehold		
13, Laburnum Avenue, Kenilworth, Warwickshire CV8 2DR	CV8 2DR	CV8 2	25/09/2020	410,000	445,523	N	Semi-detached		3	114	3,596	3,908	Freehold		
22, Laburnum Avenue, Kenilworth, Warwickshire CV8 2DR	CV8 2DR	CV8 2	09/12/2020	435,000	459,420	N	Semi-detached		3 to 4	119	3,655	3,861	Freehold		
20, Ash Drive, Kenilworth, Warwickshire CV8 2DQ	CV8 2DQ	CV8 2	11/12/2020	415,000	438,297	N	Semi-detached		3 to 4	94	4,439	4,688	Freehold		
62, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DN	CV8 2DN	CV8 2	17/09/2020	430,000	467,256	N	Semi-detached		2	73	5,890	6,401	Freehold		
74, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DN	CV8 2DN	CV8 2	21/05/2021	385,000	401,135	N	Semi-detached		3	92	4,185	4,360	Freehold		
63, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DJ	CV8 2DJ	CV8 2	12/03/2021	360,000	376,735	N	Semi-detached		2	68	5,294	5,540	Freehold		
47, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DJ	CV8 2DJ	CV8 2	08/04/2021	393,000	412,182	N	Semi-detached		3	113	3,478	3,648	Freehold		
73, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DH	CV8 2DH	CV8 2	25/02/2021	355,000	378,666	N	Detached		2	62	5,726	6,108	Freehold		
79, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DH	CV8 2DH	CV8 2	27/08/2020	373,000	408,797	N	Semi-detached		2 to 3	74	5,041	5,524	Freehold		
43, Leyes Lane, Kenilworth, Warwickshire CV8 2DE	CV8 2DE	CV8 2	27/10/2021	450,000	442,852	N	Semi-detached		3	92	4,891	4,814	Freehold		
5, Leyes Lane, Kenilworth, Warwickshire CV8 2DD	CV8 2DD	CV8 2	21/12/2020	440,000	476,425	N	Detached		3	100	4,400	4,764	Freehold		
54, Sunningdale Avenue, Kenilworth, Warwickshire CV8 2BZ	CV8 2BZ	CV8 2	11/08/2021	575,000	585,148	N	Semi-detached		2 to 3	99	5,808	5,911	Freehold		
36, Sunningdale Avenue, Kenilworth, Warwickshire CV8 2BZ	CV8 2BZ	CV8 2	22/06/2020	534,000	591,140	N	Detached		3 to 4	129	4,140	4,582	Freehold		
Denemoor Court, 76, Elmdene Road, Kenilworth, Warwickshire CV8 2BX	CV8 2BX	CV8 2	05/02/2020	159,000	164,281	N	Flat		1	40	3,975	4,107	Leasehold		
82, Elmdene Road, Kenilworth, Warwickshire CV8 2BX	CV8 2BX	CV8 2	31/03/2021	172,500	173,738	N	Flat		2	62	2,782	2,802	Leasehold		
63, Elmdene Road, Kenilworth, Warwickshire CV8 2BW	CV8 2BW	CV8 2	30/09/2021	415,000	417,655	N	Semi-detached		3	92	4,511	4,540	Freehold		
4, Tulip Tree Avenue, Kenilworth, Warwickshire CV8 2BU	CV8 2BU	CV8 2	29/09/2020	420,000	456,389	N	Semi-detached		2 to 3	79	5,316	5,777	Freehold		
86, Whitemoor Road, Kenilworth, Warwickshire CV8 2BS	CV8 2BS	CV8 2	31/03/2021	313,000	315,247	N	Flat		2	71	4,408	4,440	Freehold		
84, Whitemoor Road, Kenilworth, Warwickshire CV8 2BS	CV8 2BS	CV8 2	24/03/2020	550,000	616,579	N	Detached			150	3,667	4,111	Freehold		
21, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN	CV8 2BN	CV8 2	24/09/2021	308,000	309,971	N	Semi-detached		3 to 4	66	4,667	4,697	Freehold		
59, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN	CV8 2BN	CV8 2	23/04/2021	235,995	247,514	N	Semi-detached		3	72	3,278	3,438	Freehold		
101, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN	CV8 2BN	CV8 2	02/06/2021	402,500	403,259	N	Terraced		3 to 4	118	3,411	3,417	Freehold		
91, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN	CV8 2BN	CV8 2	12/11/2020	230,000	238,590	N	Terraced		3	89	2,584	2,681	Freehold		
11, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN	CV8 2BN	CV8 2	15/01/2021	228,000	237,929	N	Semi-detached		3	89	2,562	2,673	Freehold		
87, Windy Arbour, Kenilworth, Warwickshire CV8 2BJ	CV8 2BJ	CV8 2	26/06/2020	650,000	719,552	N	Detached		3 to 4	114	5,702	6,312	Freehold		
125, Windy Arbour, Kenilworth, Warwickshire CV8 2BJ	CV8 2BJ	CV8 2	05/02/2021	460,000	490,666	N	Detached		3	100	4,600	4,907	Freehold		
23, Eden Croft, Kenilworth, Warwickshire CV8 2BG	CV8 2BG	CV8 2	21/06/2021	470,000	491,779	N	Detached		2	87	5,402	5,653	Freehold		
33, Eden Croft, Kenilworth, Warwickshire CV8 2BG	CV8 2BG	CV8 2	02/09/2020	420,000	469,233	N	Detached		2 to 3	103	4,078	4,556	Freehold		
30, Ashfield Road, Kenilworth, Warwickshire CV8 2BE	CV8 2BE	CV8 2	30/11/2020	447,000	477,850	N	Semi-detached		3	102	4,382	4,685	Freehold		
5, Ashfield Road, Kenilworth, Warwickshire CV8 2BE	CV8 2BE	CV8 2	02/06/2021	565,000	591,181	N	Detached			215	2,628	2,750	Freehold		
17, Brooke Road, Kenilworth, Warwickshire CV8 2BD	CV8 2BD	CV8 2	15/12/2020	405,000	427,736	N	Semi-detached		2 to 3	102	3,971	4,193	Freehold		
2, Brooke Road, Kenilworth, Warwickshire CV8 2BD	CV8 2BD	CV8 2	15/07/2020	710,000	766,034	N	Terraced			189	3,757	4,053	Freehold		
92, Windy Arbour, Kenilworth, Warwickshire CV8 2BB	CV8 2BB	CV8 2	03/04/2020	672,000	730,959	N	Detached		3 to 4	120	5,600	6,091	Freehold		
45a, Windy Arbour, Kenilworth, Warwickshire CV8 2BB	CV8 2BB	CV8 2	25/02/2020	490,000	559,228	N	Detached			169	2,899	3,309	Freehold		
13, Kineton Road, Kenilworth, Warwickshire CV8 2AW	CV8 2AW	CV8 2	12/04/2021	440,000	461,476	N	Semi-detached		2	115	3,826	4,013	Freehold		
14, Kineton Road, Kenilworth, Warwickshire CV8 2AW	CV8 2AW	CV8 2	25/02/2020	410,000	467,926	N	Detached		3	124	3,306	3,774	Freehold		
37, Windy Arbour, Kenilworth, Warwickshire CV8 2AT	CV8 2AT	CV8 2	07/12/2020	636,250	688,921	N	Detached			129	4,932	5,340	Freehold		
10, Windy Arbour, Kenilworth, Warwickshire CV8 2AS	CV8 2AS	CV8 2	30/10/2020	550,000	594,323	N	Semi-detached		3 to 4	112	4,924	5,321	Freehold		
25, Moseley Road, Kenilworth, Warwickshire CV8 2AR	CV8 2AR	CV8 2	26/08/2020	350,000	396,432	N	Detached		2	96	3,646	4,130	Freehold		
42, Moseley Road, Kenilworth, Warwickshire CV8 2AQ	CV8 2AQ	CV8 2	26/06/2020	375,000	395,942	N	Terraced		3	65	5,769	6,091	Freehold		
58, Moseley Road, Kenilworth, Warwickshire CV8 2AQ	CV8 2AQ	CV8 2	10/11/2020	501,000	535,577	N	Semi-detached		3	116	4,319	4,617	Freehold		
54, Moseley Road, Kenilworth, Warwickshire CV8 2AQ	CV8 2AQ	CV8 2	27/09/2021	370,000	372,367	N	Semi-detached		3	85	4,353	4,381	Freehold		
34, Glasshouse Lane, Kenilworth, Warwickshire CV8 2AJ	CV8 2AJ	CV8 2	24/02/2020	640,000	730,420	N	Detached			125	5,120	5,843	Freehold		
5, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF	CV8 2AF	CV8 2	17/03/2021	605,000	633,123	N	Semi-detached		2 to 3	92	6,576	6,882	Freehold		
22, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF	CV8 2AF	CV8 2	29/01/2021	613,000	655,238	N	Detached		3	107	5,729	6,124	Freehold		
10, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF	CV8 2AF	CV8 2	21/07/2020	555,000	632,046	N	Detached		3	111	5,000	5,694	Freehold		
20, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF	CV8 2AF	CV8 2	11/12/2020	720,000	779,604	N	Detached		3 to 4	139	5,180	5,609	Freehold		
21, Thickthorn Close, Kenilworth, Warwickshire CV8 2AF	CV8 2AF	CV8 2	24/07/2020	515,000	586,493	N	Detached		3 to 4	126	4,087	4,655	Freehold		
15, Jordan Close, Kenilworth, Warwickshire CV8 2AE	CV8 2AE	CV8 2	21/08/2020	625,000	707,914	N	Detached		3 to 4	120	5,208	5,899	Freehold		
1, Jordan Close, Kenilworth, Warwickshire CV8 2AE	CV8 2AE	CV8 2	20/11/2020	590,000	646,422	N	Detached		3 to 4	147	4,014	4,397	Freehold		
20, Birches Lane, Kenilworth, Warwickshire CV8 2AD	CV8 2AD	CV8 2	01/05/2020	950,000	1,046,260	N	Detached		3 to 4	176	5,398	5,945	Freehold		
		CV8 2 Average										4,375			
1, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT	CV8 1TT	CV8 1	30/10/2020	395,000	437,767	Y	Detached			93	4,247	4,707	Freehold		
12, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT	CV8 1TT	CV8 1	26/02/2021	299,950	312,815	Y	Semi-detached			69	4,347	4,534	Freehold		
10, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT	CV8 1TT	CV8 1	15/01/2021	325,000	339,154	Y	Semi-detached			78	4,167	4,348	Freehold		
11, Beech Court, Burton Green, Kenilworth, Warwickshire CV8 1TT	CV8 1TT	CV8 1	28/01/2021	379,950	396,497	Y	Semi-detached			93	4,085	4,263	Freehold		



Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
6, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR	CV8 1TR	CV8 1	07/08/2020	400,000	453,065	Y	Detached			93	4,301	4,872	Freehold		
8, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR	CV8 1TR	CV8 1	28/08/2020	439,950	498,315	Y	Detached			103	4,271	4,838	Freehold		
2, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR	CV8 1TR	CV8 1	24/07/2020	299,950	330,488	Y	Semi-detached			69	4,347	4,790	Freehold		
14, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR	CV8 1TR	CV8 1	30/09/2020	299,950	325,938	Y	Semi-detached			69	4,347	4,724	Freehold		
12, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR	CV8 1TR	CV8 1	20/11/2020	299,950	320,652	Y	Semi-detached			69	4,347	4,647	Freehold		
10, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR	CV8 1TR	CV8 1	11/09/2020	439,950	478,068	Y	Semi-detached			103	4,271	4,641	Freehold		
4, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR	CV8 1TR	CV8 1	21/10/2020	290,000	313,371	Y	Semi-detached			69	4,203	4,542	Freehold		
9, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ	CV8 1TQ	CV8 1	30/03/2020	392,950	440,518	Y	Detached			93	4,225	4,737	Freehold		
7, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ	CV8 1TQ	CV8 1	28/02/2020	449,950	513,520	Y	Detached			112	4,017	4,585	Freehold		
7, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ	CV8 1TQ	CV8 1	28/02/2020	449,950	480,442	Y	Detached			112	4,017	4,290	Freehold		
5, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	21/08/2020	409,950	464,335	Y	Detached			93	4,408	4,993	Freehold		
16, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	28/08/2020	349,950	383,535	Y	Semi-detached			78	4,487	4,917	Freehold		
9, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	28/10/2020	349,950	378,152	Y	Semi-detached			78	4,487	4,848	Freehold		
7, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	28/10/2020	349,950	378,152	Y	Semi-detached			78	4,487	4,848	Freehold		
10, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	10/07/2020	299,950	330,488	Y	Semi-detached			69	4,347	4,790	Freehold		
8, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	26/06/2020	299,950	323,084	Y	Semi-detached			69	4,347	4,682	Freehold		
6, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	24/06/2020	299,950	323,084	Y	Semi-detached			69	4,347	4,682	Freehold		
1, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	26/03/2020	429,950	481,997	Y	Detached			103	4,174	4,680	Freehold		
11, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	26/03/2021	399,950	427,441	Y	Detached			93	4,301	4,596	Freehold		
12, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	10/08/2020	286,500	313,996	Y	Semi-detached			69	4,152	4,551	Freehold		
14, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	26/06/2020	322,450	347,319	Y	Semi-detached			78	4,134	4,453	Freehold		
2, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	29/04/2021	389,950	408,983	Y	Semi-detached			107	3,644	3,822	Freehold		
4, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	31/03/2021	376,950	394,473	Y	Semi-detached			107	3,523	3,687	Freehold		
18, Talisman Close, Kenilworth, Warwickshire CV8 1TE	CV8 1TE	CV8 1	09/02/2021	341,000	355,626	N	Semi-detached		3	70	4,871	5,080	Freehold		
6, Finham Court, Kenilworth, Warwickshire CV8 1SA	CV8 1SA	CV8 1	22/12/2020	363,000	363,552	N	Flat			53	6,849	6,859	Leasehold		
39, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ	CV8 1RZ	CV8 1	21/02/2020	320,000	346,863	N	Terraced		3	73	4,384	4,752	Freehold		
60, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ	CV8 1RZ	CV8 1	24/06/2020	370,000	390,662	N	Terraced		3	91	4,066	4,293	Freehold		
33, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ	CV8 1RZ	CV8 1	09/10/2020	357,500	376,111	N	Terraced		3	92	3,886	4,088	Freehold		
53, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ	CV8 1RZ	CV8 1	12/11/2020	250,000	259,337	N	Terraced		3	72	3,472	3,602	Freehold		
10, Dryden Close, Kenilworth, Warwickshire CV8 1RY	CV8 1RY	CV8 1	11/12/2020	331,500	358,943	N	Detached		3	97	3,418	3,700	Freehold		
Apartment 3, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX	CV8 1RX	CV8 1	06/03/2020	345,000	351,401	N	Flat			73	4,726	4,814	Leasehold		
Apartment 41, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX	CV8 1RX	CV8 1	19/02/2020	245,000	253,137	N	Flat			55	4,455	4,602	Leasehold		
Apartment 20, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX	CV8 1RX	CV8 1	24/02/2020	263,000	271,734	N	Flat			63	4,175	4,313	Leasehold		
Apartment 43, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1RX	CV8 1RX	CV8 1	24/05/2021	234,000	235,279	N	Flat			62	3,774	3,795	Leasehold		
Flat 1, Moorlands Lodge, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RT	CV8 1RT	CV8 1	14/10/2020	120,000	123,334	N	Flat		1	39	3,077	3,162	Leasehold		
Flat 10, Moorlands Lodge, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RT	CV8 1RT	CV8 1	10/06/2020	164,000	166,879	N	Flat		2	53	3,094	3,149	Leasehold		
1, Fieldgate Lawn, Kenilworth, Warwickshire CV8 1RR	CV8 1RR	CV8 1	27/04/2021	1,450,000	1,549,410	N	Detached			295	4,915	5,252	Freehold		
16, John Nash Square, Kenilworth, Warwickshire CV8 1RJ	CV8 1RJ	CV8 1	27/11/2020	390,000	404,565	N	Terraced		3 to 4	115	3,391	3,518	Freehold		
2, John Nash Square, Kenilworth, Warwickshire CV8 1RJ	CV8 1RJ	CV8 1	10/01/2020	355,750	388,558	N	Terraced		3 to 4	122	2,916	3,185	Freehold		
27, Walkers Way, Kenilworth, Warwickshire CV8 1RG	CV8 1RG	CV8 1	20/05/2021	300,000	304,951	N	Terraced		3	77	3,896	3,960	Freehold		
8, Highfield Close, Kenilworth, Warwickshire CV8 1QR	CV8 1QR	CV8 1	10/07/2020	990,000	1,127,434	N	Detached			217	4,562	5,196	Freehold		
29, Abbey End, Kenilworth, Warwickshire CV8 1QH	CV8 1QH	CV8 1	30/06/2020	130,000	132,282	N	Flat		2	33	3,939	4,009	Leasehold		
9, Abbey End, Kenilworth, Warwickshire CV8 1QH	CV8 1QH	CV8 1	27/07/2020	131,000	135,392	N	Flat		1	43	3,047	3,149	Leasehold		
34, Oakley, Honiley, Kenilworth, West Midlands CV8 1QE	CV8 1QE	CV8 1	17/07/2020	240,000	253,105	N	Semi-detached		3	80	3,000	3,164	Freehold		
Munstone, Birmingham Road, Kenilworth, Warwickshire CV8 1PS	CV8 1PS	CV8 1	29/01/2021	715,000	764,266	N	Detached			182	3,929	4,199	Freehold		
Silverley, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1PB	CV8 1PB	CV8 1	07/04/2021	795,000	849,504	N	Detached			210	3,786	4,045	Freehold		
61, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1PA	CV8 1PA	CV8 1	12/03/2021	361,000	377,781	N	Semi-detached		3	86	4,198	4,393	Freehold		
57, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1PA	CV8 1PA	CV8 1	29/01/2021	446,000	465,423	N	Semi-detached		3	106	4,208	4,391	Freehold		
6, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1NZ	CV8 1NZ	CV8 1	21/02/2020	346,000	383,395	N	Semi-detached		3	82	4,220	4,676	Freehold		
30, Red Lane, Burton Green, Kenilworth, Warwickshire CV8 1NZ	CV8 1NZ	CV8 1	07/12/2020	353,000	372,817	N	Semi-detached		3	113	3,124	3,299	Freehold		
Groomfield House, Hunt Paddocks, Rouncil Lane, Kenilworth, Warwickshire CV8 1NL	CV8 1NL	CV8 1	31/07/2020	1,067,500	1,215,692	N	Detached			226	4,723	5,379	Freehold		
Woodstile, Castle Road, Kenilworth, Warwickshire CV8 1NH	CV8 1NH	CV8 1	06/08/2021	427,000	427,413	N	Semi-detached		3	108	3,889	3,958	Freehold		
Ferndale, Castle Road, Kenilworth, Warwickshire CV8 1NG	CV8 1NG	CV8 1	26/02/2021	1,130,000	1,205,331	N	Detached			186	6,075	6,480	Freehold		
21, Castle Hill, Kenilworth, Warwickshire CV8 1NB	CV8 1NB	CV8 1	23/06/2021	700,000	732,436	N	Detached			138	5,072	5,308	Freehold		
38, Castle Hill, Kenilworth, Warwickshire CV8 1NB	CV8 1NB	CV8 1	19/04/2021	398,000	406,074	N	Terraced		3	101	3,941	4,021	Freehold		
2a, Castle Hill, Kenilworth, Warwickshire CV8 1NB	CV8 1NB	CV8 1	10/01/2020	220,000	228,323	N	Flat		2	59	3,729	3,870	Freehold		
66, High Street, Kenilworth, Warwickshire CV8 1LZ	CV8 1LZ	CV8 1	30/09/2020	910,000	964,439	N	Terraced			314	2,898	3,071	Freehold		
23, High Street, Kenilworth, Warwickshire CV8 1LY	CV8 1LY	CV8 1	06/11/2020	220,000	228,216	N	Terraced		1	49	4,490	4,657	Freehold		
23, Priory Road, Kenilworth, Warwickshire CV8 1LL	CV8 1LL	CV8 1	16/04/2021	542,500	553,505	N	Terraced		3 to 4	136	3,989	4,070	Freehold		
Flat 2, Coniston Grange, 11, Priory Road, Kenilworth, Warwickshire CV8 1LL	CV8 1LL	CV8 1	10/07/2020	159,950	165,312	N	Flat		1	48	3,332	3,444	Leasehold		
Flat 8, Coniston Grange, 11, Priory Road, Kenilworth, Warwickshire CV8 1LL	CV8 1LL	CV8 1	29/01/2021	169,950	168,707	N	Flat		2	51	3,332	3,308	Leasehold		
2, Mulberry Court, Kenilworth, Warwickshire CV8 1LG	CV8 1LG	CV8 1	30/04/2021	202,500	204,416	N	Flat		2	70	2,893	2,920	Leasehold		
64, Randall Road, Kenilworth, Warwickshire CV8 1JY	CV8 1JY	CV8 1	11/06/2021	665,000	685,012	N	Semi-detached			123	5,407	5,569	Freehold		
46, Randall Road, Kenilworth, Warwickshire CV8 1JY	CV8 1JY	CV8 1	02/12/2020	420,000	443,578	N	Semi-detached			108	3,889	4,107	Freehold		
25, Randall Road, Kenilworth, Warwickshire CV8 1JX	CV8 1JX	CV8 1	12/01/2021	445,000	464,379	N	Semi-detached		3 to 4	101	4,422	4,615	Freehold		
47, Randall Road, Kenilworth, Warwickshire CV8 1JX	CV8 1JX	CV8 1	31/03/2021	400,000	418,594	N	Semi-detached		2 to 3	91	4,396	4,600	Freehold		
39, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JW	CV8 1JW	CV8 1	18/09/2020	390,000	435,716	N	Detached		3	90	4,333	4,841	Freehold		
34, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU	CV8 1JU	CV8 1	30/06/2020	282,000	303,749	N	Semi-detached		2 to 3	63	4,476	4,821	Freehold		
27, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU	CV8 1JU	CV8 1	21/05/2021	261,000	271,938	N	Semi-detached		2 to 3	65	4,015	4,184	Freehold		
13, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU	CV8 1JU	CV8 1	03/12/2020	259,700	274,279	N	Semi-detached		3	88	2,951	3,117	Freehold		
11, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU	CV8 1JU	CV8 1	01/09/2020	250,000	271,660	N	Semi-detached		3	88	2,841	3,087	Freehold		
56, Queens Road, Kenilworth, Warwickshire CV8 1JS	CV8 1JS	CV8 1	29/01/2021	379,950	396,497	N	Semi-detached		3	84	4,523	4,720	Freehold		
37, Queens Road, Kenilworth, Warwickshire CV8 1JS	CV8 1JS	CV8 1	22/05/2020	361,250	388,892	N	Semi-detached		3	92	3,927	4,227	Freehold		
16, Queens Close, Kenilworth, Warwickshire CV8 1JR	CV8 1JR	CV8 1	07/05/2021	435,000	453,230	N	Semi-detached			130	3,346	3,486	Freehold		
2a, Queens Road, Kenilworth, Warwickshire CV8 1JQ	CV8 1JQ	CV8 1	06/03/2020	295,000	330,711	N	Detached		3	84	3,512	3,937	Freehold		
29, Queens Road, Kenilworth, Warwickshire CV8 1JQ	CV8 1JQ	CV8 1	23/06/2021	368,000	379,075	N	Semi-detached		3	99	3,717	3,829	Freehold		
31, Queens Road, Kenilworth, Warwickshire CV8 1JQ	CV8 1JQ	CV8 1	16/10/2020	392,500	424,131	N	Semi-detached		3 to 4	135	2,907	3,142	Freehold		
15, Bertie Road, Kenilworth, Warwickshire CV8 1JP	CV8 1JP	CV8 1	27/08/2021	535,000	550,400	N	Detached		3 to 4	102	5,245	5,396	Freehold		
5, Bertie Road, Kenilworth, Warwickshire CV8 1JP	CV8 1JP	CV8 1	22/06/2021	530,000	530,999	N	Terraced			124	4,274	4,282	Freehold		
Flat 2, 44, Waverley Road, Kenilworth, Warwickshire CV8 1JN	CV8 1JN	CV8 1	23/04/2021	151,500	152,934	N	Flat		1	39	3,885	3,921	Leasehold		
7, Waverley Road, Kenilworth, Warwickshire CV8 1JL	CV8 1JL	CV8 1	10/12/2020	595,000	608,164	N	Terraced			123	4,837	4,944	Freehold		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
8, Station Road, Kenilworth, Warwickshire CV8 1JJ	CV8 1JJ	CV8 1	07/04/2020	158,500	164,930	N	Terraced		2	24	6,730	7,003	Freehold		
34, Station Road, Kenilworth, Warwickshire CV8 1JJ	CV8 1JJ	CV8 1	16/07/2021	585,000	611,981	N	Semi-detached			178	3,287	3,438	Freehold		
Flat A, 17, Station Road, Kenilworth, Warwickshire CV8 1JJ	CV8 1JJ	CV8 1	26/03/2021	120,000	120,861	N	Flat		1	45	2,667	2,686	Leasehold		
5, St Marys Court, Kenilworth, Warwickshire CV8 1JH	CV8 1JH	CV8 1	18/12/2020	380,000	401,332	N	Semi-detached		3	78	4,872	5,145	Freehold		
12, Regency Drive, Kenilworth, Warwickshire CV8 1JE	CV8 1JE	CV8 1	12/06/2020	340,000	358,987	N	Terraced		3	93	3,656	3,860	Freehold		
4, Regency Drive, Kenilworth, Warwickshire CV8 1JE	CV8 1JE	CV8 1	25/02/2021	339,950	344,227	N	Terraced		3 to 4	104	3,269	3,310	Freehold		
17, Regency Drive, Kenilworth, Warwickshire CV8 1JE	CV8 1JE	CV8 1	18/06/2021	312,000	312,588	N	Terraced		3	104	3,000	3,006	Freehold		
11, Regency Drive, Kenilworth, Warwickshire CV8 1JE	CV8 1JE	CV8 1	18/01/2021	265,000	268,137	N	Terraced		3	105	2,524	2,554	Freehold		
4, Glebe Crescent, Kenilworth, Warwickshire CV8 1JA	CV8 1JA	CV8 1	30/04/2021	485,000	518,251	N	Detached		3	96	5,052	5,398	Freehold		
4, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ	CV8 1HZ	CV8 1	19/03/2020	425,000	453,875	N	Terraced		3	83	5,109	5,456	Freehold		
7, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ	CV8 1HZ	CV8 1	22/02/2021	590,000	597,424	N	Terraced		3	135	4,370	4,425	Freehold		
20, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ	CV8 1HZ	CV8 1	09/04/2021	370,000	377,506	N	Terraced		3	90	4,111	4,195	Freehold		
Flat 7, Neville Court, 15, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ	CV8 1HZ	CV8 1	21/10/2020	135,000	138,751	N	Flat		1	38	3,562	3,661	Leasehold		
147, Warwick Road, Kenilworth, Warwickshire CV8 1HY	CV8 1HY	CV8 1	19/02/2021	410,000	427,586	N	Semi-detached		3	97	4,217	4,398	Freehold		
2, Chandler Court, Warwick Road, Kenilworth, Warwickshire CV8 1HY	CV8 1HY	CV8 1	28/05/2020	512,500	551,715	Y	Semi-detached			159	3,223	3,470	Freehold		
20, Clarkes Avenue, Kenilworth, Warwickshire CV8 1HX	CV8 1HX	CV8 1	28/06/2021	378,000	395,516	N	Detached		2	67	5,642	5,903	Freehold		
5, Clarkes Avenue, Kenilworth, Warwickshire CV8 1HX	CV8 1HX	CV8 1	23/11/2020	285,000	295,644	N	Terraced		3	87	3,276	3,398	Freehold		
128, Warwick Road, Kenilworth, Warwickshire CV8 1HS	CV8 1HS	CV8 1	12/06/2020	468,000	518,077	N	Detached		3 to 4	144	3,250	3,598	Freehold		
19, Moorlands Avenue, Kenilworth, Warwickshire CV8 1HR	CV8 1HR	CV8 1	14/01/2021	370,000	386,113	N	Semi-detached		3 to 4	92	4,022	4,197	Freehold		
2, Moorlands Avenue, Kenilworth, Warwickshire CV8 1HR	CV8 1HR	CV8 1	21/12/2020	274,000	289,382	N	Semi-detached		3	84	3,262	3,445	Freehold		
3, Clarendon Mews, Kenilworth, Warwickshire CV8 1HQ	CV8 1HQ	CV8 1	21/01/2020	250,000	273,055	N	Terraced		2	76	3,289	3,593	Freehold		
107, Warwick Road, Kenilworth, Warwickshire CV8 1HP	CV8 1HP	CV8 1	22/10/2020	220,000	231,453	N	Terraced		2 to 3	76	2,895	3,045	Freehold		
65, Warwick Road, Kenilworth, Warwickshire CV8 1HN	CV8 1HN	CV8 1	25/08/2020	165,000	176,401	N	Terraced		2 to 3	75	2,200	2,352	Leasehold		
18, Harger Court, Kenilworth, Warwickshire CV8 1HJ	CV8 1HJ	CV8 1	06/04/2021	345,000	351,998	N	Terraced		3	76	4,539	4,632	Freehold		
4, Harger Court, Kenilworth, Warwickshire CV8 1HJ	CV8 1HJ	CV8 1	13/02/2020	337,500	373,976	N	Semi-detached		3	90	3,750	4,155	Freehold		
6, Clarendon House, Grafton Close, Kenilworth, Warwickshire CV8 1HA	CV8 1HA	CV8 1	19/08/2020	285,000	294,492	N	Flat		2 to 3	77	3,701	3,825	Leasehold		
13, Essex Close, Kenilworth, Warwickshire CV8 1GS	CV8 1GS	CV8 1	22/10/2020	255,000	268,275	N	Terraced		3	81	3,148	3,312	Freehold		
40, Dudley Road, Kenilworth, Warwickshire CV8 1GQ	CV8 1GQ	CV8 1	20/08/2020	335,000	367,150	N	Semi-detached		2 to 3	95	3,526	3,865	Freehold		
32, Dudley Road, Kenilworth, Warwickshire CV8 1GQ	CV8 1GQ	CV8 1	07/02/2020	300,000	332,423	N	Semi-detached		3 to 4	110	2,727	3,022	Freehold		
11, Dudley Road, Kenilworth, Warwickshire CV8 1GP	CV8 1GP	CV8 1	29/10/2020	360,000	378,741	N	Terraced		3 to 4	115	3,130	3,293	Freehold		
21, Dudley Road, Kenilworth, Warwickshire CV8 1GP	CV8 1GP	CV8 1	25/02/2021	270,000	273,397	N	Terraced		3	90	3,000	3,038	Freehold		
8, Latimer Close, Kenilworth, Warwickshire CV8 1GN	CV8 1GN	CV8 1	30/04/2021	385,000	392,810	N	Terraced		3	87	4,425	4,515	Freehold		
1, Latimer Close, Kenilworth, Warwickshire CV8 1GN	CV8 1GN	CV8 1	16/11/2020	350,000	363,072	N	Terraced		3	86	4,070	4,222	Freehold		
13, Latimer Close, Kenilworth, Warwickshire CV8 1GN	CV8 1GN	CV8 1	24/02/2020	390,000	432,150	N	Semi-detached			127	3,071	3,403	Freehold		
10, Latimer Close, Kenilworth, Warwickshire CV8 1GN	CV8 1GN	CV8 1	16/04/2021	315,000	330,375	N	Semi-detached		3 to 4	131	2,405	2,522	Freehold		
16, Lancaster Place, Kenilworth, Warwickshire CV8 1GL	CV8 1GL	CV8 1	27/11/2020	215,000	223,030	N	Terraced		2 to 3	80	2,688	2,788	Freehold		
57, Beauchamp Road, Kenilworth, Warwickshire CV8 1GH	CV8 1GH	CV8 1	13/08/2021	286,000	291,048	N	Semi-detached		3	81	3,531	3,593	Freehold		
2, Scott Road, Kenilworth, Warwickshire CV8 1GG	CV8 1GG	CV8 1	02/03/2020	280,000	305,352	N	Semi-detached		2 to 3	76	3,684	4,018	Freehold		
3, Scott Road, Kenilworth, Warwickshire CV8 1GG	CV8 1GG	CV8 1	09/07/2020	267,500	288,611	N	Terraced		2 to 3	87	3,075	3,317	Freehold		
39, Oaks Road, Kenilworth, Warwickshire CV8 1GF	CV8 1GF	CV8 1	05/02/2021	275,000	278,460	N	Terraced		3	81	3,395	3,438	Freehold		
13, Oaks Road, Kenilworth, Warwickshire CV8 1GE	CV8 1GE	CV8 1	09/08/2020	390,000	427,429	N	Semi-detached		3 to 4	90	4,333	4,749	Freehold		
25, Oaks Road, Kenilworth, Warwickshire CV8 1GE	CV8 1GE	CV8 1	15/07/2020	243,000	262,178	N	Terraced		2 to 3	73	3,329	3,591	Freehold		
19, Oaks Road, Kenilworth, Warwickshire CV8 1GE	CV8 1GE	CV8 1	16/02/2021	245,000	248,083	N	Terraced		3	87	2,816	2,852	Freehold		
26, Chestnut Avenue, Kenilworth, Warwickshire CV8 1GD	CV8 1GD	CV8 1	16/04/2021	322,000	337,717	N	Semi-detached		3	73	4,411	4,626	Freehold		
10, Chestnut Avenue, Kenilworth, Warwickshire CV8 1GD	CV8 1GD	CV8 1	27/04/2021	271,000	284,227	N	Semi-detached		3	88	3,080	3,230	Freehold		
50, Roseland Road, Kenilworth, Warwickshire CV8 1GB	CV8 1GB	CV8 1	24/03/2020	265,000	283,005	N	Terraced		3	92	2,873	3,068	Freehold		
80, Roseland Road, Kenilworth, Warwickshire CV8 1GB	CV8 1GB	CV8 1	01/09/2020	300,000	335,166	N	Detached		3 to 4	117	2,564	2,865	Freehold		
30, Leycester Road, Kenilworth, Warwickshire CV8 1FZ	CV8 1FZ	CV8 1	24/02/2020	274,950	298,031	N	Terraced		3	90	3,055	3,311	Freehold		
8, Leycester Road, Kenilworth, Warwickshire CV8 1FZ	CV8 1FZ	CV8 1	26/11/2020	280,000	290,457	N	Terraced		3	91	3,077	3,192	Freehold		
11, Guy Road, Kenilworth, Warwickshire CV8 1FY	CV8 1FY	CV8 1	11/12/2020	332,000	350,638	N	Semi-detached		3	84	3,952	4,174	Freehold		
27, Guy Road, Kenilworth, Warwickshire CV8 1FY	CV8 1FY	CV8 1	13/03/2020	272,000	290,480	N	Terraced		2 to 3	79	3,443	3,677	Freehold		
53, St Johns Street, Kenilworth, Warwickshire CV8 1FT	CV8 1FT	CV8 1	28/02/2020	259,000	286,992	N	Semi-detached		3	58	4,466	4,948	Freehold		
32, St Johns Street, Kenilworth, Warwickshire CV8 1FT	CV8 1FT	CV8 1	03/11/2021	215,000	215,000	N	Terraced		2 to 3	67	3,209	3,209	Freehold		
17, Mortimer Road, Kenilworth, Warwickshire CV8 1FS	CV8 1FS	CV8 1	23/06/2021	330,000	339,931	N	Semi-detached		3	101	3,267	3,366	Freehold		
51, Mortimer Road, Kenilworth, Warwickshire CV8 1FR	CV8 1FR	CV8 1	11/01/2021	474,000	506,660	N	Detached		3	94	5,043	5,390	Freehold		
58, Rouncil Lane, Kenilworth, Warwickshire CV8 1FQ	CV8 1FQ	CV8 1	15/10/2020	410,000	443,041	N	Semi-detached		3 to 4	100	4,100	4,430	Freehold		
90, Rouncil Lane, Kenilworth, Warwickshire CV8 1FQ	CV8 1FQ	CV8 1	27/05/2021	410,000	427,182	N	Semi-detached		3 to 4	111	3,694	3,848	Freehold		
69, Rouncil Lane, Kenilworth, Warwickshire CV8 1FN	CV8 1FN	CV8 1	27/11/2020	425,000	454,332	N	Semi-detached		2 to 3	88	4,830	5,163	Freehold		
67, Rouncil Lane, Kenilworth, Warwickshire CV8 1FN	CV8 1FN	CV8 1	29/01/2021	447,000	466,467	N	Semi-detached		3	97	4,608	4,809	Freehold		
22, Lindsey Crescent, Kenilworth, Warwickshire CV8 1FL	CV8 1FL	CV8 1	16/11/2020	400,000	427,607	N	Semi-detached			159	2,516	2,689	Freehold		
33, Towers Close, Kenilworth, Warwickshire CV8 1FG	CV8 1FG	CV8 1	20/08/2020	435,000	476,747	N	Semi-detached		3 to 4	83	5,241	5,744	Freehold		
25, Towers Close, Kenilworth, Warwickshire CV8 1FG	CV8 1FG	CV8 1	09/12/2020	420,000	443,578	N	Semi-detached		3	92	4,565	4,822	Freehold		
2, Towers Close, Kenilworth, Warwickshire CV8 1FG	CV8 1FG	CV8 1	19/11/2020	412,000	440,435	N	Semi-detached		2 to 3	108	3,815	4,078	Freehold		
19, Towers Close, Kenilworth, Warwickshire CV8 1FG	CV8 1FG	CV8 1	11/08/2020	366,000	401,125	N	Semi-detached		3	121	3,025	3,315	Freehold		
2, Rouncil Lane, Kenilworth, Warwickshire CV8 1FF	CV8 1FF	CV8 1	27/04/2020	900,000	978,963	N	Detached			233	3,863	4,202	Freehold		
224, Warwick Road, Kenilworth, Warwickshire CV8 1FD	CV8 1FD	CV8 1	12/07/2021	470,000	491,677	N	Semi-detached		3	100	4,700	4,917	Freehold		
31, Oaklands Court, 212, Warwick Road, Kenilworth, Warwickshire CV8 1FD	CV8 1FD	CV8 1	14/01/2021	230,000	228,318	N	Flat		2	60	3,833	3,805	Leasehold		
229, Warwick Road, Kenilworth, Warwickshire CV8 1FB	CV8 1FB	CV8 1	08/06/2020	735,000	813,647	N	Detached			206	3,568	3,950	Freehold		
22, Fishponds Road, Kenilworth, Warwickshire CV8 1EZ	CV8 1EZ	CV8 1	18/06/2021	545,000	570,254	N	Detached		3 to 4	103	5,291	5,536	Freehold		
50, Fishponds Road, Kenilworth, Warwickshire CV8 1EZ	CV8 1EZ	CV8 1	06/01/2021	365,000	380,895	N	Semi-detached		2 to 3	88	4,148	4,328	Freehold		
72, Fishponds Road, Kenilworth, Warwickshire CV8 1EZ	CV8 1EZ	CV8 1	17/05/2021	380,000	395,925	N	Semi-detached		3	95	4,000	4,168	Freehold		
3, Siddeley Avenue, Kenilworth, Warwickshire CV8 1EW	CV8 1EW	CV8 1	19/01/2021	418,500	447,336	N	Detached		2	101	4,144	4,429	Freehold		
11, Siddeley Avenue, Kenilworth, Warwickshire CV8 1EW	CV8 1EW	CV8 1	18/02/2021	185,000	184,548	N	Flat		2	60	3,083	3,076	Leasehold		
19, Siddeley Avenue, Kenilworth, Warwickshire CV8 1EW	CV8 1EW	CV8 1	30/07/2021	160,000	162,447	N	Flat		2	68	2,353	2,389	Leasehold		
58, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET	CV8 1ET	CV8 1	07/01/2020	485,000	557,883	N	Detached		3 to 4	92	5,272	6,064	Freehold		
44, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET	CV8 1ET	CV8 1	17/09/2020	500,000	558,610	N	Detached		3 to 4	108	4,646	5,191	Freehold		
26, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET	CV8 1ET	CV8 1	05/08/2021	685,000	704,718	N	Detached			198	3,460	3,559	Freehold		
41, Brookside Avenue, Kenilworth, Warwickshire CV8 1ES	CV8 1ES	CV8 1	16/11/2020	640,000	701,203	N	Detached		3 to 4	151	4,238	4,644	Freehold		
5, Barrowfield Lane, Kenilworth, Warwickshire CV8 1EP	CV8 1EP	CV8 1	30/04/2021	230,000	232,176	N	Flat		2 to 3	85	2,706	2,731	Freehold		
16, Greville Road, Kenilworth, Warwickshire CV8 1EL	CV8 1EL	CV8 1	13/11/2020	546,000	598,214	N	Detached			131	4,168	4,567	Freehold		
10a, Barrow Road, Kenilworth, Warwickshire CV8 1EH	CV8 1EH	CV8 1	27/08/2020	465,000	526,688	N	Detached		3	107	4,346	4,922	Freehold		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
30, Barrow Road, Kenilworth, Warwickshire CV8 1EH	CV8 1EH	CV8 1	24/07/2020	450,000	495,815	N	Semi-detached			125	3,600	3,967	Freehold		
29, Barrow Road, Kenilworth, Warwickshire CV8 1EG	CV8 1EG	CV8 1	08/04/2021	339,000	355,547	N	Semi-detached		2 to 3	86	3,942	4,134	Freehold		
35, Barrow Road, Kenilworth, Warwickshire CV8 1EG	CV8 1EG	CV8 1	16/03/2020	300,000	327,162	N	Semi-detached		3	81	3,704	4,039	Freehold		
73, John O'Gaunt Road, Kenilworth, Warwickshire CV8 1DY	CV8 1DY	CV8 1	04/03/2021	641,000	685,060	N	Detached			164	3,909	4,177	Freehold		
59, John O'Gaunt Road, Kenilworth, Warwickshire CV8 1DY	CV8 1DY	CV8 1	15/06/2020	585,000	647,597	N	Detached			183	3,197	3,539	Freehold		
2, Farm Road, Kenilworth, Warwickshire CV8 1DX	CV8 1DX	CV8 1	13/11/2020	453,250	496,594	N	Detached		2 to 3	92	4,927	5,398	Freehold		
5, Farm Road, Kenilworth, Warwickshire CV8 1DX	CV8 1DX	CV8 1	04/08/2020	420,000	460,308	N	Semi-detached		3 to 4	92	4,565	5,003	Freehold		
41, Rounds Hill, Kenilworth, Warwickshire CV8 1DW	CV8 1DW	CV8 1	15/01/2021	440,750	459,944	N	Semi-detached		3	93	4,739	4,946	Freehold		
83, Rounds Hill, Kenilworth, Warwickshire CV8 1DW	CV8 1DW	CV8 1	07/01/2021	500,000	534,452	N	Detached		3	111	4,505	4,815	Freehold		
13, Rounds Hill, Kenilworth, Warwickshire CV8 1DW	CV8 1DW	CV8 1	27/01/2021	810,000	865,812	N	Detached			184	4,402	4,706	Freehold		
43, Rounds Hill, Kenilworth, Warwickshire CV8 1DW	CV8 1DW	CV8 1	30/09/2020	427,500	464,539	N	Semi-detached			122	3,504	3,808	Freehold		
12, Rounds Hill, Kenilworth, Warwickshire CV8 1DU	CV8 1DU	CV8 1	17/09/2021	580,000	583,711	N	Semi-detached		3 to 4	151	3,841	3,866	Freehold		
19, Lunn Avenue, Kenilworth, Warwickshire CV8 1DS	CV8 1DS	CV8 1	18/06/2021	350,000	360,533	N	Semi-detached		3	92	3,804	3,919	Freehold		
35, Caesar Road, Kenilworth, Warwickshire CV8 1DL	CV8 1DL	CV8 1	27/01/2021	479,950	500,851	N	Semi-detached		3	77	6,233	6,505	Freehold		
7, Caesar Road, Kenilworth, Warwickshire CV8 1DL	CV8 1DL	CV8 1	01/07/2021	320,000	327,753	N	Terraced		3	71	4,507	4,616	Freehold		
3, Archer Road, Kenilworth, Warwickshire CV8 1DJ	CV8 1DJ	CV8 1	11/01/2021	318,000	331,849	N	Semi-detached		3	68	4,676	4,880	Freehold		
37, Archer Road, Kenilworth, Warwickshire CV8 1DJ	CV8 1DJ	CV8 1	30/10/2020	365,000	404,519	N	Detached		3 to 4	86	4,244	4,704	Freehold		
8, Avon Road, Kenilworth, Warwickshire CV8 1DH	CV8 1DH	CV8 1	13/02/2020	430,000	490,751	N	Detached		2 to 3	91	4,725	5,393	Freehold		
3, Avon Road, Kenilworth, Warwickshire CV8 1DH	CV8 1DH	CV8 1	26/08/2020	363,000	397,837	N	Semi-detached		2 to 3	96	3,781	4,144	Freehold		
13, Avon Road, Kenilworth, Warwickshire CV8 1DH	CV8 1DH	CV8 1	11/06/2020	351,000	378,071	N	Semi-detached		3	93	3,773	4,064	Freehold		
14, Avon Road, Kenilworth, Warwickshire CV8 1DH	CV8 1DH	CV8 1	17/12/2020	685,000	723,454	N	Semi-detached		3 to 4	189	3,624	3,828	Freehold		
48, Willoughby Avenue, Kenilworth, Warwickshire CV8 1DG	CV8 1DG	CV8 1	27/07/2020	350,000	385,634	N	Semi-detached		3	89	3,933	4,333	Freehold		
25, Willoughby Avenue, Kenilworth, Warwickshire CV8 1DG	CV8 1DG	CV8 1	19/01/2021	392,500	409,593	N	Semi-detached		3	107	3,668	3,828	Freehold		
51, De Montfort Road, Kenilworth, Warwickshire CV8 1DE	CV8 1DE	CV8 1	12/02/2021	425,000	430,348	N	Terraced		3 to 4	122	3,484	3,527	Freehold		
5, Grange Avenue, Kenilworth, Warwickshire CV8 1DD	CV8 1DD	CV8 1	11/12/2020	420,000	443,578	N	Semi-detached		3 to 4	105	4,000	4,225	Freehold		
3, Grange Avenue, Kenilworth, Warwickshire CV8 1DD	CV8 1DD	CV8 1	27/05/2020	365,000	385,811	N	Terraced		3	93	3,925	4,149	Freehold		
48, Grange Avenue, Kenilworth, Warwickshire CV8 1DD	CV8 1DD	CV8 1	10/11/2020	365,000	390,191	N	Semi-detached		2 to 3	97	3,763	4,023	Freehold		
38, Priorsfield Road, Kenilworth, Warwickshire CV8 1DB	CV8 1DB	CV8 1	18/01/2021	462,500	482,642	N	Semi-detached		3	147	3,146	3,283	Freehold		
24, Priorsfield Road, Kenilworth, Warwickshire CV8 1DB	CV8 1DB	CV8 1	26/06/2020	405,000	436,236	N	Semi-detached		3 to 4	145	2,793	3,009	Freehold		
45, Priorsfield Road, Kenilworth, Warwickshire CV8 1DA	CV8 1DA	CV8 1	20/09/2021	378,000	380,419	N	Semi-detached		3	89	4,247	4,274	Freehold		
43, Priorsfield Road, Kenilworth, Warwickshire CV8 1DA	CV8 1DA	CV8 1	16/04/2021	355,000	372,327	N	Semi-detached			117	3,034	3,182	Freehold		
75, Priorsfield Road, Kenilworth, Warwickshire CV8 1BZ	CV8 1BZ	CV8 1	25/06/2021	450,000	463,542	N	Semi-detached			126	3,571	3,679	Freehold		
45, Beehive Hill, Kenilworth, Warwickshire CV8 1BY	CV8 1BY	CV8 1	10/09/2021	685,000	693,964	N	Detached			144	4,757	4,819	Freehold		
41, Beehive Hill, Kenilworth, Warwickshire CV8 1BY	CV8 1BY	CV8 1	17/12/2020	493,000	533,812	N	Detached			119	4,143	4,486	Freehold		
43, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT	CV8 1BT	CV8 1	25/09/2020	850,000	949,637	N	Detached		3 to 4	129	6,589	7,362	Freehold		
55, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT	CV8 1BT	CV8 1	20/08/2020	717,500	812,686	N	Detached			142	5,053	5,723	Freehold		
7, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT	CV8 1BT	CV8 1	17/03/2021	313,530	319,174	N	Terraced		2 to 3	56	5,599	5,700	Freehold		
8, Pears Close, Kenilworth, Warwickshire CV8 1BS	CV8 1BS	CV8 1	30/04/2020	682,500	742,380	N	Detached		3 to 4	150	4,550	4,949	Freehold		
Flat 4, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ	CV8 1BQ	CV8 1	17/06/2021	250,000	248,843	N	Flat		1	51	4,902	4,879	Leasehold		
Flat 10, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ	CV8 1BQ	CV8 1	30/09/2021	140,000	139,104	N	Flat		1	41	3,415	3,393	Leasehold		
Flat 29, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ	CV8 1BQ	CV8 1	14/07/2020	142,000	146,760	N	Flat		2	60	2,367	2,446	Leasehold		
20, Bridge Street, Kenilworth, Warwickshire CV8 1BP	CV8 1BP	CV8 1	11/09/2020	245,000	259,657	N	Terraced		2 to 3	54	4,537	4,808	Freehold		
57, Denton Close, Kenilworth, Warwickshire CV8 1BJ	CV8 1BJ	CV8 1	17/01/2020	207,000	214,831	N	Flat		2	50	4,140	4,297	Leasehold		
33, Denton Close, Kenilworth, Warwickshire CV8 1BJ	CV8 1BJ	CV8 1	16/06/2020	187,000	190,283	N	Flat		2	50	3,761	3,827	Leasehold		
9, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BH	CV8 1BH	CV8 1	20/11/2020	395,000	422,262	N	Semi-detached		3	106	3,726	3,984	Freehold		
39, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BH	CV8 1BH	CV8 1	06/03/2020	180,000	183,339	N	Flat		2	57	3,158	3,216	Leasehold		
41, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BH	CV8 1BH	CV8 1	27/08/2021	193,000	192,712	N	Flat		2	65	2,969	2,965	Leasehold		
57, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BG	CV8 1BG	CV8 1	29/01/2021	565,000	603,931	N	Detached			131	4,313	4,610	Freehold		
85, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BG	CV8 1BG	CV8 1	04/12/2020	376,000	397,108	N	Semi-detached		3	99	3,813	4,027	Freehold		
105, Woodcote Avenue, Kenilworth, Warwickshire CV8 1BE	CV8 1BE	CV8 1	29/06/2021	350,000	360,533	N	Semi-detached		2 to 3	78	4,487	4,622	Freehold		
176, Clinton Lane, Kenilworth, Warwickshire CV8 1BB	CV8 1BB	CV8 1	30/09/2020	405,000	440,090	N	Semi-detached		3	112	3,616	3,929	Freehold		
155, Clinton Lane, Kenilworth, Warwickshire CV8 1BA	CV8 1BA	CV8 1	23/06/2021	915,000	957,399	N	Detached			206	4,442	4,648	Freehold		
183, Clinton Lane, Kenilworth, Warwickshire CV8 1BA	CV8 1BA	CV8 1	23/08/2021	447,500	455,398	N	Semi-detached			150	2,983	3,036	Freehold		
90, Clinton Lane, Kenilworth, Warwickshire CV8 1AX	CV8 1AX	CV8 1	24/09/2021	323,500	325,570	N	Semi-detached		2 to 3	72	4,493	4,522	Freehold		
122, Clinton Lane, Kenilworth, Warwickshire CV8 1AX	CV8 1AX	CV8 1	24/06/2021	379,950	391,384	N	Semi-detached		3	88	4,318	4,448	Freehold		
134, Clinton Lane, Kenilworth, Warwickshire CV8 1AX	CV8 1AX	CV8 1	31/07/2020	332,000	365,802	N	Semi-detached		2 to 3	86	3,860	4,254	Freehold		
154, Clinton Lane, Kenilworth, Warwickshire CV8 1AX	CV8 1AX	CV8 1	16/03/2021	525,000	549,405	N	Semi-detached			140	3,750	3,924	Freehold		
86, Clinton Lane, Kenilworth, Warwickshire CV8 1AX	CV8 1AX	CV8 1	20/01/2021	260,000	271,323	N	Semi-detached		3	80	3,250	3,392	Freehold		
160, Clinton Lane, Kenilworth, Warwickshire CV8 1AX	CV8 1AX	CV8 1	23/07/2020	280,000	308,507	N	Semi-detached		3	93	3,011	3,317	Freehold		
28, Clinton Lane, Kenilworth, Warwickshire CV8 1AT	CV8 1AT	CV8 1	08/06/2020	570,000	630,992	N	Detached			127	4,488	4,968	Freehold		
54, Clinton Lane, Kenilworth, Warwickshire CV8 1AT	CV8 1AT	CV8 1	16/03/2021	306,000	311,508	N	Terraced		2 to 3	83	3,687	3,753	Freehold		
51, Berkeley Road, Kenilworth, Warwickshire CV8 1AQ	CV8 1AQ	CV8 1	11/12/2020	575,000	622,600	N	Detached		3 to 4	127	4,528	4,902	Freehold		
17, Berkeley Road, Kenilworth, Warwickshire CV8 1AQ	CV8 1AQ	CV8 1	03/02/2021	525,000	559,999	N	Detached		3 to 4	127	4,134	4,409	Freehold		
49, Berkeley Road, Kenilworth, Warwickshire CV8 1AQ	CV8 1AQ	CV8 1	20/08/2020	550,000	622,965	N	Detached		3 to 4	163	3,374	3,822	Freehold		
6, Berkeley Road, Kenilworth, Warwickshire CV8 1AP	CV8 1AP	CV8 1	07/04/2021	580,000	619,764	N	Detached			123	4,715	5,039	Freehold		
2, Berkeley Road, Kenilworth, Warwickshire CV8 1AP	CV8 1AP	CV8 1	23/06/2021	525,000	549,327	N	Detached		3 to 4	115	4,565	4,777	Freehold		
3, Elmbank Road, Kenilworth, Warwickshire CV8 1AL	CV8 1AL	CV8 1	23/06/2021	561,000	586,995	N	Detached		3 to 4	129	4,349	4,550	Freehold		
4, Bromley Close, Kenilworth, Warwickshire CV8 1AJ	CV8 1AJ	CV8 1	09/04/2020	507,900	552,462	N	Detached		3 to 4	115	4,417	4,804	Freehold		
28, Amherst Road, Kenilworth, Warwickshire CV8 1AH	CV8 1AH	CV8 1	24/02/2020	540,000	616,292	N	Detached			139	3,885	4,434	Freehold		
58, Malthouse Lane, Kenilworth, Warwickshire CV8 1AD	CV8 1AD	CV8 1	17/05/2021	640,000	677,673	N	Detached			142	4,507	4,772	Freehold		
		CV8 1 Average										4,195			
2, Woodleigh Road, Coventry, West Midlands CV4 8GT	CV4 8GT	CV4 8	10/07/2020	440,000	468,541	N	Detached			143	3,077	3,277	Freehold		
121, Cromwell Lane, Coventry, West Midlands CV4 8AN	CV4 8AN	CV4 8	01/05/2020	550,000	584,485	N	Detached		3 to 4	137	4,015	4,266	Freehold		
		CV4 8 Average										3,771			
Wainbody Wood Farm, Kings Hill Lane, Coventry, Warwickshire CV3 6PS	CV3 6PS	CV3 6	01/10/2020	1,300,000	1,367,677	N	Terraced		3 to 4	219	5,936	6,245	Freehold		
		CV3 6 Average										6,245			
22, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX	B94 6PX	B94 6	28/06/2021	332,500	330,961	N	Flat		2	89	3,736	3,719	Leasehold		
26, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX	B94 6PX	B94 6	09/10/2020	238,000	244,613	N	Flat		2	75	3,188	3,276	Leasehold		
23, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX	B94 6PX	B94 6	31/07/2020	245,000	253,213	N	Flat		2	80	3,063	3,165	Leasehold		
176, Aylesbury Road, Hockley Heath, Solihull, Warwickshire B94 6PP	B94 6PP	B94 6	26/02/2021	249,000	259,680	N	Semi-detached		2 to 3	77	3,234	3,372	Freehold		
224, Aylesbury Road, Hockley Heath, Solihull, Warwickshire B94 6PP	B94 6PP	B94 6	09/01/2020	320,000	356,952	N	Semi-detached		3 to 4	109	2,936	3,275	Freehold		

Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Ma	New Build	Property Ty	No. of bedr	bedrooms	Floor area	Price per m2	Market Price	Tenure		
81, Aylesbury Road, Hockley Heath, Solihull, West Midlands B94 6PD	B94 6PD	B94 6	09/04/2020	697,500	729,681	N	Detached			163	4,279	4,477	Freehold		
45, Aylesbury Road, Hockley Heath, Solihull, West Midlands B94 6PD	B94 6PD	B94 6	24/07/2020	490,000	516,756	N	Semi-detached		3 to 4	137	3,577	3,772	Freehold		
6, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	30/04/2021	290,000	295,883	N	Terraced		2 to 3	51	5,686	5,802	Freehold		
10, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	26/01/2021	189,950	188,561	N	Flat		2	33	5,756	5,714	Leasehold		
16, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	23/07/2020	255,000	290,400	N	Detached		2 to 3	51	5,000	5,694	Freehold		
32, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	22/10/2020	275,000	289,316	N	Terraced		2 to 3	58	4,741	4,988	Freehold		
30, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	24/04/2020	352,500	374,988	N	Semi-detached		3	77	4,578	4,870	Freehold		
25, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	24/04/2020	242,500	252,338	N	Terraced		2	56	4,330	4,506	Freehold		
11, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	29/04/2021	140,000	141,325	N	Flat		1	51	2,745	2,771	Leasehold		
12, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	27/11/2020	865,000	947,720	Y	Detached			182	4,753	5,207	Freehold		
24, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	23/10/2020	830,000	919,865	Y	Detached			182	4,560	5,054	Freehold		
11, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	07/09/2020	795,000	888,190	Y	Detached			177	4,492	5,018	Freehold		
20, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	07/08/2020	365,000	400,029	Y	Semi-detached			80	4,563	5,000	Freehold		
25, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	20/11/2020	830,000	909,373	Y	Detached			182	4,560	4,997	Freehold		
26, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	29/10/2020	795,000	881,075	Y	Detached			177	4,492	4,978	Freehold		
10, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	01/04/2020	830,000	902,822	Y	Detached			182	4,560	4,961	Freehold		
19, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	19/06/2020	365,000	393,151	Y	Semi-detached			80	4,563	4,914	Freehold		
39, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	16/07/2020	350,000	377,622	Y	Terraced			77	4,545	4,904	Freehold		
37, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	03/07/2020	340,000	366,833	Y	Terraced			75	4,533	4,891	Freehold		
27, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	09/10/2020	525,000	567,309	Y	Semi-detached			116	4,526	4,891	Freehold		
38, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	25/06/2020	327,500	345,789	Y	Terraced			71	4,613	4,870	Freehold		
37, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	03/07/2020	340,000	362,467	Y	Terraced			75	4,533	4,833	Freehold		
23, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	12/02/2021	795,000	847,998	Y	Detached			177	4,492	4,791	Freehold		
21, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	28/08/2020	749,950	849,441	Y	Detached			184	4,076	4,617	Freehold		
6, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	12/03/2021	1,250,000	1,335,921	Y	Detached			339	3,687	3,941	Freehold		
4, Kingswood Cottage, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LX	B94 6LX	B94 6	19/06/2020	230,000	242,844	N	Terraced		2	42	5,476	5,782	Freehold		
1, Nursery Cottages, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LX	B94 6LX	B94 6	29/03/2021	360,000	366,481	N	Terraced		3 to 4	111	3,243	3,302	Freehold		
Maroban, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LU	B94 6LU	B94 6	30/09/2021	387,500	389,979	N	Semi-detached		2 to 3	106	3,656	3,679	Freehold		
12, Station Lane, Lapworth, Solihull, Warwickshire B94 6LT	B94 6LT	B94 6	03/08/2020	440,000	470,402	N	Terraced		3	143	3,077	3,290	Freehold		
1, Meadow Lane, Lapworth, Solihull, Warwickshire B94 6LS	B94 6LS	B94 6	11/01/2021	445,000	464,379	N	Semi-detached		3 to 4	117	3,803	3,969	Freehold		
79, Station Lane, Lapworth, Solihull, Warwickshire B94 6LP	B94 6LP	B94 6	24/02/2021	295,000	307,653	N	Semi-detached		3	98	3,010	3,139	Freehold		
7, St Chads Mews, Lapworth, Solihull, Warwickshire B94 6LD	B94 6LD	B94 6	19/10/2020	292,500	307,727	N	Terraced		2	66	4,432	4,663	Freehold		
Devon House, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LA	B94 6LA	B94 6	08/04/2020	915,000	973,374	N	Semi-detached			183	5,000	5,319	Freehold		
Fairfield, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6JZ	B94 6JZ	B94 6	29/04/2021	1,400,000	1,495,982	N	Detached			259	5,405	5,776	Freehold		
3, Bakehouse Cottages, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6JY	B94 6JY	B94 6	12/02/2021	465,000	470,851	N	Terraced			95	4,895	4,956	Freehold		
25, Kingswood Close, Lapworth, Solihull, Warwickshire B94 6JQ	B94 6JQ	B94 6	27/11/2020	537,000	574,062	N	Semi-detached			127	4,228	4,520	Freehold		
12, Kingswood Close, Lapworth, Solihull, Warwickshire B94 6JQ	B94 6JQ	B94 6	24/04/2020	472,500	502,644	N	Semi-detached			115	4,109	4,371	Freehold		
6, Priory Close, Lapworth, Solihull, Warwickshire B94 6JL	B94 6JL	B94 6	25/11/2020	535,000	586,162	N	Detached		2 to 3	108	4,954	5,427	Freehold		
11, Priory Close, Lapworth, Solihull, Warwickshire B94 6JL	B94 6JL	B94 6	08/01/2021	297,500	301,021	N	Terraced		2 to 3	67	4,440	4,493	Freehold		
166, Station Lane, Lapworth, Solihull, Warwickshire B94 6JJ	B94 6JJ	B94 6	09/04/2021	619,080	649,297	N	Semi-detached		3 to 4	136	4,552	4,774	Freehold		
127, Station Lane, Lapworth, Solihull, Warwickshire B94 6JH	B94 6JH	B94 6	06/03/2020	516,000	578,463	N	Detached		3 to 4	120	4,304	4,825	Freehold		
149, Station Lane, Lapworth, Solihull, Warwickshire B94 6JH	B94 6JH	B94 6	14/02/2020	620,000	687,008	N	Semi-detached			170	3,647	4,041	Freehold		
191, Station Lane, Lapworth, Solihull, Warwickshire B94 6JG	B94 6JG	B94 6	07/02/2020	1,005,000	1,146,988	N	Detached			221	4,548	5,190	Freehold		
High Noon, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JE	B94 6JE	B94 6	30/09/2021	755,500	765,386	N	Detached			140	5,396	5,467	Freehold		
Bell Cottage, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JD	B94 6JD	B94 6	28/04/2021	547,500	574,223	N	Semi-detached			137	3,996	4,191	Freehold		
Terets Lodge, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JA	B94 6JA	B94 6	22/01/2020	800,000	920,219	N	Detached		3	120	6,667	7,668	Freehold		
Mill House, Mill Lane, Lapworth, Solihull, Warwickshire B94 6HU	B94 6HU	B94 6	11/12/2020	2,000,000	2,165,567	N	Detached			469	4,264	4,617	Freehold		
91, Chessetts Wood Road, Lapworth, Solihull, Warwickshire B94 6EL	B94 6EL	B94 6	23/01/2020	1,925,000	2,214,276	N	Detached			603	3,192	3,672	Freehold		
8, Aylesbury Court, Aylesbury Road, Lapworth, Solihull, Warwickshire B94 6BE	B94 6BE	B94 6	30/09/2021	895,000	906,712	N	Detached			182	4,918	4,982	Freehold		
Lapworth Lodge, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6AY	B94 6AY	B94 6	28/09/2020	600,000	670,332	N	Detached		2 to 3	96	6,250	6,983	Freehold		
2, Drawbridge Cottages, Lapworth, Solihull, Warwickshire B94 6AP	B94 6AP	B94 6	25/11/2020	425,000	454,332	N	Semi-detached		3	103	4,126	4,411	Freehold		
		B94 6 Average										4,657			
		Grand Average										3,940			

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## Appendix 4 - Commercial rents and yields



Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/ Yr	Rent Type	Service	Rent PA	Use	Term
04/08/2020	04/10/2020	35A Park Ct	Leamington Spa	1st	241	37.34	Asking	IRI	8,998.94	Office	3 yrs
20/04/2020	20/04/2020	Clarence St	Leamington Spa	Unkwn	275	24.87	Achieved		6,839.25	Office	2 yrs
24/05/2021	24/05/2021	Harrison Way	Leamington Spa	2nd	21,815	23.50	Asking		512,652.50	Office	10 yrs
01/10/2020	12/10/2020	Old	Warwick	GRND	664	21.08	Achieved	FRI	13,997.12	Office	
02/08/2019	09/10/2019	Regent St	Leamington Spa	2nd	6,808	19.50	Effective	FRI	132,754.36	Office	7 yrs 1 mo
30/07/2019	30/07/2019	36 Hamilton Ter	Leamington Spa	GRND,1-2	2,596	19.26	Effective	FRI	49,998.83	Office	10 yrs
01/10/2019	01/10/2019	4 Pegasus Ct	Warwick	GRND	747	18.74	Asking	FRI	13,998.78	Office	
01/12/2020	01/12/2020	Olympus Ave	Warwick	2nd	2,896	18.65	Achieved		54,010.40	Office	
06/08/2019	06/08/2019	Athena Dr	Warwick	GRND	506	18.50	Asking		9,361.00	Office	
21/11/2019	21/12/2019	Artemis Dr	Warwick	GRND	4,196	18.49	Asking		77,584.04	Office	
17/01/2021	17/01/2021	Stoneleigh Park	Kenilworth	GRND	764	18.06	Achieved	FRI	13,797.84	Office	1 yr 9 mos
02/07/2019	01/08/2019	Holly Walk	Leamington Spa	GRND,1,MEZZ	2,010	18.03	Asking	FRI	36,240.30	Office	3 yrs
01/10/2019	05/11/2019	19 Coventry Rd	Leamington Spa	1st	955	17.80	Effective		16,998.80	Office	4 yrs
01/07/2019	01/07/2019	Old Sq	Warwick	1st	1,159	16.39	Asking		18,996.01	Office	
08/06/2020	08/07/2020	Edgehill Ln	Warwick	1st	990	16.11	Asking		15,948.90	Office	
28/03/2021	27/04/2021	44 Holly Walk	Leamington Spa	GRND	538	15.98	Asking	FRI	8,597.24	Office	3 yrs
02/09/2019	02/09/2019	Wellesbourne Rd	Warwick	GRND,1	1,593	15.69	Asking		24,994.17	Office	
05/11/2019	05/11/2019	Holly Walk	Leamington Spa	GRND	2,064	15.48	Asking		31,950.72	Office	
19/01/2021	18/02/2021	Cross Rd	Leamington Spa	GRND,1,MEZZ	973	15.36	Asking		14,945.28	Office	1 yr
14/08/2020	14/08/2020	15 Newbold St	Leamington Spa	GRND,1,MEZZ	1,471	15.30	Asking		22,506.30	Office	
01/09/2020	01/09/2020	3 Russell St	Leamington Spa	GRND,1	1,065	15.00	Achieved		15,975.00	Office	3 yrs
14/02/2020	14/03/2020	114A Regent St	Leamington Spa	1st	637	14.91	Effective	IRI	9,497.36	Office	3 yrs
07/09/2020	06/10/2020	Hareway Ln	Warwick	GRND,1	2,525	14.71	Achieved	FRI	37,142.75	Office	1 yr
04/12/2020	17/02/2021	Athena Dr	Warwick	GRND	1,487	14.63	Effective	FRI	21,756.02	Office	6 yrs
03/08/2020	04/08/2020	1 Highfield Ter	Leamington Spa	2nd	206	14.56	Effective		2,999.11	Office	6 mos
07/01/2020	07/01/2020	Olympus Ave	Warwick	GRND,1	3,183	14.13	Achieved	FRI	44,975.79	Office	5 yrs
28/03/2021	27/04/2021	44 Holly Walk	Leamington Spa	GRND	462	14.07	Asking	FRI	6,500.34	Office	3 yrs
15/10/2020	15/11/2020	Budbrooke Rd	Warwick	GRND	657	14.00	Effective	IRI	9,197.69	Office	3 yrs
01/04/2020	01/04/2020	Budbrooke Rd	Warwick	1st	962	14.00	Achieved	FRI	13,468.00	Office	5 yrs
05/05/2020	05/05/2020	85 Priory Rd	Kenilworth	GRND	743	13.45	Effective	FRI	9,993.26	Office	5 yrs
11/08/2020	11/08/2020	29 Portland St	Leamington Spa	GRND,1	794	13.22	Asking		10,496.68	Office	
24/08/2020	23/10/2020	144 Parade	Leamington Spa	2nd	390	12.82	Achieved	FRI	4,999.80	Office	3 yrs
26/06/2019	26/07/2019	Corunna Rd	Warwick	2nd	721	12.62	Effective		9,098.56	Office	
01/11/2020	01/11/2020	1B Dormer Pl	Leamington Spa	GRND,1-2	1,991	12.55	Asking		24,987.05	Office	5 yrs
28/08/2019	25/01/2020	Market	Warwick	2-3	27,215	12.50	Asking	FRI	340,187.50	Office	
01/11/2019	01/12/2019	Longbridge Farm	Warwick	GRND,1	974	12.32	Asking	IRI	11,999.68	Office	
13/11/2019	13/11/2019	48 Holly Walk	Leamington Spa	GRND	1,687	12.08	Asking		20,378.96	Office	
17/06/2019	27/07/2019	8 Tavistock St	Leamington Spa	1-2	2,781	12.05	Asking	FRI	33,511.05	Office	
15/07/2019	01/08/2019	Stoneleigh Abbey	Kenilworth	1st	1,010	12.00	Effective	FRI	12,119.95	Office	3 yrs
18/12/2019	17/01/2020	Lower Cape	Warwick	GRND,1	1,538	11.70	Asking		17,994.60	Office	
25/09/2019	25/09/2019	Fulbrook Ln	Warwick	GRND,1	2,296	11.54	Asking	IRO	26,495.84	Office	
25/06/2019	23/08/2019	14A Clarendon Ave	Leamington Spa	GRND	2,781	11.46	Effective		31,868.55	Office	6 yrs
27/04/2020	27/05/2020	144 Parade	Leamington Spa	1st	965	11.18	Effective	FRI	10,787.98	Office	3 yrs
08/06/2020	08/06/2020	1 Swan St	Warwick	1st	537	11.17	Achieved		5,998.29	Office	5 yrs
15/12/2020	17/02/2021	Budbrooke Rd	Warwick	2nd	1,046	11.01	Effective	IRI	11,516.13	Office	5 yrs
02/09/2020	02/10/2020	13 High St	Kenilworth	GRND	785	9.87	Effective		7,747.85	Office	3 yrs
24/06/2019	24/06/2019	42 Warwick St	Leamington Spa	GRND,1-2	4,275	8.89	Effective	FRI	38,004.47	Office	10 yrs
01/02/2020	06/02/2020	54 High St	Leamington Spa	LL	1,248	8.01	Asking	FRI	9,996.48	Office/Medical	5 yrs
22/01/2020	22/01/2020	61 Bedford St	Leamington Spa	GRND,1	962	7.80	Effective		7,503.47	Office	5 yrs
23/12/2019	23/12/2019	Common Ln	Kenilworth	GRND	1,008	5.95	Achieved		5,997.60	Office	3 yrs
25/07/2019	25/07/2019	7 Parade	Leamington Spa	GRND,1-3	8,396	5.36	Effective	FRI	45,002.33	Office	15 yrs
12/03/2020	12/03/2020	9-9A Althorpe St	Leamington Spa	GRND,1	2,380	5.04	Asking		11,995.20	Office	5 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term
19/06/2020	19/07/2020	9 Regent Pl	Leamington Spa	GRND	550	64.80	Effective		35,637.40	Retail	12 yrs
15/03/2021	15/03/2021	31 Regent Grv	Leamington Spa	GRND	157	63.38	Asking		9,950.66	Retail	5 yrs
28/09/2020	29/09/2020	Gufs Cliffe	Warwick	GRND	3,690	52.25	Effective		192,799.72	Retail	19 yrs
05/08/2019	05/08/2019	75-77 Parade	Leamington Spa	BSMT, GRND	437	51.83	Achieved	FRI	22,650.00	Retail	10 yrs
03/12/2020	03/01/2021	112 Regent St	Leamington Spa	GRND	389	50.13	Asking		19,500.00	Retail	6 yrs
07/09/2020	06/10/2020	17 Market Pl	Warwick	GRND	162	46.30	Asking		7,500.00	Retail	1 yr
02/09/2019	02/10/2019	17 Market Pl	Warwick	GRND	162	46.30	Achieved	FRI	7,500.00	Retail	3 yrs
07/11/2019	19/12/2019	4 Whiteheads Ct	Leamington Spa	GRND	1,626	46.13	Asking		75,000.00	Retail	10 yrs
11/12/2020	17/02/2021	6 Tavistock St	Leamington Spa	GRND	234	41.88	Effective	IRI	9,799.03	Retail	3 yrs
18/05/2021	18/05/2021	36 Smith St	Warwick	GRND	571	38.53	Asking		22,000.63	Retail	20 yrs
01/01/2021	01/01/2021	102 Regent St	Leamington Spa	GRND	464	34.48	Asking		15,998.72	Retail	
14/04/2021	14/05/2021	52 Parade	Leamington Spa	GRND	876	34.25	Achieved	FRI	30,000.00	Retail	5 yrs
29/07/2019	29/07/2019	Tachbrook Park Dr	Warwick	GRND	5,000	33.86	Effective		169,285.86	Retail	10 yrs 1 mo
01/09/2020	01/09/2020	6-6a New St	Warwick	GRND	304	32.89	Asking		9,998.56	Retail	
01/06/2020	12/07/2020	114-114a Regent St	Leamington Spa	GRND	437	32.04	Effective	FRI	13,999.57	Retail	5 yrs
02/09/2019	02/09/2019	47 Warwick Rd	Kenilworth	GRND	249	31.93	Effective	FRI	7,950.00	Retail	7 yrs
01/09/2019	01/09/2019	86 Regent St	Leamington Spa	GRND	1,273	31.42	Effective	FRI	40,000.00	Retail	10 yrs
29/10/2020	28/11/2020	121 Regent St	Leamington Spa	GRND	851	31.14	Asking		26,500.00	Retail	3 yrs
12/07/2019	12/07/2019	49 Smith St	Warwick	GRND	332	30.12	Effective	FRI	9,999.84	Retail	6 yrs
07/10/2019	16/02/2020	25 Coten Rd	Warwick	GRND	300	30.00	Asking		9,000.00	Retail	3 yrs
18/11/2019	18/11/2019	Upper Mall	Leamington Spa	1st	1,783	29.44	Asking		52,500.00	Retail	
17/03/2021	01/04/2021	123 Regent St	Leamington Spa	GRND	619	29.08	Achieved	FRI	18,000.00	Retail	2 yrs
19/08/2019	19/08/2019	10 Euston Pl	Leamington Spa	GRND	629	28.54	Effective	FRI	17,949.64	Retail	5 yrs
05/10/2020	05/10/2020	25 Park St	Leamington Spa	GRND	449	28.06	Achieved	FRI	12,600.00	Retail	6 yrs
28/11/2019	28/11/2019	110 Warwick St	Leamington Spa	GRND	979	27.58	Effective		26,999.90	Retail	10 yrs
21/11/2019	21/11/2019	42-44 Brook St	Warwick	GRND	724	26.93	Achieved		19,500.00	Retail	
02/07/2019	01/08/2019	2A Livery St	Leamington Spa	GRND	4,500	25.00	Asking	FRI	112,500.00	Retail	
23/03/2020	23/06/2020	19 Regent St	Leamington Spa	GRND	365	24.66	Achieved	FRI	9,000.00	Retail	5 yrs
17/06/2019	17/06/2019	107-109 Regent St	Leamington Spa	GRND, 1	2,688	24.33	Effective	FRI	65,397.49	Retail	10 yrs
07/06/2019	07/06/2019	43 Warwick Rd	Kenilworth	GRND	678	23.60	Achieved	FRI	16,000.00	Retail	4 yrs
10/06/2021	10/07/2021	39 Smith St	Warwick	GRND	322	23.29	Asking		7,500.00	Retail	1 yr
26/05/2020	12/07/2020	7 Augusta	Leamington Spa	GRND	490	22.28	Effective	FRI	10,917.98	Retail	5 yrs
01/09/2019	01/09/2019	44 Smith St	Warwick	GRND	296	21.96	Achieved		6,500.00	Retail	
14/10/2019	14/10/2019	11 High St	Warwick	GRND	2,578	21.85	Asking		56,323.00	Retail	
07/04/2021	07/05/2021	50 Regent St	Leamington Spa	GRND	809	21.63	Asking		17,500.00	Retail	
24/06/2019	24/06/2019	1 Swan St	Warwick	GRND	1,286	21.57	Effective	FRI	20,749.85	Retail	10 yrs
01/08/2020	01/08/2020	49 Abbey End	Kenilworth	GRND	985	21.32	Effective	FRI	21,000.00	Retail	10 yrs
27/02/2020	27/03/2020	10 The Holloway	Warwick	GRND	142	21.13	Asking		3,000.00	Retail	
15/07/2020	19/08/2020	53 Abbey End	Kenilworth	GRND	985	20.62	Effective	FRI	20,312.35	Retail	10 yrs
22/03/2021	07/05/2021	16-18 High St	Warwick	GRND	4,228	20.10	Asking		85,000.00	Retail	
23/10/2020	22/11/2020	64-66 Bath St	Leamington Spa	GRND	558	19.71	Asking		11,000.00	Retail	1 yr
11/11/2019	07/12/2019	4-6 Victoria Ter	Leamington Spa	GRND	1,427	19.66	Effective	IRI	28,049.39	Retail	10 yrs
28/09/2020	28/10/2020	38 Warwick St	Leamington Spa	GRND	1,291	19.36	Asking		25,000.00	Retail	
26/05/2021	25/06/2021	1 Caesar Rd	Kenilworth	GRND	1,130	19.25	Asking		21,750.00	Retail	1 yr
26/03/2021	25/04/2021	113-113A Warwick St	Leamington Spa	GRND	859	19.21	Asking		16,501.39	Retail	
01/11/2020	01/11/2020	1-2 Station Rd	Kenilworth	GRND	808	18.56	Asking		15,000.00	Retail	1 yr
20/12/2019	19/01/2020	29 Portland St	Leamington Spa	LL	437	18.31	Asking		8,000.00	Retail	
22/03/2021	22/03/2021	12-12a Swan St	Warwick	GRND	551	18.15	Asking		10,000.65	Retail	
01/08/2020	01/08/2020	1 Augusta Pl	Leamington Spa	GRND	677	17.73	Achieved		12,000.00	Retail	3 yrs
14/08/2019	13/09/2019	48 Brook St	Warwick	GRND	1,053	17.09	Asking	FRI	18,000.00	Retail	
01/03/2020	01/03/2020	17 Smith St	Warwick	GRND	583	16.30	Achieved		9,500.00	Retail	3 yrs
13/11/2020	17/02/2021	15 Dormer Pl	Leamington Spa	LL	1,200	16.25	Asking		19,500.00	Retail	12 yrs
20/05/2020	22/06/2020	34 Parade	Leamington Spa	GRND, 1	4,694	16.12	Effective		75,683.75	Retail	10 yrs
19/05/2020	19/06/2020	6-6a High St	Leamington Spa	GRND	1,128	15.96	Achieved		18,000.00	Retail	6 yrs
01/12/2020	01/12/2020	1A Clarendon Rd	Leamington Spa	GRND	3,394	14.73	Asking		50,000.00	Retail	1 yr
23/02/2021	23/02/2021	40 Brook St	Warwick	GRND	843	14.23	Achieved		12,000.00	Retail	
01/11/2020	01/11/2020	33-39 Regent Grv	Leamington Spa	GRND	3,170	14.20	Asking		45,014.00	Retail	15 yrs
01/03/2020	01/03/2020	20-24 Market Pl	Warwick	GRND	900	13.33	Achieved		12,000.00	Retail	4 yrs
01/07/2020	01/07/2020	13-17 Kenilworth St	Leamington Spa	GRND	1,955	11.76	Achieved		23,000.00	Retail	6 yrs
11/03/2020	25/03/2020	Market	Warwick	GRND, 1	2,730	10.52	Effective		28,725.31	Retail	15 yrs
01/09/2020	01/09/2020	42 Warwick Rd	Kenilworth	GRND	794	10.48	Effective	FRI	8,318.37	Retail	5 yrs
02/03/2021	03/03/2021	2 Victoria Ter	Leamington Spa	BSMT	3,010	9.97	Asking		30,009.70	Retail	10 yrs
31/10/2019	01/11/2019	128 Parade	Leamington Spa	GRND	2,800	9.95	Effective		27,859.00	Retail	20 yrs
15/08/2019	15/08/2019	100 Warwick St	Leamington Spa	GRND, 1-2	3,093	9.68	Effective	IRI	29,926.85	Retail	10 yrs
01/06/2020	01/06/2020	36 Shakespeare Ave	Warwick	GRND	539	9.28	Effective	FRI	5,000.00	Retail	3 yrs
14/06/2019	14/06/2019	75-77 Parade	Leamington Spa	BSMT, GRND	2,541	7.87	Effective	FRI	19,999.01	Retail	2 yrs
02/03/2021	01/04/2021	Talisman Sq	Kenilworth	1st	780	7.69	Asking		6,000.00	Retail	1 yr
03/09/2019	03/09/2019	Myton Rd	Leamington Spa	GRND	1,439	0.01	Achieved		20.84	Retail	

Sign Date	Start Date	Address	City	Floor	Total SF Lea	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term
04/12/2020	17/02/2021	Budbrooke Rd	Warwick	GRND	2,083	16.64	Effective		34,668.50	Industrial	5 yrs
09/03/2021	09/03/2021	Plato Close	Warwick	GRND	2,200	11.00	Asking		24,200.00	Industrial	1 yr
22/10/2020	22/10/2020	Plato Close	Warwick	GRND	2,225	11.00	Asking		24,475.00	Industrial	3 yrs
12/02/2021	12/03/2021	Cape Industrial Estate	Warwick	GRND	603	10.78	Effective	FRI	6,500.27	Industrial	5 yrs
15/12/2020	20/02/2021	Tachbrook Park	Warwick	GRND,1	1,624	10.44	Effective	FRI	16,954.05	Industrial	4 yrs
01/10/2020	31/10/2020	Neilston St	Leamington Spa	GRND	644	10.00	Asking		6,440.00	Industrial	3 yrs
05/03/2021	05/04/2021	9 Cattell Rd	Warwick	GRND	1,008	9.87	Effective	FRI	9,948.82	Industrial	3 yrs
16/10/2019	15/11/2019	Rigby Close	Warwick	GRND,MEZZ	691	9.77	Asking	FRI	6,751.07	Industrial	
13/11/2019	13/12/2019	12 Hurlbutt Rd	Warwick	GRND	1,042	9.60	Asking	FRI	10,003.20	Industrial	
18/03/2021	18/04/2021	Budbrooke Rd	Warwick	GRND	1,032	9.21	Achieved	FRI	9,504.72	Industrial	6 yrs
01/06/2020	17/07/2020	Bath Pl	Leamington Spa	GRND	1,039	9.14	Effective		9,496.30	Industrial	6 yrs
02/01/2020	22/01/2020	Neilston St	Leamington Spa	GRND	751	9.03	Effective		6,781.23	Industrial	2 yrs
01/08/2020	28/08/2020	Neilston St	Leamington Spa	GRND	1,170	9.00	Achieved		10,530.00	Industrial	10 yrs
01/06/2020	18/06/2020	Neilston St	Leamington Spa	GRND	638	9.00	Achieved		5,742.00	Industrial	3 yrs
02/01/2020	29/01/2020	Neilston St	Leamington Spa	GRND	644	9.00	Achieved		5,796.00	Industrial	3 yrs
19/07/2019	19/08/2019	Budbrooke Rd	Warwick	GRND	1,008	8.98	Effective		9,054.00	Industrial	4 yrs
23/09/2020	23/10/2020	1 Harris Rd	Warwick	GRND,1	2,744	8.21	Asking		22,528.24	Light Industrial	
28/01/2021	27/02/2021	Cape Rd	Warwick	GRND	2,916	8.06	Asking		23,502.96	Industrial	1 yr
01/06/2020	01/06/2020	Spa Park	Leamington Spa	GRND,1	40,000	8.00	Asking		320,000.00	Industrial	10 yrs
23/07/2019	23/07/2019	1 Queensway	Leamington Spa	GRND,1	24,700	7.89	Asking		194,883.00	Industrial	
13/10/2020	01/11/2020	Cotton Dr	Kenilworth	GRND	1,448	7.60	Effective		11,004.80	Industrial	5 yrs
01/06/2020	01/06/2020	Ramsey Rd	Leamington Spa	GRND,1	8,881	7.50	Asking		66,607.50	Industrial	
26/08/2019	01/11/2019	Warwick Byp	Warwick	GRND	25,536	7.50	Asking	FRI	191,520.00	Industrial	15 yrs
02/11/2020	01/04/2021	Harrison Way	Leamington Spa	GRND,1,MEZ	30,324	6.84	Asking		207,416.16	Industrial	
10/12/2020	10/12/2020	4B Berrington Rd	Leamington Spa	GRND	10,438	6.71	Asking		70,038.98	Industrial	5 yrs
20/06/2019	20/06/2019	Berrington Rd	Leamington Spa	GRND	6,555	6.38	Effective	FRI	41,817.52	Industrial	10 yrs
12/02/2021	12/04/2021	Rigby Close	Warwick	GRND,1	2,584	6.19	Asking		15,994.96	Industrial	4 yrs
28/10/2019	13/12/2019	Budbrooke Rd	Warwick	GRND,MEZZ	1,697	6.19	Achieved		10,504.43	Industrial	3 yrs
28/07/2020	28/07/2020	20 Caswell Rd	Leamington Spa	GRND,MEZZ	7,575	6.18	Effective		46,813.28	Industrial	10 yrs
12/11/2019	15/01/2020	11 Althorpe St	Leamington Spa	GRND	2,183	6.18	Achieved	FRI	13,490.94	Industrial	3 yrs
27/08/2020	27/09/2020	Cattell Rd	Warwick	GRND,1	3,112	6.06	Achieved		18,858.72	Industrial	5 yrs
21/10/2019	21/10/2019	Princes Dr	Kenilworth	GRND	1,862	6.04	Effective	FRI	11,246.12	Industrial	5 yrs
17/07/2020	15/09/2020	9A-9B Princes Dr	Kenilworth	GRND	5,530	5.27	Effective	FRI	29,142.12	Industrial	5 yrs
13/05/2020	15/08/2020	Common Ln	Kenilworth	GRND	1,640	4.76	Asking	IRO	7,806.40	Industrial	2 yrs 4 mos
01/08/2019	01/08/2019	Queensway	Leamington Spa	GRND,1	46,274	4.55	Asking		210,546.70	Industrial	5 yrs
01/03/2020	01/03/2020	23 Longfield Rd	Leamington Spa	GRND	3,305	4.54	Asking		15,004.70	Industrial	
12/07/2019	12/08/2019	3 Welton Rd	Warwick	GRND,1	15,335	4.53	Asking	FRI	69,467.55	Industrial	10 yrs
01/02/2020	25/05/2020	21 Hurlbutt Rd	Warwick	GRND,MEZZ	4,698	4.47	Achieved		21,000.06	Industrial	3 yrs
01/06/2020	01/07/2021	Long Itchington Rd	Leamington Spa	GRND,1	49,046	4.25	Asking		208,445.50	Industrial	3 yrs
08/12/2020	08/12/2020	Millers	Warwick	GRND	14,037	2.85	Asking		40,005.45	Light Industrial	
01/06/2020	01/07/2020	Long Itchington Rd	Leamington Spa	GRND	12,069	2.39	Asking		28,844.91	Industrial	3 yrs
04/05/2020	04/06/2020	Long Itchington Rd	Leamington Spa	GRND	11,944	2.39	Asking		28,546.16	Industrial	3 yrs
01/03/2020	01/03/2020	Leamington Rd	Leamington Spa	GRND,MEZZ	3,741	1.92	Achieved		7,182.72	Industrial	1 yr

