

Net-Zero Carbon Development Plan Document: 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 This report tests the ability of developments in Warwick District to accommodate the policies in the 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).
- 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.
- The results of our appraisals indicate that some schemes will not be able to meet the emerging NZC DOD 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 expand 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 six scenarios relating to climate change policies. The cost of these scenarios ranges from 3% to 6% of build costs for residential developments and between 4% and 6% for non-residential developments. 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.
- 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.
- 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.
- 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 guidance¹, 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 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")

¹ 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.

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 March 2021 House Price Index Report *“Annual house price growth slowed to 5.7% in March, from 6.9% in February. Prices fell by 0.2% month-on-month, after taking account of seasonal effects, following a 0.7% rise in February”.* Robert Gardener goes on to analyse the underlying factors to this house price increase by stating *‘the wider economy and the labour market has performed better than expected in recent months, the slowdown in March probably reflects a softening of demand ahead of the original end of the stamp duty holiday before the Chancellor announced the extension in the Budget’.* Both Nationwide and Halifax have acknowledged there has been house price growth above expectations in 2020, however both publications cast doubts on the longevity of the house price growth. Nationwide reported, *“The longer-term outlook remains highly uncertain. It may be that the recovery continues to gather momentum and that shifts in housing demand resulting from the pandemic continue to lift the market. However, if the labour market weakens towards the end of the year as policy support is withdrawn, as most analysts expect, then activity is likely to slow nearer the end of 2021, perhaps sharply”* (Nationwide March 2021 House Price Index).
- 2.16 A number of the large residential property consultancy companies including BNP Paribas Real Estate, JLL, Knight Frank and Savills agree uncertainty regarding the outcome of the UK’s exit from the EU has weighed on buyer sentiment through 2019, this was eased somewhat by the result of the 2019 General Election. Knight Frank’s UK Residential Market Forecast 2020-2024 identified that in the short-term, the removal of some of the uncertainty as result of the general election would *“pave the way for the release of some of the pent-up demand that has built in recent years, though the extent to which this translates into transactions will depend on the size of the pricing expectation gap between buyers and sellers”.*
- 2.17 Savills have stated within their March 2021 Residential Housing Update article that the housing market is performing above expectations *‘Despite the economy contracting by -10%, house prices rose by 7.3% over the year [2020]. Savills also forecast that they expect house prices to increase into next year, however Savills also remark that ‘2021 will be a complex year, with competing forces having different impacts on the housing market over the course of the year. But government support, the easing of social distancing restrictions, and low interest rates underpin our forecast for 4.0% price growth.*
- 2.18 In the longer term, the UK property market is expected to return to pre COVID-19 levels once the restrictive measures are removed and the virus spread subsides though economic headwinds may still remain, as reported in BNP PRE’s COVID-19 Report *‘The lifting of the lockdowns will, mechanistically, trigger a rebound in activity but additional stimulus will probably be needed to maintain the momentum’.*
- 2.19 Molior’s April 2021 Quarterly Analysis indicates that the housing market is performing well but developers are wary of the recovery stalling due to the potential reoccurring Covid-19 restrictions and underlying fundamentals that still remain within the housing market, *‘a timetable for the easing of restrictions, twinned with excellent data from the vaccination programme, paved the way for renewed confidence in during March. That said, enthusiasm from both buyers and developers is termed by the experiences of the last winter, as well as the realisation that pre-COVID challenges have not gone away’* (Molior Quarterly Analysis April 2021).
- 2.20 In response to the challenges posed by the COVID-19 outbreak, The Royal Institution of Chartered Surveyors (“RICS”) initially recommended that all forthcoming RICS independent valuations should,

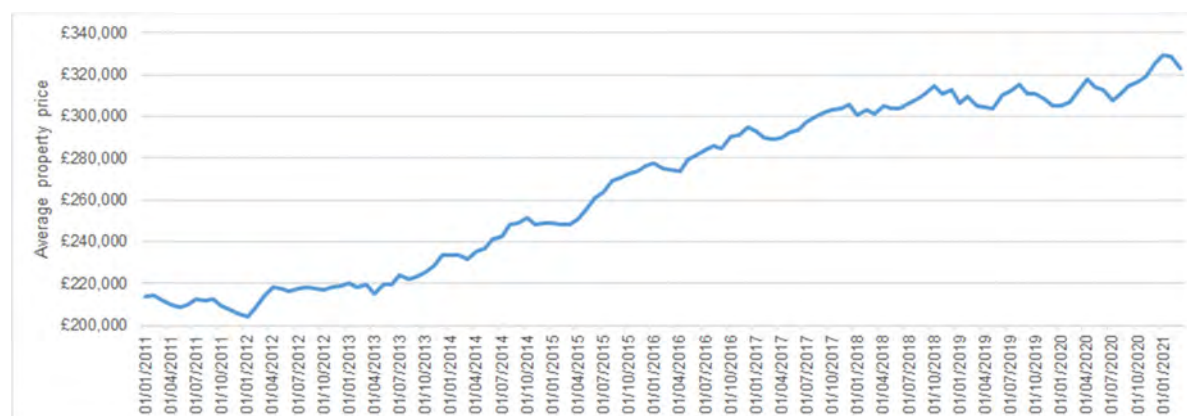
at the valuer's discretion, include a statement to material valuation uncertainty in response to the COVID-19 outbreak. However, in September 2020 the RICS removed this mandate. The economic shock caused by COVID-19 and valuation uncertainty led to a number of open-funded funds to suspend trading and gate their funds in order to protect existing investors. Corporations that suspended trading or gated their funds include Blackrock, Schroders, Royal London, Legal & General, Columbia Threadneedle, BMO, Aberdeen, Aviva Investors, Kames Capital and Janus Henderson. Trading has now largely recommenced.

- 2.21 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 U.K. 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. The reduction will be in has been extended until 30 June 2021. This measure has increased transactions volumes as buyers look to take advantage of the stamp duty saving and therefore fuelling additional demand.
- 2.22 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

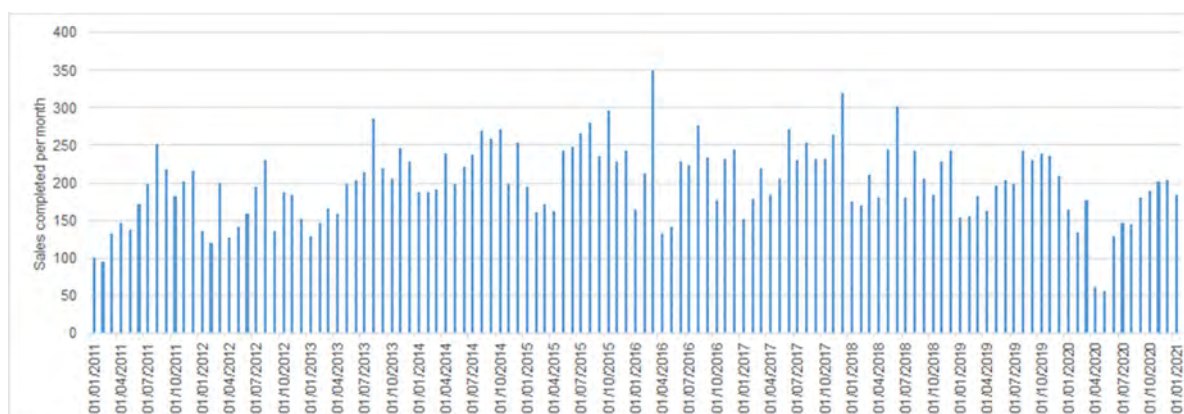
- 2.23 House prices in Warwick District have followed recent national trends, with values increasing between 2011 and 2018 and remaining broadly unchanged until 2020, as shown in Figure 2.23.1. Between January 2020 and March 2021, prices increased by 5.6%. Sales volumes fell below historic levels in the first half of 2020 but have since recovered (see Figure 2.23.2). By March 2021, sales values had increased by 58% in comparison to values in January 2012.