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## Appendix 5 - BCIS costs

## £/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

**Last updated:** 15-Jan-2022 00:38

► Rebased to Warwick ( 99; sample 39 )

**Maximum age of results:** Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,109	255	624	911	1,322	4,217	96
Up to 500m2 GFA (20)	1,420	909	1,023	1,204	1,782	2,435	13
500 to 2000m2 GFA (20)	1,176	255	688	1,048	1,315	4,217	42
Over 2000m2 GFA (20)	942	459	548	768	1,041	2,392	41
282.1 Advance factories							
Generally (15)	964	455	787	933	1,160	1,575	22
Up to 500m2 GFA (15)	1,079	909	923	1,059	1,156	1,424	7
500 to 2000m2 GFA (15)	1,048	455	880	1,103	1,225	1,575	9
Over 2000m2 GFA (15)	705	530	565	693	818	933	6
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,268	491	767	1,185	1,589	2,435	20
Up to 500m2 GFA (20)	2,163	1,782	-	2,271	-	2,435	3
500 to 2000m2 GFA (20)	1,240	491	1,106	1,366	1,494	1,661	6
Over 2000m2 GFA (20)	1,040	513	701	812	1,264	2,392	11
282.2 Purpose built factories							
Generally (30)	1,215	255	638	1,041	1,552	4,217	79
Up to 500m2 GFA (30)	1,416	758	982	1,204	1,905	2,178	7
500 to 2000m2 GFA (30)	1,315	255	686	968	1,470	4,217	28
Over 2000m2 GFA (30)	1,119	338	611	1,047	1,510	2,222	44
282.22 Purpose built factories/Offices - mixed facilities (15)	936	468	771	941	1,034	1,652	23
284. Warehouses/stores							
Generally (15)	980	385	587	783	1,049	4,529	44
Up to 500m2 GFA (15)	1,881	648	963	1,340	2,365	4,529	7
500 to 2000m2 GFA (15)	894	458	659	804	1,014	1,562	17
Over 2000m2 GFA (15)	738	385	555	629	864	1,541	20
284.1 Advance warehouses/stores (15)	781	395	578	803	980	1,258	10
284.2 Purpose built warehouses/stores							



Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,044	385	609	783	1,165	4,529	32
Up to 500m2 GFA (15)	2,249	648	1,340	1,883	2,846	4,529	5
500 to 2000m2 GFA (15)	858	458	627	783	976	1,562	14
Over 2000m2 GFA (15)	782	385	574	679	929	1,541	13
284.5 Cold stores/refrigerated stores (25)	1,239	905	-	988	-	1,825	3
<b>320. Offices</b>							
Generally (15)	2,049	1,008	1,472	1,932	2,381	4,971	75
<b>Air-conditioned</b>							
Generally (15)	2,035	1,213	1,628	1,978	2,338	3,493	24
1-2 storey (15)	2,023	1,213	1,755	1,896	2,026	3,493	9
3-5 storey (15)	1,919	1,376	1,516	1,932	2,350	2,742	11
6 storey or above (20)	2,539	1,745	2,085	2,251	2,560	4,517	9
<b>Not air-conditioned</b>							
Generally (15)	2,030	1,008	1,423	1,903	2,499	3,397	34
1-2 storey (15)	2,073	1,175	1,455	1,903	2,568	3,247	16
3-5 storey (15)	1,981	1,008	1,421	1,826	2,462	3,397	16
6 storey or above (20)	2,407	1,864	-	2,493	-	2,780	4
342. Shopping centres (30)	1,466	1,119	-	1,448	-	1,833	3
<b>344. Hypermarkets, supermarkets</b>							
Generally (30)	1,639	671	1,138	1,462	2,215	2,858	29
Up to 1000m2 (30)	2,097	1,473	-	-	-	2,720	2
1000 to 7000m2 GFA (30)	1,625	671	1,042	1,448	2,221	2,858	24
7000 to 15000m2 (30)	1,385	-	-	-	-	-	1
Over 15000m2 GFA (30)	1,810	-	-	-	-	-	1
810. Housing, mixed developments (15)	1,339	733	1,173	1,300	1,458	3,041	1218
<b>810.1 Estate housing</b>							
Generally (15)	1,335	646	1,138	1,287	1,458	4,631	1491
Single storey (15)	1,501	854	1,277	1,452	1,670	4,631	244
2-storey (15)	1,290	646	1,123	1,255	1,410	2,816	1150
3-storey (15)	1,379	837	1,108	1,319	1,547	2,754	92
4-storey or above (15)	2,816	1,372	2,247	2,509	3,773	4,176	5
810.11 Estate housing detached (15)	1,728	995	1,305	1,473	1,740	4,631	21
<b>810.12 Estate housing semi detached</b>							
Generally (15)	1,332	790	1,147	1,300	1,462	2,465	353
Single storey (15)	1,486	987	1,290	1,464	1,641	2,465	73
2-storey (15)	1,293	790	1,140	1,266	1,415	2,253	267

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
3-storey (15)	1,269	948	1,011	1,253	1,372	1,936	13
<b>810.13 Estate housing terraced</b>							
Generally (15)	1,377	837	1,123	1,305	1,514	4,176	275
Single storey (15)	1,547	1,023	1,317	1,458	1,780	2,167	25
2-storey (15)	1,325	840	1,121	1,265	1,456	2,816	205
3-storey (15)	1,405	837	1,101	1,304	1,583	2,754	43
4-storey or above (10)	3,975	3,773	-	-	-	4,176	2
<b>816. Flats (apartments)</b>							
Generally (15)	1,575	778	1,310	1,500	1,773	5,428	851
1-2 storey (15)	1,494	925	1,273	1,428	1,674	2,678	194
3-5 storey (15)	1,552	778	1,303	1,485	1,759	3,287	557
6 storey or above (15)	1,869	1,153	1,542	1,753	1,994	5,428	97
852. Hotels (15)	2,230	1,232	1,792	2,144	2,758	3,211	16

## Appendix 6 - Bioregional Energy and Sustainability Policy Review



# Warwick DC Zero Carbon DPD

## Energy and Sustainability policy review

Rev: 05 - updated 26<sup>th</sup> April 2022

### Introduction

**This document’s purpose is to support and justify iteration of policy in the emerging Development Plan Document (DPD) that seeks to deliver net zero carbon buildings in Warwick.**

It is drafted by Bioregional on behalf of Warwick District Council. Bioregional was originally appointed to help respond to consultation feedback on the initial draft net zero carbon DPD and to consult on subsequent revisions to the wording of policies within that DPD.

In the process of responding to consultation feedback, and drawing insight from previous experience in effective plan policy for carbon reductions, it became apparent that the DPD would benefit from the following elements in order to be more effective in making development compatible with a net zero carbon future:

- **Stronger and clearer requirements for the application of the energy hierarchy**, including mandatory minimum improvements to energy efficiency, low carbon heat and possibly renewable energy on site before the developer can resort to offsetting the remainder of carbon emissions
- **Clearer and more effective requirements for steps to reduce the energy performance gap** (the difference between a building’s predicted energy use, and its actual energy use when completed) and to verify the completed building’s energy performance
- **Detail on calculation, price and use of carbon offsetting** if buildings cannot be net zero carbon on site
- **New policy to address embodied carbon considerations**
- **New policy** on the benefits of, and requirements for, energy and carbon improvements in planning applications that involve **existing buildings**
- **Evidence to justify the effectiveness and feasibility** of the above requirements.

All of the above policy areas have precedents in existing adopted local plans in other local authority areas. These precedents demonstrate that it is acceptable to planning inspectors to impose such requirements in the pursuit of fulfilling the local planning authority’s duty to secure carbon reductions (subject to viability specific to the local area). The successful implementation of the precedent policies in other local areas (often for many years) also evidences that it is feasible for the development industry to fulfil those requirements.

This document therefore collates information on the following:

- How similar plan policy requirements are typically structured and implemented in a variety of existing local plans, and why these are effective
- How the requirements were set and justified in other local plans – thus forming a proxy evidence base for their applicability in Warwick unless specific local factors can be identified to show that they would not be applicable in Warwick.

## Why do we need local plan policies for net zero carbon buildings?

At national level, in 2019 the UK Government declared a climate emergency and updated the legally binding carbon reduction goal for 2050 enshrined in the Climate Change Act 2008. The new goal for 2050 is for the UK to achieve net zero carbon status, rather than the original goal of an 80% reduction on the carbon emissions of 1990. The Act also comes with interim 5-yearly carbon budgets that are periodically devised by the independent Committee on Climate Change and then passed into law by Parliament.

The UK is also a signatory to the international Paris Agreement 2015, brokered via the United Nations. This commits all signatories to ensure global average temperatures do not rise by more than 2°Celsius on pre-industrial levels, and to pursue a limit of 1.5°C. This would require very fast and drastic cuts to global carbon emissions, as there is a [limited 'carbon budget'](#)<sup>1</sup> to be emitted before the 1.5C and 2C limits will be reached – and a rise of 1 °C has already happened. The Paris Agreement also commits that the extent of each country's carbon reductions is related to wealth and technological ability. As a rich and technologically advanced country, the UK is responsible for faster and deeper cuts. Given the [speed and scale of carbon cuts](#)<sup>2</sup> needed in existing buildings, transport and other energy use, we cannot afford for new buildings to add to the burden. Neither current nor incoming building regulations (2013 and 2021 respectively) will deliver sufficient carbon reductions to achieve this. Even the Future Homes Standard and Future Buildings Standard (building regulations from 2025) will not guarantee that buildings are net zero carbon from first operation, and although it will implement some improvements to energy efficiency, these are not to the maximum extent that the construction industry is already capable of achieving.

Recognising such pressing issues, Warwick District Council declared a climate emergency in 2019, and in 2021 it adopted some [shared ambitions](#)<sup>3</sup> with Stratford-on-Avon DC. These ambitions include:

1. By 2025, the councils themselves to be net zero carbon (and contracted services by 2030)
2. By 2030, the whole of South Warwickshire to have carbon emissions 55% lower than in 2017, and have a plan to achieve net zero carbon by 2050
3. By 2050, enable South Warwickshire's environment and communities to be ready to adapt to a future climate in which the global temperature rises by 3°C by the end of the century.

Subsequently, Warwick DC has agreed a Climate Change Action Programme (CCAP) to build momentum towards those ambitions. The plan for Ambition 2 is here: [Document.ashx \(warwickdc.gov.uk\)](#)<sup>4</sup>. Two key pieces of local analysis have shaped the Ambitions and CCAP:

- 1) [Warwick Climate Change People's Inquiry](#) (Citizens Jury) which met during 2020 and 2021. The Inquiry's recommendations and Council response is [available here](#)<sup>5</sup>. Recommendation 2 (the second highest ranked proposal out of a total of 36 proposals) was for all new buildings to be carbon neutral in construction and use, while recommendation 7 was to refuse all planning applications that fail to achieve net zero carbon (albeit the Council takes the view that it cannot support the latter at present). Also relevant is recommendation 4, council finance for recapture of carbon using planting.
- 2) [A report](#)<sup>6</sup> by specialist carbon pathways consultant [Anthesis](#), which looks at Warwick District's carbon emissions drawing on data from the nationally recognised [SCATTER Tool](#). (SCATTER aligns with the required carbon reductions to fulfil the Paris Agreement and follows the globally best-recognised carbon reporting methodology). This generated the target of 55% reduction by 2030.

<sup>1</sup>IPCC Special Report on impacts of global warming [Global Warming of 1.5 °C — \(ipcc.ch\)](#)

<sup>2</sup>Setting Climate Commitments for Warwick: [Local and Regional Implications of the UN Paris Agreement on Climate Change](#)

<sup>3</sup> [Warwick and Stratford-on-Avon DC Shared ambition on climate change](#)

<sup>4</sup> [Ambition 2: Low Carbon South Warwickshire 2030](#)

## Findings from specialist analysis of Warwick's carbon emissions (Anthesis, 2021)

### Domestic Buildings

- Excluding embodied carbon, residential buildings are responsible for 21.7% of carbon emissions across Warwick District (approx. 273,000 tonnes of carbon dioxide equivalent tCO<sub>2</sub>e per year)
- Part of achieving the necessary 55% overall reduction in district emissions is that emissions from domestic buildings must fall by an assumed 58%
- Achieving this ambition assumes new homes will be built to higher standards of carbon reduction than national building regulations (Anthesis assumed Passivhaus standard as the ideal)
- To achieve the above carbon reductions from domestic buildings, Anthesis recommends a range of actions including improving performance of new buildings. These interventions do not constitute an action plan, but do provide some broad possibilities that are within the Council's control.
- Retrofit is also a crucial part of achieving the targeted emissions reductions: 47% of buildings (including existing stock) would need to be electrically heated by 2030, i.e. no longer using gas heating (ideally heat pumps) – and Warwick should aim to be achieving deep energy retrofits of 18,800 existing homes per year by 2030 (a range of measures achieving an 83% reduction in energy demand) and 'medium energy retrofits' (a 66% energy demand reduction) of 2,300 homes/year
- The Council has adopted a Climate Change Action Programme to progress towards reduction in emissions from domestic buildings. Adopting the net zero carbon DPD is an important element in this.

Based on the above, Warwick District Council notes that:

- Around 10,000 new dwellings are expected to be built in the district before 2030
- A new-build home in Warwick causes an estimated 1.6 tonnes of CO<sub>2</sub> per year<sup>7</sup> from regulated energy (permanent uses e.g. heat, light, ventilation), [plus](#)<sup>8</sup> at least a further ~63% due to unexpected errors in building performance, and unregulated energy (total 2.608 tCO<sub>2</sub>).
- The new homes could therefore add 26,080 tCO<sub>2</sub> to the district's annual emissions unless carbon reduction measures are required through planning. By applying onsite carbon reduction requirements and local carbon offsetting, the DPD therefore has the potential to reduce carbon emissions in the district by up to 26,080tCO<sub>2</sub> per year.

### Non-domestic Buildings

- Non-domestic buildings cause 20.1% of emissions in Warwick District (252,000 tCO<sub>2</sub>e /year)
- The Council is committed to reducing the district's carbon emissions by 55% by 2030
- Part of achieving this will require emissions from non-domestic buildings to fall by 38%
- This would need new nondomestic buildings to be built to better carbon standards than national building regulation, and retrofit of existing ones (e.g. 39% shifted to all-electric heating by 2030)
- Given the more varied energy needs of non-domestic buildings and the less certain amount of new non-domestic construction, it is difficult to estimate the amount of carbon the DPD could save
- Anthesis recommends various actions including improving performance of new nondomestic buildings. These are not an action plan, but provide some possibilities within the Council's control.

Anthesis' identifies that an overall reduction of 55% in Warwick's carbon emissions can and should be achieved by 2030. The Council has committed to this and adopted a Climate Change Action Programme to progress towards the reduction in carbon emissions from buildings. Adopting the DPD is a key part of this.

**The following sections of this report lay out the recommended ways in which the Net Zero Carbon DPD policies could be made more effective and justifiable in order to help achieve the above aims.**

<sup>5</sup> [Warwick District People's Inquiry into Climate Change - WDC response and recommendations](#)

<sup>6</sup> [Warwick & Stratford-on-Avon District Councils – South Warwickshire Climate Action Support](#)

<sup>7</sup> Average all homes, all quarters since 2013 (when current building regulations on carbon were introduced). [MHCLG Live EPC Tables, NB7](#)

<sup>8</sup> Study of the energy performance gap in UK low energy housing. [ECEE.org](#)



## 1. Minimum improvements per stage of the energy hierarchy

The energy hierarchy is the principle that certain first steps should be taken to reduce energy use and carbon emissions, before other steps are taken, in order to get the best overall long-term outcome.

The energy hierarchy is usually expressed as follows:

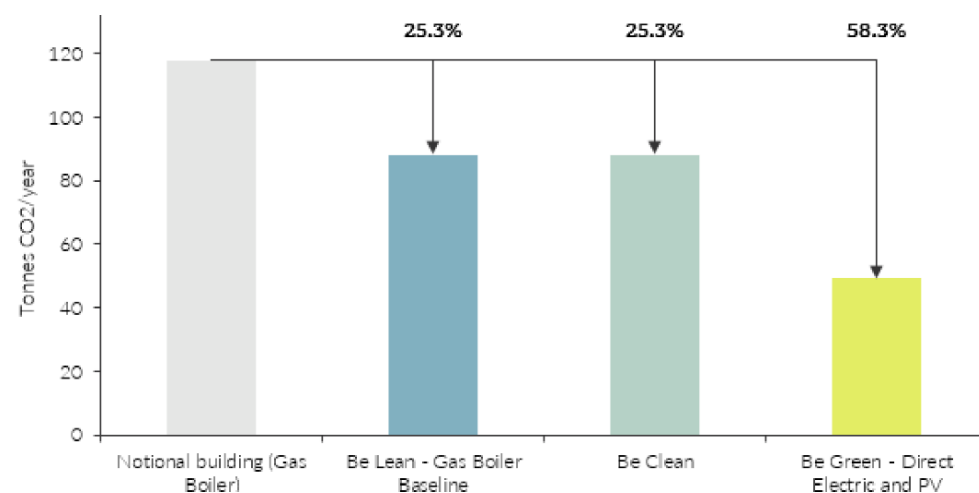
1. Reduce energy demand (also known as ‘be lean’)
2. Supply energy efficiently (also known as ‘be clean’)
3. Supply renewable energy (also known as ‘be green’).

The logic is that if energy demand is minimised first, this reduces not only the burden that the new building places on our limited fuel and energy resources, but also the amount of new equipment needed to generate and distribute energy to meet that demand. This reduces the amount of energy, materials, carbon and cost involved in producing and installing that equipment (and saves ongoing energy bill costs for occupants).

A policy requiring specific minimum improvements in each stage of the energy hierarchy makes the developer demonstrate that they have really applied the energy hierarchy before resorting to offsets to reach zero carbon. Local plans usually express this as a requirement for the developer to show that they have made a minimum percentage improvement in the building’s carbon emissions rate through measures taken at each stage. For example<sup>9</sup>, a 10% reduction to be achieved by reducing energy demand; a 5% reduction by supplying energy efficiently, and a 20% reduction achieved by adding renewable energy. These figures sit within a wider requirement for an overall percentage reduction in carbon emissions from all measures.

In precedent local plan policies, these reductions are made against a baseline carbon emissions rate set by the current building regulations (Part L 2013 target emissions rate, ‘TER’). The percentages could be set according to demonstrable industry best practice, or future new standards announced by government, or they could echo other existing local plans which can be presumed feasible having been inspected and adopted.

Policy compliance is demonstrated in an energy statement submitted with the planning application. An example below is from the real energy statement for a recent application in Cambridge for a block of flats that firstly achieves a 25.3% emissions reduction by upgrading building fabric to a level close to the Future Homes Standard. It then reaches a total 58.3% reduction by changing gas boilers to direct electric heating and adding solar panels. No savings are achieved at ‘be clean’ stage as no local heat network was present.



<sup>9</sup> These percentage figures are illustrative only, but are within a reasonable range of achievable reductions

The required reduction percentages against the building regulations baseline would need to be adjusted to reflect imminent changes to Part L of the building regulations (which will happen in mid-2022 and 2025).

Alternatively, requirements under Step 3 can instead be expressed as ‘include enough renewable energy generation on site to meet a certain % of the building’s own energy demand’ (rather than a *reduction in emissions*). This is known as a ‘Merton Rule’. This can apply to regulated energy only (i.e. permanent energy uses such as heat, light, ventilation, hot water, fans, pumps) but sometimes covers unregulated energy too (plugin appliances). This is enabled by powers granted to local authorities by the Planning & Energy Act 2008.

Some local authorities break down the steps further. These breakdowns have variously included:

1. Reduce energy demand by:
  - 1.1. Optimising the building’s form (for compactness – reducing the surface area through which heat can be lost) and orientation and glazing (to get free light and warmth from the sun)
  - 1.2. Upgrade the fabric of the building (so it is better insulated in walls, roofs, floors, windows)
  - 1.3. Improving air tightness (to avoid heat leaks) and using energy-efficient ventilation (which can either be passive by opening windows, or mechanical with heat recovery)
  - 1.4. Use efficient building services (ventilation, space and water heating, lighting, cooling)
  - 1.5. Managing demand to reduce peaks, such as with energy storage or smart controls.
2. Supply energy efficiently – usually this covers one or more of the following:
  - 2.1. Exploiting locally available waste heat sources
  - 2.2. Connecting to an existing heat distribution network that is able to achieve economies of scale from the heat supply that it uses (if there is such a network present).
3. Meet the energy requirements with renewable energy:
  - 3.1. Add renewables on site to meet as much as possible of the building’s energy demand, which can also include energy storage (batteries or thermal stores) to bridge the time gap between renewable energy is generated and when it is needed for use
  - 3.2. Use renewable energy supply from off-site to meet any remaining energy demand.

We have not found any local plan precedents that break down the required percentage carbon reductions across these finer-scale measures – presumably because not all measures are applicable to every site, and because this could introduce unnecessary complexity and inflexibility. The fine-grained steps are intended more as guidance for the developer, who can show compliance through narrative in their energy statement.

The pages overleaf explore how specific percentages have been set and justified in other local plans. However: even without in-depth local analysis, it is justified and feasible to require a certain amount of on-site carbon reductions before letting developers meet the net zero carbon requirement by offsetting. The key evidence is that the government’s Future Homes Standard consultation response notes a **31% reduction** in carbon emissions (compared to the current Part L baseline) is **already feasible and viable on a national scale** (via a mix of energy efficiency and renewable energy onsite). Government confirmed on 19/01/2021 that this 31% improvement will be enforced in building regulations in 2022, perhaps before the Warwick DPD.

Crucially: We should not be designing and building homes that will need retrofitting later to be fit for the UK’s legally binding net zero carbon future. Analysis by expert quantity surveyors Currie & Brown (on behalf of the Committee on Climate Change) found that retrofitting a house with the necessary insulation and low carbon heating (to be fit for a net zero carbon future) is **five times more expensive** than simply building to those standards in the first place. There is no reason why such an inflated cost should be borne by homeowners when it is much easier, feasible and viable to include such measures in construction today.



Recommended draft policy wording for overarching net zero carbon policy and energy hierarchy (NZC1)

Policy NZC1: Achieving Net Zero Carbon Development

- "New development should achieve net zero operational regulated carbon emissions by implementing the energy hierarchy. To demonstrate application of the energy hierarchy, developments must submit an Energy Statement as follows:
  - In homes, a minimum 63% reduction in carbon emissions is achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2)
  - In nondomestic buildings, achieve at least a 35% reduction in carbon emissions through on-site measures compared to the rate set by Building Regulations 2013 (or equivalent percentage reduction on Building Regulations 2021)
  - In all new buildings, demonstrate use of the energy hierarchy through compliance with the energy efficiency and renewable energy provisions set by other policies within this DPD (policy NZC2(A) & (B)) and by presenting the carbon savings achieved across each step of the energy hierarchy (demand reduction, efficient supply, renewable and other low-carbon technology).
- ... unless demonstrably unviable (shown through open-book accounting) or demonstrably unfeasible due to site-specific issues. Where full compliance is not feasible/viable, proposals must pursue carbon reductions to the greatest extent feasible and viable, and must still submit an energy statement demonstrating this. Where there are such constraints, proposals are expected to implement fabric energy efficiency and low carbon heating (not gas) before moving on to renewable electricity generation or offsetting.
- This carbon reduction should be calculated using the most up-to-date version of SAP or SBEM as applicable to building type. The developer must also show that the three steps the energy hierarchy have been considered holistically ..."  
[continue with existing draft DPD wording thereafter]
- The achievement of required carbon reductions will be set as a condition, which will be discharged on provision of as-built SAP calculations identical to those submitted to Building Control for legal compliance.
- "The requirement for a demonstrable onsite 63% reduction on building regulations Part L 2021 will be waived if the development can be demonstrated to meet the Passivhaus standard with accompanying PHPP calculations submitted within the energy statement, and does not use fossil fuels on site including gas. A condition will be applied that the finished building must be shown to meet this standard. If the completed building fails to meet the conditioned standard, the developer must take reasonable remediation measures to still meet the 63% reduction on Part L 2021 based on BRUKL data for the completed building."
- "New development will be expected to offset all remaining carbon emissions (over the course of 30 years) to zero in accordance with policy NZC2(D). Offsetting will only be considered an acceptable solution to net zero carbon requirements after the initial above reductions are achieved via on-site measures (and near-site renewables) unless the onsite reduction is demonstrably unfeasible or unviable."
- Supporting text should explain how the percentage was set (e.g. to reflect the national Future Homes Standard).

TOTAL minimum carbon reduction on Part L 2013 through onsite measures	Justification
Recommended option: 75% (in homes)  (Equivalent: 63% reduction on Part L 2021 with SAP10.2)	Approximate percentage carbon reduction estimated (BEIS) to be delivered by the incoming Future Homes Standard uplift to building regulations, which will be in force nationally from 2025.  Demonstrably feasible in Warwick through local case study <a href="#">Gallows Hill council housing scheme</a> (77-80% reduction on Part L 2013).  By the time this policy is in place, Part L 2021 (with SAP10.2) will be in force for building control purposes. To avoid requiring developers to make two calculations (one for Part L 2013/SAP2012, and one for Part L 2021/SAP10.2), and to ensure the policy remains enforceable, it makes sense to set Part L 2021 as the baseline.  Using a compound percentage based on government statements about the carbon reductions that will be achieved in 2021 and 2025 compared to 2013: <ul style="list-style-type: none"><li>• If Part L 2021 is a 31% reduction on Part L 2013,</li><li>• and the Future Homes Standard is a 75% reduction on Part L 2013,</li><li>• then the FHS is a 63.8% reduction on Part L 2021.</li><li>• Rounded down to 63% so as not to exceed the requirements of the Future Homes Standard and thus remain within the national policy approach.</li></ul>
41% in major residential proposals	Demonstrably feasible, representing the average total emissions reduction in recent Milton Keynes applications based on BRUKL analysis (see precedent).  Not recommended because it is based on existing standard best practice, and therefore it will not deliver much difference on carbon and energy (certainly insufficient to align with WDC's overarching carbon targets or national commitment to Paris Agreement).
Recommended option for non-residential 35% in all major development	This precedent, delivering 35% reduction on part L for all major developments from the London Plan (a different context) has been demonstrably feasible for several years prior to the adoption of the plan; 2013-2017)
Custom % reflecting typical existing best practice in Warwick	BRUKL/SAP analysis of recent successful applications in Warwick DC (energy statements, or building control) thus demonstrably feasible locally. Not recommended because it will not deliver much difference on carbon and energy savings compared to existing standard best practice, therefore insufficient to deliver the required carbon savings to meet climate commitments at local or national levels.
Custom % reflecting Passivhaus assumptions in South Warwickshire climate action plan evidence base	Anthesis/SCATTER report is the source of the 2030 55% reduction target for overall emissions, adopted by Warwick DC Climate Change Action Program. SCATTER reflects carbon budget for the Paris Agreement & overall net zero carbon transition. This would require an energy specialist to model how Passivhaus standard would translate into savings on Building Regulations 2013 for new builds in Warwick, as Passivhaus and Part L/SAP work very differently. Additionally the <a href="#">NPPF para. 154</a> requires local requirements for the sustainability of buildings to reflect the Government's policy for national technical standards i.e. Future Homes Standard. Not recommended for this DPD due to the required timeline for adoption.



## Reducing Energy Demand / Improving Energy Efficiency

In order to achieve the UK Government’s target of net zero carbon by 2050, we must reduce our total energy consumption as well as meeting the remaining energy demand with expanded renewable generation. In the country’s transition to net zero carbon, increased demand will be placed on the electricity grid as fuel sources are switched to electricity (e.g. electrification of heat in existing buildings as well as new buildings, and EV charging). Upgrading the electricity grid and expanding renewable generation is already a huge but necessary challenge, involving a great deal of national cost and embodied carbon to produce that infrastructure. It is therefore vital to minimise the additional burden that new buildings place on our energy infrastructure.

Improving the energy efficiency of new homes (minimising their energy demand) is a very cost-effective way to minimise the new infrastructure that will be required to support them in a future zero-carbon energy system. New homes should therefore target reductions in energy demand to reduce the amount of total energy that must be supplied, both from the electricity grid and from other renewable energy sources. Put simply, optimising the efficiency of the building fabric is the starting point for the whole net zero journey.

As previously mentioned, it is crucial to minimise carbon emissions from new homes if the Government's net zero emission target is to be met. Given the urgency and the timing of the DPD we think that a thermal performance target exceeding current national standards should be explored and implemented.

It is critical to set higher fabric energy efficiency standards to ensure buildings do not need to be retrofitted expensively at a later date (e.g. if the Government proceeds with the recent Committee on Climate Change proposal that no home should be able to be sold unless it reaches EPC Band C by 2028). Fabric efficiency (insulation and airtightness) is particularly pertinent for housing schemes that use heat pumps and MVHR, as these will require highly insulated and draught-proofed buildings to operate efficiently. The previously [referenced](#) costs report also found that if a very high of thermal efficiency is reached, the whole construction can become more cost-effective because the developer can then save money on smaller-sized heating systems (pipes, radiators, heat pumps, etc.).

A further final justification for including a minimum improvement on energy efficiency is that it helps with the social needs of affordable living, fuel poverty and healthy homes. An energy-efficient home saves energy bill costs for the home occupiers and also often helps make the home interior more comfortable and conducive to good health (warmer, less draughty, and with less condensation on cold spots on walls or windows thus reducing the chance of respiratory harm from mould growth).

### How can we set and justify requirements for improvement at the *energy efficiency* stage of the hierarchy?

The [Planning and Energy Act 2008](#) grants Local Planning Authorities the power to require “energy efficiency standards that exceed the energy requirements of building regulations”. It defines “energy efficiency requirements” as standards that are endorsed by national regulations, national policies, or guidance issued by the secretary of state. It defines ‘energy requirements’ as regulated energy only (the energy affected by Part L of building regulations – this does not include plug-in appliances).

**Precedent** adopted plans generally require a **carbon saving to be achieved through energy efficiency** ranging from circa 5-15% against the emissions rate set by Building Regulations Part L 2013. In the precedents we have examined, these percentages were set according to the typical ‘best practice’ already being achieved in recent local new developments, based on energy statements submitted with proposals.

An **alternative** would be a percentage improvement on the ‘**Target fabric energy efficiency**’ (TFEE) set by Part L and SAP. This TFEE limits how much energy per m<sup>2</sup> that a home should need, which varies depending on the shape, location and orientation of the building. New homes must not exceed the TFEE as a basic legal requirement. An improvement on the TFEE would demonstrate effort at this stage of energy hierarchy.

### Justifying local plan energy efficiency requirements

The first precedent we are aware of is the **New London Plan**. A [topic paper](#) on energy efficiency (within the [New London Plan evidence base](#)) explains the evidence that justified how this was set.

London’s requirement for a total 35% reduction in carbon emissions in major developments had been in place since 2013. However, the Greater London Authority (GLA) knew that not much of this was currently being delivered through energy demand reduction (instead, developers were showing the reduction through energy supply, expedited by grid carbon reductions). In 2017 the GLA commissioned engineers Buro Happold to [study](#) the carbon savings achieved through energy efficiency across major developments’ energy statements submitted to the GLA in 2013-2017 to understand what was already possible with best practice. It found that:

- The **average** carbon saving achieved from energy efficiency alone was only 3.5% (in homes), 11.6% (in non-residential) or 6.3% (in mixed-use schemes) – this evidenced a need to raise the ambition
  - But much **higher performance was achieved in many cases** (37% of new home projects achieved at least a 5% reduction, and 13% achieved a 10% reduction)
- For **homes**, the following achievements were possible and could be considered for target-setting:
  - a target of **5% reduction was generally achievable** without significant technical changes
  - a target of **10% was technically achievable** and would help lock in long-term carbon reductions, rather than relying on shorter-life heat generation technologies
- For **non-domestic** buildings, a target of **15% is technically achievable** in many cases, but there is **significant variance** across non-domestic building types.

Engineers AECOM were then commissioned to conduct a detailed evaluation of the implications of achieving an energy efficiency target of this sort for a set of typical domestic and nondomestic development types. For each development type, AECOM explored what savings could be reasonably made through fabric, energy services, and a combination of the two. It found that:

- For **homes**, energy efficiency carbon savings of **10% could be achieved in all three development types simply with the then-current best practice**, except in tall buildings with a lot of glazing which might need to be triple-glazed to achieve the 10% target
- In **non-domestic schemes**, a **15% target was easily achieved by air-conditioned offices**, while a school would fall just short of the target. Hotels fell significantly short of the target, due to hot water.
- Viability testing found that the costs of achieving the **10% (domestic)** and **15% (nondomestic)** via energy efficiency measures alone were **viable for most development** types in London.

The New London Plan therefore adopts these 10% and 15% targets. Flexibility is maintained in that the topic paper states “The GLA will consider this on a **case-by-case basis in particular for specific non-domestic typologies**, like hotels, that can clearly demonstrate how and why this target cannot be met” – and that greater reductions will be expected in typologies that should be able to achieve it, e.g. offices.

London [energy guidance](#) requires that the carbon savings at the energy efficiency stage are calculated “excluding the proposed heating system and renewable energy”. This means the energy savings achieved by fabric, efficient lighting and other efficient services will be clearly revealed – and that the developer cannot conceal an inefficient ‘leaky’ building just by including low-carbon heat or renewables.

Recognising that the London setting is different to other regions, a non-London precedent is explored next.





Milton Keynes Local Plan (adopted 2019) includes a requirement for a reduction of **19% on the building regulations carbon emission rate**, followed by a **further reduction of 20% through the use of renewable energy** and low/zero carbon technologies.

The latter 20% would fall under step 3 of the energy hierarchy (‘be green’), implying that the **first 19% must be achieved through the first two steps of the hierarchy (reducing energy demand, and supplying energy efficiently)**<sup>10</sup>. Milton Keynes [draft Sustainable Construction Supplementary Planning Document 2020](#) explains why the overall requirement is considered to be feasible:

“We do not anticipate that the requirement to exceed the TER<sup>11</sup> by 19% will be unduly onerous for developers, as our analysis of BRUKL<sup>12</sup> data for consented schemes in Milton Keynes indicates that on average an improvement of 41% over the TER is already being achieved at the design stage.”

The SPD does not clarify the period of planning application years within which 41% was the average achievement. It also refrains from explaining how that average 41% reduction was split across energy efficiency measures, and renewable/low-carbon energy measures. Therefore it remains unspecified exactly how the split of 19% and 20% were set (at least in the documents where we might expect this evidence to appear<sup>13</sup>) - but it is likely that the different percentages for two different parts of the energy hierarchy might reflect an overall pattern identified in Milton Keynes’ aforementioned BRUKL analysis.

The Milton Keynes whole-plan viability testing study did not differentiate between the costs of energy efficiency and renewables. Instead it applied a blanket £cost per m<sup>2</sup> of development to cover the overall policy requirements on carbon, plus an average cost for offsetting (presumably based on experience from MK’s longstanding requirements for carbon offset payments by new development). It found that with the full suite of local plan policies (including carbon policies), **most residential development types in Milton Keynes will remain viable** and many have a significant cushion above the viability threshold.

The overall viability picture for non-residential development types was more mixed, reflecting not only the policies in the MK Plan but general economic conditions across the borough and England: large-scale office developments were viable and were coming forward, whereas smaller non-residential developments and industrial schemes were not. Schemes that were coming forward were usually existing businesses seeking to expand or relocate, not property developers seeking to make a return. As a final point, the MK viability study also notes that “building to higher standards that result in lower running costs does result in higher values”<sup>14</sup>.

How can our energy efficiency policy remain effective after changes to building regulations?

By the time the Warwick DPD is adopted, the new “Part L 2021/22” of the Building Regulations will apply. This includes improvements to fabric which will change the ‘target fabric energy efficiency’ that all new homes must legally achieve. Part L 2021 will also come with a new version of SAP (SAP10.2) for homes which will apply much lower carbon factors to electricity. If we set our requirement as a carbon % reduction on Part L 2013 borrowed from existing local plan precedents, developers may be able to ‘comply’ without making any actual energy efficiency improvements on the basic legal minimum they must do for Part L 2021/SAP10.2. For homes, it therefore is **more effective to seek an improvement against the new TFEE of Part L 2021**. We suggest this improvement should reflect the 2025 Future Homes Standard notional building fabric (based on % change to fabric values between the 2021 and the 2025 specifications). This can be viability assessed using nationally stated cost uplifts for this fabric. Unfortunately, for non-residential buildings no such information is yet available on 2025 fabric or the costs to achieve this (and non-residential has no TFEE).

<sup>10</sup> This is within reason. Bioregional recently worked on a mixed-use planning application in Milton Keynes whose homes achieved a carbon emissions reduction of approximately 26% using energy efficiency measures only. For the non-residential parts of the scheme this figure was 25%. The scheme then adds renewable/low carbon measures to achieve a further 20% site-wide carbon emissions reduction. The site-wide total carbon emissions reduction is 51.39%. Homes were flatted blocks. Non-residential spaces were office, retail and gym.

<sup>11</sup> Building regulations Target Emission Rate for carbon dioxide

<sup>12</sup> BRUKL is Building Regulations UK Part L: the energy data that must always be submitted in order to pass building control.

Therefore: What level of carbon reduction could Warwick Net Zero DPD require through energy efficiency?

Percentage reduction on Part L 2013 through energy efficiency (demand reduction and efficient supply)	Justification
10% in homes 15% in nondomestic buildings (except hotels and schools, to be considered case-by-case)	Shown to be feasible and viable across London in 2013–2017 via BRUKL analysis of consented schemes; adopted as minimum policy across London. Although London’s viability is different from Warwick, this performance was achieved several years ago and should have disseminated to other regions via ongoing industry advances. Not recommended as Part L 2013 baseline is about to become obsolete in 2022.
19% in major residential proposals	Shown to be feasible in Milton Keynes through analysis of recent consented schemes’ energy statements; evidently acceptable in planning terms being part of the requirements of the adopted MK local plan. As above, 2013 baseline soon obsolete.
Custom % reflecting typical best practice in Warwick	BRUKL and/or SAP analysis of recent successful applications in Warwick DC (energy statements, or building control) thus demonstrably feasible locally. Not recommended as this will not deliver much improvement on existing practice.
Custom % reflecting Passivhaus assumptions in South Warwickshire climate action plan evidence base	Anthesis/SCATTER report is the source of the 2030 55% reduction target adopted by Warwick DC Climate Change Action Program. Relies on Passivhaus. SCATTER trajectory reflects Paris Agreement & overall net zero carbon transition. Additionally the <a href="#">NPPF para. 154</a> requires local requirements for the sustainability of buildings to reflect the Government’s policy for national technical standards i.e. Future Homes Standard Not recommended as this would take time not available in the required timescale for DPD adoption.

If the planning policy is designed to achieve Warwick’s Anthesis/SCATTER trajectory, the policy must not err towards the lower reductions in the table above. Warwick’s Anthesis/SCATTER trajectory depends on new homes being built to Passivhaus standard. A reduction on the building regulations baseline has not been calculated, but would be much more than the percentages in London and Milton Keynes. Anthesis notes that Passivhaus heat demand is 90% less than typical buildings, but other energy uses may not be much different.

Recommended option	Justification
Homes: 10% improvement on the Target Fabric Energy Efficiency Rate set by Part L 2021 / SAP10.2	The overall NZC1 policy approach is based on reaching for the Future Homes Standard 2025, and the new national baseline will be the new Part L 2021.  This 10% figure for homes represents the approximate difference in fabric (average of all building element U-Values and airtightness) between Part L 2021 and Future Homes Standard 2025 as outlined in the Government’s FHS consultation response.
Non-residential buildings: Energy efficiency measures (fabric and supply) to achieve a 19% reduction in carbon emissions compared to Part L 2013 or equivalent reduction on Part L 2021.	Unfortunately the 2025 figures for <i>non-residential</i> buildings have not been released and therefore no equivalent percentage can be calculated at present. Our recommended requirement for non-residential buildings therefore falls back on what has been demonstrably feasible and viable in Milton Keynes.

<sup>13</sup> Documents reviewed: sustainability appraisals, Imagine MK 2050 strategy, whole plan viability assessment, MK Futures Working Paper 17 (low carbon city), and Topic Paper on Climate & Sustainability. [Link to evidence base.](#)

<sup>14</sup> Citing a [2013 DECC study](#) which found that per square metre, “compared to dwellings rated EPC G, dwellings rated EPC F and E sold for approximately 6% [more], dwellings rated D sold for 8% more and dwellings rated EPC band C for 10% and A/ B sold for 14% more”. “The price effects ... tend to be higher for terraced dwellings and flats [versus] detached and semi-detached dwellings” and “the percentage premium commanded by [energy-efficient] properties ... is higher in regions where house price levels are low” because “similar energy [cost] savings across regions had quite different relative effects on house prices”.



### Recommended policy wording for energy hierarchy – step 1+2, energy efficiency

#### Policy NZC2(A) Making buildings energy efficient:

- “New build **residential** proposals are expected to demonstrate a **10%** improvement on the Part L **2021** Target for Fabric Energy Efficiency (set by SAP10.2)
- New build **non-residential** development proposals are expected to demonstrate that they achieve a **19%** reduction in carbon emissions compared to Part L **2013** through energy efficiency measures (fabric efficiency, efficient services and efficient energy supply; steps 1 and 2 of the energy hierarchy).
- Proposals that do not meet these requirements will not be accepted unless it is demonstrably non-feasible due to building use class, or demonstrably unviable with open book accounting. All energy statements must also lay out the U-values and airtightness of the proposed building in comparison to the notional values in the Future Homes Standard or Future Building Standard (indicative specification, or final, as available at time of application).”