Figure 2.23.1: Average sales values in Warwick District



Source: Land Registry

Figure 2.23.2: Sales volumes in Warwick District (sales per month)



Source: Land Registry

- 2.24 The future trajectory of house prices is currently uncertain, although Savills *Mainstream Residential Property Forecast* (March 2021) indicates that values are expected to grow in the West Midlands by 4.5% in 2021, 5.5% in 2022, 5.0% in 2023, 4.0% in 2024 and 3.0% in 2025. This equates to cumulative growth of 24% between 2021 and 2025 inclusive. This is slightly higher than predicted cumulative growth for the UK as a whole of 21.1%.

Private rented sector market context

- 2.25 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 occupy². 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.
- 2.26 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.
- 2.27 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.
- 2.28 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.
- 2.29 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 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.

² Knight Frank 'Multihousing 2019: PRS Research 2019

National Policy Context

The National Planning Policy Framework

- 2.30 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.31 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”*.
- 2.32 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”*.
- 2.33 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.
- 2.34 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 Group³ 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 value⁴, 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 adopted⁵, 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

- 2.35 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system⁶ i.e. the use of ‘pooled’ S106 obligations, was 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

³ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁴ RICS Guidance Note: Financial Viability in Planning, August 2012

⁵ 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.

discretionary for a charging authority.

- 2.36 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.
- 2.37 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.
- 2.38 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.
- 2.39 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.
- 2.40 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.
- 2.41 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.
- 2.42 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.
- 2.43 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).

- 2.44 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.”*
- 2.45 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

- 2.46 The Council approved its CIL Charging Schedule on 15 November 2017 and it came into effect on 18 December 2017. Table 2.46.1 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 2.46.1: 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)
Residential Development		
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
Residential (identified Local Plan Housing Sites over 300 dwellings)		
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
Retail Floorspace		
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
Student Housing: Whole District		
Student Housing	£100	£109.90

Local Policy context

- 2.47 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.
- 2.48 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.
- 2.49 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.
- 2.50 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.

- 2.51 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.
- 2.52 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.
- 2.53 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.
- 2.54 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.
- 2.55 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.
- 2.56 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

- 2.57 The NZC DPD identifies 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 policies 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 net zero carbon emissions, through reductions in energy demand; incorporating and utilising zero or low carbon energy sources; and offsetting any residual carbon impacts. The policies in the NZC DPD will apply to all new residential developments of 1 dwelling or more; other new residential buildings which will be physically separate from a main dwelling or used separately from the main dwelling; whole building conversions to residential or commercial uses; and all new non-residential buildings.
 - **Consultation Policy NZC2 "Making buildings energy efficient"** outlines a requirement for new development to achieve carbon reductions in design and operation of 75% over and above 2013 building regulations standards.
 - **Consultation Policy NZC3 "Zero or Low Carbon energy sources"** requires that proposals for new development must include an energy statement which demonstrates that zero and low carbon sources of energy have been considered and incorporated or utilised where possible. This includes a requirement for the use of alternatives to fossil fuels for heating, unless renewable or low carbon options are unviable (in terms of installation or operating costs).
 - **Consultation Policy NZC4 "Zero-Carbon-Ready Technology"** – where energy statements provided in line with Policy NZC3 demonstrate that renewable or low carbon options are unable to fully meet demand or are unviable, zero-carbon-ready-technology will be required. These

technologies will facilitate the development to achieve zero carbon standards when the National Grid is decarbonised with no requirement for retro-fitting.

- Consultation Policy NZC5 “**Carbon offsetting**” provides an option for developments that cannot achieve zero carbon at the point of determination of a planning application to address residual carbon emissions through a carbon offset payment. This will be paid either to the Council's carbon offsetting fund, or at its discretion, to a verified local off-setting scheme.