Supporting text: The 10% improvement in homes is set to reflect the approximate uplift to building fabric (U-values and airtightness) between Part L 2021 and the indicative Future Homes Standard 2025. There is national government estimated cost data on the achievement of these fabric measures, which **is being / has been** taken into account in the whole-plan viability assessment. Only hotels and schools are likely to struggle to achieve the 19% carbon reduction from energy efficiency measures, due to high peak hot water demand. Hotels and schools will therefore be assessed on a case-by-case basis and differentiated benchmarks may be set in future supplementary planning documents, based on aggregation of energy statements submitted to the planning department in coming years.





## Low/Zero Carbon Energy Supply

Following the energy hierarchy, it is important to decarbonise energy supply: both electricity and heat. This is critical, as the CCC 2019 report ('UK housing: Fit for the future') highlighted the importance of grid decarbonisation in the trajectory towards net zero. Onsite renewable generation supports this in two ways. First, it drives investment in additional renewable electricity, and second, it can simultaneously reduce peak and annual demand on the grid.

Reductions in carbon emissions thanks to renewable and low-carbon energy supply can be expressed as:

- A further **percentage reduction in carbon emissions** against the building regulations baseline, in addition to the percentage achieved through fabric (*see precedent from Milton Keynes*), **or**
- A 'Merton Rule'<sup>15</sup>; where the proposal must include renewable energy generation equipment on-site or near-site, sufficient to **meet a certain proportion of the building's own energy demand** (see precedents below from Solihull and Oxford). This can be total energy, or regulated energy only.

The value of onsite generation has long been recognised in local planning policy, but has not been without its critics. The prescriptive nature of these type of policies are sometime not applicable for all and can occasionally lead to the installation of inefficient onsite renewables. Some sites may not be able to meet the requirement if it is set very high, such as if they are overshadowed (and therefore solar panels would not work well), or if it is a tall building where there is a larger amount of internal floor space demanding energy and a relatively smaller roof space for solar panels.

We would therefore recommend including enough flexibility to accommodate unique site constraints, whilst still seeking an ambitious amount of appropriate onsite LZC technologies in all proposals where this is feasible. As shown in the precedents below, there is a growing number of adopted policies that include specific targets for onsite renewable generation towards net zero target. However, in practice these policies are often applied flexibly where the developer is able to show how and why it was not possible to meet the required metric and that they have nevertheless pursued renewable energy measures to the greatest reasonable and practical extent. (See Oxford precedent, below).

It will be necessary to define the types of measures that will count as 'renewable / low and zero carbon technologies'. Some technologies, such as solar PV panels, solar thermal and turbines, clearly do count. Some other technologies – in particular heat pumps – may need clarification to help the developer understand where to count these in their energy statement.

Heat pumps are not zero carbon – they still use mains electricity to run. But they can be a low carbon heating system provided they run at high efficiency (they can deliver about three times as much heat energy as they consume in electrical energy, because they work by taking ambient heat from outdoor air, rather than creating it – therefore there is a renewable element to the heat they deliver). To achieve this level of efficiency, they need to provide heat at a relatively low temperature. A developer is more likely to be able to do this if the heat pump is used in combination with improved thermal efficiency and reduced air permeability. ([Read more](#))

The developer could make the heat pump zero carbon by supplying its electricity from a renewable source such as rooftop solar panels, so long as they are generating the renewable electricity at the same time the heat pump is running or if the building can store the solar electricity in a battery for later use. You will need less energy from your solar panels to run your 300% efficient heat pump, compared to using your solar panels to run direct electric heating which can only ever be 100% efficient – therefore you don't need as many solar panels, resulting in savings in embodied carbon.

Carbon savings from heat pumps are usually treated in planning guidance as a step that should be included under the same step of the energy hierarchy as renewables – that is Step 3/'Be Green'. For example, [London Plan energy guidance](#) asks that heat pumps be accounted for as a Step 3 measure, unless they are powering a heat network, in which case all heat from the heat network would be a Step 2 ('be clean') measure.

Counting heat pumps as a Step 3 / 'be green' measure' gives more flexibility in options for buildings to achieve carbon reductions at this stage even if the building is not suitable for solar panels due to shadow or orientation.

However, a heat pump is already part of the specification for the notional building in Part L 2025 (Future Homes Standard) and therefore it is expected that developers will need to already use a heat pump (or near-zero-carbon heat network connection) to achieve the overall 63% reduction stated in draft policy NZC1.

For this reason, the policy wording below also refers to *additional* renewable energy that is deployed after the initial 63% reduction has been achieved.

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<sup>15</sup> The original Merton Rule (introduced in 2003) required only 10%, but more recently adopted and emerging local plans aim higher.

## What is the justification for requiring a certain percentage improvement at the renewable and low carbon stage of the energy hierarchy?

If our requirement is *expressed as a reduction in carbon emissions* compared to the building regulations baseline, this is supported by local plan [precedents for requiring up to a 20% reduction](#) to be achieved by low and zero carbon energy technologies (Milton Keynes; Oxford). In Milton Keynes, this is on top of a 19% reduction that should be achieved before the renewable and low/zero-carbon technologies were added.

As noted under ‘energy efficiency’ section above, neither the Milton Keynes local plan evidence base nor the accompanying SPD makes it clear how the 20% reduction via renewables was set and justified. However, the SPD notes that the council analysed the energy and carbon calculations (BRUKL) made by recent consented schemes within Milton Keynes and found that there was an average *total 41%* reduction in carbon compared to the building regulations baseline (we assume this means total reduction across all energy measures). It logically follows that the figure of 20% carbon reduction from renewables is likely to have been set according to the average contribution of renewable energy measures toward that average total 41% carbon reduction.

If our requirement is *expressed as a percentage of energy demand to be met with renewables*, this can be supported by other recent local plan precedents ranging from 15 to 20% (see precedents: Solihull and Oxford).

**Oxford’s 2020-2036 adopted local plan** requires a 40% onsite carbon reduction in total which can be achieved through any range of onsite measures for efficiency and/or renewable energy. It explains that if this were entirely achieved with renewables, it would translate to renewable energy generation equivalent to approximately **25%** of the building’s energy demand (although it is not obligatory that the developer delivers all the savings only through renewable/low-carbon energy). The evidence base documents also show that:

- The previous Oxford Local Plan [already included](#) a requirement for developments\* to meet 20% of their energy needs on site with low and zero carbon energy generation (e.g. renewables) (\*major developments only, i.e. 10+ homes or 2000m<sup>2</sup>+ non-residential space)
- The **previous requirement for 20% onsite renewable/low-carbon energy is demonstrably feasible** in that it was [almost always met](#) or exceeded in successful planning applications between 2014 – 2016. Of 36 proposals in which the requirement would apply, most developments achieved a figure of 20-25%; several achieved 30-40% and one achieved 53%. Only one relevant proposal failed to meet the requirement, but was still accepted because it explained clearly why it could not do so, and still provided 10% by pursuing the low/zero carbon energy measures that were feasible and viable.

The current overall 40% carbon reduction requirement (rising to 50% from 2026 and 100% in 2030) was not challenged by the [inspector’s report](#) other than to request clarification of the baseline. As a further precedent, South Oxfordshire’s local plan ([adopted 2020](#)) includes identical requirements. Oxford’s evidence base<sup>16</sup> does not explain how the specific figure of 40% carbon reduction was selected in the current Local Plan, nor how the previous local plan’s requirement for 20% renewable energy was selected. However, the lack of challenge by the inspector indicates that no further justification was needed in planning terms.

## Recommended policy wording for energy hierarchy – step 3, renewables and low/zero carbon energy technology

### Policy NZC2(B+C) Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology

- “Proposals for new development must include an energy statement which should demonstrate that additional renewable, zero and low carbon energy technologies have been provided on-site\* sufficient to **match the remainder of the building’s annual regulated energy needs**, subsequent to the achievement of the 63% reduction detailed in Policy NZC1. (\*or near-site if directly serving the development).
  - If this requirement cannot be met, the reasons must be robustly demonstrated in the energy statement, utilities statement or open-book viability assessment as relevant. The energy statement must still show how such technologies have been incorporated as far as feasible and viable.
  - Proposals for new development heated by on-site fossil fuels will not be considered acceptable.
  - Proposals incorporating onsite heat technologies claimed to be ‘zero carbon ready’ (as opposed to immediately ‘low/zero carbon’ technologies) will only be accepted where that technology is already available and its transition to zero carbon is based on realistic current projections of the time period in which its carbon will be eliminated. ‘Zero carbon ready’ heat technologies that rely on speculative future technological advances and use onsite fossil fuels meanwhile, will not be accepted.”

In supporting text:

- This policy is written with the view that it is likely that heat pumps or near-zero-carbon heat networks will have already been deployed in the design to achieve the required initial 63% carbon reduction against Part L 2021. The policy therefore aims to encourage on-site or near-site renewable electricity generation. Warwick District Council recognises that not all sites will be suitable for large-scale wind and solar for reasons of grid constraints, shadow or heritage, in which case off-site renewables, partial compliance, or offsetting under NZC2(D) can be acceptable.
- The wording regarding ‘zero carbon ready’ technologies is designed to avoid relying on gas boilers that are marketed as ‘hydrogen-ready’ but will use fossil fuel gas for the foreseeable future. This should be avoided because there is no robust national or local timeline for transitioning the gas system onto hydrogen or other green gas at the time of writing, and current hydrogen production technology is vastly [inefficient](#) (taking multiple units of electricity to produce each unit of hydrogen). It therefore is prudent to simply use the electricity as it is, rather than converting it to hydrogen.
- Currently, the only proven heating technology with a realistic and time-bound projected transition to zero carbon is electricity, whether direct electric or heat pumps. This has a clear trajectory to zero carbon in the form of the national Treasury Green Book projections on electricity grid carbon.
- Nevertheless, the policy wording is designed to be flexible towards future technological innovation, for example if a low-carbon, non-wasteful way to produce hydrogen is developed, along with a realistic national timeline for converting the gas system away from fossil fuels.

**The requirement** above is designed to encourage developers to include enough solar panels (or connection to a renewable electricity scheme) to bring the development’s regulated carbon emissions to zero on site. Flexibility is offered by recognising site-specific constraints and permitting off-site solutions or offsetting. Bioregional has supplied cost uplift data to WDC and its viability consultant showing that the costs of on-site solar panels would be comparable to the cost to offset a typical home’s carbon over 30 years.

<sup>16</sup> Documents reviewed: Local Plan to 2036; Sustainability Appraisal (final); Energy Conservation Act Report; Background Paper 4 (Carbon, Climate Change and Fuel Poverty); Inspector’s Report; Technical Advice Note 2 – Energy Statements (2013); Technical Advice Note 14 – Sustainable Design &

Construction (June 2021); Sustainability Strategy 2011-2020; previous Local Plan 2001-2016; Supplementary Planning Document on Natural Resource Impact Analysis (2006); Carbon Reduction Topic Paper (for next emerging local plan to 2040).

## Precedents

### Sutton Local Plan (adopted 2018) Policy 31

All proposed development must apply the Mayor's energy hierarchy in the following order:

1. being built to 'the highest standards of energy efficient design and layout',
2. supplying energy efficiently (low or zero-carbon heat networks and cooling networks),
3. using on-site renewable energy to achieve a reduction in total CO<sub>2</sub> emissions (regulated and unregulated) of 20% in major developments or 10% in minor developments.

### Solihull Metropolitan Borough Council – Solihull Local Plan: Draft Submission Plan 2020

At a site level, development must apply the 'energy hierarchy' to reduce energy demand for heating, lighting and cooling and minimise carbon dioxide emissions as follows:

- All new dwellings to achieve 30% reduction in energy demand/carbon reduction improvement over and above the requirements of Building Regulations Part L (2013) at the time of commencement up to March 2025.
- From April 2025 for all new dwellings to be net zero carbon.
- Minor non-residential development will conform to at least BREEAM Very Good and major non-residential development will conform to at least BREEAM Excellent.
- Provide at least 15% of energy from renewable and/or low carbon sources for all major housing developments and non-residential developments of 1000sqm or more

### Oxford City Council – Local Plan 2036 ADOPTED ([link](#))

Policy RE1: Sustainable design and construction

Planning permission will only be granted where it can be demonstrated that the following sustainable design and construction principles have been incorporated, where relevant:

- Maximising energy efficiency and the use of low carbon energy.
- Energy Statements: An Energy Statement will be submitted to demonstrate compliance with this policy for new-build residential developments (other than householder applications) and new-build non-residential schemes over 1,000 m<sup>2</sup>. The Energy Statement will include details as to how the policy will be complied with and monitored
- Carbon reduction in new-build residential developments (other than householder applications): Planning permission will only be granted for development proposals for new build residential dwelling houses or 1,000 m<sup>2</sup> or more of C2 (including student accommodation), C4 HMO or Sui Generis HMO floorspace which achieve at least a 40% reduction in carbon emissions from a 2013 Building Regulations (or future equivalent legislation) compliant base case. *[This increases to a 50% reduction from 2026, and zero carbon from 2030.]*
- *[The same reductions are also required in non-residential proposals of 1,000m<sup>2</sup> or more, but without the rise to zero carbon from 2030.]*
- This reduction is to be secured through on-site renewable energy and other low carbon technologies (this would broadly be equivalent to 25% of all energy used) and/ or energy efficiency measures.

## Precedents cont'd

### London Plan 2021 (adopted) ([link](#))

1. Policy SI 2: Minimising Greenhouse Gas Emissions. All developments should be net zero carbon, minimising both energy use and carbon emissions using the following hierarchy: be lean, be clean, be green, be seen.
  - o Within this, a minimum of 35% reductions in carbon emissions on-site must be achieved, from a baseline of Building Regulations 2013. This must include a **10% reduction achieved through energy efficiency measures** (in homes) or 15% in non-residential developments.

### Milton Keynes Local Plan 2019 (adopted) ([link](#))

- All proposals of 11+ dwellings or non-residential space over 1,000m<sup>2</sup> must apply the energy hierarchy to achieve:
  - 3.1. a ≥19% reduction on Building Regulations 2013 carbon emissions,
  - 3.2. and also a **further ≥20% reduction through renewables (onsite or a local network)**,
  - 3.3. The developer must then pay to offset remaining carbon emissions (regulated and unregulated – see 'carbon offsets' section further on in this brief).

### Bristol City Council - Bristol Local Plan Review 2019 ([Link](#))

Development will be expected to achieve:

2. A minimum 10% reduction in regulated CO<sub>2</sub> emissions through energy efficiency measures; and
3. A minimum 35% reduction in regulated CO<sub>2</sub> emissions through a combination of energy efficiency measures and on-site renewable energy generation.
4. After applying on site measures, development is expected to achieve a 100% reduction in its remaining regulated and unregulated emissions through the use of carbon offsetting as set out below.

### South Cambridgeshire District Council – Adopted Local Plan 2018 ([link](#))

Policy CC/3: Renewable and Low Carbon Energy in new developments

1. Proposals for new dwellings and new non-residential buildings of 1,000m<sup>2</sup> or more will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.



## 2. Minimising the energy performance gap, and verifying performance

The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings.

The energy efficiency of buildings has a significant part to play in achieving the Council's net zero aims, but it also carries wider benefits for consumers and the country at large. We know that, in addition to reducing CO2 emissions, energy efficient homes minimise energy bills, provide healthier and more comfortable environments to live in, and ensure that we are making the best use of energy resources which in turn will help facilitate a faster transition to low carbon energy sources for all.

As a District that can demonstrate levels of development viability that can accommodate energy efficiency measures that go beyond the 2021 Part L building regulations, Policy NZC2 requires developments to achieve building performance that is broadly consistent with national ambitions as set out in the proposed Future Homes Standard to be introduced in 2025.

To provide clarity, consistency and confidence in the way energy efficiency measures and resulting carbon reductions are incorporated and calculated in developments, developers are required to use a certified building performance standard.

To demonstrate compliance with this policy, development proposals should provide data that is consistent with the building performance metrics set out in the Government's response to the Future Homes Standard consultation. The use of these metrics will ensure consistency and clarity in the way data is collated and set out.

The UK government's future buildings strategy proposes updates to the statutory approved document Part L1A to deliver homes which emit 75-80% less CO2 in operation than the equivalent home assessed under the current 2013 Part L regulations. As an interim step within this process, an updated approved document Part L is scheduled for release in June 2022, alongside an updated calculation methodology: Standard Assessment Procedure (SAP) 10.2.

New residential developments are currently required to demonstrate compliance with Part L 2013 using SAP 2012. This is a statutory requirement. Some councils, such as the Greater London Authority, have included within their local plan additional policy requirements for homes to be assessed and achieve defined emission reductions using the SAP 10.1 methodology.

### About the energy performance gap

The energy performance gap is the difference between the predictions for a designed building's energy use, and the amount of energy it actually uses in operation. This gap arises from a combination of three factors:

1. [Poor methods used to predict the energy use of a building](#) (including poor calculations, incorrect assumptions, and exclusion of 'unregulated' energy loads)
2. [Errors in construction which lead to worse airtightness or thermal envelope](#)

3. [Errors in system operation, and user behaviour different to assumptions](#) (for example, residents turning up space heating while opening windows to dry laundry or not using heat system as intended, or spending more time in the building than anticipated, or retail tenants leaving bright lighting on overnight).

Unfortunately, the calculation methods used in Building Regulations Part L (SAP and SBEM) are [very poor](#) predictors of the actual energy use of a building. SAP and SBEM [are compliance tools](#), not really tools to predict energy and carbon performance (even though they purport to be). This is not only due to out-of-date carbon factors used for different energy sources, but the entire methodology. This is a key reason for point (1).

**For this reason, recalculating SAP on completion<sup>17</sup> will not confirm that the building performs to the same metrics as in the SAP output** (kWh/m<sup>2</sup> and CO<sub>2</sub>/m<sup>2</sup>), only that it is *built* as designed in terms of installed specification of insulation, heating system and renewable energy generation. The nation-wide lack of post-occupation energy monitoring means that both developers and planning/building control enforcers are often unaware of the scale of difference between SAP outputs and actual performance.

Point (2) above relates to how imperfections in the construction process can lead to worse energy performance than predicted, even if an accurate energy prediction methodology were used. For example, a building may leak a lot of heat if insulation is incorrectly installed, or if a hatch to a cold loft is put in the wrong place and has to be moved, resulting in unexpected holes in the air tightness membrane. Another risk is that lower-spec products may be used or poor substitutions made in the building – whether for cost-cutting reasons, supply difficulties, or [simply because](#) the right person was not available on site at the right time to make the decision within a set deadline.

### Methods to minimise energy performance gap

There are energy modelling methods that offer much more accurate predictions than SAP/SBEM – for example, the Passivhaus Planning Package and the CIBSE TM54 method. However, local planning may not be legally empowered to require conformance with standards set in relation to these alternative calculation methods<sup>18</sup>. The Local Plan may be able to [require reporting of energy use predictions using these methods](#) (subject to viability linked to the cost of the modelling itself), but it is questionable whether it would be legal to require new developments to *achieve* a certain metric using them (see [UKGBC Policy Playbook for new homes, 2021](#)).

**There are also several quality assurance processes that can be applied during construction** to avoid the unnecessary errors that can cause the building to perform worse than expected. Examples include:

- [BEPIT](#) (Building Energy Performance Improvement Toolkit) – a set of checks during construction that identify and remedy defects in the construction at every stage up to completion
- Passivhaus – in addition to using a much more accurate building energy modelling method, a certified Passivhaus building project undergoes a series of stages during design and construction which improve the quality of the building (in addition to post-completion testing of air tightness etc.)
- NEF/GHA [Assured Performance Process](#)<sup>™</sup> – the APP maps to the five stages of the RIBA Plan of Work (inception through to verification) and involves expert impartial review by accredited assessor.
- Soft Landings – recommended by the UKGBC (as above) but discounted by some local planning authorities as an acceptable 'quality assurance' method (see precedent of Milton Keynes, below).

<sup>17</sup> As-built SAP calculations have been used by several local authorities to determine the final amount of offset payments the developer must provide, but it does not verify performance or change the energy performance gap. Relying only on SAP will always mean the developer offsets far less carbon than the building will actually emit – although it does simplify the offset decision-making and data gathering process for both LPA and developer, given that as-built SAP calculations must be submitted to building control anyway.

<sup>18</sup> The Planning and Energy Act 2008 paragraph 1 gives the local plan the power to impose "reasonable requirements" for new developments to: (a+b): supply a portion of their energy from renewable or low-carbon sources, and (c) have 'energy efficiency standards' that exceed national building regulations. However, the Act defines 'energy efficiency standards' as ones that are 'set out or referred to in regulations made by the [Secretary of State]' or 'set out or endorsed in national policies or guidance issued by the [Secretary of State]'. This is also repeated in National Planning Policy Framework paragraph 154. The only 'energy efficiency standard' currently set out or endorsed in this way is SAP/SBEM.





There may be other suitable quality assurance processes. These **must** be based on quality of energy performance, not just generic building quality. Warwick DC would need to decide whether these are acceptable based on their individual merits and evidence that they do actually reduce the performance gap (verified by track record of previous projects’ post-completion testing or post-occupation energy monitoring).

The Local Plan **could require the use of these processes, subject to viability** (again relating to the cost of appointing qualified professionals to undertake these processes). **Evidence** of this could be submitted as follows:

- **Modelling methods:** evidence to be submitted within Energy Statement along with planning application, and recalculation of this if any relevant details are changed at reserved matters / amendments
- **Quality assured construction:** evidence to be submitted along with whatever other documentation is required to gain sign-off on completion from building control and discharge of planning conditions from the Local Planning Authority.
- The UKGBC (as above) recommends requiring that “a recognised performance gap / assured performance tool will be used to minimise the potential performance gap between design aspiration and the completed development. The effectiveness of measures will be reviewed and ratified as part of the post-completion discharge of conditions”.

We must note that, where local plans require offsetting to ‘net zero’ we have not found any examples that use a non-SAP / non-SBEM method to calculate the *regulated* portion of the carbon emissions that must be offset (although several local plans also require offsetting of the *unregulated* portion using a different method – see [offsetting section](#) below).

### Verifying energy performance post-completion

Post Completion certificates can be issued once Planning Conditions are discharged.

Local Authorities can condition to ensure that buildings are performing as anticipated after occupation; however, this would require engagement with the main contractor outside of their practical completion contract. Most precedents demonstrate this being delivered through an Area Action Plan and site-specific allocations.

There is debate about whether it is reasonable to hold developers accountable for carbon impacts of unregulated energy use which would be untested by design methods such as SAP and largely out of their influence in terms of: unconfirmed occupant fit-out design standards, operational hours, occupancy, third party handover delivery and ongoing post-occupancy support.

The following testing requirements are recommended prior to completion. Guiding costs are provided below as a guide for further viability analysis<sup>19</sup>:

- Air tightness testing ~£1000 per property
- Thermographic testing<sup>20</sup> ~£400 per property
- U Value testing ~£400 for a dwelling (3 weeks per property)<sup>21</sup>

Post-occupancy evaluation testing requirement may be used on developments which are scalable e.g. developments >c.50 dwellings, the economy of scale would reduce the cost burden where sample testing would suffice.

- Post-occupancy evaluation ~£5000<sup>22</sup>

### Precedents – Verifying Energy Performance

UK Green Building Council, [New Homes Policy Playbook](#) (Jan 2019) .p29

**“It is recommended that local authorities require developers to demonstrate that they will act to close the performance gap. This may be done through:**

Demonstration that the principles of Soft Landings will be followed, and a recognised performance gap / assured performance tool will be used to minimise the potential performance gap between design aspiration and the completed development. The effectiveness of measures will be reviewed and ratified as part of the post-completion discharge of conditions.”

Mayor of London [‘Be Seen’ energy monitoring guidance](#) (April 2020)

“CIBSE TM54 analysis, which recommends using a tailored Part L model for the estimates of regulated and unregulated loads, should be undertaken and its findings should be reported in the ‘be seen’ spreadsheet. The CIBSE TM54 findings should therefore also be used to represent the regulated and unregulated energy requirements for non-residential uses.”

<sup>19</sup> Communities and Local Government (2008), Performance Testing of Buildings BD 2535

<sup>20</sup> Thermographic surveys can only be completed during the heating season. Where building completion occurs outside of the heating season, the applicant must submit a signed commitment to perform testing at the earliest opportunity and perform remedial measures where defects are detected at own cost. Homeowners must be fully informed of this situation.

<sup>21</sup> Accredited construction details are to be checked through thermographic testing performed according to BS EN 13187: 1999 Thermal performance of buildings. Qualitative detection of thermal irregularities in building envelopes. Infrared method. Identified locations with deviations from expected performance are further investigated through a borescope survey and remedial works performed if practical.

<sup>22</sup> [https://www.pollardthomasedwards.co.uk/download/PTepost-occupancy\\_evaluation2015\\_LR.pdf](https://www.pollardthomasedwards.co.uk/download/PTepost-occupancy_evaluation2015_LR.pdf)



Precedents – Energy Performance Gap Policies

Milton Keynes [Local Plan 2019](#), Policy SC1 includes that:

- All proposals of 11+ dwellings or non-residential space over 1,000m<sup>2</sup> must “implement a recognised quality regime, which assures that ‘as built’ performance (energy use, carbon emissions, indoor air quality, and overheating) matches the calculated design performance”.
  - The [Draft Sustainable Construction SPD](#) explains that a ‘recognised quality regime’ must include (1) an appropriate metering and monitoring strategy, (2) modelling of different scenarios at design stage and issuing a performance target (which should ideally include Dynamic Simulation Modelling and must include unregulated assets and their heat gains), (3) a post-occupancy evaluation that includes a performance gap metric, and (4) suitable reporting on metrics for energy use, carbon emissions, indoor air quality and overheating risk.
  - The draft SPD (annex F) also notes that one suitable regime is BREEAM for new construction, and that several others have been ruled out (BREEAM in-use, QUANTUM, LEED, NABERS, Design for Performance, Soft Landings, Home Quality Mark, and EPCs).
- The above specified requirement for the ‘quality regime’ means that the developer must also test the ‘as-built’ performance and submit data to the council. A report is then submitted to both occupiers and to Milton Keynes Council, which states the performance gap metric and identifies any reasons for deviation from predicted energy usage, carbon emissions, indoor air quality and overheating performance, as well as specific actions that have or will be taken to reduce the gap., Ongoing energy use and carbon monitoring is submitted to the building control department for the first 5 years of occupation. The draft SPD notes that in this case, ‘as-built’ means ‘actual post-occupancy performance’.
- This is in addition to a ≥19% reduction on Building Regulations 2013 carbon emissions, and a **further** ≥20% reduction through renewables (onsite or a local network). Developers must then pay to offset remaining emissions.

Solihull Draft [Local Plan 2021](#) (emerging – currently with inspector) Policy P9 requires that:

- All major developments must “implement a recognised quality regime that ensures the ‘as built’ performance (energy use, carbon emissions, indoor air quality, and overheating risk) matches the calculated design performance of dwellings as specified above [a 30% reduction on Part L 2013 commencing from now, and net zero carbon for all new development commencing from April 2025]”

Recommended policy wording for energy performance gap (New policy):

To ensure the performance gap between design and construction is minimised, applicants will be required to perform SAP calculations at the following points of the design:

1. Pre-planning, using design values
  - i. On submission of application
  - ii. Updated calculations as a result of changes negotiated through the assessment of the planning application
  - iii. Updated calculations resulting from any amendments that could affect energy performance, (including amendments that are otherwise considered ‘nonmaterial’ or ‘minor material’)
2. Post-construction, using figures from the building as constructed, incorporating all of the following.
  - i. Any specification changes to design values made to any SAP regulated building element during construction (including if the change is otherwise considered to be a nonmaterial or minor amendment)
  - ii. The measured air-permeability, tested in accordance with the procedures set out in CIBSE TM23, and reported as statutory compliance in Section 7 Part L.
  - iii. Accredited construction detail performance as confirmed by infra-red thermographic survey and selective borescope surveys
  - iv. Commissioning logbooks provided to demonstrate that ventilation and heating systems are operating as intended.

Applicants are required to correct significant deviations from design specification where practical. Where deviations are demonstrated to be impractical to correct, and which don’t lead to significant building performance issues, the applicant must calculate the additional carbon emissions of the deviation using the SAP 10.2 methodology. For additional carbon emissions over and above those identified in the design, Policy NZC2(D) will apply.

Further, applicants are required to produce a home user guide in accordance with the updated approved document L template.

Proposed additional supporting text:

To demonstrate compliance with the policy NZC2(A), calculations should be performed using the latest version of the SAP 10.2 methodology (current version 20.08.2021). Government has confirmed that this calculation will become the statutory methodology by June 2022 along with the interim uplift to Part L. This calculation should be provided as part of any reserved matters application, full application, Section 73 application or section 96a (non-material amendment) application, to evidence the passive and energy efficient design for building performance.

### 3. Carbon offsets as a solution to ‘net zero’ in local plans

Carbon offset payments from developers were [pioneered](#) by Milton Keynes in 2008 and later adopted by Ashford and Islington, then across London, and now also Reading. These funds are meant to deliver actions that will prevent or remove the same amount of carbon that the development is calculated to emit over a certain number of years. Several key differences arise in how this kind of policy is applied:

- **Calculation and scope**
- **Pricing**
- **Collection and spending.**

#### Calculation and scope

Key differences here are:

- Whether to offset only **regulated** carbon emissions as calculated by SAP or SBEM (national calculation methods), or **also unregulated** emissions (and if so, how these should be calculated)
- **Number of years** of carbon emissions that the developer should pay for.
- **When the calculation should be performed** – i.e. at the time of planning application, or on completion or post-occupation to ensure the offset amount reflects reality

In the London Plan 2021, only regulated emissions must be offset (as calculated by SAP/SBEM). Some local authorities in London and elsewhere choose to also require offsets for unregulated emissions.

#### Pricing

- Either tied to a **nationally recognised ‘carbon price’** such as the [BEIS carbon valuation](#),
- Or the **cost of delivering local projects** that would remove or prevent the same amount of carbon.

The recommended London offset price is supported by a [2017 study](#) by AECOM. This explored the range of costs to enact projects that would save carbon, minus the amount of ‘copayment’ that can be secured (e.g. if homeowners pay part of the cost towards insulating their home, and the fund pays the rest). It concluded:

“Given the wide variability in the costs and carbon savings for potential carbon offsetting projects combined with the uncertainty in the percentage copayments that could be secured, it would be difficult to assemble sufficient evidence ... to analytically derive a robust [London-wide] carbon price based on the cost of offsetting projects. As such, the approach adopted in this study is to ... base [offset] prices ... on a **nationally recognised carbon pricing mechanism**”.

The study then identifies a **range of projects that could deliver carbon savings at the same cost per tonne** that would be set by the nationally recognised carbon price. Many of these projects would actually deliver carbon savings at a lower cost per tonne. This would enable some other projects to be pursued at a higher cost per tonne so that the **fund delivers carbon savings at an average cost per tonne that is the same as the payment per tonne** that would be received from developers at the nationally recognised price.

The study notes that offsetting must be considered in viability studies, and could be varied by the location in the same way that CIL zones differ. The London Plan 2021 lets boroughs to set their own price, noting that “a nationally recognised non-traded price of £95/tonne has been tested as part of the viability assessment for the London Plan”. [2018 Mayoral guidance](#) notes some LPAs have based their price on the average cost of local projects to save carbon, e.g. Lewisham (£104/tonne), which is re-tested in a local viability assessment. We note that it is important not to ‘double count’ the viability impact of net zero carbon policy, in that the assessment should consider the cost of achieving a

degree of carbon reductions on-site as a result of reasonable improvements to the building, and then only apply the cost of offsetting the *remaining* carbon.

#### Precedent: London Plan 2021 (adopted) ([link](#)):

Policy SI2 allows offset payments to partially meet the net zero carbon requirement. It applies to:

- **Major development** only
- Any **regulated** residual emissions over a period of 30 years, after enough upgrades have been designed-in to result in at least a 35% on-site reduction in the regulated emissions (using SAP/SBEM calculation).

There is no London-wide requirement to offset **unregulated** emissions, but major developments must still “calculate and minimise” these.

At least one London Borough (Islington) does additionally require an offset for unregulated emissions (as of a [2016 review](#) of practices across London).

The same NEF review found that most London local planning authorities (LPAs) require that the carbon is **calculated at the time of the planning application**. However, several of these LPAs then **update the calculation later**:

- **Recalculation at detailed design stage or discharge of planning conditions** (Croydon, Hackney, Islington, Hillingdon, Kingston)
- **Recalculation at ‘as built’ stage, on completion** (Brent, Enfield, City).

The London Plan Policy SI2 requires that each borough must maintain its own fund to hold and use these offset payments. This must be

- Ring-fenced for carbon reducing actions, and
- Its activities monitored and reported on annually.

Mayoral guidance ([2018](#)) requires that the **local carbon offset price** per tonne is based on

- either a nationally recognised carbon pricing mechanism (starting at £60/ton as the nationally recognised non-traded price, although the Plan 2021 raises this to £95/tonne)
- or the cost of offsetting carbon emissions across the local planning authority area.

#### Milton Keynes

A [2016 review](#) of offsetting practices noted that both Ashford and Milton Keynes originally established their local carbon price in 2008 using an estimate of typical costs of making carbon savings elsewhere in their respective districts. This was set at £200/tonne in 2008, plus inflation.

Milton Keynes [draft Sustainable Construction SPD \(2020\)](#) explains that the **offset must cover total energy use: both regulated emissions (calculated by SAP in homes or SBEM in non-domestic buildings) and unregulated emissions (calculated by BREDEM for homes; in nondomestic buildings this can be calculated using CIBSE Guide F, CIBSE TM54, or metered evidence from previous work).**

This draft SPD notes that the price remains at **£200/tonne plus ‘indexation fluctuations’** which will be decided at the time of calculation. The **developer must only offset 1 year of emissions**, but the SPD notes that they may apply an annual multiplier in future iterations of the local plan.

## Collection and spending of carbon offsets

London mayoral guidance (2018) notes that offset payments should be collected via Section 106 agreements in the usual way and by the same team, and that:

“LPAs generally choose to take **payment on commencement of construction** on site. Some choose to **split the payment**, with 50 per cent paid post-construction and **50 per cent prior to occupation**. This is up to the LPA to determine. However, taking payment later than commencement of works can mean a high degree of uncertainty as to when funding will be received and is unlikely to enable carbon savings from the offset fund to be delivered before the development is occupied, creating a delay in offsetting a development’s carbon impact. LPAs should also **note the time limits that apply to discharging Section 106 agreements and ensure funds are collected and spent in this time period.**”

One potential pitfall is that carbon offset payments received via S106 agreements have sometimes had to be returned after not being spent in the allotted timescale. National Planning Practice Guidance notes that:

“[Section 106] agreements should normally include clauses stating when and how the funds will be used by and allow for their return, after an agreed period of time, where they are not.”

This can be avoided. London’s 2019 annual survey of the use of offset funds notes that in that financial year, “No LPAs reported returning offset payments to developers” and also that “The GLA would not expect offset payments to be returned in any instance and expects LPAs to be collecting offset payments for all applicable developments and identifying suitable projects for spending funds.”

The Centre for Sustainable Energy [notes that](#) developers can ask for a refund of carbon offset payments that are unspent within 5 years. To avoid this, it recommends setting up:

“defined structures and processes to stimulate new markets and opportunities for carbon saving measures ... [Creating] an open application process to stimulate and attract carbon saving projects from council departments, the market and community that would be unviable without subsidy, for example community energy projects or insulation schemes. Applications should be proportionate to the scale of the funding provided, the emissions to be saved and the risk profile of projects. Programmes of standardised measures, low unit cost, low risk and lower variability of carbon savings (such as the many domestic insulation programmes, run by council housing departments) should be required to apply to the fund just once as a whole programme, with detailed implementation targets, specifications, predicted carbon savings and reporting processes and timetables. Once approved, it should be as simple as possible for residents, communities or businesses to access funding through these programmes.”

The 2018 London mayoral guidance encourages LPAs to pool Section 106 carbon offset payments rather than committing to spend them on specific projects. When the guidance was written, local planning authorities were only permitted to pool up to five S106 payments towards the same project, but this restriction was [removed](#) in 2019 and this can now be pooled with CIL payments too. Councils using either CIL or S106 must publish an infrastructure funding statement annually. When setting the carbon price, the LPA should factor in a cost to administer the fund and set up a pipeline of projects to be funded.

### Recommended policy wording for offsetting policy: NZC(2)(D): Carbon Offsetting

- “Where a development proposal cannot demonstrate that it is net zero carbon at the point of determination of planning permission, it will be required to address any residual carbon emissions by:
  - 1) a cash in lieu contribution to the District Council’s carbon offsetting fund and/or
  - 2) at the Council’s discretion, a verified local off-site offsetting scheme. The delivery of any such scheme must be local, guaranteed and meet relevant national and industry standards. If it is a nature-based carbon sequestration scheme, then it must be backed by the national government’s Woodland Carbon Code initiative (or future replacement/equivalent national scheme) and meet the Warwickshire ecosystem service market trading protocol.
- Contributions to an offsetting scheme shall be secured through Section 106 Agreements.
- The amount of carbon to be offset will be according to the SAP or SBEM carbon emissions submitted in the energy statement as per policy NZC(1), plus a calculation for unregulated energy using BREDEM. This must then be multiplied to reflect emissions over a period of 30 years from completion. Where “zero-carbon ready” technology is proposed, associated carbon emissions should be calculated in accordance with the stated national trajectory for carbon reduction of the energy source (i.e. annual [Treasury Green Book BEIS projections](#) of grid carbon intensity or future national equivalent).
- The initial carbon offset amount will be calculated at the time of submission. It must then be recalculated at completion, and an adjusted payment made if necessary.
- The payment will initially be priced at £245/annual tCO<sub>2</sub> but may rise annually in line with nationally recognised carbon prices. Funds raised through this means will be ringfenced and transparently administered by the Council to deliver a range of projects that achieve measurable carbon savings as locally as possible, at the same average cost per tonne. The fund’s performance will be reported in the Authority Monitoring report on: amount of funds spent; types of projects funded; amount of CO<sub>2</sub> saved.

#### In supporting text, add the following (in addition to existing text and further suggestions by EHEL):

- The carbon offset price of £245/tonne is the central figure for 2021 from the [nationally recognised non-traded valuation of carbon](#), released annually as part of the Treasury Green Book data by BEIS. This is the same approach precedent in other local plan carbon offset schemes. Although the price for 2021 is higher than previous national prices adopted in by other local plans, the offset payment will nevertheless be small after the on-site reductions have been achieved and grid decarbonisation reductions are applied.
- Some carbon-saving interventions are more expensive while others will be cheaper, so the actual cost per tonne of carbon saved will vary between different projects. The council’s S106-based offset fund will support a portfolio of projects that delivers measurable carbon savings at an average cost per tonne equal to that paid per tonne by developers. This approach is precedent in other planning areas such as London. This average cost of carbon savings delivered by the fund will consider the cost of fund administration, project identification and setup, and insurance against failure/reversal of delivered projects). Projects are yet to be formalised by Warwick District Council, but will deliver carbon-saving interventions that would otherwise not be deliverable with other available funds. Projects could include but are not limited to: renewable energy generation; energy retrofitting in existing buildings; large-scale tree planting. Projects will be delivered within Warwick District wherever possible but could include cross-border initiatives where there is a benefit to doing so (e.g. deliverability; economies of scale; social benefits) so long as the carbon savings can still be ascribed to Warwick District (for example, if there were an opportunity for a renewable energy generation facility that directly supplies premises in Warwick).

## Precedent: Other 'net zero carbon' local plan offset requirements

Reading [Local Plan 2019](#), Policy H5 (Standards for New Housing) includes that:

- Major residential development must be zero carbon unless it can be clearly demonstrated that this would render the development unviable.
- Non-major residential development must achieve a 19% reduction on the carbon emissions set by Part L 2013 and calculated by SAP.
- Supporting text to the policy notes that in general, 'zero carbon' will involve a 35% onsite reduction in carbon against the Building Regulations 2013 (SAP calculations), and the rest offset at £60/tonne x 30 years via Section 106. Non-major development can also fulfil the 19% reduction through an offset contribution if it cannot be done on site.
- The [accompanying SPD](#) notes that this carbon price is set because it is the nationally recognised carbon price (and refers to the London and AECOM studies as above). It gives the example of a recent 68m<sup>2</sup> mid-floor flat complying with the 35% onsite reduction and offsetting the rest, resulting in an offset payment of only £1280.91. It also notes that the price of carbon may be adjusted in future to account for inflation or other changes.
- The SPD also explains that applicants should provide a projected SAP report and calculation of the required offset payment at the time of planning submission (along with the Energy Statement and Sustainability Statement). The purpose of this is to "provide confidence to the LPA that the requirements of the Local Plan have been considered and can be met".
- A condition will then be applied requiring submission of the final SAP report (demonstrating policy compliance) after completion of development, and no later than 6 months after first occupation. This final SAP report is what determines the offset payment amount.

Sutton [Local Plan 2018](#) (adopted), Policy 31 (Carbon and Energy)

2. Sutton applies the London Plan requirement for a 35% reduction in on-site carbon emissions (calculated with SAP against a baseline of Part L 2013) before requiring offsets for the remaining emissions of £60/tonne over a 30-year period.
3. This matches the nationally recognised carbon price recommended by the London/AECOM study mentioned above.
4. The offsetting requirement only applies to homes, while non-residential developments only have to achieve the 35% on-site reduction.
5. [As an alternative to the S106 offset payment, the developer can instead offer a 'unilateral undertaking' \(usually an additional, non-negotiated payment that does not come with a mutual obligation for the council to deliver anything in particular unlike S106 payments\)](#)
6. Planning applications must come with an Energy Statement laying out how the development will comply with the requirement to apply the energy hierarchy and achieve this minimum 35% reduction (SAP calculation 'as designed', not 'as built').
7. The 'as designed' SAP calculation contained in this Energy Statement forms the basis for the calculation of the offset payment.



## 4. Embodied carbon (EC) – a potential new policy for Warwick ZC DPD

This topic was not in original DPD but has been suggested by many consultees as a gap which should be addressed given its significance for the overall carbon emissions.

Building Regulations will reduce operational emissions from buildings towards zero, however as operational emissions reduce, the embodied carbon (EC) emissions can be as much as 50% of total emissions over a building's lifetime. Despite this, national policy does not currently require embodied carbon emissions to be measured. Most embodied carbon emissions occur near the start of a building project, so local authorities have an important role to play in filling the gap left by national policy by setting their own requirements.

### New Residential Buildings

Residential buildings would be best targeted on the size of developments, rather than the size of individual dwellings. This would improve efficiency of EC reduction measures, targeting the larger developments. It would also currently be cost prohibitive for one-off and small developments to undertake embodied carbon assessments.

Smaller developments could however be required to reduce EC, through targeting and cost-effective EC reduction measures, such as lower carbon concrete, increased use of natural materials, timber frame, eco-paints, higher recycled content carpets, timber flooring...etc. This approach would be most effective with clear and concise guidance, written for a public audience, outlining a series of simple and cost-effective embodied carbon reduction measures that they could implement.

### New Non-Domestic Buildings

For new non-domestic buildings, consideration should be given to setting a threshold on size, such as m<sup>2</sup> floor area, or construction value, £, to require EC measurement. Larger developments are increasingly completing building life cycle assessments for the building rating system *BREEAM* credits. These developments should also be required to reduce EC.

### New Infrastructure

When implemented correctly, EC can also reduce costs of infrastructure. This should also consider operational carbon, known as whole life carbon. It was concluded that “reducing carbon reduces costs” in the Infrastructure Carbon Review 2013, published by HM Treasury.

An isolated carbon assessment cannot be expected to achieve this. Instead, carbon reduction needs to be embedded within an infrastructure project and organisation, such as compliance with the standard PAS 2080, Carbon Management in Infrastructure.

### Conclusion and reasons for recommendation

It is recommended to consider a policy for embodied carbon reduction and embodied carbon measurement.

This should be based upon a threshold of above a specified floor area, m<sup>2</sup>, and / or construction spend, £.

Thresholds should be considered in local context to capture schemes and applicants who would have most opportunity to take advantage of alternative materials use e.g. large-scale developers and strategic commercial developments. Requirements on embodied carbon reduction, could be increased on a future timeline. For example:

- This approach is recommended to target the larger developments, which have a good opportunity to reduce embodied carbon.
- The opportunity to reduce embodied carbon needs to be taken at the start of the project prior to construction. Once the building is complete, it is no longer possible to reduce embodied carbon of the construction.

### Other options considered and reasons rejected

Embodied carbon assessment for all buildings was considered, but judged unfeasible for small, one-off residential buildings and refurbishments. However, those could be targeted by requiring effort to reduce embodied carbon. Particularly if presented with clear guidance on targeted and cost-effective embodied carbon reduction measures.



### Recommended policy wording for new policy on embodied carbon: NZC(3)

Development should address the type, life cycle and source of materials to be used at application.

Proposals for super-major development should be accompanied by a whole-life assessment of the materials used prior to construction.

#### Proposed additional supporting text:

New development should demonstrate through its Sustainability Statement how the embodied carbon of materials used on the development will be reduced.

The materials used in development should use and manage resources as efficiently as possible accounting for the energy, carbon emissions and other environmental impacts arising from construction and end of life demolition and disposal. Use of environmental assessment methods such as BREEAM or HQM pre-assessments with reference to the BRE Green Guide would be suitable such a statement.

Proposals for super-major development should be accompanied by a whole-life assessment of the materials used.

N.B 'Super-major' development in the context of this DPD refers to >50 homes or 1000sqm.

n.b. The threshold 'super-major' has been amended from precedents to reflect the relative size of larger scale development applications likely to be received in Warwick.

### Precedent: Other 'embodied carbon' initiatives

**Royal Institute of British Architects (RIBA) 2030 climate challenge, which sets ambitious EC reduction targets for 2025 and 2030.**

**Residential** RIBA challenge targets, compared with 2020:

- 2025 = 25% lower EC.
- 2030 = 50% lower EC.

**Non-domestic** RIBA challenge targets, compared with 2020:

- 2025 = 19% lower EC.
- 2030 = 37.5% lower EC.

These targets are designed as a challenge, but could be implemented more gradually on a timeline.

Scotland is currently developing a Net Zero Carbon method for Public Sector buildings, as a voluntary initiative.

Netherlands has required all residential and office buildings over 100m<sup>2</sup> to have a building Life Cycle Assessment (LCA) since 2013. Although a larger threshold is recommended, to target larger developments which can accommodate the resource.

**Bristol draft Local Plan 2019** policy CCS4 details requirements for new developments to demonstrate consideration in the Sustainability Statement with super-major developments including a whole-life assessment. **Super Major developments are 100 residential units and above, and 10,000sq m of commercial floorspace and above** in the [Pre Application Advice for planning and related applications](#) document.

#### Greater London Authority – The London Plan: Intend to Publish 2019

##### Policy SI 2 Minimising greenhouse gas emissions

F. Development proposals referable to the mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

#### Greater Manchester Combined Authority – GM Plan for Homes, Jobs and the Environment 2019

##### Policy GM-S 2 Carbon and Energy

e. Include a carbon assessment to demonstrate how the design and layout of the development sought to maximize reductions in whole life CO2 equivalent carbon emissions.

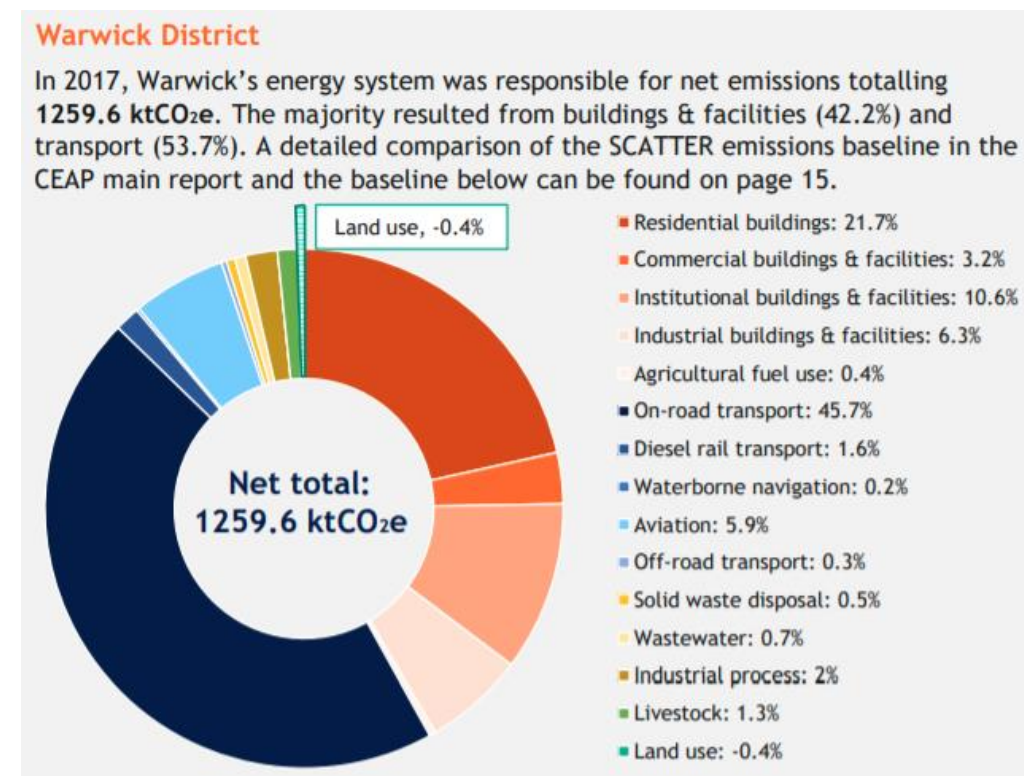
## 5. Existing buildings – a potential new policy for Warwick ZC DPD

This policy was not in original DPD but has been suggested by many consultees as a gap which should be addressed given its significance for the overall carbon emission.

While the Development Plan Documents does not have a great deal of ability to influence carbon reduction in existing buildings, conservation policies should be reviewed for compatibility with the zero-carbon agenda. The documents' influence over existing emissions is more limited, or indirect. The biggest impact the development plan document can have on existing emissions is facilitating new renewable energy generation – as this will help to bring down emissions in all sectors where electricity is used.

### The future for existing buildings

South Warwickshire Climate Action Support (2021) calculated that existing residential and commercial buildings currently account for 24.9% of GHG emissions in Warwick District.



SCATTER emissions inventory for Warwick District, 2017. From: Warwick & Stratford District Councils South Warwickshire Climate Action Support (2021), Anthesis

Carbon Budget Reports present recommended climate change commitments for UK local authority areas that are aligned with the commitments in the United Nations Paris Agreement, informed by the latest science on climate change and defined by science based carbon budget setting.<sup>23</sup> If we allocate existing buildings a share of Warwick's

carbon budget<sup>24</sup>, they would consume their budget within 5 years. It is clear, therefore, that tackling carbon emissions from existing buildings is of paramount and urgent importance.

There are 58,700 homes in Warwick, to stay within their carbon budget gas boilers would need to be removed in the 2020s peaking at around 14,000 replacements per year – any slower pace could not stay within carbon budgets.

The Committee on Climate Change concluded that at least 90% of existing buildings should have energy efficient retrofits for the UK to meet its zero carbon targets.

### Buildings in Warwick

Existing buildings in Warwick should be made zero carbon where possible. This must be achieved through:

1. Energy efficient retrofits for the majority of buildings;
2. replacement of fossil fuel heating with low carbon heating sources;
3. zero carbon electricity (through either on-site renewables or through off-site renewables).

Policy should be reviewed in a pragmatic manner with regards to listed buildings and conservation areas. The question of whether their heritage asset value truly warrants 'absolute' preservation will need consideration. For example, by the addition of solar panels or upgrading of windows. Consideration could also be given to whether some buildings can be re-purposed to house functions more suitable to their energy profile.

### Barriers to retrofit

It will not be possible to retrofit existing buildings to the same levels of fabric efficiency and so it has to be accepted that these buildings will take a disproportionate share of carbon budgets. Many will require a larger upfront cost per floor area of the building than new build as rely on installation of onsite energy generation.

Disruption to existing building occupants needs to be managed effectively. Costs for relocation vs elemental phasing should be considered as well as offsite manufacturing.

A significant barrier to adoption of high-performance design and construction in the UK is the current industry skills gap in delivering ultra-low energy buildings. While design professionals may lack proficiency in design strategies and terminology, construction professionals and Building Control bodies may not fully understand their practical application.<sup>25</sup>

<sup>23</sup> <https://carbonbudget.manchester.ac.uk/>

<sup>24</sup> <https://carbonbudget.manchester.ac.uk/reports/E07000222/>

<sup>25</sup> LETI Climate Emergency Design Guide, LETI, 2020

## What the development plan document should do

The ability of the development plan document to influence the carbon emissions of existing buildings is limited. However, there are areas in which policy can impact existing buildings: listed buildings; buildings in conservation areas; buildings which are undergoing a “change-of-use”.

Policies as listed in the precedents here (Wokingham and Milton Keynes) help give planning officers and council members more certainty about how they should weigh up the climate and heritage impacts of proposals for changes to existing buildings that require planning permission. Such policies also help give more certainty to existing building owners that their proposals for change are more likely to be accepted if they put the effort into devising measures for energy efficiency and renewable energy, so long as these are designed with a suitable degree of sensitivity to the building and its context.

Mechanisms such as Supplementary Planning Guidance, supportive policies and Local Development Orders could be considered to facilitate emissions reductions from existing buildings by taking a permissive stance towards the addition of certain carbon-reducing interventions that building owners might otherwise consider would be opposed in the planning process. These can also lay out ways to implement such interventions in a way that can be acceptable in heritage terms, giving building owners ideas that they might not have otherwise known about, and improving the overall quality of proposals for change to existing buildings.

### Recommended policy wording for existing buildings: NZC(4)

All developments should demonstrate a consideration for sustainable construction and alternatives to conventionally fuel gas boilers. This should be explored through a Low Zero Carbon assessment of low carbon options within the submitted application documents (e.g. the energy statement).

Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits.

The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are conserved in a manner appropriate for their significance.

#### Proposed supporting text

Proposals for alterations and extensions to existing buildings should target an average heating energy demand of 40kWh/m<sup>2</sup>. Detailed guidance for existing buildings is provided by LETI’s Climate Emergency Retrofit Guide.

## Notes on standards and thresholds:

The LETI Climate Emergency Retrofit Guide<sup>26</sup> provides retrofit fabric, system and energy use intensity targets for best practice and exemplar projects.

The Building Regulations Approved Document L 2010(2021 Edition) Part 1B and 2B for Domestic and Non-Domestic Buildings provides a threshold for major renovation: “A major renovation is when more than 25% of the surface area of the external building envelope is renovated.”<sup>27</sup>

### Precedent: Other ‘existing buildings’ requirements

#### Wokingham draft local plan update

Draft Climate Change Policy SS8 confirms the local plan will “support retrofitting existing buildings with measures to improve their energy efficiency and generate onsite renewable energy”.

Supporting text notes that “Proposals to sensitively refurbish or retrospectively improve the performance to reduce their energy use and improve comfort will be supported. Interventions to upgrade historic buildings should be undertaken sensitively in recognition of their heritage value.”

This is supported by policy DH7 (Energy) which includes that:

“Development proposals which would result in considerable improvements to the energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings will be supported, with significant weight attributed to those benefits[\*]. The sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings, including listed buildings and buildings within conservation areas will be encouraged, providing the special characteristics of the heritage assets are protected.”

\*Please note: This first sentence is identical to [Milton Keynes adopted local plan 2019 Policy SC1](#) (point N), therefore is supported by that precedent.

Wokingham draft Policy SS9, **Adaptation to Climate Change** also provides that:

“Proposals involving both new and existing buildings should demonstrate how they have been designed to maximise resistance and resilience to climate change, for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc; ...”

<sup>26</sup> <https://www.leti.london/retrofit>

<sup>27</sup> <https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-l>

## Annex

Additionally, Bioregional were asked to comment on potential percentage uplifts on build costs to meet different policy options. A summary of this work is provided below. It should be noted that Bioregional are not viability or cost consultants and the data and evidence used to develop this work has been based on existing information that has been extracted from other viability evidence bases. Notably the [Etude and Currie and Brown Energy Review and Modelling for the Cornwall Council Climate Emergency DPD](#)

**In summary, the total percentage uplifts against a Part L compliant baseline range from 2.6% to 3.7% depending on the approach sought.**

1. Achieving a 75% carbon reduction (to achieve the Future Homes Standard notional specification) and offset the remaining carbon using a dynamic offset - **2.6% uplift**
  - a. 2.7% if using the MHCLG Cost of Future Homes Standard impact assessment from 2019
2. Achieving a 75% carbon reduction (to achieve the Future Homes Standard notional specification) and offset the remaining carbon using a static offset - **3.7% uplift**
  - a. 3.8% if using the MHCLG Cost of Future Homes Standard impact assessment from 2019

Assumptions and data sources include:

- Baseline build costs were taken from both the Etude/Currie & Brown Cornwall review and the [MCHLG Impact assessment of building to the Future Homes Fabric](#)
- The proposed cost of achieving the FHS specifications were taken from the Etude and Currie & Brown Cornwall energy review. This includes costings for uplifts to insulation (within walls, floors and roof) and glazing and also the installation of an air Source Heat Pump. This was cross checked with the Government MHCLG impact assessment of building to the Future Homes Fabric to ensure no regional impacts was skewing the data.
- The Carbon Offset calculation method included:
  - o Annual average CO2 data per new build home in Warwick from 2020 onwards was extracted from the [MCHLG live data tables on new build energy performance certificates](#), (based on SAP as built)
  - o Reduce the per-home CO2 figure by 75% to reflect policy for on-site reductions and achieving of FHS
  - o Multiply remaining CO2 per home by [BEIS national carbon price for 2021](#), central figure.Then:
  - Either multiply the 2021 £/tonne price by 30 years (**static offset**)
  - Or (**dynamic offset**): reduce the 2021 cost by a percentage each year to 2050, reflecting [BEIS grid carbon reductions](#)
  - The cost increase each year was applied to reflect year on year increases in BEIS price per tonne of grid carbon
  - Calculate a sum of all years from 2021-2050.

It is important to note that these percentage uplifts do not include any further cost that might be applied for other policies relating to embodied carbon and energy performance gap reduction. They are increases on build cost only, so the percentages should be applied to the build cost element of the viability only, not the land values & professional fees etc.

Additionally a proportion of the costs to achieve on-site carbon reductions through space heat demand and energy use intensity reduction will become part of the cost of doing business for the entire building industry when the Part L 2021/22 uplifts are implemented later this year.

The percentages stated are only for residential homes. Alternative uplifts for non-residential/commercial buildings have been provided by BNP Paribas within the viability assessment.

**In summary, within the range identified, it was felt a 3% uplift most closely reflects the Warwick policy approach. This would include the energy efficiency requirement of the Future Homes Standard on site, inclusion of a heat pump and a dynamic offset solution for the remaining carbon emissions (the dynamic offset solution is based on a decreasing carbon factor of grid electricity. This would assume that homes are entirely heated electrically without gas).**

## Appendix 7 - Accessibility standards cost calculations



## Accessibility standards

### DCLG - Housing Standards Review - Cost impacts (September 2014)

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

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## Appendix 8 - Base appraisal results

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: A  
£13k per unit Section 106 contribution £3,450 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	125,000	185,958	182,384	179,717	174,779	159,787
2	Small housing scheme	9	375,000	487,832	478,245	470,242	455,429	415,212
3	Medium housing scheme	25	1,025,000	361,614	334,667	312,441	271,293	157,772
4	Large housing scheme	75	3,125,000	571,148	492,778	427,468	297,603	- 33,994
5	Large housing scheme	125	5,125,000	1,648,899	1,521,566	1,412,443	1,201,444	664,826
6	Small flatted scheme	9	187,500	- 117,551	- 126,596	- 134,710	- 149,733	- 187,663
7	Medium flatted scheme	25	250,000	- 378,343	- 407,420	- 429,943	- 471,638	- 605,819
8	Large flatted scheme	60	625,000	- 1,934,154	- 1,996,920	- 2,050,882	- 2,160,033	- 2,423,607
9	Large flatted scheme	100	1,000,000	- 3,299,453	- 3,408,605	- 3,498,467	- 3,674,072	- 4,132,470
10	Hotel scheme (75 beds)	-	375,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	312,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	312,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	8,333,318	2,393,227	2,192,330	2,020,744	1,694,262	847,459
22	Large housing scheme	300	12,499,906	3,609,489	3,313,691	3,060,328	2,582,590	1,323,055
23	Student housing scheme	500	1,250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	625,000	- 112,244	- 160,816	- 205,822	- 298,400	- 502,122

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	75,000	185,958	182,384	179,717	174,779	159,787
2	Small housing scheme	9	225,000	487,832	478,245	470,242	455,429	415,212
3	Medium housing scheme	25	615,000	361,614	334,667	312,441	271,293	157,772
4	Large housing scheme	75	1,875,000	571,148	492,778	427,468	297,603	- 33,994
5	Large housing scheme	125	3,075,000	1,648,899	1,521,566	1,412,443	1,201,444	664,826
6	Small flatted scheme	9	112,500	- 117,551	- 126,596	- 134,710	- 149,733	- 187,663
7	Medium flatted scheme	25	150,000	- 378,343	- 407,420	- 429,943	- 471,638	- 605,819
8	Large flatted scheme	60	375,000	- 1,934,154	- 1,996,920	- 2,050,882	- 2,160,033	- 2,423,607
9	Large flatted scheme	100	600,000	- 3,299,453	- 3,408,605	- 3,498,467	- 3,674,072	- 4,132,470
10	Hotel scheme (75 beds)	-	225,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	187,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	187,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	750,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	4,999,991	2,393,227	2,192,330	2,020,744	1,694,262	847,459
22	Large housing scheme	300	7,499,943	3,609,489	3,313,691	3,060,328	2,582,590	1,323,055
23	Student housing scheme	500	750,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	375,000	- 112,244	- 160,816	- 205,822	- 298,400	- 502,122

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	37,000	185,958	182,384	179,717	174,779	159,787
2	Small housing scheme	9	111,000	487,832	478,245	470,242	455,429	415,212
3	Medium housing scheme	25	303,400	361,614	334,667	312,441	271,293	157,772
4	Large housing scheme	75	925,000	571,148	492,778	427,468	297,603	- 33,994
5	Large housing scheme	125	1,517,000	1,648,899	1,521,566	1,412,443	1,201,444	664,826
6	Small flatted scheme	9	55,500	- 117,551	- 126,596	- 134,710	- 149,733	- 187,663
7	Medium flatted scheme	25	74,000	- 378,343	- 407,420	- 429,943	- 471,638	- 605,819
8	Large flatted scheme	60	185,000	- 1,934,154	- 1,996,920	- 2,050,882	- 2,160,033	- 2,423,607
9	Large flatted scheme	100	296,000	- 3,299,453	- 3,408,605	- 3,498,467	- 3,674,072	- 4,132,470
10	Hotel scheme (75 beds)	-	111,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	92,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	92,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	370,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	2,466,662	2,393,227	2,192,330	2,020,744	1,694,262	847,459
22	Large housing scheme	300	3,699,972	3,609,489	3,313,691	3,060,328	2,582,590	1,323,055
23	Student housing scheme	500	370,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	185,000	- 112,244	- 160,816	- 205,822	- 298,400	- 502,122

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	25,000	185,958	182,384	179,717	174,779	159,787
2	Small housing scheme	9	75,000	487,832	478,245	470,242	455,429	415,212
3	Medium housing scheme	25	205,000	361,614	334,667	312,441	271,293	157,772
4	Large housing scheme	75	625,000	571,148	492,778	427,468	297,603	- 33,994
5	Large housing scheme	125	1,025,000	1,648,899	1,521,566	1,412,443	1,201,444	664,826
6	Small flatted scheme	9	37,500	- 117,551	- 126,596	- 134,710	- 149,733	- 187,663
7	Medium flatted scheme	25	50,000	- 378,343	- 407,420	- 429,943	- 471,638	- 605,819
8	Large flatted scheme	60	125,000	- 1,934,154	- 1,996,920	- 2,050,882	- 2,160,033	- 2,423,607
9	Large flatted scheme	100	200,000	- 3,299,453	- 3,408,605	- 3,498,467	- 3,674,072	- 4,132,470
10	Hotel scheme (75 beds)	-	75,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	62,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	62,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	1,666,664	2,393,227	2,192,330	2,020,744	1,694,262	847,459
22	Large housing scheme	300	2,499,981	3,609,489	3,313,691	3,060,328	2,582,590	1,323,055
23	Student housing scheme	500	250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	125,000	- 112,244	- 160,816	- 205,822	- 298,400	- 502,122

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: B  
£13k per unit Section 106 contribution £3,601 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	125,000	218,263	214,689	212,023	207,085	192,092
2	Small housing scheme	9	375,000	574,493	564,906	556,904	542,090	501,873
3	Medium housing scheme	25	1,025,000	531,007	504,060	481,834	440,686	327,165
4	Large housing scheme	75	3,125,000	1,043,353	964,983	899,673	769,808	439,534
5	Large housing scheme	125	5,125,000	2,449,681	2,322,347	2,213,224	2,002,225	1,465,608
6	Small flatted scheme	9	187,500	- 61,062	- 70,106	- 78,221	- 93,244	- 131,173
7	Medium flatted scheme	25	250,000	- 257,221	- 286,298	- 308,820	- 350,515	- 484,696
8	Large flatted scheme	60	625,000	- 1,645,675	- 1,708,441	- 1,762,403	- 1,871,554	- 2,135,128
9	Large flatted scheme	100	1,000,000	- 2,797,116	- 2,906,267	- 2,996,129	- 3,171,733	- 3,630,133
10	Hotel scheme (75 beds)	-	375,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	312,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	312,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	8,333,318	3,639,665	3,441,570	3,272,379	2,948,596	2,101,793
22	Large housing scheme	300	12,499,906	5,461,548	5,165,750	4,912,387	4,434,649	3,187,584
23	Student housing scheme	500	1,250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	625,000	192,426	144,534	100,156	8,869	- 194,726

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	75,000	218,263	214,689	212,023	207,085	192,092
2	Small housing scheme	9	225,000	574,493	564,906	556,904	542,090	501,873
3	Medium housing scheme	25	615,000	531,007	504,060	481,834	440,686	327,165
4	Large housing scheme	75	1,875,000	1,043,353	964,983	899,673	769,808	439,534
5	Large housing scheme	125	3,075,000	2,449,681	2,322,347	2,213,224	2,002,225	1,465,608
6	Small flatted scheme	9	112,500	- 61,062	- 70,106	- 78,221	- 93,244	- 131,173
7	Medium flatted scheme	25	150,000	- 257,221	- 286,298	- 308,820	- 350,515	- 484,696
8	Large flatted scheme	60	375,000	- 1,645,675	- 1,708,441	- 1,762,403	- 1,871,554	- 2,135,128
9	Large flatted scheme	100	600,000	- 2,797,116	- 2,906,267	- 2,996,129	- 3,171,733	- 3,630,133
10	Hotel scheme (75 beds)	-	225,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	187,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	187,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	750,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	4,999,991	3,639,665	3,441,570	3,272,379	2,948,596	2,101,793
22	Large housing scheme	300	7,499,943	5,461,548	5,165,750	4,912,387	4,434,649	3,187,584
23	Student housing scheme	500	750,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	375,000	192,426	144,534	100,156	8,869	- 194,726

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	37,000	218,263	214,689	212,023	207,085	192,092
2	Small housing scheme	9	111,000	574,493	564,906	556,904	542,090	501,873
3	Medium housing scheme	25	303,400	531,007	504,060	481,834	440,686	327,165
4	Large housing scheme	75	925,000	1,043,353	964,983	899,673	769,808	439,534
5	Large housing scheme	125	1,517,000	2,449,681	2,322,347	2,213,224	2,002,225	1,465,608
6	Small flatted scheme	9	55,500	- 61,062	- 70,106	- 78,221	- 93,244	- 131,173
7	Medium flatted scheme	25	74,000	- 257,221	- 286,298	- 308,820	- 350,515	- 484,696
8	Large flatted scheme	60	185,000	- 1,645,675	- 1,708,441	- 1,762,403	- 1,871,554	- 2,135,128
9	Large flatted scheme	100	296,000	- 2,797,116	- 2,906,267	- 2,996,129	- 3,171,733	- 3,630,133
10	Hotel scheme (75 beds)	-	111,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	92,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	92,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	370,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	2,466,662	3,639,665	3,441,570	3,272,379	2,948,596	2,101,793
22	Large housing scheme	300	3,699,972	5,461,548	5,165,750	4,912,387	4,434,649	3,187,584
23	Student housing scheme	500	370,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	185,000	192,426	144,534	100,156	8,869	- 194,726

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	25,000	218,263	214,689	212,023	207,085	192,092
2	Small housing scheme	9	75,000	574,493	564,906	556,904	542,090	501,873
3	Medium housing scheme	25	205,000	531,007	504,060	481,834	440,686	327,165
4	Large housing scheme	75	625,000	1,043,353	964,983	899,673	769,808	439,534
5	Large housing scheme	125	1,025,000	2,449,681	2,322,347	2,213,224	2,002,225	1,465,608
6	Small flatted scheme	9	37,500	- 61,062	- 70,106	- 78,221	- 93,244	- 131,173
7	Medium flatted scheme	25	50,000	- 257,221	- 286,298	- 308,820	- 350,515	- 484,696
8	Large flatted scheme	60	125,000	- 1,645,675	- 1,708,441	- 1,762,403	- 1,871,554	- 2,135,128
9	Large flatted scheme	100	200,000	- 2,797,116	- 2,906,267	- 2,996,129	- 3,171,733	- 3,630,133
10	Hotel scheme (75 beds)	-	75,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	62,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	62,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	1,666,664	3,639,665	3,441,570	3,272,379	2,948,596	2,101,793
22	Large housing scheme	300	2,499,981	5,461,548	5,165,750	4,912,387	4,434,649	3,187,584
23	Student housing scheme	500	250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	125,000	192,426	144,534	100,156	8,869	- 194,726

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%  
£13k per unit Section 106 contribution

Value: C  
£3,752 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	125,000	250,569	246,995	244,328	239,390	224,398
2	Small housing scheme	9	375,000	661,154	651,567	643,565	628,752	588,534
3	Medium housing scheme	25	1,025,000	700,400	673,453	651,227	610,079	496,557
4	Large housing scheme	75	3,125,000	1,515,557	1,437,187	1,371,877	1,242,012	911,738
5	Large housing scheme	125	5,125,000	3,243,892	3,118,336	3,010,735	2,802,681	2,266,390
6	Small flatted scheme	9	187,500	4,572	13,617	21,731	36,753	74,684
7	Medium flatted scheme	25	250,000	136,098	165,176	187,697	229,392	363,574
8	Large flatted scheme	60	625,000	1,357,196	1,419,962	1,473,924	1,583,075	1,846,649
9	Large flatted scheme	100	1,000,000	2,294,777	2,403,929	2,493,791	2,669,395	3,127,794
10	Hotel scheme (75 beds)	-	375,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	312,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	312,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	8,333,318	4,878,459	4,680,364	4,511,173	4,189,248	3,354,261
22	Large housing scheme	300	12,499,906	7,299,101	7,007,429	6,757,602	6,286,530	5,039,642
23	Student housing scheme	500	1,250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	625,000	495,532	447,640	403,261	311,975	111,095

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	75,000	250,569	246,995	244,328	239,390	224,398
2	Small housing scheme	9	225,000	661,154	651,567	643,565	628,752	588,534
3	Medium housing scheme	25	615,000	700,400	673,453	651,227	610,079	496,557
4	Large housing scheme	75	1,875,000	1,515,557	1,437,187	1,371,877	1,242,012	911,738
5	Large housing scheme	125	3,075,000	3,243,892	3,118,336	3,010,735	2,802,681	2,266,390
6	Small flatted scheme	9	112,500	4,572	13,617	21,731	36,753	74,684
7	Medium flatted scheme	25	150,000	136,098	165,176	187,697	229,392	363,574
8	Large flatted scheme	60	375,000	1,357,196	1,419,962	1,473,924	1,583,075	1,846,649
9	Large flatted scheme	100	600,000	2,294,777	2,403,929	2,493,791	2,669,395	3,127,794
10	Hotel scheme (75 beds)	-	225,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	187,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	187,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	4,999,991	4,878,459	4,680,364	4,511,173	4,189,248	3,354,261
22	Large housing scheme	300	7,499,943	7,299,101	7,007,429	6,757,602	6,286,530	5,039,642
23	Student housing scheme	500	750,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	375,000	495,532	447,640	403,261	311,975	111,095

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	37,000	250,569	246,995	244,328	239,390	224,398
2	Small housing scheme	9	111,000	661,154	651,567	643,565	628,752	588,534
3	Medium housing scheme	25	303,400	700,400	673,453	651,227	610,079	496,557
4	Large housing scheme	75	925,000	1,515,557	1,437,187	1,371,877	1,242,012	911,738
5	Large housing scheme	125	1,517,000	3,243,892	3,118,336	3,010,735	2,802,681	2,266,390
6	Small flatted scheme	9	55,500	4,572	13,617	21,731	36,753	74,684
7	Medium flatted scheme	25	74,000	136,098	165,176	187,697	229,392	363,574
8	Large flatted scheme	60	185,000	1,357,196	1,419,962	1,473,924	1,583,075	1,846,649
9	Large flatted scheme	100	296,000	2,294,777	2,403,929	2,493,791	2,669,395	3,127,794
10	Hotel scheme (75 beds)	-	111,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	92,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	92,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	2,466,662	4,878,459	4,680,364	4,511,173	4,189,248	3,354,261
22	Large housing scheme	300	3,699,972	7,299,101	7,007,429	6,757,602	6,286,530	5,039,642
23	Student housing scheme	500	370,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	185,000	495,532	447,640	403,261	311,975	111,095

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	25,000	250,569	246,995	244,328	239,390	224,398
2	Small housing scheme	9	75,000	661,154	651,567	643,565	628,752	588,534
3	Medium housing scheme	25	205,000	700,400	673,453	651,227	610,079	496,557
4	Large housing scheme	75	625,000	1,515,557	1,437,187	1,371,877	1,242,012	911,738
5	Large housing scheme	125	1,025,000	3,243,892	3,118,336	3,010,735	2,802,681	2,266,390
6	Small flatted scheme	9	37,500	4,572	13,617	21,731	36,753	74,684
7	Medium flatted scheme	25	50,000	136,098	165,176	187,697	229,392	363,574
8	Large flatted scheme	60	125,000	1,357,196	1,419,962	1,473,924	1,583,075	1,846,649
9	Large flatted scheme	100	200,000	2,294,777	2,403,929	2,493,791	2,669,395	3,127,794
10	Hotel scheme (75 beds)	-	75,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	62,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	62,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	1,666,664	4,878,459	4,680,364	4,511,173	4,189,248	3,354,261
22	Large housing scheme	300	2,499,981	7,299,101	7,007,429	6,757,602	6,286,530	5,039,642
23	Student housing scheme	500	250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	125,000	495,532	447,640	403,261	311,975	111,095



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: D  
£13k per unit Section 106 contribution £3,903 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	125,000	260,959	257,385	254,717	249,780	234,788
2	Small housing scheme	9	375,000	689,025	679,437	671,436	656,623	616,404
3	Medium housing scheme	25	1,025,000	770,649	743,702	721,475	680,327	566,807
4	Large housing scheme	75	3,125,000	1,691,326	1,612,956	1,547,646	1,417,781	1,087,507
5	Large housing scheme	125	5,125,000	3,560,243	3,434,687	3,327,086	3,119,031	2,585,534
6	Small flatted scheme	9	187,500	3,361	5,636	13,751	28,774	66,703
7	Medium flatted scheme	25	250,000	99,471	128,548	151,070	192,765	326,946
8	Large flatted scheme	60	625,000	1,273,529	1,336,294	1,390,257	1,499,408	1,762,981
9	Large flatted scheme	100	1,000,000	2,151,088	2,260,240	2,350,101	2,525,706	2,984,105
10	Hotel scheme (75 beds)	-	375,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	312,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	312,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	8,333,318	5,357,583	5,159,489	4,990,297	4,668,372	3,833,385
22	Large housing scheme	300	12,499,906	7,995,118	7,703,448	7,453,620	6,982,549	5,741,710
23	Student housing scheme	500	1,250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	625,000	538,169	490,276	445,898	354,611	153,732

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	75,000	260,959	257,385	254,717	249,780	234,788
2	Small housing scheme	9	225,000	689,025	679,437	671,436	656,623	616,404
3	Medium housing scheme	25	615,000	770,649	743,702	721,475	680,327	566,807
4	Large housing scheme	75	1,875,000	1,691,326	1,612,956	1,547,646	1,417,781	1,087,507
5	Large housing scheme	125	3,075,000	3,560,243	3,434,687	3,327,086	3,119,031	2,585,534
6	Small flatted scheme	9	112,500	3,361	5,636	13,751	28,774	66,703
7	Medium flatted scheme	25	150,000	99,471	128,548	151,070	192,765	326,946
8	Large flatted scheme	60	375,000	1,273,529	1,336,294	1,390,257	1,499,408	1,762,981
9	Large flatted scheme	100	600,000	2,151,088	2,260,240	2,350,101	2,525,706	2,984,105
10	Hotel scheme (75 beds)	-	225,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	187,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	187,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	4,999,991	5,357,583	5,159,489	4,990,297	4,668,372	3,833,385
22	Large housing scheme	300	7,499,943	7,995,118	7,703,448	7,453,620	6,982,549	5,741,710
23	Student housing scheme	500	750,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	375,000	538,169	490,276	445,898	354,611	153,732

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	37,000	260,959	257,385	254,717	249,780	234,788
2	Small housing scheme	9	111,000	689,025	679,437	671,436	656,623	616,404
3	Medium housing scheme	25	303,400	770,649	743,702	721,475	680,327	566,807
4	Large housing scheme	75	925,000	1,691,326	1,612,956	1,547,646	1,417,781	1,087,507
5	Large housing scheme	125	1,517,000	3,560,243	3,434,687	3,327,086	3,119,031	2,585,534
6	Small flatted scheme	9	55,500	3,361	5,636	13,751	28,774	66,703
7	Medium flatted scheme	25	74,000	99,471	128,548	151,070	192,765	326,946
8	Large flatted scheme	60	185,000	1,273,529	1,336,294	1,390,257	1,499,408	1,762,981
9	Large flatted scheme	100	296,000	2,151,088	2,260,240	2,350,101	2,525,706	2,984,105
10	Hotel scheme (75 beds)	-	111,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	92,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	92,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	2,466,662	5,357,583	5,159,489	4,990,297	4,668,372	3,833,385
22	Large housing scheme	300	3,699,972	7,995,118	7,703,448	7,453,620	6,982,549	5,741,710
23	Student housing scheme	500	370,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	185,000	538,169	490,276	445,898	354,611	153,732

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	25,000	260,959	257,385	254,717	249,780	234,788
2	Small housing scheme	9	75,000	689,025	679,437	671,436	656,623	616,404
3	Medium housing scheme	25	205,000	770,649	743,702	721,475	680,327	566,807
4	Large housing scheme	75	625,000	1,691,326	1,612,956	1,547,646	1,417,781	1,087,507
5	Large housing scheme	125	1,025,000	3,560,243	3,434,687	3,327,086	3,119,031	2,585,534
6	Small flatted scheme	9	37,500	3,361	5,636	13,751	28,774	66,703
7	Medium flatted scheme	25	50,000	99,471	128,548	151,070	192,765	326,946
8	Large flatted scheme	60	125,000	1,273,529	1,336,294	1,390,257	1,499,408	1,762,981
9	Large flatted scheme	100	200,000	2,151,088	2,260,240	2,350,101	2,525,706	2,984,105
10	Hotel scheme (75 beds)	-	75,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	62,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	62,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	1,666,664	5,357,583	5,159,489	4,990,297	4,668,372	3,833,385
22	Large housing scheme	300	2,499,981	7,995,118	7,703,448	7,453,620	6,982,549	5,741,710
23	Student housing scheme	500	250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	125,000	538,169	490,276	445,898	354,611	153,732

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: E  
£13k per unit Section 106 contribution £4,054 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	125,000	293,264	289,690	287,023	282,086	267,093
2	Small housing scheme	9	375,000	775,686	766,098	758,097	743,284	703,066
3	Medium housing scheme	25	1,025,000	940,042	913,094	890,868	849,720	736,200
4	Large housing scheme	75	3,125,000	2,163,530	2,085,160	2,019,850	1,889,985	1,559,711
5	Large housing scheme	125	5,125,000	4,351,511	4,225,955	4,118,354	3,910,299	3,381,170
6	Small flatted scheme	9	187,500	59,063	50,144	42,143	27,330	- 10,214
7	Medium flatted scheme	25	250,000	21,350	7,425	29,947	71,642	- 205,824
8	Large flatted scheme	60	625,000	- 985,049	- 1,047,815	- 1,101,778	- 1,210,929	- 1,474,502
9	Large flatted scheme	100	1,000,000	- 1,648,749	- 1,757,901	- 1,847,763	- 2,023,367	- 2,481,766
10	Hotel scheme (75 beds)	-	375,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	312,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	312,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	8,333,318	6,596,377	6,398,283	6,229,091	5,907,165	5,072,179
22	Large housing scheme	300	12,499,906	9,813,160	9,525,246	9,278,904	8,812,511	7,582,847
23	Student housing scheme	500	1,250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	625,000	841,274	793,382	749,004	657,717	- 456,838

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	75,000	293,264	289,690	287,023	282,086	267,093
2	Small housing scheme	9	225,000	775,686	766,098	758,097	743,284	703,066
3	Medium housing scheme	25	615,000	940,042	913,094	890,868	849,720	736,200
4	Large housing scheme	75	1,875,000	2,163,530	2,085,160	2,019,850	1,889,985	1,559,711
5	Large housing scheme	125	3,075,000	4,351,511	4,225,955	4,118,354	3,910,299	3,381,170
6	Small flatted scheme	9	112,500	59,063	50,144	42,143	27,330	- 10,214
7	Medium flatted scheme	25	150,000	21,350	7,425	29,947	71,642	- 205,824
8	Large flatted scheme	60	375,000	- 985,049	- 1,047,815	- 1,101,778	- 1,210,929	- 1,474,502
9	Large flatted scheme	100	600,000	- 1,648,749	- 1,757,901	- 1,847,763	- 2,023,367	- 2,481,766
10	Hotel scheme (75 beds)	-	225,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	187,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	187,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	750,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	4,999,991	6,596,377	6,398,283	6,229,091	5,907,165	5,072,179
22	Large housing scheme	300	7,499,943	9,813,160	9,525,246	9,278,904	8,812,511	7,582,847
23	Student housing scheme	500	750,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	375,000	841,274	793,382	749,004	657,717	- 456,838

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	37,000	293,264	289,690	287,023	282,086	267,093
2	Small housing scheme	9	111,000	775,686	766,098	758,097	743,284	703,066
3	Medium housing scheme	25	303,400	940,042	913,094	890,868	849,720	736,200
4	Large housing scheme	75	925,000	2,163,530	2,085,160	2,019,850	1,889,985	1,559,711
5	Large housing scheme	125	1,517,000	4,351,511	4,225,955	4,118,354	3,910,299	3,381,170
6	Small flatted scheme	9	55,500	59,063	50,144	42,143	27,330	- 10,214
7	Medium flatted scheme	25	74,000	21,350	7,425	29,947	71,642	- 205,824
8	Large flatted scheme	60	185,000	- 985,049	- 1,047,815	- 1,101,778	- 1,210,929	- 1,474,502
9	Large flatted scheme	100	296,000	- 1,648,749	- 1,757,901	- 1,847,763	- 2,023,367	- 2,481,766
10	Hotel scheme (75 beds)	-	111,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	92,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	92,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	370,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	2,466,662	6,596,377	6,398,283	6,229,091	5,907,165	5,072,179
22	Large housing scheme	300	3,699,972	9,813,160	9,525,246	9,278,904	8,812,511	7,582,847
23	Student housing scheme	500	370,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	185,000	841,274	793,382	749,004	657,717	- 456,838

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	25,000	293,264	289,690	287,023	282,086	267,093
2	Small housing scheme	9	75,000	775,686	766,098	758,097	743,284	703,066
3	Medium housing scheme	25	205,000	940,042	913,094	890,868	849,720	736,200
4	Large housing scheme	75	625,000	2,163,530	2,085,160	2,019,850	1,889,985	1,559,711
5	Large housing scheme	125	1,025,000	4,351,511	4,225,955	4,118,354	3,910,299	3,381,170
6	Small flatted scheme	9	37,500	59,063	50,144	42,143	27,330	- 10,214
7	Medium flatted scheme	25	50,000	21,350	7,425	29,947	71,642	- 205,824
8	Large flatted scheme	60	125,000	- 985,049	- 1,047,815	- 1,101,778	- 1,210,929	- 1,474,502
9	Large flatted scheme	100	200,000	- 1,648,749	- 1,757,901	- 1,847,763	- 2,023,367	- 2,481,766
10	Hotel scheme (75 beds)	-	75,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	62,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	62,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	1,666,664	6,596,377	6,398,283	6,229,091	5,907,165	5,072,179
22	Large housing scheme	300	2,499,981	9,813,160	9,525,246	9,278,904	8,812,511	7,582,847
23	Student housing scheme	500	250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	125,000	841,274	793,382	749,004	657,717	- 456,838

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: F  
£13k per unit Section 106 contribution £4,204 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	125,000	325,570	321,996	319,328	314,391	299,398
2	Small housing scheme	9	375,000	862,347	852,760	844,758	829,945	789,727
3	Medium housing scheme	25	1,025,000	1,109,435	1,082,487	1,060,261	1,019,113	905,593
4	Large housing scheme	75	3,125,000	2,635,734	2,557,364	2,492,054	2,362,189	2,031,916
5	Large housing scheme	125	5,125,000	5,142,779	5,017,223	4,909,622	4,701,567	4,172,438
6	Small flatted scheme	9	187,500	114,764	105,845	97,844	83,031	45,631
7	Medium flatted scheme	25	250,000	140,782	112,110	89,903	48,789	84,701
8	Large flatted scheme	60	625,000	- 696,570	- 759,336	- 813,299	- 922,450	- 1,186,023
9	Large flatted scheme	100	1,000,000	- 1,146,410	- 1,255,562	- 1,345,425	- 1,521,029	- 1,979,427
10	Hotel scheme (75 beds)	-	375,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	312,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	625,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	1,250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	312,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	8,333,318	7,825,495	7,630,165	7,463,334	7,145,900	6,310,973
22	Large housing scheme	300	12,499,906	11,623,772	11,335,856	11,089,515	10,625,016	9,411,207
23	Student housing scheme	500	1,250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	625,000	1,144,380	1,096,487	1,052,109	960,822	759,943