Development context

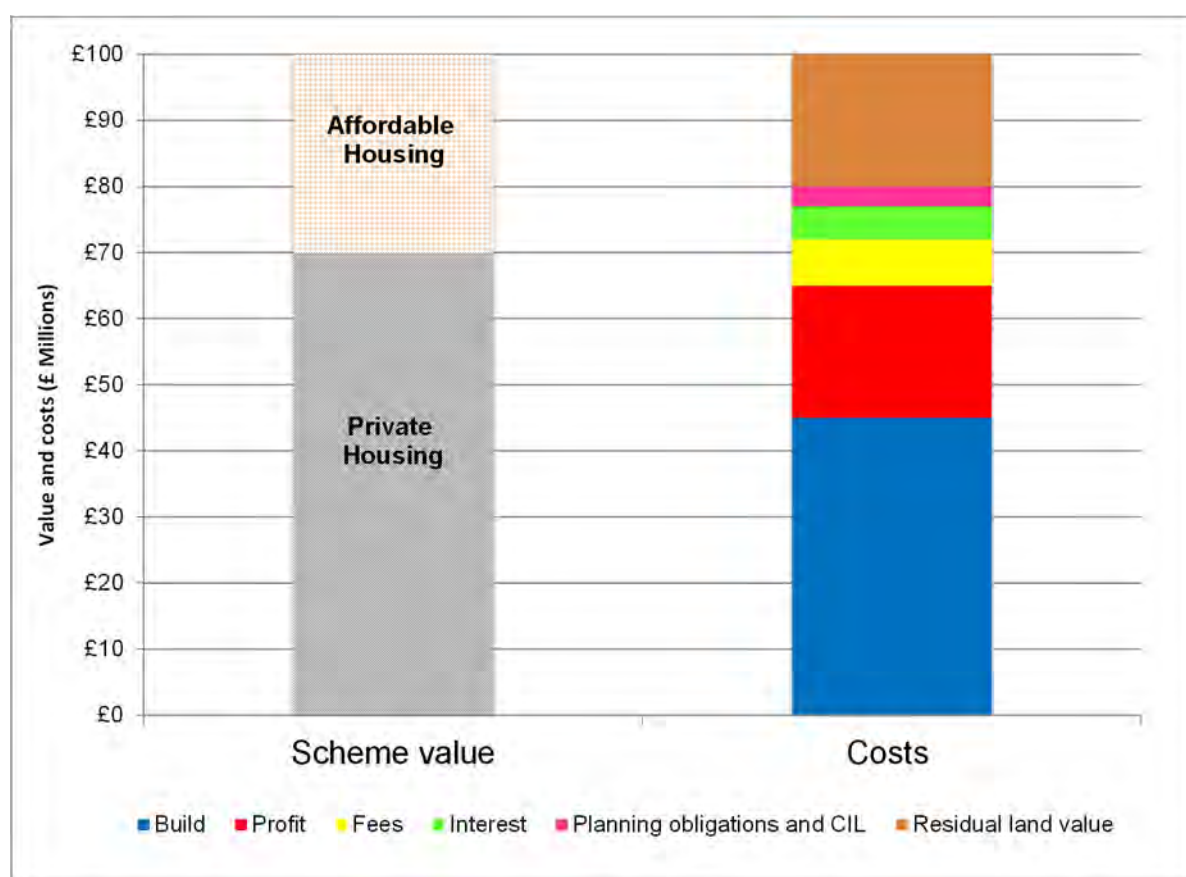
- 2.58 Warwick District is located between Coventry City to the north, rural parts of Solihull Metropolitan Borough to the north and west, Stratford-on-Avon District to the south and Rugby Borough to the east. Most of the population of the District (90%) reside in one of the main urban areas (Kenilworth, 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'⁶ 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 guidance⁷ 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

⁶ 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.