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	75,000	325,570	321,996	319,328	314,391	299,398
2	Small housing scheme	9	225,000	862,347	852,760	844,758	829,945	789,727
3	Medium housing scheme	25	615,000	1,109,435	1,082,487	1,060,261	1,019,113	905,593
4	Large housing scheme	75	1,875,000	2,635,734	2,557,364	2,492,054	2,362,189	2,031,916
5	Large housing scheme	125	3,075,000	5,142,779	5,017,223	4,909,622	4,701,567	4,172,438
6	Small flatted scheme	9	112,500	114,764	105,845	97,844	83,031	45,631
7	Medium flatted scheme	25	150,000	140,782	112,110	89,903	48,789	- 84,701
8	Large flatted scheme	60	375,000	- 696,570	- 759,336	- 813,299	- 922,450	- 1,186,023
9	Large flatted scheme	100	600,000	- 1,146,410	- 1,255,562	- 1,345,425	- 1,521,029	- 1,979,427
10	Hotel scheme (75 beds)	-	225,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	187,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	375,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	750,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	187,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	750,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	4,999,991	7,825,495	7,630,165	7,463,334	7,145,900	6,310,973
22	Large housing scheme	300	7,499,943	11,623,772	11,335,856	11,089,515	10,625,016	9,411,207
23	Student housing scheme	500	750,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	375,000	1,144,380	1,096,487	1,052,109	960,822	759,943

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	37,000	325,570	321,996	319,328	314,391	299,398
2	Small housing scheme	9	111,000	862,347	852,760	844,758	829,945	789,727
3	Medium housing scheme	25	303,400	1,109,435	1,082,487	1,060,261	1,019,113	905,593
4	Large housing scheme	75	925,000	2,635,734	2,557,364	2,492,054	2,362,189	2,031,916
5	Large housing scheme	125	1,517,000	5,142,779	5,017,223	4,909,622	4,701,567	4,172,438
6	Small flatted scheme	9	55,500	114,764	105,845	97,844	83,031	45,631
7	Medium flatted scheme	25	74,000	140,782	112,110	89,903	48,789	- 84,701
8	Large flatted scheme	60	185,000	- 696,570	- 759,336	- 813,299	- 922,450	- 1,186,023
9	Large flatted scheme	100	296,000	- 1,146,410	- 1,255,562	- 1,345,425	- 1,521,029	- 1,979,427
10	Hotel scheme (75 beds)	-	111,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	92,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	185,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	370,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	92,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	370,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	2,466,662	7,825,495	7,630,165	7,463,334	7,145,900	6,310,973
22	Large housing scheme	300	3,699,972	11,623,772	11,335,856	11,089,515	10,625,016	9,411,207
23	Student housing scheme	500	370,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	185,000	1,144,380	1,096,487	1,052,109	960,822	759,943

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	25,000	325,570	321,996	319,328	314,391	299,398
2	Small housing scheme	9	75,000	862,347	852,760	844,758	829,945	789,727
3	Medium housing scheme	25	205,000	1,109,435	1,082,487	1,060,261	1,019,113	905,593
4	Large housing scheme	75	625,000	2,635,734	2,557,364	2,492,054	2,362,189	2,031,916
5	Large housing scheme	125	1,025,000	5,142,779	5,017,223	4,909,622	4,701,567	4,172,438
6	Small flatted scheme	9	37,500	114,764	105,845	97,844	83,031	45,631
7	Medium flatted scheme	25	50,000	140,782	112,110	89,903	48,789	- 84,701
8	Large flatted scheme	60	125,000	- 696,570	- 759,336	- 813,299	- 922,450	- 1,186,023
9	Large flatted scheme	100	200,000	- 1,146,410	- 1,255,562	- 1,345,425	- 1,521,029	- 1,979,427
10	Hotel scheme (75 beds)	-	75,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	62,500	2,436,871	2,418,694	2,418,694	2,418,694	2,269,233
14	Medium retail scheme	-	125,000	6,954,041	6,900,109	6,900,109	6,900,109	6,458,410
15	Large retail scheme	-	250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	62,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	1,666,664	7,825,495	7,630,165	7,463,334	7,145,900	6,310,973
22	Large housing scheme	300	2,499,981	11,623,772	11,335,856	11,089,515	10,625,016	9,411,207
23	Student housing scheme	500	250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	125,000	1,144,380	1,096,487	1,052,109	960,822	759,943



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: G  
£13k per unit Section 106 contribution £4,355 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	125,000	340,654	337,080	334,414	329,476	314,483
2	Small housing scheme	9	375,000	902,813	893,225	885,223	870,410	830,192
3	Medium housing scheme	25	1,025,000	1,200,924	1,173,976	1,151,750	1,110,602	997,081
4	Large housing scheme	75	3,125,000	2,874,664	2,796,638	2,731,329	2,601,464	2,271,190
5	Large housing scheme	125	5,125,000	5,560,872	5,435,316	5,327,715	5,119,660	4,590,531
6	Small flatted scheme	9	187,500	132,880	123,962	115,960	101,147	63,747
7	Medium flatted scheme	25	250,000	176,731	147,929	125,721	84,608	48,376
8	Large flatted scheme	60	625,000	569,027	631,793	685,754	794,906	1,058,480
9	Large flatted scheme	100	1,000,000	925,888	1,035,040	1,124,902	1,300,506	1,758,905
10	Hotel scheme (75 beds)	-	375,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	312,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	625,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	1,250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	312,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	8,333,318	8,462,120	8,266,791	8,099,960	7,782,526	6,952,841
22	Large housing scheme	300	12,499,906	12,553,141	12,267,881	12,021,539	11,557,040	10,343,232
23	Student housing scheme	500	1,250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	625,000	1,242,817	1,194,924	1,150,546	1,059,260	858,380

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	75,000	340,654	337,080	334,414	329,476	314,483
2	Small housing scheme	9	225,000	902,813	893,225	885,223	870,410	830,192
3	Medium housing scheme	25	615,000	1,200,924	1,173,976	1,151,750	1,110,602	997,081
4	Large housing scheme	75	1,875,000	2,874,664	2,796,638	2,731,329	2,601,464	2,271,190
5	Large housing scheme	125	3,075,000	5,560,872	5,435,316	5,327,715	5,119,660	4,590,531
6	Small flatted scheme	9	112,500	132,880	123,962	115,960	101,147	63,747
7	Medium flatted scheme	25	150,000	176,731	147,929	125,721	84,608	48,376
8	Large flatted scheme	60	375,000	569,027	631,793	685,754	794,906	1,058,480
9	Large flatted scheme	100	600,000	925,888	1,035,040	1,124,902	1,300,506	1,758,905
10	Hotel scheme (75 beds)	-	225,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	187,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	375,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	750,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	187,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	4,999,991	8,462,120	8,266,791	8,099,960	7,782,526	6,952,841
22	Large housing scheme	300	7,499,943	12,553,141	12,267,881	12,021,539	11,557,040	10,343,232
23	Student housing scheme	500	750,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	375,000	1,242,817	1,194,924	1,150,546	1,059,260	858,380

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	37,000	340,654	337,080	334,414	329,476	314,483
2	Small housing scheme	9	111,000	902,813	893,225	885,223	870,410	830,192
3	Medium housing scheme	25	303,400	1,200,924	1,173,976	1,151,750	1,110,602	997,081
4	Large housing scheme	75	925,000	2,874,664	2,796,638	2,731,329	2,601,464	2,271,190
5	Large housing scheme	125	1,517,000	5,560,872	5,435,316	5,327,715	5,119,660	4,590,531
6	Small flatted scheme	9	55,500	132,880	123,962	115,960	101,147	63,747
7	Medium flatted scheme	25	74,000	176,731	147,929	125,721	84,608	48,376
8	Large flatted scheme	60	185,000	569,027	631,793	685,754	794,906	1,058,480
9	Large flatted scheme	100	296,000	925,888	1,035,040	1,124,902	1,300,506	1,758,905
10	Hotel scheme (75 beds)	-	111,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	92,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	185,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	370,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	92,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	2,466,662	8,462,120	8,266,791	8,099,960	7,782,526	6,952,841
22	Large housing scheme	300	3,699,972	12,553,141	12,267,881	12,021,539	11,557,040	10,343,232
23	Student housing scheme	500	370,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	185,000	1,242,817	1,194,924	1,150,546	1,059,260	858,380

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	25,000	340,654	337,080	334,414	329,476	314,483
2	Small housing scheme	9	75,000	902,813	893,225	885,223	870,410	830,192
3	Medium housing scheme	25	205,000	1,200,924	1,173,976	1,151,750	1,110,602	997,081
4	Large housing scheme	75	625,000	2,874,664	2,796,638	2,731,329	2,601,464	2,271,190
5	Large housing scheme	125	1,025,000	5,560,872	5,435,316	5,327,715	5,119,660	4,590,531
6	Small flatted scheme	9	37,500	132,880	123,962	115,960	101,147	63,747
7	Medium flatted scheme	25	50,000	176,731	147,929	125,721	84,608	48,376
8	Large flatted scheme	60	125,000	569,027	631,793	685,754	794,906	1,058,480
9	Large flatted scheme	100	200,000	925,888	1,035,040	1,124,902	1,300,506	1,758,905
10	Hotel scheme (75 beds)	-	75,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	62,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	125,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	62,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	1,666,664	8,462,120	8,266,791	8,099,960	7,782,526	6,952,841
22	Large housing scheme	300	2,499,981	12,553,141	12,267,881	12,021,539	11,557,040	10,343,232
23	Student housing scheme	500	250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	125,000	1,242,817	1,194,924	1,150,546	1,059,260	858,380

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: H  
£13k per unit Section 106 contribution £4,506 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	125,000	372,960	369,386	366,719	361,781	346,789
2	Small housing scheme	9	375,000	989,474	979,886	971,884	957,071	916,853
3	Medium housing scheme	25	1,025,000	1,370,317	1,343,369	1,321,143	1,279,995	1,166,473
4	Large housing scheme	75	3,125,000	3,341,708	3,264,432	3,200,033	3,071,980	2,743,394
5	Large housing scheme	125	5,125,000	6,349,683	6,225,671	6,118,983	5,910,928	5,381,799
6	Small flatted scheme	9	187,500	188,582	179,663	171,662	156,849	119,449
7	Medium flatted scheme	25	250,000	296,163	267,361	245,153	204,040	71,730
8	Large flatted scheme	60	625,000	- 280,548	- 343,313	- 397,275	- 506,426	- 770,001
9	Large flatted scheme	100	1,000,000	- 423,549	- 532,701	- 622,563	- 798,168	- 1,256,566
10	Hotel scheme (75 beds)	-	375,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	312,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	625,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	1,250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	312,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	8,333,318	9,687,342	9,492,012	9,325,181	9,007,747	8,184,412
22	Large housing scheme	300	12,499,906	14,347,106	14,062,581	13,819,676	13,361,659	12,153,842
23	Student housing scheme	500	1,250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	625,000	1,545,922	1,498,030	1,453,652	1,362,365	1,161,486

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	75,000	372,960	369,386	366,719	361,781	346,789
2	Small housing scheme	9	225,000	989,474	979,886	971,884	957,071	916,853
3	Medium housing scheme	25	615,000	1,370,317	1,343,369	1,321,143	1,279,995	1,166,473
4	Large housing scheme	75	1,875,000	3,341,708	3,264,432	3,200,033	3,071,980	2,743,394
5	Large housing scheme	125	3,075,000	6,349,683	6,225,671	6,118,983	5,910,928	5,381,799
6	Small flatted scheme	9	112,500	188,582	179,663	171,662	156,849	119,449
7	Medium flatted scheme	25	150,000	296,163	267,361	245,153	204,040	71,730
8	Large flatted scheme	60	375,000	- 280,548	- 343,313	- 397,275	- 506,426	- 770,001
9	Large flatted scheme	100	600,000	- 423,549	- 532,701	- 622,563	- 798,168	- 1,256,566
10	Hotel scheme (75 beds)	-	225,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	187,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	375,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	750,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	187,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	750,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	4,999,991	9,687,342	9,492,012	9,325,181	9,007,747	8,184,412
22	Large housing scheme	300	7,499,943	14,347,106	14,062,581	13,819,676	13,361,659	12,153,842
23	Student housing scheme	500	750,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	375,000	1,545,922	1,498,030	1,453,652	1,362,365	1,161,486

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	37,000	372,960	369,386	366,719	361,781	346,789
2	Small housing scheme	9	111,000	989,474	979,886	971,884	957,071	916,853
3	Medium housing scheme	25	303,400	1,370,317	1,343,369	1,321,143	1,279,995	1,166,473
4	Large housing scheme	75	925,000	3,341,708	3,264,432	3,200,033	3,071,980	2,743,394
5	Large housing scheme	125	1,517,000	6,349,683	6,225,671	6,118,983	5,910,928	5,381,799
6	Small flatted scheme	9	55,500	188,582	179,663	171,662	156,849	119,449
7	Medium flatted scheme	25	74,000	296,163	267,361	245,153	204,040	71,730
8	Large flatted scheme	60	185,000	- 280,548	- 343,313	- 397,275	- 506,426	- 770,001
9	Large flatted scheme	100	296,000	- 423,549	- 532,701	- 622,563	- 798,168	- 1,256,566
10	Hotel scheme (75 beds)	-	111,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	92,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	185,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	370,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	92,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	370,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	2,466,662	9,687,342	9,492,012	9,325,181	9,007,747	8,184,412
22	Large housing scheme	300	3,699,972	14,347,106	14,062,581	13,819,676	13,361,659	12,153,842
23	Student housing scheme	500	370,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	185,000	1,545,922	1,498,030	1,453,652	1,362,365	1,161,486

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	25,000	372,960	369,386	366,719	361,781	346,789
2	Small housing scheme	9	75,000	989,474	979,886	971,884	957,071	916,853
3	Medium housing scheme	25	205,000	1,370,317	1,343,369	1,321,143	1,279,995	1,166,473
4	Large housing scheme	75	625,000	3,341,708	3,264,432	3,200,033	3,071,980	2,743,394
5	Large housing scheme	125	1,025,000	6,349,683	6,225,671	6,118,983	5,910,928	5,381,799
6	Small flatted scheme	9	37,500	188,582	179,663	171,662	156,849	119,449
7	Medium flatted scheme	25	50,000	296,163	267,361	245,153	204,040	71,730
8	Large flatted scheme	60	125,000	- 280,548	- 343,313	- 397,275	- 506,426	- 770,001
9	Large flatted scheme	100	200,000	- 423,549	- 532,701	- 622,563	- 798,168	- 1,256,566
10	Hotel scheme (75 beds)	-	75,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	62,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	125,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	310,357	310,357	310,357	- 17,115
17	Employment - B1 scheme	-	62,500	630,091	558,643	558,643	558,643	- 30,807
18	Employment - B8 scheme	-	250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	1,666,664	9,687,342	9,492,012	9,325,181	9,007,747	8,184,412
22	Large housing scheme	300	2,499,981	14,347,106	14,062,581	13,819,676	13,361,659	12,153,842
23	Student housing scheme	500	250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	125,000	1,545,922	1,498,030	1,453,652	1,362,365	1,161,486



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: I  
£13k per unit Section 106 contribution £4,657 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	125,000	405,266	401,692	399,025	394,087	379,095
2	Small housing scheme	9	375,000	1,076,135	1,066,547	1,058,545	1,043,732	1,003,514
3	Medium housing scheme	25	1,025,000	1,539,710	1,512,762	1,490,535	1,449,388	1,335,866
4	Large housing scheme	75	3,125,000	3,808,752	3,731,475	3,667,077	3,539,025	3,213,359
5	Large housing scheme	125	5,125,000	7,133,664	7,009,652	6,903,552	6,698,400	6,173,067
6	Small flatted scheme	9	187,500	244,283	235,365	227,363	212,550	175,150
7	Medium flatted scheme	25	250,000	415,596	386,793	364,585	323,472	191,163
8	Large flatted scheme	60	625,000	7,820	54,834	108,797	217,947	481,522
9	Large flatted scheme	100	1,000,000	77,690	30,363	120,225	295,829	754,228
10	Hotel scheme (75 beds)	-	375,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	437,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	562,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	312,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	625,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	1,250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	312,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	312,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	1,250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	1,250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	8,333,318	10,903,598	10,710,738	10,546,235	10,232,970	9,409,633
22	Large housing scheme	300	12,499,906	16,141,069	15,856,545	15,613,640	15,155,623	13,956,145
23	Student housing scheme	500	1,250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	625,000	1,849,028	1,801,135	1,756,757	1,665,470	1,464,591

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	75,000	405,266	401,692	399,025	394,087	379,095
2	Small housing scheme	9	225,000	1,076,135	1,066,547	1,058,545	1,043,732	1,003,514
3	Medium housing scheme	25	615,000	1,539,710	1,512,762	1,490,535	1,449,388	1,335,866
4	Large housing scheme	75	1,875,000	3,808,752	3,731,475	3,667,077	3,539,025	3,213,359
5	Large housing scheme	125	3,075,000	7,133,664	7,009,652	6,903,552	6,698,400	6,173,067
6	Small flatted scheme	9	112,500	244,283	235,365	227,363	212,550	175,150
7	Medium flatted scheme	25	150,000	415,596	386,793	364,585	323,472	191,163
8	Large flatted scheme	60	375,000	7,820	54,834	108,797	217,947	481,522
9	Large flatted scheme	100	600,000	77,690	30,363	120,225	295,829	754,228
10	Hotel scheme (75 beds)	-	225,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	262,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	337,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	187,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	375,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	750,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	187,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	187,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	750,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	750,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	750,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	4,999,991	10,903,598	10,710,738	10,546,235	10,232,970	9,409,633
22	Large housing scheme	300	7,499,943	16,141,069	15,856,545	15,613,640	15,155,623	13,956,145
23	Student housing scheme	500	750,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	375,000	1,849,028	1,801,135	1,756,757	1,665,470	1,464,591

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	37,000	405,266	401,692	399,025	394,087	379,095
2	Small housing scheme	9	111,000	1,076,135	1,066,547	1,058,545	1,043,732	1,003,514
3	Medium housing scheme	25	303,400	1,539,710	1,512,762	1,490,535	1,449,388	1,335,866
4	Large housing scheme	75	925,000	3,808,752	3,731,475	3,667,077	3,539,025	3,213,359
5	Large housing scheme	125	1,517,000	7,133,664	7,009,652	6,903,552	6,698,400	6,173,067
6	Small flatted scheme	9	55,500	244,283	235,365	227,363	212,550	175,150
7	Medium flatted scheme	25	74,000	415,596	386,793	364,585	323,472	191,163
8	Large flatted scheme	60	185,000	7,820	54,834	108,797	217,947	481,522
9	Large flatted scheme	100	296,000	77,690	30,363	120,225	295,829	754,228
10	Hotel scheme (75 beds)	-	111,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	129,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	166,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	92,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	185,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	370,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	92,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	92,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	370,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	370,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	370,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	2,466,662	10,903,598	10,710,738	10,546,235	10,232,970	9,409,633
22	Large housing scheme	300	3,699,972	16,141,069	15,856,545	15,613,640	15,155,623	13,956,145
23	Student housing scheme	500	370,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	185,000	1,849,028	1,801,135	1,756,757	1,665,470	1,464,591

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	With DPD policies
1	Very small housing scheme	3	25,000	405,266	401,692	399,025	394,087	379,095
2	Small housing scheme	9	75,000	1,076,135	1,066,547	1,058,545	1,043,732	1,003,514
3	Medium housing scheme	25	205,000	1,539,710	1,512,762	1,490,535	1,449,388	1,335,866
4	Large housing scheme	75	625,000	3,808,752	3,731,475	3,667,077	3,539,025	3,213,359
5	Large housing scheme	125	1,025,000	7,133,664	7,009,652	6,903,552	6,698,400	6,173,067
6	Small flatted scheme	9	37,500	244,283	235,365	227,363	212,550	175,150
7	Medium flatted scheme	25	50,000	415,596	386,793	364,585	323,472	191,163
8	Large flatted scheme	60	125,000	7,820	54,834	108,797	217,947	481,522
9	Large flatted scheme	100	200,000	77,690	30,363	120,225	295,829	754,228
10	Hotel scheme (75 beds)	-	75,000	839,762	800,149	800,149	800,149	473,322
11	Hotel scheme (100 beds)	-	87,500	1,051,918	999,508	999,508	999,508	567,105
12	Hotel scheme (150 beds)	-	112,500	1,478,148	1,400,141	1,400,141	1,400,141	756,537
13	Small retail scheme	-	62,500	2,326,293	2,307,311	2,307,311	2,307,311	2,157,850
14	Medium retail scheme	-	125,000	6,645,573	6,589,397	6,589,397	6,589,397	6,147,698
15	Large retail scheme	-	250,000	4,907,789	4,862,645	4,862,645	4,862,645	4,515,967
16	Employment - B1 scheme	-	62,500	350,051	310,357	310,357	310,357	17,115
17	Employment - B1 scheme	-	62,500	630,091	558,643	558,643	558,643	30,807
18	Employment - B8 scheme	-	250,000	2,110,473	2,074,832	2,074,832	2,074,832	1,783,444
19	Employment - B8 scheme	-	250,000	2,579,467	2,535,906	2,535,906	2,535,906	2,179,765
20	Employment - mixed B1/B8 scheme	-	250,000	2,374,473	2,314,642	2,314,642	2,314,642	1,823,836
21	Large housing scheme	200	1,666,664	10,903,598	10,710,738	10,546,235	10,232,970	9,409,633
22	Large housing scheme	300	2,499,981	16,141,069	15,856,545	15,613,640	15,155,623	13,956,145
23	Student housing scheme	500	250,000	5,020,563	4,795,887	4,352,846	3,523,530	2,583,738
24	C2 residential scheme	50	125,000	1,849,028	1,801,135	1,756,757	1,665,470	1,464,591

## Appendix 9 - Sensitivity analysis – growth

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: A  
£13k per unit Section 106 contribution £3,450 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	321,314	317,310	314,643	309,705	292,908
2	Small housing scheme	9	375,000	850,932	840,190	832,188	817,375	772,315
3	Medium housing scheme	25	1,025,000	1,099,506	1,069,313	1,047,087	1,005,940	878,751
4	Large housing scheme	75	3,125,000	2,595,261	2,507,455	2,442,146	2,312,281	1,942,243
5	Large housing scheme	125	5,125,000	5,111,465	4,970,792	4,863,192	4,655,137	4,062,302
6	Small flatted scheme	9	187,500	71,448	61,456	53,455	38,642	3,308
7	Medium flatted scheme	25	250,000	224,359	192,238	170,030	128,917	19,595
8	Large flatted scheme	60	625,000	952,094	1,022,417	1,076,379	1,185,530	1,480,837
9	Large flatted scheme	100	1,000,000	1,587,535	1,709,829	1,799,691	1,975,295	2,488,884
10	Hotel scheme (75 beds)	-	375,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	437,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	562,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	312,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	625,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	1,250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	312,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	312,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	1,250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	1,250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	1,250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	8,333,318	7,781,423	7,562,576	7,395,745	7,074,527	6,139,009
22	Large housing scheme	300	12,499,906	11,576,911	11,254,332	11,007,991	10,543,491	9,180,286
23	Student housing scheme	500	1,250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	625,000	919,374	865,715	821,337	730,051	504,987

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	321,314	317,310	314,643	309,705	292,908
2	Small housing scheme	9	225,000	850,932	840,190	832,188	817,375	772,315
3	Medium housing scheme	25	615,000	1,099,506	1,069,313	1,047,087	1,005,940	878,751
4	Large housing scheme	75	1,875,000	2,595,261	2,507,455	2,442,146	2,312,281	1,942,243
5	Large housing scheme	125	3,075,000	5,111,465	4,970,792	4,863,192	4,655,137	4,062,302
6	Small flatted scheme	9	112,500	71,448	61,456	53,455	38,642	3,308
7	Medium flatted scheme	25	150,000	224,359	192,238	170,030	128,917	19,595
8	Large flatted scheme	60	375,000	952,094	1,022,417	1,076,379	1,185,530	1,480,837
9	Large flatted scheme	100	600,000	1,587,535	1,709,829	1,799,691	1,975,295	2,488,884
10	Hotel scheme (75 beds)	-	225,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	262,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	337,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	187,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	375,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	750,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	187,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	187,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	750,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	750,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	750,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	4,999,991	7,781,423	7,562,576	7,395,745	7,074,527	6,139,009
22	Large housing scheme	300	7,499,943	11,576,911	11,254,332	11,007,991	10,543,491	9,180,286
23	Student housing scheme	500	750,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	375,000	919,374	865,715	821,337	730,051	504,987

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	321,314	317,310	314,643	309,705	292,908
2	Small housing scheme	9	111,000	850,932	840,190	832,188	817,375	772,315
3	Medium housing scheme	25	303,400	1,099,506	1,069,313	1,047,087	1,005,940	878,751
4	Large housing scheme	75	925,000	2,595,261	2,507,455	2,442,146	2,312,281	1,942,243
5	Large housing scheme	125	1,517,000	5,111,465	4,970,792	4,863,192	4,655,137	4,062,302
6	Small flatted scheme	9	55,500	71,448	61,456	53,455	38,642	3,308
7	Medium flatted scheme	25	74,000	224,359	192,238	170,030	128,917	19,595
8	Large flatted scheme	60	185,000	952,094	1,022,417	1,076,379	1,185,530	1,480,837
9	Large flatted scheme	100	296,000	1,587,535	1,709,829	1,799,691	1,975,295	2,488,884
10	Hotel scheme (75 beds)	-	111,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	129,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	166,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	92,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	185,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	370,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	92,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	92,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	370,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	370,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	370,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	2,466,662	7,781,423	7,562,576	7,395,745	7,074,527	6,139,009
22	Large housing scheme	300	3,699,972	11,576,911	11,254,332	11,007,991	10,543,491	9,180,286
23	Student housing scheme	500	370,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	185,000	919,374	865,715	821,337	730,051	504,987

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	321,314	317,310	314,643	309,705	292,908
2	Small housing scheme	9	75,000	850,932	840,190	832,188	817,375	772,315
3	Medium housing scheme	25	205,000	1,099,506	1,069,313	1,047,087	1,005,940	878,751
4	Large housing scheme	75	625,000	2,595,261	2,507,455	2,442,146	2,312,281	1,942,243
5	Large housing scheme	125	1,025,000	5,111,465	4,970,792	4,863,192	4,655,137	4,062,302
6	Small flatted scheme	9	37,500	71,448	61,456	53,455	38,642	3,308
7	Medium flatted scheme	25	50,000	224,359	192,238	170,030	128,917	19,595
8	Large flatted scheme	60	125,000	952,094	1,022,417	1,076,379	1,185,530	1,480,837
9	Large flatted scheme	100	200,000	1,587,535	1,709,829	1,799,691	1,975,295	2,488,884
10	Hotel scheme (75 beds)	-	75,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	87,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	112,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	62,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	125,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	62,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	62,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	1,666,664	7,781,423	7,562,576	7,395,745	7,074,527	6,139,009
22	Large housing scheme	300	2,499,981	11,576,911	11,254,332	11,007,991	10,543,491	9,180,286
23	Student housing scheme	500	250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	125,000	919,374	865,715	821,337	730,051	504,987

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: B  
£13k per unit Section 106 contribution £3,601 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	362,152	358,147	355,481	350,543	333,745
2	Small housing scheme	9	375,000	960,480	949,738	941,737	926,923	881,863
3	Medium housing scheme	25	1,025,000	1,313,635	1,283,443	1,261,217	1,220,069	1,092,880
4	Large housing scheme	75	3,125,000	3,188,876	3,102,296	3,037,897	2,909,193	2,539,155
5	Large housing scheme	125	5,125,000	6,111,006	5,971,032	5,863,432	5,655,377	5,062,542
6	Small flatted scheme	9	187,500	141,861	131,869	123,867	109,054	67,151
7	Medium flatted scheme	25	250,000	375,332	343,213	321,005	279,892	131,652
8	Large flatted scheme	60	625,000	- 587,428	- 657,751	- 711,713	- 820,864	- 1,116,172
9	Large flatted scheme	100	1,000,000	- 952,531	- 1,074,823	- 1,164,686	- 1,340,291	- 1,853,878
10	Hotel scheme (75 beds)	-	375,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	437,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	562,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	312,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	625,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	1,250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	312,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	312,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	1,250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	1,250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	1,250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	8,333,318	9,330,223	9,111,376	8,944,546	8,627,112	7,704,648
22	Large housing scheme	300	12,499,906	13,848,260	13,529,481	13,286,576	12,828,559	11,472,333
23	Student housing scheme	500	1,250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	625,000	1,302,529	1,248,870	1,204,492	1,113,205	888,141

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	362,152	358,147	355,481	350,543	333,745
2	Small housing scheme	9	225,000	960,480	949,738	941,737	926,923	881,863
3	Medium housing scheme	25	615,000	1,313,635	1,283,443	1,261,217	1,220,069	1,092,880
4	Large housing scheme	75	1,875,000	3,188,876	3,102,296	3,037,897	2,909,193	2,539,155
5	Large housing scheme	125	3,075,000	6,111,006	5,971,032	5,863,432	5,655,377	5,062,542
6	Small flatted scheme	9	112,500	141,861	131,869	123,867	109,054	67,151
7	Medium flatted scheme	25	150,000	375,332	343,213	321,005	279,892	131,652
8	Large flatted scheme	60	375,000	- 587,428	- 657,751	- 711,713	- 820,864	- 1,116,172
9	Large flatted scheme	100	600,000	- 952,531	- 1,074,823	- 1,164,686	- 1,340,291	- 1,853,878
10	Hotel scheme (75 beds)	-	225,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	262,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	337,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	187,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	375,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	750,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	187,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	187,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	750,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	750,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	750,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	4,999,991	9,330,223	9,111,376	8,944,546	8,627,112	7,704,648
22	Large housing scheme	300	7,499,943	13,848,260	13,529,481	13,286,576	12,828,559	11,472,333
23	Student housing scheme	500	750,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	375,000	1,302,529	1,248,870	1,204,492	1,113,205	888,141

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	362,152	358,147	355,481	350,543	333,745
2	Small housing scheme	9	111,000	960,480	949,738	941,737	926,923	881,863
3	Medium housing scheme	25	303,400	1,313,635	1,283,443	1,261,217	1,220,069	1,092,880
4	Large housing scheme	75	925,000	3,188,876	3,102,296	3,037,897	2,909,193	2,539,155
5	Large housing scheme	125	1,517,000	6,111,006	5,971,032	5,863,432	5,655,377	5,062,542
6	Small flatted scheme	9	55,500	141,861	131,869	123,867	109,054	67,151
7	Medium flatted scheme	25	74,000	375,332	343,213	321,005	279,892	131,652
8	Large flatted scheme	60	185,000	- 587,428	- 657,751	- 711,713	- 820,864	- 1,116,172
9	Large flatted scheme	100	296,000	- 952,531	- 1,074,823	- 1,164,686	- 1,340,291	- 1,853,878
10	Hotel scheme (75 beds)	-	111,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	129,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	166,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	92,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	185,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	370,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	92,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	92,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	370,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	370,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	370,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	2,466,662	9,330,223	9,111,376	8,944,546	8,627,112	7,704,648
22	Large housing scheme	300	3,699,972	13,848,260	13,529,481	13,286,576	12,828,559	11,472,333
23	Student housing scheme	500	370,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	185,000	1,302,529	1,248,870	1,204,492	1,113,205	888,141

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	362,152	358,147	355,481	350,543	333,745
2	Small housing scheme	9	75,000	960,480	949,738	941,737	926,923	881,863
3	Medium housing scheme	25	205,000	1,313,635	1,283,443	1,261,217	1,220,069	1,092,880
4	Large housing scheme	75	625,000	3,188,876	3,102,296	3,037,897	2,909,193	2,539,155
5	Large housing scheme	125	1,025,000	6,111,006	5,971,032	5,863,432	5,655,377	5,062,542
6	Small flatted scheme	9	37,500	141,861	131,869	123,867	109,054	67,151
7	Medium flatted scheme	25	50,000	375,332	343,213	321,005	279,892	131,652
8	Large flatted scheme	60	125,000	- 587,428	- 657,751	- 711,713	- 820,864	- 1,116,172
9	Large flatted scheme	100	200,000	- 952,531	- 1,074,823	- 1,164,686	- 1,340,291	- 1,853,878
10	Hotel scheme (75 beds)	-	75,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	87,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	112,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	62,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	125,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	62,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	62,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	1,666,664	9,330,223	9,111,376	8,944,546	8,627,112	7,704,648
22	Large housing scheme	300	2,499,981	13,848,260	13,529,481	13,286,576	12,828,559	11,472,333
23	Student housing scheme	500	250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	125,000	1,302,529	1,248,870	1,204,492	1,113,205	888,141



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%  
£13k per unit Section 106 contribution

Value: C  
£3,752 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	402,989	398,986	396,318	391,380	374,583
2	Small housing scheme	9	375,000	1,070,027	1,059,286	1,051,284	1,036,472	991,411
3	Medium housing scheme	25	1,025,000	1,527,764	1,497,572	1,475,346	1,434,198	1,307,010
4	Large housing scheme	75	3,125,000	3,779,266	3,692,686	3,628,286	3,500,234	3,135,360
5	Large housing scheme	125	5,125,000	7,102,035	6,963,091	6,856,992	6,651,841	6,062,782
6	Small flatted scheme	9	187,500	212,273	202,281	194,279	179,466	137,563
7	Medium flatted scheme	25	250,000	526,306	494,186	471,979	430,865	282,627
8	Large flatted scheme	60	625,000	- 222,763	- 293,085	- 347,047	- 456,198	- 751,506
9	Large flatted scheme	100	1,000,000	- 317,526	- 439,819	- 529,681	- 705,285	- 1,218,874
10	Hotel scheme (75 beds)	-	375,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	437,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	562,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	312,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	625,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	1,250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	312,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	312,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	1,250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	1,250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	1,250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	8,333,318	10,870,200	10,654,120	10,489,617	10,175,911	9,253,449
22	Large housing scheme	300	12,499,906	16,116,006	15,797,226	15,554,322	15,096,305	13,752,413
23	Student housing scheme	500	1,250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	625,000	1,685,684	1,632,025	1,587,647	1,496,360	1,271,296

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	402,989	398,986	396,318	391,380	374,583
2	Small housing scheme	9	225,000	1,070,027	1,059,286	1,051,284	1,036,472	991,411
3	Medium housing scheme	25	615,000	1,527,764	1,497,572	1,475,346	1,434,198	1,307,010
4	Large housing scheme	75	1,875,000	3,779,266	3,692,686	3,628,286	3,500,234	3,135,360
5	Large housing scheme	125	3,075,000	7,102,035	6,963,091	6,856,992	6,651,841	6,062,782
6	Small flatted scheme	9	112,500	212,273	202,281	194,279	179,466	137,563
7	Medium flatted scheme	25	150,000	526,306	494,186	471,979	430,865	282,627
8	Large flatted scheme	60	375,000	- 222,763	- 293,085	- 347,047	- 456,198	- 751,506
9	Large flatted scheme	100	600,000	- 317,526	- 439,819	- 529,681	- 705,285	- 1,218,874
10	Hotel scheme (75 beds)	-	225,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	262,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	337,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	187,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	375,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	750,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	187,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	187,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	750,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	750,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	750,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	4,999,991	10,870,200	10,654,120	10,489,617	10,175,911	9,253,449
22	Large housing scheme	300	7,499,943	16,116,006	15,797,226	15,554,322	15,096,305	13,752,413
23	Student housing scheme	500	750,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	375,000	1,685,684	1,632,025	1,587,647	1,496,360	1,271,296

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	402,989	398,986	396,318	391,380	374,583
2	Small housing scheme	9	111,000	1,070,027	1,059,286	1,051,284	1,036,472	991,411
3	Medium housing scheme	25	303,400	1,527,764	1,497,572	1,475,346	1,434,198	1,307,010
4	Large housing scheme	75	925,000	3,779,266	3,692,686	3,628,286	3,500,234	3,135,360
5	Large housing scheme	125	1,517,000	7,102,035	6,963,091	6,856,992	6,651,841	6,062,782
6	Small flatted scheme	9	55,500	212,273	202,281	194,279	179,466	137,563
7	Medium flatted scheme	25	74,000	526,306	494,186	471,979	430,865	282,627
8	Large flatted scheme	60	185,000	- 222,763	- 293,085	- 347,047	- 456,198	- 751,506
9	Large flatted scheme	100	296,000	- 317,526	- 439,819	- 529,681	- 705,285	- 1,218,874
10	Hotel scheme (75 beds)	-	111,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	129,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	166,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	92,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	185,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	370,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	92,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	92,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	370,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	370,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	370,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	2,466,662	10,870,200	10,654,120	10,489,617	10,175,911	9,253,449
22	Large housing scheme	300	3,699,972	16,116,006	15,797,226	15,554,322	15,096,305	13,752,413
23	Student housing scheme	500	370,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	185,000	1,685,684	1,632,025	1,587,647	1,496,360	1,271,296

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	402,989	398,986	396,318	391,380	374,583
2	Small housing scheme	9	75,000	1,070,027	1,059,286	1,051,284	1,036,472	991,411
3	Medium housing scheme	25	205,000	1,527,764	1,497,572	1,475,346	1,434,198	1,307,010
4	Large housing scheme	75	625,000	3,779,266	3,692,686	3,628,286	3,500,234	3,135,360
5	Large housing scheme	125	1,025,000	7,102,035	6,963,091	6,856,992	6,651,841	6,062,782
6	Small flatted scheme	9	37,500	212,273	202,281	194,279	179,466	137,563
7	Medium flatted scheme	25	50,000	526,306	494,186	471,979	430,865	282,627
8	Large flatted scheme	60	125,000	- 222,763	- 293,085	- 347,047	- 456,198	- 751,506
9	Large flatted scheme	100	200,000	- 317,526	- 439,819	- 529,681	- 705,285	- 1,218,874
10	Hotel scheme (75 beds)	-	75,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	87,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	112,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	62,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	125,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	62,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	62,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	1,666,664	10,870,200	10,654,120	10,489,617	10,175,911	9,253,449
22	Large housing scheme	300	2,499,981	16,116,006	15,797,226	15,554,322	15,096,305	13,752,413
23	Student housing scheme	500	250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	125,000	1,685,684	1,632,025	1,587,647	1,496,360	1,271,296



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%  
£13k per unit Section 106 contribution

Value: D  
£3,903 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	421,911	417,907	415,240	410,302	393,504
2	Small housing scheme	9	375,000	1,120,785	1,110,044	1,102,042	1,087,228	1,042,169
3	Medium housing scheme	25	1,025,000	1,642,750	1,612,558	1,590,331	1,549,183	1,421,994
4	Large housing scheme	75	3,125,000	4,077,356	3,990,776	3,926,377	3,798,325	3,433,450
5	Large housing scheme	125	5,125,000	7,624,774	7,485,831	7,379,732	7,174,580	6,588,106
6	Small flatted scheme	9	187,500	234,853	224,861	216,860	202,046	160,143
7	Medium flatted scheme	25	250,000	593,965	561,845	539,637	498,524	350,286
8	Large flatted scheme	60	625,000	- 62,909	- 133,231	- 187,194	- 296,344	- 591,652
9	Large flatted scheme	100	1,000,000	- 41,170	- 163,464	- 253,325	- 428,930	- 942,519
10	Hotel scheme (75 beds)	-	375,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	437,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	562,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	312,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	625,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	1,250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	312,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	312,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	1,250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	1,250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	1,250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	8,333,318	11,665,975	11,449,895	11,285,392	10,972,388	10,053,179
22	Large housing scheme	300	12,499,906	17,279,131	16,962,452	16,719,548	16,261,530	14,917,639
23	Student housing scheme	500	1,250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	625,000	1,808,371	1,754,712	1,710,333	1,619,047	1,393,983

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	421,911	417,907	415,240	410,302	393,504
2	Small housing scheme	9	225,000	1,120,785	1,110,044	1,102,042	1,087,228	1,042,169
3	Medium housing scheme	25	615,000	1,642,750	1,612,558	1,590,331	1,549,183	1,421,994
4	Large housing scheme	75	1,875,000	4,077,356	3,990,776	3,926,377	3,798,325	3,433,450
5	Large housing scheme	125	3,075,000	7,624,774	7,485,831	7,379,732	7,174,580	6,588,106
6	Small flatted scheme	9	112,500	234,853	224,861	216,860	202,046	160,143
7	Medium flatted scheme	25	150,000	593,965	561,845	539,637	498,524	350,286
8	Large flatted scheme	60	375,000	- 62,909	- 133,231	- 187,194	- 296,344	- 591,652
9	Large flatted scheme	100	600,000	- 41,170	- 163,464	- 253,325	- 428,930	- 942,519
10	Hotel scheme (75 beds)	-	225,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	262,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	337,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	187,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	375,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	750,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	187,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	187,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	750,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	750,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	750,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	4,999,991	11,665,975	11,449,895	11,285,392	10,972,388	10,053,179
22	Large housing scheme	300	7,499,943	17,279,131	16,962,452	16,719,548	16,261,530	14,917,639
23	Student housing scheme	500	750,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	375,000	1,808,371	1,754,712	1,710,333	1,619,047	1,393,983

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	421,911	417,907	415,240	410,302	393,504
2	Small housing scheme	9	111,000	1,120,785	1,110,044	1,102,042	1,087,228	1,042,169
3	Medium housing scheme	25	303,400	1,642,750	1,612,558	1,590,331	1,549,183	1,421,994
4	Large housing scheme	75	925,000	4,077,356	3,990,776	3,926,377	3,798,325	3,433,450
5	Large housing scheme	125	1,517,000	7,624,774	7,485,831	7,379,732	7,174,580	6,588,106
6	Small flatted scheme	9	55,500	234,853	224,861	216,860	202,046	160,143
7	Medium flatted scheme	25	74,000	593,965	561,845	539,637	498,524	350,286
8	Large flatted scheme	60	185,000	- 62,909	- 133,231	- 187,194	- 296,344	- 591,652
9	Large flatted scheme	100	296,000	- 41,170	- 163,464	- 253,325	- 428,930	- 942,519
10	Hotel scheme (75 beds)	-	111,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	129,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	166,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	92,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	185,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	370,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	92,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	92,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	370,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	370,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	370,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	2,466,662	11,665,975	11,449,895	11,285,392	10,972,388	10,053,179
22	Large housing scheme	300	3,699,972	17,279,131	16,962,452	16,719,548	16,261,530	14,917,639
23	Student housing scheme	500	370,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	185,000	1,808,371	1,754,712	1,710,333	1,619,047	1,393,983

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	421,911	417,907	415,240	410,302	393,504
2	Small housing scheme	9	75,000	1,120,785	1,110,044	1,102,042	1,087,228	1,042,169
3	Medium housing scheme	25	205,000	1,642,750	1,612,558	1,590,331	1,549,183	1,421,994
4	Large housing scheme	75	625,000	4,077,356	3,990,776	3,926,377	3,798,325	3,433,450
5	Large housing scheme	125	1,025,000	7,624,774	7,485,831	7,379,732	7,174,580	6,588,106
6	Small flatted scheme	9	37,500	234,853	224,861	216,860	202,046	160,143
7	Medium flatted scheme	25	50,000	593,965	561,845	539,637	498,524	350,286
8	Large flatted scheme	60	125,000	- 62,909	- 133,231	- 187,194	- 296,344	- 591,652
9	Large flatted scheme	100	200,000	- 41,170	- 163,464	- 253,325	- 428,930	- 942,519
10	Hotel scheme (75 beds)	-	75,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	87,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	112,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	62,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	125,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	62,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	62,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	1,666,664	11,665,975	11,449,895	11,285,392	10,972,388	10,053,179
22	Large housing scheme	300	2,499,981	17,279,131	16,962,452	16,719,548	16,261,530	14,917,639
23	Student housing scheme	500	250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	125,000	1,808,371	1,754,712	1,710,333	1,619,047	1,393,983