⁷ 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’:

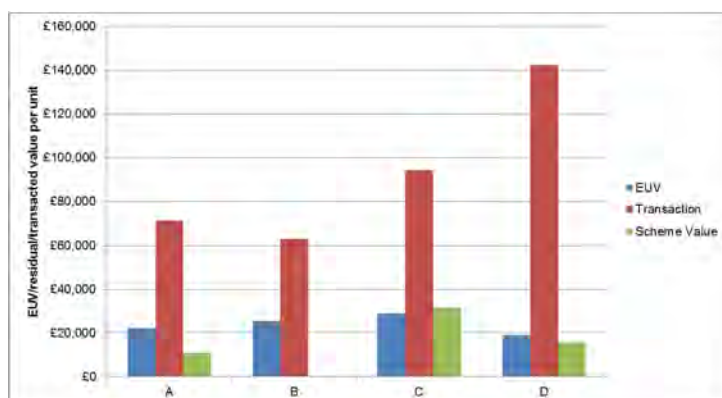
“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to 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 20 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 125 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 28 February 2021. Over this period, 2,327 properties were transacted, of which 196 were new build and 2,131 were resales of second hand units. We have analysed 1,956 of these transactions where data on floor areas is available (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
B94 6	Lapworth	£4,394
CV31 1	Leamington Spa, Radford Semele, Sydenham	£3,739
CV31 2	Leamington Spa, Witnash	£3,425
CV31 3	Leamington Spa	£3,292
CV32 4	Leamington Spa	£3,921
CV32 5	Leamington Spa	£4,068
CV32 6	Leamington Spa	£4,114
CV32 7	Leamington Spa, Cubbington	£3,702
CV33 9	Cubbington, Bishops Tachbrook, Weston under Wetherley	£3,697
CV34 4	Warwick	£3,305
CV34 5	Warwick	£3,580
CV34 6	Warwick, Heathcote	£3,604

Postcode sector	Location(s)	Average achieved values
CV34 7	Warwick	£3,926
CV34 8	Warwick	£4,120
CV35 7	Rowington, Hatton, Leek Wootton, Hatton Park	£4,207
CV35 8	Barford, Norton Lindsey, Hampton Magna	£3,769
CV8 1	Kenilworth, Burton Green	£4,060
CV8 2	Kenilworth	£4,165
CV8 3	Bubbenhall, Stoneleigh	£3,600

- 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 2021	2 2022	3 2023	4 2024	5 2025	6 2026 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 2021	2 2022	3 2023	4 2024	5 2025	6 2026 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 30th 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	2,250
11	Hotel scheme (100 beds)	0	0.35	0	0	0	-	0	0	0	0	3,000
12	Hotel scheme (150 beds)	0	0.45	0	0	0	-	0	0	0	0	4,500
13	Small retail scheme	0	0.25	0	0	0	-	1,500	0	0	0	
14	Medium retail scheme	0	0.50	0	0	0	-	4,250	250	0	0	
15	Large retail scheme	0	1.00	0	0	0	-	0	3,500	0	0	
16	Employment - B1 scheme	0	0.25	0	0	0	-	0	0	2,500	0	
17	Employment - B1 scheme	0	0.25	0	0	0	-	0	0	4,500	0	
18	Employment - B8 scheme	0	1.00	0	0	0	-	0	0	0	4,500	
19	Employment - B8 scheme	0	1.00	0	0	0	-	0	0	0	5,500	
20	Employment - mixed B1/B8 scheme	0	1.00	0	0	0	-	0	0	1,500	4,500	

Table 4.15.1: 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 ⁸	£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 4.17.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	Blended value ⁹
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 April 2021 Prime Yield Guide indicates that investment yields for offices in major

⁸ 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

⁹ 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 BCIS multiplier) are attached as Appendix 5 and summarised in Table 4.21.1.

Table 4.21.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total (before policy costs)
Flats	816. Flats – generally - median	£1,415	10%	£1,557
Houses	810.1 Estate housing generally - median	£1,230	15%	£1,415
Shops	345 Shops – generally - median	£1,132	10%	£1,245
Supermarkets	344. Supermarkets - median	£1,382	10%	£1,520
Hotels	852. Hotels median	£2,026	10%	£2,289
Offices	320. Offices – generally - median	£1,793	10%	£1,972
Industrial	282.22 Purpose built factories/offices – mixed facilities – median	£875	10%	£963
Warehousing	284. Warehouses – generally – median	£739	10%	£813

- 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). Residential costs are also increased by 6% for the costs of exceeding by 20% the energy requirements of Part L of the Building Regulations. 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 Net Zero Carbon via a range of means which could include the following:
- Space heating demand less than 15kWh per square metre per annum;
 - Total energy use less than 40kWh per square metre per annum; and
 - On-site renewable generation match the total energy use, with a preference for roof mounted solar PV.
- 4.22 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 following uplifts are for the lowest cost modelled route to net zero (Cornwall Scenario 2) from a range of baselines:
- 2.1% uplift from a baseline of Part L 2025 (19% CO2 reduction) which is the equivalent of Cornwall’s scenario 1a;
 - 2.8% uplift from a baseline of Part L 2021;
 - 4.9% uplift from a baseline of Part L 2013;
 - 6% uplift based on Currie & Brown route to net zero regulated and unregulated emissions using SAP 10 emissions factors and air sourced heat pumps.

- 4.23 For residential development, we have therefore tested the following cost uplifts:
- **Option A:** 3%;
 - **Option B:** 5%; and
 - **Option C:** 6%
- 4.24 For non-residential development, the NZC DPD seeks to apply BREEAM Excellent plus net zero carbon, likely in practice to utilise a hierarchy of fabric, renewables and then financial off-sets. The cost data from the Currie and Brown report indicates the following uplifts are applicable:
- 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%;
 - BREEAM (BREEAM Excellent rating): 1-2%.
- 4.25 For non-residential development, we have therefore tested the following cost uplifts:
- **Option X:** 4% (to broadly reflect Currie & Brown estimates from a baseline of Part L1B 2021 or with cost reductions since the Currie & Brown report was published);
 - **Option Y:** 5%; (Currie & Brown estimate minus BREEAM baselined from Part L 2013); and
 - **Option Z:** 6% (Currie & Brown including BREEAM baselined from Part L 2013).

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 6).

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 £1,500 per unit for active electric vehicle charging points, which reflects quotations on standards residential projects in London¹⁰. 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 using the installation of

¹⁰ 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.

green roofs as a proxy for a measure which would achieve the policy objective. Extensive green roofs with substrate of a minimum settled depth of 80 mm can deliver moderate to high biodiversity potential¹¹. Green roofs also assist in creating sustainable urban drainage. Green roofs typically cost £100 to £150 per square metre of roof area¹². We have incorporated a cost allowance of £150 per square metre of green roof space in our appraisals.

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 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 2.46.1 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 2.46.1: 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)
Residential Development		
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
Residential (identified Local Plan Housing Sites over 300 dwellings)		
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

¹¹ 'Urban Greening for Biodiversity Net Gain: A Design Guide' Mayor of London, March 2021

¹² 'Urban Greening Factor Study' Green Infrastructure Consultancy on behalf of City of London, July 2018 and 'How much do green roofs cost?' [Green Roof or Sedum Roof Costs](#) | [The Renewable Energy Hub](#)

Intended use of development	CIL charge per square metre	CIL charge per square metre (Indexed)
H42 Westwood Heath (425 dwellings)	£55	£60.45
H43 Kings Hill (up to 4000 dwellings)	£55	£60.45
Retail Floorspace		
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
Student Housing: Whole District		
Student Housing	£100	£109.90

- 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 Since introducing its CIL in 2015, financial contributions through planning obligations have been de minimis in most cases. To account for residual Section 106 requirements, we have included an allowance of £20 per square metre for non-residential development and £3,000 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 20 development typologies, reflecting different densities and types of development across the District (ranging from 3 units to 125 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 £3,305 per square metre (£307 per square foot) to £4,394 per square metre (£408 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 scenarios:

Table 5.7.1: Energy reduction and carbon reduction scenarios (see paragraphs 4.21 to 4.25)

Scenario – residential		Cost uplift (% of base build costs)	
Residential	Commercial	Residential	Commercial
A	X	3%	4%
B	Y	5%	5%
C	Z	6%	6%

- 5.8 Scenario C would achieve the objectives of policies NZC1, NZC2 and NZC3 in full and policies NZC4 and NZC5 would not come into play in these circumstances.

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 DPP 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 7, with sensitivity analyses at Appendix 8 (growth scenario) and Appendix 9 (downside scenario).