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: E  
£13k per unit Section 106 contribution £4,054 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	462,748	458,744	456,077	451,139	434,342
2	Small housing scheme	9	375,000	1,230,333	1,219,592	1,211,590	1,196,777	1,151,717
3	Medium housing scheme	25	1,025,000	1,856,879	1,826,686	1,804,460	1,763,312	1,636,124
4	Large housing scheme	75	3,125,000	4,667,746	4,581,165	4,516,767	4,388,714	4,023,839
5	Large housing scheme	125	5,125,000	8,615,803	8,476,860	8,370,760	8,165,608	7,580,075
6	Small flatted scheme	9	187,500	305,264	295,272	287,271	272,458	230,554
7	Medium flatted scheme	25	250,000	744,939	712,819	690,611	649,498	501,259
8	Large flatted scheme	60	625,000	297,547	228,205	174,996	67,368	- 226,987
9	Large flatted scheme	100	1,000,000	585,549	464,962	376,354	203,200	- 307,513
10	Hotel scheme (75 beds)	-	375,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	437,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	562,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	312,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	625,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	1,250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	312,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	312,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	1,250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	1,250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	1,250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	8,333,318	13,200,368	12,984,288	12,819,786	12,506,781	11,595,999
22	Large housing scheme	300	12,499,906	19,529,205	19,213,819	18,974,305	18,522,678	17,185,385
23	Student housing scheme	500	1,250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	625,000	2,191,525	2,137,866	2,093,488	2,002,202	1,777,138

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	462,748	458,744	456,077	451,139	434,342
2	Small housing scheme	9	225,000	1,230,333	1,219,592	1,211,590	1,196,777	1,151,717
3	Medium housing scheme	25	615,000	1,856,879	1,826,686	1,804,460	1,763,312	1,636,124
4	Large housing scheme	75	1,875,000	4,667,746	4,581,165	4,516,767	4,388,714	4,023,839
5	Large housing scheme	125	3,075,000	8,615,803	8,476,860	8,370,760	8,165,608	7,580,075
6	Small flatted scheme	9	112,500	305,264	295,272	287,271	272,458	230,554
7	Medium flatted scheme	25	150,000	744,939	712,819	690,611	649,498	501,259
8	Large flatted scheme	60	375,000	297,547	228,205	174,996	67,368	- 226,987
9	Large flatted scheme	100	600,000	585,549	464,962	376,354	203,200	- 307,513
10	Hotel scheme (75 beds)	-	225,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	262,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	337,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	187,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	375,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	750,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	187,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	187,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	750,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	750,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	750,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	4,999,991	13,200,368	12,984,288	12,819,786	12,506,781	11,595,999
22	Large housing scheme	300	7,499,943	19,529,205	19,213,819	18,974,305	18,522,678	17,185,385
23	Student housing scheme	500	750,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	375,000	2,191,525	2,137,866	2,093,488	2,002,202	1,777,138

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	462,748	458,744	456,077	451,139	434,342
2	Small housing scheme	9	111,000	1,230,333	1,219,592	1,211,590	1,196,777	1,151,717
3	Medium housing scheme	25	303,400	1,856,879	1,826,686	1,804,460	1,763,312	1,636,124
4	Large housing scheme	75	925,000	4,667,746	4,581,165	4,516,767	4,388,714	4,023,839
5	Large housing scheme	125	1,517,000	8,615,803	8,476,860	8,370,760	8,165,608	7,580,075
6	Small flatted scheme	9	55,500	305,264	295,272	287,271	272,458	230,554
7	Medium flatted scheme	25	74,000	744,939	712,819	690,611	649,498	501,259
8	Large flatted scheme	60	185,000	297,547	228,205	174,996	67,368	- 226,987
9	Large flatted scheme	100	296,000	585,549	464,962	376,354	203,200	- 307,513
10	Hotel scheme (75 beds)	-	111,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	129,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	166,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	92,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	185,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	370,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	92,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	92,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	370,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	370,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	370,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	2,466,662	13,200,368	12,984,288	12,819,786	12,506,781	11,595,999
22	Large housing scheme	300	3,699,972	19,529,205	19,213,819	18,974,305	18,522,678	17,185,385
23	Student housing scheme	500	370,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	185,000	2,191,525	2,137,866	2,093,488	2,002,202	1,777,138

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	462,748	458,744	456,077	451,139	434,342
2	Small housing scheme	9	75,000	1,230,333	1,219,592	1,211,590	1,196,777	1,151,717
3	Medium housing scheme	25	205,000	1,856,879	1,826,686	1,804,460	1,763,312	1,636,124
4	Large housing scheme	75	625,000	4,667,746	4,581,165	4,516,767	4,388,714	4,023,839
5	Large housing scheme	125	1,025,000	8,615,803	8,476,860	8,370,760	8,165,608	7,580,075
6	Small flatted scheme	9	37,500	305,264	295,272	287,271	272,458	230,554
7	Medium flatted scheme	25	50,000	744,939	712,819	690,611	649,498	501,259
8	Large flatted scheme	60	125,000	297,547	228,205	174,996	67,368	- 226,987
9	Large flatted scheme	100	200,000	585,549	464,962	376,354	203,200	- 307,513
10	Hotel scheme (75 beds)	-	75,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	87,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	112,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	62,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	125,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	62,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	62,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	1,666,664	13,200,368	12,984,288	12,819,786	12,506,781	11,595,999
22	Large housing scheme	300	2,499,981	19,529,205	19,213,819	18,974,305	18,522,678	17,185,385
23	Student housing scheme	500	250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	125,000	2,191,525	2,137,866	2,093,488	2,002,202	1,777,138

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: F  
£13k per unit Section 106 contribution £4,204 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	503,586	499,582	496,914	491,977	475,179
2	Small housing scheme	9	375,000	1,339,881	1,329,140	1,321,138	1,306,325	1,261,265
3	Medium housing scheme	25	1,025,000	2,071,007	2,040,815	2,018,590	1,977,442	1,850,253
4	Large housing scheme	75	3,125,000	5,258,135	5,171,554	5,107,156	4,979,104	4,614,230
5	Large housing scheme	125	5,125,000	9,606,832	9,467,889	9,361,789	9,156,637	8,571,104
6	Small flatted scheme	9	187,500	375,677	365,685	357,684	342,871	300,967
7	Medium flatted scheme	25	250,000	895,913	863,793	841,586	800,472	652,233
8	Large flatted scheme	60	625,000	657,123	587,783	534,573	426,945	135,758
9	Large flatted scheme	100	1,000,000	1,211,693	1,091,106	1,002,498	829,344	322,922
10	Hotel scheme (75 beds)	-	375,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	437,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	562,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	312,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	625,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	1,250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	312,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	312,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	1,250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	1,250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	1,250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	8,333,318	14,732,366	14,518,681	14,354,178	14,041,174	13,130,393
22	Large housing scheme	300	12,499,906	21,779,281	21,463,895	21,224,379	20,772,753	19,443,235
23	Student housing scheme	500	1,250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	625,000	2,574,681	2,521,021	2,476,643	2,385,357	2,160,292

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	503,586	499,582	496,914	491,977	475,179
2	Small housing scheme	9	225,000	1,339,881	1,329,140	1,321,138	1,306,325	1,261,265
3	Medium housing scheme	25	615,000	2,071,007	2,040,815	2,018,590	1,977,442	1,850,253
4	Large housing scheme	75	1,875,000	5,258,135	5,171,554	5,107,156	4,979,104	4,614,230
5	Large housing scheme	125	3,075,000	9,606,832	9,467,889	9,361,789	9,156,637	8,571,104
6	Small flatted scheme	9	112,500	375,677	365,685	357,684	342,871	300,967
7	Medium flatted scheme	25	150,000	895,913	863,793	841,586	800,472	652,233
8	Large flatted scheme	60	375,000	657,123	587,783	534,573	426,945	135,758
9	Large flatted scheme	100	600,000	1,211,693	1,091,106	1,002,498	829,344	322,922
10	Hotel scheme (75 beds)	-	225,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	262,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	337,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	187,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	375,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	750,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	187,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	187,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	750,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	750,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	750,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	4,999,991	14,732,366	14,518,681	14,354,178	14,041,174	13,130,393
22	Large housing scheme	300	7,499,943	21,779,281	21,463,895	21,224,379	20,772,753	19,443,235
23	Student housing scheme	500	750,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	375,000	2,574,681	2,521,021	2,476,643	2,385,357	2,160,292

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	503,586	499,582	496,914	491,977	475,179
2	Small housing scheme	9	111,000	1,339,881	1,329,140	1,321,138	1,306,325	1,261,265
3	Medium housing scheme	25	303,400	2,071,007	2,040,815	2,018,590	1,977,442	1,850,253
4	Large housing scheme	75	925,000	5,258,135	5,171,554	5,107,156	4,979,104	4,614,230
5	Large housing scheme	125	1,517,000	9,606,832	9,467,889	9,361,789	9,156,637	8,571,104
6	Small flatted scheme	9	55,500	375,677	365,685	357,684	342,871	300,967
7	Medium flatted scheme	25	74,000	895,913	863,793	841,586	800,472	652,233
8	Large flatted scheme	60	185,000	657,123	587,783	534,573	426,945	135,758
9	Large flatted scheme	100	296,000	1,211,693	1,091,106	1,002,498	829,344	322,922
10	Hotel scheme (75 beds)	-	111,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	129,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	166,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	92,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	185,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	370,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	92,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	92,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	370,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	370,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	370,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	2,466,662	14,732,366	14,518,681	14,354,178	14,041,174	13,130,393
22	Large housing scheme	300	3,699,972	21,779,281	21,463,895	21,224,379	20,772,753	19,443,235
23	Student housing scheme	500	370,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	185,000	2,574,681	2,521,021	2,476,643	2,385,357	2,160,292

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	503,586	499,582	496,914	491,977	475,179
2	Small housing scheme	9	75,000	1,339,881	1,329,140	1,321,138	1,306,325	1,261,265
3	Medium housing scheme	25	205,000	2,071,007	2,040,815	2,018,590	1,977,442	1,850,253
4	Large housing scheme	75	625,000	5,258,135	5,171,554	5,107,156	4,979,104	4,614,230
5	Large housing scheme	125	1,025,000	9,606,832	9,467,889	9,361,789	9,156,637	8,571,104
6	Small flatted scheme	9	37,500	375,677	365,685	357,684	342,871	300,967
7	Medium flatted scheme	25	50,000	895,913	863,793	841,586	800,472	652,233
8	Large flatted scheme	60	125,000	657,123	587,783	534,573	426,945	135,758
9	Large flatted scheme	100	200,000	1,211,693	1,091,106	1,002,498	829,344	322,922
10	Hotel scheme (75 beds)	-	75,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	87,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	112,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	62,500	3,598,791	3,578,449	3,578,449	3,578,449	3,410,992
14	Medium retail scheme	-	125,000	10,323,273	10,262,941	10,262,941	10,262,941	9,768,065
15	Large retail scheme	-	250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	62,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	62,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	1,666,664	14,732,366	14,518,681	14,354,178	14,041,174	13,130,393
22	Large housing scheme	300	2,499,981	21,779,281	21,463,895	21,224,379	20,772,753	19,443,235
23	Student housing scheme	500	250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	125,000	2,574,681	2,521,021	2,476,643	2,385,357	2,160,292



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: G  
£13k per unit Section 106 contribution £4,355 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	527,203	523,198	520,530	515,593	498,795
2	Small housing scheme	9	375,000	1,403,234	1,392,492	1,384,491	1,369,677	1,324,617
3	Medium housing scheme	25	1,025,000	2,207,232	2,177,041	2,154,815	2,113,667	1,986,478
4	Large housing scheme	75	3,125,000	5,618,844	5,532,264	5,467,866	5,339,814	4,974,939
5	Large housing scheme	125	5,125,000	10,229,893	10,090,949	9,984,851	9,779,699	9,194,165
6	Small flatted scheme	9	187,500	408,504	398,512	390,511	375,698	333,794
7	Medium flatted scheme	25	250,000	963,404	931,153	908,945	867,832	719,593
8	Large flatted scheme	60	625,000	858,011	788,671	735,461	627,833	336,646
9	Large flatted scheme	100	1,000,000	1,559,955	1,439,368	1,350,760	1,177,605	671,183
10	Hotel scheme (75 beds)	-	375,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	437,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	562,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	312,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	625,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	1,250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	312,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	312,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	1,250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	1,250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	1,250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	8,333,318	15,682,777	15,469,140	15,306,932	14,995,184	14,084,402
22	Large housing scheme	300	12,499,906	23,175,117	22,859,731	22,620,215	22,168,589	20,839,071
23	Student housing scheme	500	1,250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	625,000	2,753,167	2,699,508	2,655,130	2,563,843	2,338,779

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	527,203	523,198	520,530	515,593	498,795
2	Small housing scheme	9	225,000	1,403,234	1,392,492	1,384,491	1,369,677	1,324,617
3	Medium housing scheme	25	615,000	2,207,232	2,177,041	2,154,815	2,113,667	1,986,478
4	Large housing scheme	75	1,875,000	5,618,844	5,532,264	5,467,866	5,339,814	4,974,939
5	Large housing scheme	125	3,075,000	10,229,893	10,090,949	9,984,851	9,779,699	9,194,165
6	Small flatted scheme	9	112,500	408,504	398,512	390,511	375,698	333,794
7	Medium flatted scheme	25	150,000	963,404	931,153	908,945	867,832	719,593
8	Large flatted scheme	60	375,000	858,011	788,671	735,461	627,833	336,646
9	Large flatted scheme	100	600,000	1,559,955	1,439,368	1,350,760	1,177,605	671,183
10	Hotel scheme (75 beds)	-	225,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	262,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	337,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	187,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	375,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	750,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	187,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	187,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	750,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	750,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	750,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	4,999,991	15,682,777	15,469,140	15,306,932	14,995,184	14,084,402
22	Large housing scheme	300	7,499,943	23,175,117	22,859,731	22,620,215	22,168,589	20,839,071
23	Student housing scheme	500	750,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	375,000	2,753,167	2,699,508	2,655,130	2,563,843	2,338,779

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	527,203	523,198	520,530	515,593	498,795
2	Small housing scheme	9	111,000	1,403,234	1,392,492	1,384,491	1,369,677	1,324,617
3	Medium housing scheme	25	303,400	2,207,232	2,177,041	2,154,815	2,113,667	1,986,478
4	Large housing scheme	75	925,000	5,618,844	5,532,264	5,467,866	5,339,814	4,974,939
5	Large housing scheme	125	1,517,000	10,229,893	10,090,949	9,984,851	9,779,699	9,194,165
6	Small flatted scheme	9	55,500	408,504	398,512	390,511	375,698	333,794
7	Medium flatted scheme	25	74,000	963,404	931,153	908,945	867,832	719,593
8	Large flatted scheme	60	185,000	858,011	788,671	735,461	627,833	336,646
9	Large flatted scheme	100	296,000	1,559,955	1,439,368	1,350,760	1,177,605	671,183
10	Hotel scheme (75 beds)	-	111,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	129,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	166,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	92,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	185,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	370,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	92,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	92,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	370,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	370,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	370,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	2,466,662	15,682,777	15,469,140	15,306,932	14,995,184	14,084,402
22	Large housing scheme	300	3,699,972	23,175,117	22,859,731	22,620,215	22,168,589	20,839,071
23	Student housing scheme	500	370,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	185,000	2,753,167	2,699,508	2,655,130	2,563,843	2,338,779

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	527,203	523,198	520,530	515,593	498,795
2	Small housing scheme	9	75,000	1,403,234	1,392,492	1,384,491	1,369,677	1,324,617
3	Medium housing scheme	25	205,000	2,207,232	2,177,041	2,154,815	2,113,667	1,986,478
4	Large housing scheme	75	625,000	5,618,844	5,532,264	5,467,866	5,339,814	4,974,939
5	Large housing scheme	125	1,025,000	10,229,893	10,090,949	9,984,851	9,779,699	9,194,165
6	Small flatted scheme	9	37,500	408,504	398,512	390,511	375,698	333,794
7	Medium flatted scheme	25	50,000	963,404	931,153	908,945	867,832	719,593
8	Large flatted scheme	60	125,000	858,011	788,671	735,461	627,833	336,646
9	Large flatted scheme	100	200,000	1,559,955	1,439,368	1,350,760	1,177,605	671,183
10	Hotel scheme (75 beds)	-	75,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	87,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	112,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	62,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	125,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	62,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	62,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	1,666,664	15,682,777	15,469,140	15,306,932	14,995,184	14,084,402
22	Large housing scheme	300	2,499,981	23,175,117	22,859,731	22,620,215	22,168,589	20,839,071
23	Student housing scheme	500	250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	125,000	2,753,167	2,699,508	2,655,130	2,563,843	2,338,779

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: H  
£13k per unit Section 106 contribution £4,506 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	568,040	564,035	561,368	556,430	539,633
2	Small housing scheme	9	375,000	1,512,782	1,502,040	1,494,039	1,479,226	1,434,165
3	Medium housing scheme	25	1,025,000	2,421,362	2,391,170	2,368,944	2,327,796	2,200,607
4	Large housing scheme	75	3,125,000	6,209,235	6,122,654	6,058,255	5,930,203	5,565,328
5	Large housing scheme	125	5,125,000	11,220,922	11,081,979	10,975,879	10,770,727	10,185,194
6	Small flatted scheme	9	187,500	478,916	468,925	460,922	446,109	404,207
7	Medium flatted scheme	25	250,000	1,114,378	1,082,128	1,059,920	1,018,807	870,567
8	Large flatted scheme	60	625,000	1,217,589	1,148,248	1,095,038	987,411	696,224
9	Large flatted scheme	100	1,000,000	2,186,098	2,065,511	1,976,903	1,803,750	1,297,327
10	Hotel scheme (75 beds)	-	375,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	437,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	562,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	312,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	625,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	1,250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	312,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	312,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	1,250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	1,250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	1,250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	8,333,318	17,205,474	16,991,836	16,829,629	16,520,992	15,618,794
22	Large housing scheme	300	12,499,906	25,418,864	25,106,473	24,870,290	24,418,664	23,089,145
23	Student housing scheme	500	1,250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	625,000	3,136,322	3,082,663	3,038,285	2,946,998	2,721,934

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	568,040	564,035	561,368	556,430	539,633
2	Small housing scheme	9	225,000	1,512,782	1,502,040	1,494,039	1,479,226	1,434,165
3	Medium housing scheme	25	615,000	2,421,362	2,391,170	2,368,944	2,327,796	2,200,607
4	Large housing scheme	75	1,875,000	6,209,235	6,122,654	6,058,255	5,930,203	5,565,328
5	Large housing scheme	125	3,075,000	11,220,922	11,081,979	10,975,879	10,770,727	10,185,194
6	Small flatted scheme	9	112,500	478,916	468,925	460,922	446,109	404,207
7	Medium flatted scheme	25	150,000	1,114,378	1,082,128	1,059,920	1,018,807	870,567
8	Large flatted scheme	60	375,000	1,217,589	1,148,248	1,095,038	987,411	696,224
9	Large flatted scheme	100	600,000	2,186,098	2,065,511	1,976,903	1,803,750	1,297,327
10	Hotel scheme (75 beds)	-	225,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	262,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	337,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	187,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	375,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	750,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	187,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	187,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	750,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	750,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	750,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	4,999,991	17,205,474	16,991,836	16,829,629	16,520,992	15,618,794
22	Large housing scheme	300	7,499,943	25,418,864	25,106,473	24,870,290	24,418,664	23,089,145
23	Student housing scheme	500	750,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	375,000	3,136,322	3,082,663	3,038,285	2,946,998	2,721,934

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	568,040	564,035	561,368	556,430	539,633
2	Small housing scheme	9	111,000	1,512,782	1,502,040	1,494,039	1,479,226	1,434,165
3	Medium housing scheme	25	303,400	2,421,362	2,391,170	2,368,944	2,327,796	2,200,607
4	Large housing scheme	75	925,000	6,209,235	6,122,654	6,058,255	5,930,203	5,565,328
5	Large housing scheme	125	1,517,000	11,220,922	11,081,979	10,975,879	10,770,727	10,185,194
6	Small flatted scheme	9	55,500	478,916	468,925	460,922	446,109	404,207
7	Medium flatted scheme	25	74,000	1,114,378	1,082,128	1,059,920	1,018,807	870,567
8	Large flatted scheme	60	185,000	1,217,589	1,148,248	1,095,038	987,411	696,224
9	Large flatted scheme	100	296,000	2,186,098	2,065,511	1,976,903	1,803,750	1,297,327
10	Hotel scheme (75 beds)	-	111,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	129,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	166,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	92,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	185,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	370,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	92,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	92,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	370,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	370,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	370,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	2,466,662	17,205,474	16,991,836	16,829,629	16,520,992	15,618,794
22	Large housing scheme	300	3,699,972	25,418,864	25,106,473	24,870,290	24,418,664	23,089,145
23	Student housing scheme	500	370,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	185,000	3,136,322	3,082,663	3,038,285	2,946,998	2,721,934

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	568,040	564,035	561,368	556,430	539,633
2	Small housing scheme	9	75,000	1,512,782	1,502,040	1,494,039	1,479,226	1,434,165
3	Medium housing scheme	25	205,000	2,421,362	2,391,170	2,368,944	2,327,796	2,200,607
4	Large housing scheme	75	625,000	6,209,235	6,122,654	6,058,255	5,930,203	5,565,328
5	Large housing scheme	125	1,025,000	11,220,922	11,081,979	10,975,879	10,770,727	10,185,194
6	Small flatted scheme	9	37,500	478,916	468,925	460,922	446,109	404,207
7	Medium flatted scheme	25	50,000	1,114,378	1,082,128	1,059,920	1,018,807	870,567
8	Large flatted scheme	60	125,000	1,217,589	1,148,248	1,095,038	987,411	696,224
9	Large flatted scheme	100	200,000	2,186,098	2,065,511	1,976,903	1,803,750	1,297,327
10	Hotel scheme (75 beds)	-	75,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	87,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	112,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	62,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	125,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	62,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	62,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	1,666,664	17,205,474	16,991,836	16,829,629	16,520,992	15,618,794
22	Large housing scheme	300	2,499,981	25,418,864	25,106,473	24,870,290	24,418,664	23,089,145
23	Student housing scheme	500	250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	125,000	3,136,322	3,082,663	3,038,285	2,946,998	2,721,934



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%  
£13k per unit Section 106 contribution

Value: I  
£4,657 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	608,877	604,873	602,206	597,269	580,470
2	Small housing scheme	9	375,000	1,622,331	1,611,588	1,603,587	1,588,774	1,543,714
3	Medium housing scheme	25	1,025,000	2,635,491	2,605,299	2,583,072	2,541,925	2,414,737
4	Large housing scheme	75	3,125,000	6,799,624	6,713,043	6,648,645	6,520,593	6,155,717
5	Large housing scheme	125	5,125,000	12,211,951	12,073,008	11,966,908	11,761,756	11,176,223
6	Small flatted scheme	9	187,500	549,328	539,336	531,335	516,522	474,618
7	Medium flatted scheme	25	250,000	1,265,352	1,233,101	1,210,894	1,169,780	1,021,542
8	Large flatted scheme	60	625,000	1,577,167	1,507,825	1,454,616	1,346,988	1,055,801
9	Large flatted scheme	100	1,000,000	2,811,460	2,691,656	2,603,048	2,429,894	1,923,472
10	Hotel scheme (75 beds)	-	375,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	437,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	562,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	312,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	625,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	1,250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	312,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	312,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	1,250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	1,250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	1,250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	8,333,318	18,728,170	18,514,532	18,352,325	18,043,688	17,143,235
22	Large housing scheme	300	12,499,906	27,654,593	27,342,202	27,106,029	26,660,704	25,339,220
23	Student housing scheme	500	1,250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	625,000	3,519,477	3,465,818	3,421,439	3,330,153	3,105,089

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	608,877	604,873	602,206	597,269	580,470
2	Small housing scheme	9	225,000	1,622,331	1,611,588	1,603,587	1,588,774	1,543,714
3	Medium housing scheme	25	615,000	2,635,491	2,605,299	2,583,072	2,541,925	2,414,737
4	Large housing scheme	75	1,875,000	6,799,624	6,713,043	6,648,645	6,520,593	6,155,717
5	Large housing scheme	125	3,075,000	12,211,951	12,073,008	11,966,908	11,761,756	11,176,223
6	Small flatted scheme	9	112,500	549,328	539,336	531,335	516,522	474,618
7	Medium flatted scheme	25	150,000	1,265,352	1,233,101	1,210,894	1,169,780	1,021,542
8	Large flatted scheme	60	375,000	1,577,167	1,507,825	1,454,616	1,346,988	1,055,801
9	Large flatted scheme	100	600,000	2,811,460	2,691,656	2,603,048	2,429,894	1,923,472
10	Hotel scheme (75 beds)	-	225,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	262,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	337,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	187,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	375,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	750,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	187,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	187,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	750,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	750,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	750,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	4,999,991	18,728,170	18,514,532	18,352,325	18,043,688	17,143,235
22	Large housing scheme	300	7,499,943	27,654,593	27,342,202	27,106,029	26,660,704	25,339,220
23	Student housing scheme	500	750,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	375,000	3,519,477	3,465,818	3,421,439	3,330,153	3,105,089

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	608,877	604,873	602,206	597,269	580,470
2	Small housing scheme	9	111,000	1,622,331	1,611,588	1,603,587	1,588,774	1,543,714
3	Medium housing scheme	25	303,400	2,635,491	2,605,299	2,583,072	2,541,925	2,414,737
4	Large housing scheme	75	925,000	6,799,624	6,713,043	6,648,645	6,520,593	6,155,717
5	Large housing scheme	125	1,517,000	12,211,951	12,073,008	11,966,908	11,761,756	11,176,223
6	Small flatted scheme	9	55,500	549,328	539,336	531,335	516,522	474,618
7	Medium flatted scheme	25	74,000	1,265,352	1,233,101	1,210,894	1,169,780	1,021,542
8	Large flatted scheme	60	185,000	1,577,167	1,507,825	1,454,616	1,346,988	1,055,801
9	Large flatted scheme	100	296,000	2,811,460	2,691,656	2,603,048	2,429,894	1,923,472
10	Hotel scheme (75 beds)	-	111,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	129,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	166,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	92,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	185,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	370,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	92,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	92,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	370,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	370,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	370,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	2,466,662	18,728,170	18,514,532	18,352,325	18,043,688	17,143,235
22	Large housing scheme	300	3,699,972	27,654,593	27,342,202	27,106,029	26,660,704	25,339,220
23	Student housing scheme	500	370,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	185,000	3,519,477	3,465,818	3,421,439	3,330,153	3,105,089

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	608,877	604,873	602,206	597,269	580,470
2	Small housing scheme	9	75,000	1,622,331	1,611,588	1,603,587	1,588,774	1,543,714
3	Medium housing scheme	25	205,000	2,635,491	2,605,299	2,583,072	2,541,925	2,414,737
4	Large housing scheme	75	625,000	6,799,624	6,713,043	6,648,645	6,520,593	6,155,717
5	Large housing scheme	125	1,025,000	12,211,951	12,073,008	11,966,908	11,761,756	11,176,223
6	Small flatted scheme	9	37,500	549,328	539,336	531,335	516,522	474,618
7	Medium flatted scheme	25	50,000	1,265,352	1,233,101	1,210,894	1,169,780	1,021,542
8	Large flatted scheme	60	125,000	1,577,167	1,507,825	1,454,616	1,346,988	1,055,801
9	Large flatted scheme	100	200,000	2,811,460	2,691,656	2,603,048	2,429,894	1,923,472
10	Hotel scheme (75 beds)	-	75,000	2,047,610	2,003,261	2,003,261	2,003,261	1,637,085
11	Hotel scheme (100 beds)	-	87,500	2,632,458	2,573,785	2,573,785	2,573,785	2,089,322
12	Hotel scheme (150 beds)	-	112,500	3,804,789	3,717,457	3,717,457	3,717,457	2,996,365
13	Small retail scheme	-	62,500	3,488,213	3,467,065	3,467,065	3,467,065	3,299,610
14	Medium retail scheme	-	125,000	10,014,805	9,952,230	9,952,230	9,952,230	9,457,353
15	Large retail scheme	-	250,000	7,503,882	7,453,717	7,453,717	7,453,717	7,065,300
16	Employment - B1 scheme	-	62,500	1,415,550	1,371,116	1,371,116	1,371,116	1,004,484
17	Employment - B1 scheme	-	62,500	2,547,990	2,468,008	2,468,008	2,468,008	1,808,072
18	Employment - B8 scheme	-	250,000	3,603,161	3,563,299	3,563,299	3,563,299	3,236,829
19	Employment - B8 scheme	-	250,000	4,403,863	4,355,143	4,355,143	4,355,143	3,956,125
20	Employment - mixed B1/B8 scheme	-	250,000	4,531,472	4,464,531	4,464,531	4,464,531	3,914,632
21	Large housing scheme	200	1,666,664	18,728,170	18,514,532	18,352,325	18,043,688	17,143,235
22	Large housing scheme	300	2,499,981	27,654,593	27,342,202	27,106,029	26,660,704	25,339,220
23	Student housing scheme	500	250,000	11,979,511	11,727,787	11,284,745	10,455,430	9,402,489
24	C2 residential scheme	50	125,000	3,519,477	3,465,818	3,421,439	3,330,153	3,105,089

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## Appendix 10 - Sensitivity analysis – downside

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: A  
£13k per unit Section 106 contribution £3,450 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	214,982	211,036	208,369	203,431	186,878
2	Small housing scheme	9	375,000	565,690	555,105	547,104	532,290	487,886
3	Medium housing scheme	25	1,025,000	462,704	432,951	410,725	369,577	244,240
4	Large housing scheme	75	3,125,000	814,525	727,998	662,688	532,823	168,175
5	Large housing scheme	125	5,125,000	2,127,325	1,986,739	1,877,616	1,666,616	1,074,148
6	Small flatted scheme	9	187,500	- 107,149	- 117,135	- 125,249	- 140,272	- 182,149
7	Medium flatted scheme	25	250,000	- 357,352	- 389,453	- 411,975	- 453,670	- 601,818
8	Large flatted scheme	60	625,000	- 2,001,759	- 2,071,057	- 2,125,020	- 2,234,170	- 2,525,178
9	Large flatted scheme	100	1,000,000	- 3,415,395	- 3,535,907	- 3,625,769	- 3,801,374	- 4,307,482
10	Hotel scheme (75 beds)	-	375,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	437,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	562,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	312,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	625,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	1,250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	312,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	312,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	1,250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	1,250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	8,333,318	3,125,660	2,903,854	2,732,268	2,405,787	1,470,849
22	Large housing scheme	300	12,499,906	4,700,052	4,373,467	4,120,104	3,642,366	2,262,770
23	Student housing scheme	500	1,250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	625,000	- 46,416	- 100,043	- 145,049	- 237,627	- 462,553

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	214,982	211,036	208,369	203,431	186,878
2	Small housing scheme	9	225,000	565,690	555,105	547,104	532,290	487,886
3	Medium housing scheme	25	615,000	462,704	432,951	410,725	369,577	244,240
4	Large housing scheme	75	1,875,000	814,525	727,998	662,688	532,823	168,175
5	Large housing scheme	125	3,075,000	2,127,325	1,986,739	1,877,616	1,666,616	1,074,148
6	Small flatted scheme	9	112,500	- 107,149	- 117,135	- 125,249	- 140,272	- 182,149
7	Medium flatted scheme	25	150,000	- 357,352	- 389,453	- 411,975	- 453,670	- 601,818
8	Large flatted scheme	60	375,000	- 2,001,759	- 2,071,057	- 2,125,020	- 2,234,170	- 2,525,178
9	Large flatted scheme	100	600,000	- 3,415,395	- 3,535,907	- 3,625,769	- 3,801,374	- 4,307,482
10	Hotel scheme (75 beds)	-	225,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	262,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	337,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	187,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	375,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	750,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	187,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	187,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	750,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	750,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	750,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	4,999,991	3,125,660	2,903,854	2,732,268	2,405,787	1,470,849
22	Large housing scheme	300	7,499,943	4,700,052	4,373,467	4,120,104	3,642,366	2,262,770
23	Student housing scheme	500	750,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	375,000	- 46,416	- 100,043	- 145,049	- 237,627	- 462,553

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	214,982	211,036	208,369	203,431	186,878
2	Small housing scheme	9	111,000	565,690	555,105	547,104	532,290	487,886
3	Medium housing scheme	25	303,400	462,704	432,951	410,725	369,577	244,240
4	Large housing scheme	75	925,000	814,525	727,998	662,688	532,823	168,175
5	Large housing scheme	125	1,517,000	2,127,325	1,986,739	1,877,616	1,666,616	1,074,148
6	Small flatted scheme	9	55,500	- 107,149	- 117,135	- 125,249	- 140,272	- 182,149
7	Medium flatted scheme	25	74,000	- 357,352	- 389,453	- 411,975	- 453,670	- 601,818
8	Large flatted scheme	60	185,000	- 2,001,759	- 2,071,057	- 2,125,020	- 2,234,170	- 2,525,178
9	Large flatted scheme	100	296,000	- 3,415,395	- 3,535,907	- 3,625,769	- 3,801,374	- 4,307,482
10	Hotel scheme (75 beds)	-	111,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	129,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	166,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	92,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	185,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	370,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	92,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	92,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	370,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	370,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	370,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	2,466,662	3,125,660	2,903,854	2,732,268	2,405,787	1,470,849
22	Large housing scheme	300	3,699,972	4,700,052	4,373,467	4,120,104	3,642,366	2,262,770
23	Student housing scheme	500	370,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	185,000	- 46,416	- 100,043	- 145,049	- 237,627	- 462,553

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	214,982	211,036	208,369	203,431	186,878
2	Small housing scheme	9	75,000	565,690	555,105	547,104	532,290	487,886
3	Medium housing scheme	25	205,000	462,704	432,951	410,725	369,577	244,240
4	Large housing scheme	75	625,000	814,525	727,998	662,688	532,823	168,175
5	Large housing scheme	125	1,025,000	2,127,325	1,986,739	1,877,616	1,666,616	1,074,148
6	Small flatted scheme	9	37,500	- 107,149	- 117,135	- 125,249	- 140,272	- 182,149
7	Medium flatted scheme	25	50,000	- 357,352	- 389,453	- 411,975	- 453,670	- 601,818
8	Large flatted scheme	60	125,000	- 2,001,759	- 2,071,057	- 2,125,020	- 2,234,170	- 2,525,178
9	Large flatted scheme	100	200,000	- 3,415,395	- 3,535,907	- 3,625,769	- 3,801,374	- 4,307,482
10	Hotel scheme (75 beds)	-	75,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	87,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	112,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	62,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	125,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	62,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	62,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	1,666,664	3,125,660	2,903,854	2,732,268	2,405,787	1,470,849
22	Large housing scheme	300	2,499,981	4,700,052	4,373,467	4,120,104	3,642,366	2,262,770
23	Student housing scheme	500	250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	125,000	- 46,416	- 100,043	- 145,049	- 237,627	- 462,553

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: B  
£13k per unit Section 106 contribution £3,601 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	250,815	246,869	244,202	239,264	222,712
2	Small housing scheme	9	375,000	661,815	651,229	643,227	628,415	584,011
3	Medium housing scheme	25	1,025,000	650,593	620,841	598,614	557,467	432,130
4	Large housing scheme	75	3,125,000	1,338,293	1,251,765	1,186,457	1,056,592	691,943
5	Large housing scheme	125	5,125,000	3,014,651	2,874,964	2,765,840	2,554,841	1,962,373
6	Small flatted scheme	9	187,500	- 44,491	- 54,476	- 62,591	- 77,613	- 119,491
7	Medium flatted scheme	25	250,000	- 223,004	- 255,104	- 277,626	- 319,322	- 467,469
8	Large flatted scheme	60	625,000	- 1,681,778	- 1,751,077	- 1,805,039	- 1,914,190	- 2,205,197
9	Large flatted scheme	100	1,000,000	- 2,858,203	- 2,978,715	- 3,068,576	- 3,244,181	- 3,750,290
10	Hotel scheme (75 beds)	-	375,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	437,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	562,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	312,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	625,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	1,250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	312,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	312,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	1,250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	1,250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	8,333,318	4,501,634	4,282,922	4,113,731	3,791,805	2,862,152
22	Large housing scheme	300	12,499,906	6,753,051	6,427,765	6,174,402	5,696,665	4,319,803
23	Student housing scheme	500	1,250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	625,000	290,434	237,558	193,178	101,893	- 121,591

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	250,815	246,869	244,202	239,264	222,712
2	Small housing scheme	9	225,000	661,815	651,229	643,227	628,415	584,011
3	Medium housing scheme	25	615,000	650,593	620,841	598,614	557,467	432,130
4	Large housing scheme	75	1,875,000	1,338,293	1,251,765	1,186,457	1,056,592	691,943
5	Large housing scheme	125	3,075,000	3,014,651	2,874,964	2,765,840	2,554,841	1,962,373
6	Small flatted scheme	9	112,500	- 44,491	- 54,476	- 62,591	- 77,613	- 119,491
7	Medium flatted scheme	25	150,000	- 223,004	- 255,104	- 277,626	- 319,322	- 467,469
8	Large flatted scheme	60	375,000	- 1,681,778	- 1,751,077	- 1,805,039	- 1,914,190	- 2,205,197
9	Large flatted scheme	100	600,000	- 2,858,203	- 2,978,715	- 3,068,576	- 3,244,181	- 3,750,290
10	Hotel scheme (75 beds)	-	225,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	262,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	337,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	187,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	375,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	750,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	187,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	187,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	750,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	750,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	750,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	4,999,991	4,501,634	4,282,922	4,113,731	3,791,805	2,862,152
22	Large housing scheme	300	7,499,943	6,753,051	6,427,765	6,174,402	5,696,665	4,319,803
23	Student housing scheme	500	750,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	375,000	290,434	237,558	193,178	101,893	- 121,591

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	250,815	246,869	244,202	239,264	222,712
2	Small housing scheme	9	111,000	661,815	651,229	643,227	628,415	584,011
3	Medium housing scheme	25	303,400	650,593	620,841	598,614	557,467	432,130
4	Large housing scheme	75	925,000	1,338,293	1,251,765	1,186,457	1,056,592	691,943
5	Large housing scheme	125	1,517,000	3,014,651	2,874,964	2,765,840	2,554,841	1,962,373
6	Small flatted scheme	9	55,500	- 44,491	- 54,476	- 62,591	- 77,613	- 119,491
7	Medium flatted scheme	25	74,000	- 223,004	- 255,104	- 277,626	- 319,322	- 467,469
8	Large flatted scheme	60	185,000	- 1,681,778	- 1,751,077	- 1,805,039	- 1,914,190	- 2,205,197
9	Large flatted scheme	100	296,000	- 2,858,203	- 2,978,715	- 3,068,576	- 3,244,181	- 3,750,290
10	Hotel scheme (75 beds)	-	111,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	129,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	166,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	92,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	185,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	370,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	92,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	92,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	370,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	370,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	370,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	2,466,662	4,501,634	4,282,922	4,113,731	3,791,805	2,862,152
22	Large housing scheme	300	3,699,972	6,753,051	6,427,765	6,174,402	5,696,665	4,319,803
23	Student housing scheme	500	370,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	185,000	290,434	237,558	193,178	101,893	- 121,591

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	250,815	246,869	244,202	239,264	222,712
2	Small housing scheme	9	75,000	661,815	651,229	643,227	628,415	584,011
3	Medium housing scheme	25	205,000	650,593	620,841	598,614	557,467	432,130
4	Large housing scheme	75	625,000	1,338,293	1,251,765	1,186,457	1,056,592	691,943
5	Large housing scheme	125	1,025,000	3,014,651	2,874,964	2,765,840	2,554,841	1,962,373
6	Small flatted scheme	9	37,500	- 44,491	- 54,476	- 62,591	- 77,613	- 119,491
7	Medium flatted scheme	25	50,000	- 223,004	- 255,104	- 277,626	- 319,322	- 467,469
8	Large flatted scheme	60	125,000	- 1,681,778	- 1,751,077	- 1,805,039	- 1,914,190	- 2,205,197
9	Large flatted scheme	100	200,000	- 2,858,203	- 2,978,715	- 3,068,576	- 3,244,181	- 3,750,290
10	Hotel scheme (75 beds)	-	75,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	87,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	112,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	62,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	125,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	62,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	62,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	1,666,664	4,501,634	4,282,922	4,113,731	3,791,805	2,862,152
22	Large housing scheme	300	2,499,981	6,753,051	6,427,765	6,174,402	5,696,665	4,319,803
23	Student housing scheme	500	250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	125,000	290,434	237,558	193,178	101,893	- 121,591



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: C  
£13k per unit Section 106 contribution £3,752 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	286,649	282,703	280,035	275,097	258,545
2	Small housing scheme	9	375,000	757,939	747,353	739,352	724,539	680,135
3	Medium housing scheme	25	1,025,000	838,483	808,731	786,505	745,357	620,020
4	Large housing scheme	75	3,125,000	1,862,061	1,775,534	1,710,224	1,580,359	1,215,710
5	Large housing scheme	125	5,125,000	3,892,324	3,753,699	3,646,099	3,438,044	2,850,597
6	Small flatted scheme	9	187,500	17,914	8,068	66	14,955	56,832
7	Medium flatted scheme	25	250,000	88,656	120,755	143,278	184,973	333,120
8	Large flatted scheme	60	625,000	1,361,798	1,431,096	1,485,059	1,594,209	1,885,217
9	Large flatted scheme	100	1,000,000	2,301,010	2,421,522	2,511,384	2,686,989	3,193,097
10	Hotel scheme (75 beds)	-	375,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	437,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	562,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	312,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	625,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	1,250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	312,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	312,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	1,250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	1,250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	8,333,318	5,875,701	5,656,988	5,487,797	5,165,871	4,243,979
22	Large housing scheme	300	12,499,906	8,782,842	8,460,813	8,210,985	7,739,914	6,374,102
23	Student housing scheme	500	1,250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	625,000	626,639	573,761	529,383	438,096	216,310

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	286,649	282,703	280,035	275,097	258,545
2	Small housing scheme	9	225,000	757,939	747,353	739,352	724,539	680,135
3	Medium housing scheme	25	615,000	838,483	808,731	786,505	745,357	620,020
4	Large housing scheme	75	1,875,000	1,862,061	1,775,534	1,710,224	1,580,359	1,215,710
5	Large housing scheme	125	3,075,000	3,892,324	3,753,699	3,646,099	3,438,044	2,850,597
6	Small flatted scheme	9	112,500	17,914	8,068	66	14,955	56,832
7	Medium flatted scheme	25	150,000	88,656	120,755	143,278	184,973	333,120
8	Large flatted scheme	60	375,000	1,361,798	1,431,096	1,485,059	1,594,209	1,885,217
9	Large flatted scheme	100	600,000	2,301,010	2,421,522	2,511,384	2,686,989	3,193,097
10	Hotel scheme (75 beds)	-	225,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	262,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	337,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	187,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	375,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	750,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	187,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	187,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	750,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	750,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	750,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	4,999,991	5,875,701	5,656,988	5,487,797	5,165,871	4,243,979
22	Large housing scheme	300	7,499,943	8,782,842	8,460,813	8,210,985	7,739,914	6,374,102
23	Student housing scheme	500	750,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	375,000	626,639	573,761	529,383	438,096	216,310