Affordable housing

- 6.2 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).
- 6.3 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

- 6.4 As noted in the previous section, the objectives of policies NZC1 – NZC3 can be met in full through a cost uplift on base build costs of 6% for residential and 6% for commercial, which are tested through scenarios C (for residential) and Z (for commercial). We have also tested other options which achieve varying degrees of carbon reduction and energy saving, but below zero carbon standard.
- 6.5 The results of our appraisals are summarised in tables 6.4.1 to 6.4.9, with each table showing the results for each value point within the District (from value point A - with sales values of £3,305 per square metre - to value point I - with values of £4,394 per square metre). In these tables, we have applied scenarios C and Z, while the results for scenarios A and B (for residential) and X and Y (for commercial) are attached as Appendix 7.
- 6.6 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 (£3,305 per square metre) generates a base residual land value of £1.42 million (reflecting 40% affordable housing and all other adopted Local Plan policies, but before NZC costs). This is shown in Table 6.3.1. The total construction costs are £17.62 million, so a 6% increase equates to £1,057,056. After the impact of additional professional fees and finance costs are reflected, the residual land value falls from £1.42 million to £0.037 million. However, it should also be noted that reducing affordable housing from 40% to 30% can fully mitigate the impact of NZC costs, with the residual land value increasing back up to £1.48 million.
- 6.7 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 6.3.8 and 6.3.9). 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.
- 6.8 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.

Table 6.3.1: Climate change scenarios C and Z (value price point A - £3,305 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

A
Value point: £3,305 per sqm

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	166,668	137,491	137,491	137,491
2	Small housing scheme	9	375,000	443,295	365,025	365,025	365,025
3	Medium housing scheme	25	1,025,000	305,582	84,647	202,455	320,262
4	Large housing scheme	75	3,125,000	433,714	215,336	93,488	396,042
5	Large housing scheme	125	5,125,000	1,418,916	374,549	929,554	1,484,558
6	Small flatted scheme	9	187,500	78,184	149,258	149,258	149,258
7	Medium flatted scheme	25	250,000	69,670	294,208	212,698	131,588
8	Large flatted scheme	60	625,000	1,421,410	1,915,338	1,725,765	1,536,190
9	Large flatted scheme	100	1,000,000	2,386,513	3,245,538	2,915,080	2,584,621
10	Hotel scheme (75 beds)	-	375,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,574,720	1,574,720	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	166,668	137,491	137,491	137,491
2	Small housing scheme	9	225,000	443,295	365,025	365,025	365,025
3	Medium housing scheme	25	615,000	305,582	84,647	202,455	320,262
4	Large housing scheme	75	1,875,000	433,714	215,336	93,488	396,042
5	Large housing scheme	125	3,075,000	1,418,916	374,549	929,554	1,484,558
6	Small flatted scheme	9	112,500	78,184	149,258	149,258	149,258
7	Medium flatted scheme	25	150,000	69,670	294,208	212,698	131,588
8	Large flatted scheme	60	375,000	1,421,410	1,915,338	1,725,765	1,536,190
9	Large flatted scheme	100	600,000	2,386,513	3,245,538	2,915,080	2,584,621
10	Hotel scheme (75 beds)	-	225,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,574,720	1,574,720	1,574,720