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	286,649	282,703	280,035	275,097	258,545
2	Small housing scheme	9	111,000	757,939	747,353	739,352	724,539	680,135
3	Medium housing scheme	25	303,400	838,483	808,731	786,505	745,357	620,020
4	Large housing scheme	75	925,000	1,862,061	1,775,534	1,710,224	1,580,359	1,215,710
5	Large housing scheme	125	1,517,000	3,892,324	3,753,699	3,646,099	3,438,044	2,850,597
6	Small flatted scheme	9	55,500	17,914	8,068	66	14,955	56,832
7	Medium flatted scheme	25	74,000	88,656	120,755	143,278	184,973	333,120
8	Large flatted scheme	60	185,000	1,361,798	1,431,096	1,485,059	1,594,209	1,885,217
9	Large flatted scheme	100	296,000	2,301,010	2,421,522	2,511,384	2,686,989	3,193,097
10	Hotel scheme (75 beds)	-	111,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	129,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	166,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	92,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	185,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	370,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	92,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	92,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	370,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	370,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	370,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	2,466,662	5,875,701	5,656,988	5,487,797	5,165,871	4,243,979
22	Large housing scheme	300	3,699,972	8,782,842	8,460,813	8,210,985	7,739,914	6,374,102
23	Student housing scheme	500	370,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	185,000	626,639	573,761	529,383	438,096	216,310

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	286,649	282,703	280,035	275,097	258,545
2	Small housing scheme	9	75,000	757,939	747,353	739,352	724,539	680,135
3	Medium housing scheme	25	205,000	838,483	808,731	786,505	745,357	620,020
4	Large housing scheme	75	625,000	1,862,061	1,775,534	1,710,224	1,580,359	1,215,710
5	Large housing scheme	125	1,025,000	3,892,324	3,753,699	3,646,099	3,438,044	2,850,597
6	Small flatted scheme	9	37,500	17,914	8,068	66	14,955	56,832
7	Medium flatted scheme	25	50,000	88,656	120,755	143,278	184,973	333,120
8	Large flatted scheme	60	125,000	1,361,798	1,431,096	1,485,059	1,594,209	1,885,217
9	Large flatted scheme	100	200,000	2,301,010	2,421,522	2,511,384	2,686,989	3,193,097
10	Hotel scheme (75 beds)	-	75,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	87,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	112,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	62,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	125,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	62,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	62,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	1,666,664	5,875,701	5,656,988	5,487,797	5,165,871	4,243,979
22	Large housing scheme	300	2,499,981	8,782,842	8,460,813	8,210,985	7,739,914	6,374,102
23	Student housing scheme	500	250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	125,000	626,639	573,761	529,383	438,096	216,310



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: D  
£13k per unit Section 106 contribution £3,903 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	300,566	296,620	293,953	289,015	272,462
2	Small housing scheme	9	375,000	795,273	784,687	776,686	761,873	717,468
3	Medium housing scheme	25	1,025,000	927,230	897,478	875,251	834,104	708,766
4	Large housing scheme	75	3,125,000	2,089,393	2,002,866	1,937,556	1,807,691	1,443,043
5	Large housing scheme	125	5,125,000	4,295,079	4,156,455	4,048,854	3,840,799	3,256,598
6	Small flatted scheme	9	187,500	31,866	22,019	14,018	806	42,684
7	Medium flatted scheme	25	250,000	38,801	70,902	93,424	135,119	283,266
8	Large flatted scheme	60	625,000	1,246,630	1,315,928	1,369,891	1,479,041	1,770,049
9	Large flatted scheme	100	1,000,000	2,102,466	2,222,978	2,312,841	2,488,446	2,994,554
10	Hotel scheme (75 beds)	-	375,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	437,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	562,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	312,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	625,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	1,250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	312,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	312,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	1,250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	1,250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	8,333,318	6,490,098	6,271,386	6,102,195	5,780,269	4,858,375
22	Large housing scheme	300	12,499,906	9,675,840	9,356,659	9,106,831	8,635,759	7,278,110
23	Student housing scheme	500	1,250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	625,000	702,374	649,496	605,118	513,831	292,045

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	300,566	296,620	293,953	289,015	272,462
2	Small housing scheme	9	225,000	795,273	784,687	776,686	761,873	717,468
3	Medium housing scheme	25	615,000	927,230	897,478	875,251	834,104	708,766
4	Large housing scheme	75	1,875,000	2,089,393	2,002,866	1,937,556	1,807,691	1,443,043
5	Large housing scheme	125	3,075,000	4,295,079	4,156,455	4,048,854	3,840,799	3,256,598
6	Small flatted scheme	9	112,500	31,866	22,019	14,018	806	42,684
7	Medium flatted scheme	25	150,000	38,801	70,902	93,424	135,119	283,266
8	Large flatted scheme	60	375,000	1,246,630	1,315,928	1,369,891	1,479,041	1,770,049
9	Large flatted scheme	100	600,000	2,102,466	2,222,978	2,312,841	2,488,446	2,994,554
10	Hotel scheme (75 beds)	-	225,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	262,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	337,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	187,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	375,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	750,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	187,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	187,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	750,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	750,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	750,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	4,999,991	6,490,098	6,271,386	6,102,195	5,780,269	4,858,375
22	Large housing scheme	300	7,499,943	9,675,840	9,356,659	9,106,831	8,635,759	7,278,110
23	Student housing scheme	500	750,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	375,000	702,374	649,496	605,118	513,831	292,045

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	300,566	296,620	293,953	289,015	272,462
2	Small housing scheme	9	111,000	795,273	784,687	776,686	761,873	717,468
3	Medium housing scheme	25	303,400	927,230	897,478	875,251	834,104	708,766
4	Large housing scheme	75	925,000	2,089,393	2,002,866	1,937,556	1,807,691	1,443,043
5	Large housing scheme	125	1,517,000	4,295,079	4,156,455	4,048,854	3,840,799	3,256,598
6	Small flatted scheme	9	55,500	31,866	22,019	14,018	806	42,684
7	Medium flatted scheme	25	74,000	38,801	70,902	93,424	135,119	283,266
8	Large flatted scheme	60	185,000	1,246,630	1,315,928	1,369,891	1,479,041	1,770,049
9	Large flatted scheme	100	296,000	2,102,466	2,222,978	2,312,841	2,488,446	2,994,554
10	Hotel scheme (75 beds)	-	111,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	129,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	166,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	92,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	185,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	370,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	92,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	92,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	370,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	370,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	370,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	2,466,662	6,490,098	6,271,386	6,102,195	5,780,269	4,858,375
22	Large housing scheme	300	3,699,972	9,675,840	9,356,659	9,106,831	8,635,759	7,278,110
23	Student housing scheme	500	370,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	185,000	702,374	649,496	605,118	513,831	292,045

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	300,566	296,620	293,953	289,015	272,462
2	Small housing scheme	9	75,000	795,273	784,687	776,686	761,873	717,468
3	Medium housing scheme	25	205,000	927,230	897,478	875,251	834,104	708,766
4	Large housing scheme	75	625,000	2,089,393	2,002,866	1,937,556	1,807,691	1,443,043
5	Large housing scheme	125	1,025,000	4,295,079	4,156,455	4,048,854	3,840,799	3,256,598
6	Small flatted scheme	9	37,500	31,866	22,019	14,018	806	42,684
7	Medium flatted scheme	25	50,000	38,801	70,902	93,424	135,119	283,266
8	Large flatted scheme	60	125,000	1,246,630	1,315,928	1,369,891	1,479,041	1,770,049
9	Large flatted scheme	100	200,000	2,102,466	2,222,978	2,312,841	2,488,446	2,994,554
10	Hotel scheme (75 beds)	-	75,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	87,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	112,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	62,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	125,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	62,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	62,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	1,666,664	6,490,098	6,271,386	6,102,195	5,780,269	4,858,375
22	Large housing scheme	300	2,499,981	9,675,840	9,356,659	9,106,831	8,635,759	7,278,110
23	Student housing scheme	500	250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	125,000	702,374	649,496	605,118	513,831	292,045

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: E  
£13k per unit Section 106 contribution £4,054 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	336,399	332,453	329,786	324,849	308,295
2	Small housing scheme	9	375,000	891,397	880,812	872,810	857,997	813,593
3	Medium housing scheme	25	1,025,000	1,115,119	1,085,367	1,063,141	1,021,994	896,657
4	Large housing scheme	75	3,125,000	2,613,160	2,526,633	2,461,323	2,331,460	1,966,810
5	Large housing scheme	125	5,125,000	5,172,752	5,034,127	4,926,527	4,718,472	4,134,270
6	Small flatted scheme	9	187,500	93,650	83,804	75,802	60,989	19,696
7	Medium flatted scheme	25	250,000	94,214	62,561	40,354	770	148,917
8	Large flatted scheme	60	625,000	926,649	995,948	1,049,910	1,159,061	1,450,068
9	Large flatted scheme	100	1,000,000	1,545,274	1,665,786	1,755,648	1,931,253	2,437,362
10	Hotel scheme (75 beds)	-	375,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	437,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	562,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	312,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	625,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	1,250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	312,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	312,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	1,250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	1,250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	8,333,318	7,860,847	7,645,187	7,476,261	7,154,336	6,232,442
22	Large housing scheme	300	12,499,906	11,684,165	11,366,284	11,119,943	10,655,444	9,307,901
23	Student housing scheme	500	1,250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	625,000	1,038,578	985,700	941,322	850,035	628,249

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	336,399	332,453	329,786	324,849	308,295
2	Small housing scheme	9	225,000	891,397	880,812	872,810	857,997	813,593
3	Medium housing scheme	25	615,000	1,115,119	1,085,367	1,063,141	1,021,994	896,657
4	Large housing scheme	75	1,875,000	2,613,160	2,526,633	2,461,323	2,331,460	1,966,810
5	Large housing scheme	125	3,075,000	5,172,752	5,034,127	4,926,527	4,718,472	4,134,270
6	Small flatted scheme	9	112,500	93,650	83,804	75,802	60,989	19,696
7	Medium flatted scheme	25	150,000	94,214	62,561	40,354	770	148,917
8	Large flatted scheme	60	375,000	926,649	995,948	1,049,910	1,159,061	1,450,068
9	Large flatted scheme	100	600,000	1,545,274	1,665,786	1,755,648	1,931,253	2,437,362
10	Hotel scheme (75 beds)	-	225,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	262,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	337,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	187,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	375,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	750,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	187,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	187,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	750,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	750,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	750,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	4,999,991	7,860,847	7,645,187	7,476,261	7,154,336	6,232,442
22	Large housing scheme	300	7,499,943	11,684,165	11,366,284	11,119,943	10,655,444	9,307,901
23	Student housing scheme	500	750,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	375,000	1,038,578	985,700	941,322	850,035	628,249

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	336,399	332,453	329,786	324,849	308,295
2	Small housing scheme	9	111,000	891,397	880,812	872,810	857,997	813,593
3	Medium housing scheme	25	303,400	1,115,119	1,085,367	1,063,141	1,021,994	896,657
4	Large housing scheme	75	925,000	2,613,160	2,526,633	2,461,323	2,331,460	1,966,810
5	Large housing scheme	125	1,517,000	5,172,752	5,034,127	4,926,527	4,718,472	4,134,270
6	Small flatted scheme	9	55,500	93,650	83,804	75,802	60,989	19,696
7	Medium flatted scheme	25	74,000	94,214	62,561	40,354	770	148,917
8	Large flatted scheme	60	185,000	926,649	995,948	1,049,910	1,159,061	1,450,068
9	Large flatted scheme	100	296,000	1,545,274	1,665,786	1,755,648	1,931,253	2,437,362
10	Hotel scheme (75 beds)	-	111,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	129,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	166,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	92,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	185,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	370,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	92,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	92,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	370,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	370,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	370,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	2,466,662	7,860,847	7,645,187	7,476,261	7,154,336	6,232,442
22	Large housing scheme	300	3,699,972	11,684,165	11,366,284	11,119,943	10,655,444	9,307,901
23	Student housing scheme	500	370,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	185,000	1,038,578	985,700	941,322	850,035	628,249

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	336,399	332,453	329,786	324,849	308,295
2	Small housing scheme	9	75,000	891,397	880,812	872,810	857,997	813,593
3	Medium housing scheme	25	205,000	1,115,119	1,085,367	1,063,141	1,021,994	896,657
4	Large housing scheme	75	625,000	2,613,160	2,526,633	2,461,323	2,331,460	1,966,810
5	Large housing scheme	125	1,025,000	5,172,752	5,034,127	4,926,527	4,718,472	4,134,270
6	Small flatted scheme	9	37,500	93,650	83,804	75,802	60,989	19,696
7	Medium flatted scheme	25	50,000	94,214	62,561	40,354	770	148,917
8	Large flatted scheme	60	125,000	926,649	995,948	1,049,910	1,159,061	1,450,068
9	Large flatted scheme	100	200,000	1,545,274	1,665,786	1,755,648	1,931,253	2,437,362
10	Hotel scheme (75 beds)	-	75,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	87,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	112,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	62,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	125,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	62,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	62,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	1,666,664	7,860,847	7,645,187	7,476,261	7,154,336	6,232,442
22	Large housing scheme	300	2,499,981	11,684,165	11,366,284	11,119,943	10,655,444	9,307,901
23	Student housing scheme	500	250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	125,000	1,038,578	985,700	941,322	850,035	628,249

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: F  
£13k per unit Section 106 contribution £4,204 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	372,232	368,286	365,619	360,681	344,129
2	Small housing scheme	9	375,000	987,521	976,935	968,934	954,121	909,718
3	Medium housing scheme	25	1,025,000	1,303,010	1,273,257	1,251,031	1,209,883	1,084,547
4	Large housing scheme	75	3,125,000	3,135,687	3,050,368	2,985,092	2,855,227	2,490,578
5	Large housing scheme	125	5,125,000	6,050,424	5,911,800	5,804,199	5,596,144	5,011,943
6	Small flatted scheme	9	187,500	155,434	145,588	137,587	122,773	81,480
7	Medium flatted scheme	25	250,000	226,689	195,036	172,828	131,715	14,568
8	Large flatted scheme	60	625,000	606,670	675,967	729,930	839,080	1,130,088
9	Large flatted scheme	100	1,000,000	988,081	1,108,593	1,198,456	1,374,061	1,880,169
10	Hotel scheme (75 beds)	-	375,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	437,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	562,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	312,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	625,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	1,250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	312,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	312,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	1,250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	1,250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	8,333,318	9,219,859	9,004,199	8,837,368	8,519,935	7,606,510
22	Large housing scheme	300	12,499,906	13,683,699	13,369,561	13,126,656	12,663,769	11,323,625
23	Student housing scheme	500	1,250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	625,000	1,374,781	1,321,903	1,277,525	1,186,239	964,452

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	372,232	368,286	365,619	360,681	344,129
2	Small housing scheme	9	225,000	987,521	976,935	968,934	954,121	909,718
3	Medium housing scheme	25	615,000	1,303,010	1,273,257	1,251,031	1,209,883	1,084,547
4	Large housing scheme	75	1,875,000	3,135,687	3,050,368	2,985,092	2,855,227	2,490,578
5	Large housing scheme	125	3,075,000	6,050,424	5,911,800	5,804,199	5,596,144	5,011,943
6	Small flatted scheme	9	112,500	155,434	145,588	137,587	122,773	81,480
7	Medium flatted scheme	25	150,000	226,689	195,036	172,828	131,715	14,568
8	Large flatted scheme	60	375,000	606,670	675,967	729,930	839,080	1,130,088
9	Large flatted scheme	100	600,000	988,081	1,108,593	1,198,456	1,374,061	1,880,169
10	Hotel scheme (75 beds)	-	225,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	262,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	337,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	187,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	375,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	750,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	187,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	187,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	750,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	750,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	750,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	4,999,991	9,219,859	9,004,199	8,837,368	8,519,935	7,606,510
22	Large housing scheme	300	7,499,943	13,683,699	13,369,561	13,126,656	12,663,769	11,323,625
23	Student housing scheme	500	750,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	375,000	1,374,781	1,321,903	1,277,525	1,186,239	964,452

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	372,232	368,286	365,619	360,681	344,129
2	Small housing scheme	9	111,000	987,521	976,935	968,934	954,121	909,718
3	Medium housing scheme	25	303,400	1,303,010	1,273,257	1,251,031	1,209,883	1,084,547
4	Large housing scheme	75	925,000	3,135,687	3,050,368	2,985,092	2,855,227	2,490,578
5	Large housing scheme	125	1,517,000	6,050,424	5,911,800	5,804,199	5,596,144	5,011,943
6	Small flatted scheme	9	55,500	155,434	145,588	137,587	122,773	81,480
7	Medium flatted scheme	25	74,000	226,689	195,036	172,828	131,715	14,568
8	Large flatted scheme	60	185,000	606,670	675,967	729,930	839,080	1,130,088
9	Large flatted scheme	100	296,000	988,081	1,108,593	1,198,456	1,374,061	1,880,169
10	Hotel scheme (75 beds)	-	111,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	129,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	166,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	92,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	185,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	370,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	92,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	92,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	370,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	370,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	370,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	2,466,662	9,219,859	9,004,199	8,837,368	8,519,935	7,606,510
22	Large housing scheme	300	3,699,972	13,683,699	13,369,561	13,126,656	12,663,769	11,323,625
23	Student housing scheme	500	370,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	185,000	1,374,781	1,321,903	1,277,525	1,186,239	964,452

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	372,232	368,286	365,619	360,681	344,129
2	Small housing scheme	9	75,000	987,521	976,935	968,934	954,121	909,718
3	Medium housing scheme	25	205,000	1,303,010	1,273,257	1,251,031	1,209,883	1,084,547
4	Large housing scheme	75	625,000	3,135,687	3,050,368	2,985,092	2,855,227	2,490,578
5	Large housing scheme	125	1,025,000	6,050,424	5,911,800	5,804,199	5,596,144	5,011,943
6	Small flatted scheme	9	37,500	155,434	145,588	137,587	122,773	81,480
7	Medium flatted scheme	25	50,000	226,689	195,036	172,828	131,715	14,568
8	Large flatted scheme	60	125,000	606,670	675,967	729,930	839,080	1,130,088
9	Large flatted scheme	100	200,000	988,081	1,108,593	1,198,456	1,374,061	1,880,169
10	Hotel scheme (75 beds)	-	75,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	87,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	112,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	62,500	2,718,507	2,698,458	2,698,458	2,698,458	2,533,440
14	Medium retail scheme	-	125,000	7,762,511	7,703,047	7,703,047	7,703,047	7,215,377
15	Large retail scheme	-	250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	62,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	62,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	1,666,664	9,219,859	9,004,199	8,837,368	8,519,935	7,606,510
22	Large housing scheme	300	2,499,981	13,683,699	13,369,561	13,126,656	12,663,769	11,323,625
23	Student housing scheme	500	250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	125,000	1,374,781	1,321,903	1,277,525	1,186,239	964,452



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: G  
£13k per unit Section 106 contribution £4,355 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	390,845	386,899	384,232	379,294	362,741
2	Small housing scheme	9	375,000	1,037,450	1,026,865	1,018,862	1,004,049	959,646
3	Medium housing scheme	25	1,025,000	1,412,996	1,383,244	1,361,017	1,319,870	1,194,533
4	Large housing scheme	75	3,125,000	3,424,051	3,338,733	3,274,334	3,146,065	2,781,416
5	Large housing scheme	125	5,125,000	6,554,921	6,416,297	6,308,696	6,100,641	5,516,439
6	Small flatted scheme	9	187,500	179,633	169,786	161,785	146,972	105,679
7	Medium flatted scheme	25	250,000	275,679	243,895	221,687	180,574	34,494
8	Large flatted scheme	60	625,000	- 447,625	- 516,923	- 570,885	- 680,036	- 971,043
9	Large flatted scheme	100	1,000,000	- 712,705	- 833,217	- 923,079	- 1,098,684	- 1,604,793
10	Hotel scheme (75 beds)	-	375,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	437,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	562,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	312,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	625,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	1,250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	312,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	312,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	1,250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	1,250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	8,333,318	9,990,276	9,774,616	9,607,785	9,290,351	8,381,322
22	Large housing scheme	300	12,499,906	14,807,231	14,493,093	14,250,189	13,792,172	12,453,364
23	Student housing scheme	500	1,250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	625,000	1,506,317	1,453,439	1,409,061	1,317,774	1,095,988

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	390,845	386,899	384,232	379,294	362,741
2	Small housing scheme	9	225,000	1,037,450	1,026,865	1,018,862	1,004,049	959,646
3	Medium housing scheme	25	615,000	1,412,996	1,383,244	1,361,017	1,319,870	1,194,533
4	Large housing scheme	75	1,875,000	3,424,051	3,338,733	3,274,334	3,146,065	2,781,416
5	Large housing scheme	125	3,075,000	6,554,921	6,416,297	6,308,696	6,100,641	5,516,439
6	Small flatted scheme	9	112,500	179,633	169,786	161,785	146,972	105,679
7	Medium flatted scheme	25	150,000	275,679	243,895	221,687	180,574	34,494
8	Large flatted scheme	60	375,000	- 447,625	- 516,923	- 570,885	- 680,036	- 971,043
9	Large flatted scheme	100	600,000	- 712,705	- 833,217	- 923,079	- 1,098,684	- 1,604,793
10	Hotel scheme (75 beds)	-	225,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	262,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	337,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	187,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	375,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	750,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	187,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	187,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	750,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	750,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	750,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	4,999,991	9,990,276	9,774,616	9,607,785	9,290,351	8,381,322
22	Large housing scheme	300	7,499,943	14,807,231	14,493,093	14,250,189	13,792,172	12,453,364
23	Student housing scheme	500	750,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	375,000	1,506,317	1,453,439	1,409,061	1,317,774	1,095,988

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	390,845	386,899	384,232	379,294	362,741
2	Small housing scheme	9	111,000	1,037,450	1,026,865	1,018,862	1,004,049	959,646
3	Medium housing scheme	25	303,400	1,412,996	1,383,244	1,361,017	1,319,870	1,194,533
4	Large housing scheme	75	925,000	3,424,051	3,338,733	3,274,334	3,146,065	2,781,416
5	Large housing scheme	125	1,517,000	6,554,921	6,416,297	6,308,696	6,100,641	5,516,439
6	Small flatted scheme	9	55,500	179,633	169,786	161,785	146,972	105,679
7	Medium flatted scheme	25	74,000	275,679	243,895	221,687	180,574	34,494
8	Large flatted scheme	60	185,000	- 447,625	- 516,923	- 570,885	- 680,036	- 971,043
9	Large flatted scheme	100	296,000	- 712,705	- 833,217	- 923,079	- 1,098,684	- 1,604,793
10	Hotel scheme (75 beds)	-	111,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	129,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	166,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	92,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	185,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	370,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	92,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	92,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	370,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	370,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	370,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	2,466,662	9,990,276	9,774,616	9,607,785	9,290,351	8,381,322
22	Large housing scheme	300	3,699,972	14,807,231	14,493,093	14,250,189	13,792,172	12,453,364
23	Student housing scheme	500	370,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	185,000	1,506,317	1,453,439	1,409,061	1,317,774	1,095,988

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	390,845	386,899	384,232	379,294	362,741
2	Small housing scheme	9	75,000	1,037,450	1,026,865	1,018,862	1,004,049	959,646
3	Medium housing scheme	25	205,000	1,412,996	1,383,244	1,361,017	1,319,870	1,194,533
4	Large housing scheme	75	625,000	3,424,051	3,338,733	3,274,334	3,146,065	2,781,416
5	Large housing scheme	125	1,025,000	6,554,921	6,416,297	6,308,696	6,100,641	5,516,439
6	Small flatted scheme	9	37,500	179,633	169,786	161,785	146,972	105,679
7	Medium flatted scheme	25	50,000	275,679	243,895	221,687	180,574	34,494
8	Large flatted scheme	60	125,000	- 447,625	- 516,923	- 570,885	- 680,036	- 971,043
9	Large flatted scheme	100	200,000	- 712,705	- 833,217	- 923,079	- 1,098,684	- 1,604,793
10	Hotel scheme (75 beds)	-	75,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	87,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	112,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	62,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	125,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	62,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	62,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	1,666,664	9,990,276	9,774,616	9,607,785	9,290,351	8,381,322
22	Large housing scheme	300	2,499,981	14,807,231	14,493,093	14,250,189	13,792,172	12,453,364
23	Student housing scheme	500	250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	125,000	1,506,317	1,453,439	1,409,061	1,317,774	1,095,988

WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40% Value: H  
£13k per unit Section 106 contribution £4,506 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	426,678	422,732	420,065	415,128	398,574
2	Small housing scheme	9	375,000	1,133,574	1,122,988	1,114,987	1,100,174	1,055,771
3	Medium housing scheme	25	1,025,000	1,600,886	1,571,134	1,548,908	1,507,760	1,382,424
4	Large housing scheme	75	3,125,000	3,942,096	3,856,776	3,792,378	3,664,326	3,304,764
5	Large housing scheme	125	5,125,000	7,424,618	7,287,698	7,181,598	6,976,446	6,394,112
6	Small flatted scheme	9	187,500	241,417	231,570	223,569	208,756	167,463
7	Medium flatted scheme	25	250,000	408,153	376,370	354,162	313,049	166,969
8	Large flatted scheme	60	625,000	- 127,644	- 196,943	- 250,905	- 360,056	- 651,063
9	Large flatted scheme	100	1,000,000	- 155,513	- 276,025	- 365,886	- 541,491	- 1,047,601
10	Hotel scheme (75 beds)	-	375,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	437,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	562,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	312,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	625,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	1,250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	312,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	312,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	1,250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	1,250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	8,333,318	11,343,736	11,130,803	10,966,301	10,649,365	9,740,335
22	Large housing scheme	300	12,499,906	16,797,091	16,482,954	16,240,050	15,782,032	14,457,712
23	Student housing scheme	500	1,250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	625,000	1,842,520	1,789,643	1,745,264	1,653,978	1,432,191

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	426,678	422,732	420,065	415,128	398,574
2	Small housing scheme	9	225,000	1,133,574	1,122,988	1,114,987	1,100,174	1,055,771
3	Medium housing scheme	25	615,000	1,600,886	1,571,134	1,548,908	1,507,760	1,382,424
4	Large housing scheme	75	1,875,000	3,942,096	3,856,776	3,792,378	3,664,326	3,304,764
5	Large housing scheme	125	3,075,000	7,424,618	7,287,698	7,181,598	6,976,446	6,394,112
6	Small flatted scheme	9	112,500	241,417	231,570	223,569	208,756	167,463
7	Medium flatted scheme	25	150,000	408,153	376,370	354,162	313,049	166,969
8	Large flatted scheme	60	375,000	- 127,644	- 196,943	- 250,905	- 360,056	- 651,063
9	Large flatted scheme	100	600,000	- 155,513	- 276,025	- 365,886	- 541,491	- 1,047,601
10	Hotel scheme (75 beds)	-	225,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	262,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	337,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	187,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	375,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	750,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	187,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	187,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	750,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	750,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	750,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	4,999,991	11,343,736	11,130,803	10,966,301	10,649,365	9,740,335
22	Large housing scheme	300	7,499,943	16,797,091	16,482,954	16,240,050	15,782,032	14,457,712
23	Student housing scheme	500	750,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	375,000	1,842,520	1,789,643	1,745,264	1,653,978	1,432,191

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	426,678	422,732	420,065	415,128	398,574
2	Small housing scheme	9	111,000	1,133,574	1,122,988	1,114,987	1,100,174	1,055,771
3	Medium housing scheme	25	303,400	1,600,886	1,571,134	1,548,908	1,507,760	1,382,424
4	Large housing scheme	75	925,000	3,942,096	3,856,776	3,792,378	3,664,326	3,304,764
5	Large housing scheme	125	1,517,000	7,424,618	7,287,698	7,181,598	6,976,446	6,394,112
6	Small flatted scheme	9	55,500	241,417	231,570	223,569	208,756	167,463
7	Medium flatted scheme	25	74,000	408,153	376,370	354,162	313,049	166,969
8	Large flatted scheme	60	185,000	- 127,644	- 196,943	- 250,905	- 360,056	- 651,063
9	Large flatted scheme	100	296,000	- 155,513	- 276,025	- 365,886	- 541,491	- 1,047,601
10	Hotel scheme (75 beds)	-	111,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	129,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	166,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	92,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	185,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	370,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	92,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	92,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	370,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	370,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	370,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	2,466,662	11,343,736	11,130,803	10,966,301	10,649,365	9,740,335
22	Large housing scheme	300	3,699,972	16,797,091	16,482,954	16,240,050	15,782,032	14,457,712
23	Student housing scheme	500	370,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	185,000	1,842,520	1,789,643	1,745,264	1,653,978	1,432,191

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	426,678	422,732	420,065	415,128	398,574
2	Small housing scheme	9	75,000	1,133,574	1,122,988	1,114,987	1,100,174	1,055,771
3	Medium housing scheme	25	205,000	1,600,886	1,571,134	1,548,908	1,507,760	1,382,424
4	Large housing scheme	75	625,000	3,942,096	3,856,776	3,792,378	3,664,326	3,304,764
5	Large housing scheme	125	1,025,000	7,424,618	7,287,698	7,181,598	6,976,446	6,394,112
6	Small flatted scheme	9	37,500	241,417	231,570	223,569	208,756	167,463
7	Medium flatted scheme	25	50,000	408,153	376,370	354,162	313,049	166,969
8	Large flatted scheme	60	125,000	- 127,644	- 196,943	- 250,905	- 360,056	- 651,063
9	Large flatted scheme	100	200,000	- 155,513	- 276,025	- 365,886	- 541,491	- 1,047,601
10	Hotel scheme (75 beds)	-	75,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	87,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	112,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	62,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	125,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	62,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	62,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	1,666,664	11,343,736	11,130,803	10,966,301	10,649,365	9,740,335
22	Large housing scheme	300	2,499,981	16,797,091	16,482,954	16,240,050	15,782,032	14,457,712
23	Student housing scheme	500	250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	125,000	1,842,520	1,789,643	1,745,264	1,653,978	1,432,191



WARWICK DC - NZC DPD  
Higher Benchmark Land Value (£1.25 million per hectare)

Aff Hsg: 40%  
£13k per unit Section 106 contribution

Value: I  
£4,657 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	125,000	462,512	458,565	455,898	450,960	434,408
2	Small housing scheme	9	375,000	1,229,699	1,219,113	1,211,112	1,196,298	1,151,894
3	Medium housing scheme	25	1,025,000	1,788,776	1,759,023	1,736,797	1,695,650	1,570,313
4	Large housing scheme	75	3,125,000	4,460,140	4,374,820	4,310,422	4,182,370	3,822,809
5	Large housing scheme	125	5,125,000	8,294,207	8,157,287	8,051,188	7,846,036	7,269,031
6	Small flatted scheme	9	187,500	303,201	293,354	285,353	270,540	229,247
7	Medium flatted scheme	25	250,000	540,627	508,843	486,635	445,522	299,442
8	Large flatted scheme	60	625,000	189,653	121,321	68,111	40,075	331,083
9	Large flatted scheme	100	1,000,000	396,075	277,245	188,636	15,482	490,408
10	Hotel scheme (75 beds)	-	375,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	437,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	562,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	312,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	625,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	1,250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	312,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	312,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	1,250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	1,250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	1,250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	8,333,318	12,690,107	12,477,174	12,312,671	11,999,667	11,099,347
22	Large housing scheme	300	12,499,906	18,780,201	18,469,408	18,229,893	17,771,892	16,447,572
23	Student housing scheme	500	1,250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	625,000	2,178,724	2,125,846	2,081,468	1,990,182	1,768,395

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	75,000	462,512	458,565	455,898	450,960	434,408
2	Small housing scheme	9	225,000	1,229,699	1,219,113	1,211,112	1,196,298	1,151,894
3	Medium housing scheme	25	615,000	1,788,776	1,759,023	1,736,797	1,695,650	1,570,313
4	Large housing scheme	75	1,875,000	4,460,140	4,374,820	4,310,422	4,182,370	3,822,809
5	Large housing scheme	125	3,075,000	8,294,207	8,157,287	8,051,188	7,846,036	7,269,031
6	Small flatted scheme	9	112,500	303,201	293,354	285,353	270,540	229,247
7	Medium flatted scheme	25	150,000	540,627	508,843	486,635	445,522	299,442
8	Large flatted scheme	60	375,000	189,653	121,321	68,111	40,075	331,083
9	Large flatted scheme	100	600,000	396,075	277,245	188,636	15,482	490,408
10	Hotel scheme (75 beds)	-	225,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	262,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	337,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	187,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	375,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	750,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	187,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	187,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	750,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	750,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	750,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	4,999,991	12,690,107	12,477,174	12,312,671	11,999,667	11,099,347
22	Large housing scheme	300	7,499,943	18,780,201	18,469,408	18,229,893	17,771,892	16,447,572
23	Student housing scheme	500	750,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	375,000	2,178,724	2,125,846	2,081,468	1,990,182	1,768,395

Higher greenfield/undeveloped land Benchmark Land Value (£0.37 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	37,000	462,512	458,565	455,898	450,960	434,408
2	Small housing scheme	9	111,000	1,229,699	1,219,113	1,211,112	1,196,298	1,151,894
3	Medium housing scheme	25	303,400	1,788,776	1,759,023	1,736,797	1,695,650	1,570,313
4	Large housing scheme	75	925,000	4,460,140	4,374,820	4,310,422	4,182,370	3,822,809
5	Large housing scheme	125	1,517,000	8,294,207	8,157,287	8,051,188	7,846,036	7,269,031
6	Small flatted scheme	9	55,500	303,201	293,354	285,353	270,540	229,247
7	Medium flatted scheme	25	74,000	540,627	508,843	486,635	445,522	299,442
8	Large flatted scheme	60	185,000	189,653	121,321	68,111	40,075	331,083
9	Large flatted scheme	100	296,000	396,075	277,245	188,636	15,482	490,408
10	Hotel scheme (75 beds)	-	111,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	129,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	166,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	92,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	185,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	370,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	92,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	92,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	370,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	370,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	370,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	2,466,662	12,690,107	12,477,174	12,312,671	11,999,667	11,099,347
22	Large housing scheme	300	3,699,972	18,780,201	18,469,408	18,229,893	17,771,892	16,447,572
23	Student housing scheme	500	370,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	185,000	2,178,724	2,125,846	2,081,468	1,990,182	1,768,395

Lower greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	BNG	EVC	Cost of assessments	NZC
1	Very small housing scheme	3	25,000	462,512	458,565	455,898	450,960	434,408
2	Small housing scheme	9	75,000	1,229,699	1,219,113	1,211,112	1,196,298	1,151,894
3	Medium housing scheme	25	205,000	1,788,776	1,759,023	1,736,797	1,695,650	1,570,313
4	Large housing scheme	75	625,000	4,460,140	4,374,820	4,310,422	4,182,370	3,822,809
5	Large housing scheme	125	1,025,000	8,294,207	8,157,287	8,051,188	7,846,036	7,269,031
6	Small flatted scheme	9	37,500	303,201	293,354	285,353	270,540	229,247
7	Medium flatted scheme	25	50,000	540,627	508,843	486,635	445,522	299,442
8	Large flatted scheme	60	125,000	189,653	121,321	68,111	40,075	331,083
9	Large flatted scheme	100	200,000	396,075	277,245	188,636	15,482	490,408
10	Hotel scheme (75 beds)	-	75,000	963,388	919,681	919,681	919,681	558,837
11	Hotel scheme (100 beds)	-	87,500	1,209,023	1,151,198	1,151,198	1,151,198	673,790
12	Hotel scheme (150 beds)	-	112,500	1,702,428	1,616,359	1,616,359	1,616,359	905,769
13	Small retail scheme	-	62,500	2,607,929	2,587,074	2,587,074	2,587,074	2,422,057
14	Medium retail scheme	-	125,000	7,454,044	7,392,335	7,392,335	7,392,335	6,904,665
15	Large retail scheme	-	250,000	5,524,489	5,475,003	5,475,003	5,475,003	5,092,243
16	Employment - B1 scheme	-	62,500	420,709	376,917	376,917	376,917	15,624
17	Employment - B1 scheme	-	62,500	757,274	678,449	678,449	678,449	28,123
18	Employment - B8 scheme	-	250,000	2,374,246	2,334,956	2,334,956	2,334,956	2,013,241
19	Employment - B8 scheme	-	250,000	2,901,857	2,853,835	2,853,835	2,853,835	2,460,627
20	Employment - mixed B1/B8 scheme	-	250,000	2,686,839	2,620,862	2,620,862	2,620,862	2,078,972
21	Large housing scheme	200	1,666,664	12,690,107	12,477,174	12,312,671	11,999,667	11,099,347
22	Large housing scheme	300	2,499,981	18,780,201	18,469,408	18,229,893	17,771,892	16,447,572
23	Student housing scheme	500	250,000	6,209,079	5,961,020	5,517,980	4,688,663	3,651,056
24	C2 residential scheme	50	125,000	2,178,724	2,125,846	2,081,468	1,990,182	1,768,395

## Appendix 11 - Review of consultation responses

## Home Builders Federation

HBF comment		Response
1	Notes that Policy DM2 of adopted LP policy will apply where requirements of the DPD cannot be met. Says that viability of individual developments should be tested at the plan making stage.	The VS tests a range of typologies and is therefore compliant with the approach required by the PPG. The PPG does not require that every single site be tested.
2	Viability should not be conducted on the margins of viability especially in the aftermath of uncertainties caused by the Covid-19 pandemic and Brexit.	Since January 2020, residential sales values in Warwick have increased by 10.4%, during the period of the pandemic. Housing market conditions are therefore relatively benign.
3	The Council's viability assessment is set out in Net Zero Carbon DPD Viability Study dated June 2021 by BNP Paribas Real Estate. The Council's Viability Study should accurately account for all costs for affordable housing provision, CIL, S106 contributions and sought policy requirements.	All of these costs are incorporated into the VS.
4	Exceptional costs should not be accounted for in BLV.	The PPG is clear on this point – the HBF may take issue with what the PPG says, but that is a matter they should raise with central government. The BLVs provide more than adequate returns to landowners above EUV even if some sites incur exceptional costs.
5	The tenure mix should comply with requirement that 10% of homes should be made available for Home Ownership	First Homes are not yet a Local Plan requirement. Nevertheless, 30% of affordable dwellings are to be available for home ownership through the shared ownership programme. For the purposes of viability testing, there is unlikely to be any significant difference in value between shared ownership and First Homes.
6	The Environment Bill requires 10% Biodiversity Net Gain	The VS incorporates a cost uplift for BNG in line with DEFRA's impact assessment.
7	Various comments regarding the Cornwall Climate Emergency DPD work by Currie and Brown.	These have been superseded by more work done by Warwick DC and its advisors.
8	The impact of additional costs varies between development typologies and locations within the District. A flexible approach will be necessary to application of DPD policies.	This is something of a truism; where residual values are lower, an additional cost will have a greater impact. The Council has already indicated that there will be a degree of flexibility in the application of DPD policies.
9	If the viability of sites is overstated, policy requirements will be set at unrealistic levels.	Viability of sites is not overstated. The costs of the DPD policies are relatively small in the context of overall development costs and affordable housing is a far more significant driver in viability.

## RPS on behalf of Taylor Wimpey

RPS comment		Response
1	Policy NZC(E) allows for a relaxation of policy requirements for schemes that can demonstrate that they are unviable. States that paragraph 7.3 of the VS indicates that only rural district authorities are likely to be able to achieve the [NPPF] expectation that viability will rarely be used at the application stage. VS indicates that policies will need to be applied flexibly. Inconsistency between DPD suggestion that viability testing will only be required in exceptional circumstances and VS indication that it will be inevitable.	We do not suggest that viability testing will be inevitable, as there are many circumstances where all the policy requirements can be met in full without the need for further testing. Furthermore, given the limited additional costs involved, many developers will choose not to submit viability assessments where their scheme are on the margins of viability.
2	NPPF paragraph 34 indicates that policies should not undermine the deliverability of the plan.	Given the flexibility available in the NZC DPD and also the Local Plan policy approach to affordable housing (which is also applied flexibly), policies cannot, by definition, undermine the deliverability of the Plan. Policies can be applied flexibly to ensure that schemes can continue to come forward.
3	PPG para 001 indicates that policy requirements should be clear and that different requirements can be set for different types of development or location of site.	Affordable housing policy requirements are already established in the adopted plan. The District applies a single requirement across all types of development. The Council's ambition is that all schemes should contribute towards carbon reduction and there is no justification in viability terms for adopting a differential approach for different areas or types of development.
4	Refers to PPG para 007 and suggests that this means that the Council needs to demonstrate that the proposed policies in the DPD are viable "which has not yet been done".	<p>RPS have mis-read the results of the assessment. In most circumstances, the emerging NZC policies can be readily accommodated alongside pre-existing policy requirements.</p> <p>RPS appear to be confusing unviable scenarios (e.g. flatted developments with low sales vales tested on sites with high value benchmarks) which are not likely to come forward in practice, with sites that are shown to be viable prior to the NZC policies being applied. It is not planning policy that is rendering the former unviable; this is simply a function of market dynamics. Not every site will come forward for residential as they are simply too valuable in their existing use relative to the value generated by development.</p>
5	Suggests that other policy requirements should be amended.	The results of the VS incorporate existing policy requirements, including CIL and affordable housing and the cumulative policy requirement is shown to be viable in a range of circumstances. Consequently, there is no requirement for other policies to be changed.

## Barwood Land

Barwood Land comment		Response
1	We believe the viability assessment includes an error regarding the proposed and modelled BLV, with the results demonstrating that the policies are not viable at this stage.	<p>Four benchmark land values are tested in the VS, as outlined at paragraph 4.48, as follows:</p> <ul style="list-style-type: none"> <li>■ £250,000 per hectare;</li> <li>■ £370,000 per hectare</li> <li>■ £750,000 per hectare;</li> <li>■ £1,250,000 per hectare.</li> </ul> <p>These are the same BLVs used in the modelling. There are no errors and consequently the contention that the policies are not viable is incorrect.</p>
2	The viability assessment clearly shows that policies of the DPD will have a negative impact on land values for residential development. It shows that without a reduction in costs in other areas, i.e. the reduction in affordable housing provision in the majority of cases the policies are not viable for residential development.	<p>While it is correct that the DPD policies will reduce land values, this is not the same as sites being unviable. Flatted developments are unviable regardless of NZC policies in some areas and against some BLVs. However, flatted developments are only likely to come forward in higher value areas in the urban centres. In the main, despite the reductions in land values, residual values remain higher than BLVs and there will be no requirement for affordable housing to be reduced.</p>
3	This suggests that the Council are proposing to introduce policies that fail to meet the viability tests of the NPPF, and it is inappropriate to rely on Policy NZC2(E) as an alternative to ensuring new policies are not widely unviable, and to a development meeting the required standards.	<p>On a proper and proportionate reading of the results of the VS, the contention here is incorrect. In the main, it will not be necessary for developers to rely upon NZC(e) as the requirements can be readily met despite the reduction in residual land values.</p>