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

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	166,668	137,491	137,491	137,491
2	Small housing scheme	9	111,000	443,295	365,025	365,025	365,025
3	Medium housing scheme	25	303,400	305,582	84,647	202,455	320,262
4	Large housing scheme	75	925,000	433,714	215,336	93,488	396,042
5	Large housing scheme	125	1,517,000	1,418,916	374,549	929,554	1,484,558
6	Small flatted scheme	9	55,500	78,184	149,258	149,258	149,258
7	Medium flatted scheme	25	74,000	69,670	294,208	212,698	131,588
8	Large flatted scheme	60	185,000	1,421,410	1,915,338	1,725,765	1,536,190
9	Large flatted scheme	100	296,000	2,386,513	3,245,538	2,915,080	2,584,621
10	Hotel scheme (75 beds)	-	111,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,574,720	1,574,720	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	166,668	137,491	137,491	137,491
2	Small housing scheme	9	75,000	443,295	365,025	365,025	365,025
3	Medium housing scheme	25	205,000	305,582	84,647	202,455	320,262
4	Large housing scheme	75	625,000	433,714	215,336	93,488	396,042
5	Large housing scheme	125	1,025,000	1,418,916	374,549	929,554	1,484,558
6	Small flatted scheme	9	37,500	78,184	149,258	149,258	149,258
7	Medium flatted scheme	25	50,000	69,670	294,208	212,698	131,588
8	Large flatted scheme	60	125,000	1,421,410	1,915,338	1,725,765	1,536,190
9	Large flatted scheme	100	200,000	2,386,513	3,245,538	2,915,080	2,584,621
10	Hotel scheme (75 beds)	-	75,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,574,720	1,574,720	1,574,720

Table 6.3.2: Climate change scenarios C and Z (value price point B - £3,441 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

B
Value point: £3,441 per sqm

LP Ref	Site	No of units	BLV	40% AH			
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	195,788	166,611	166,611	166,611
2	Small housing scheme	9	375,000	521,411	443,142	443,142	443,142
3	Medium housing scheme	25	1,025,000	458,275	237,339	363,505	489,672
4	Large housing scheme	75	3,125,000	859,363	216,582	541,857	867,132
5	Large housing scheme	125	5,125,000	2,140,748	1,096,381	1,690,872	2,285,363
6	Small flatted scheme	9	187,500	27,263	98,338	98,338	98,338
7	Medium flatted scheme	25	250,000	38,762	185,027	97,761	10,494
8	Large flatted scheme	60	625,000	1,161,372	1,655,301	1,451,631	1,247,961
9	Large flatted scheme	100	1,000,000	1,933,701	2,792,727	2,437,709	2,082,692
10	Hotel scheme (75 beds)	-	375,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,574,720	1,574,720	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	40% AH			
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	195,788	166,611	166,611	166,611
2	Small housing scheme	9	225,000	521,411	443,142	443,142	443,142
3	Medium housing scheme	25	615,000	458,275	237,339	363,505	489,672
4	Large housing scheme	75	1,875,000	859,363	216,582	541,857	867,132
5	Large housing scheme	125	3,075,000	2,140,748	1,096,381	1,690,872	2,285,363
6	Small flatted scheme	9	112,500	27,263	98,338	98,338	98,338
7	Medium flatted scheme	25	150,000	38,762	185,027	97,761	10,494
8	Large flatted scheme	60	375,000	1,161,372	1,655,301	1,451,631	1,247,961
9	Large flatted scheme	100	600,000	1,933,701	2,792,727	2,437,709	2,082,692
10	Hotel scheme (75 beds)	-	225,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,574,720	1,574,720	1,574,720

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

LP Ref	Site	No of units	BLV	40% AH			
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	195,788	166,611	166,611	166,611
2	Small housing scheme	9	111,000	521,411	443,142	443,142	443,142
3	Medium housing scheme	25	303,400	458,275	237,339	363,505	489,672
4	Large housing scheme	75	925,000	859,363	216,582	541,857	867,132
5	Large housing scheme	125	1,517,000	2,140,748	1,096,381	1,690,872	2,285,363
6	Small flatted scheme	9	55,500	27,263	98,338	98,338	98,338
7	Medium flatted scheme	25	74,000	38,762	185,027	97,761	10,494
8	Large flatted scheme	60	185,000	1,161,372	1,655,301	1,451,631	1,247,961
9	Large flatted scheme	100	296,000	1,933,701	2,792,727	2,437,709	2,082,692
10	Hotel scheme (75 beds)	-	111,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,574,720	1,574,720	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	40% AH			
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	195,788	166,611	166,611	166,611
2	Small housing scheme	9	75,000	521,411	443,142	443,142	443,142
3	Medium housing scheme	25	205,000	458,275	237,339	363,505	489,672
4	Large housing scheme	75	625,000	859,363	216,582	541,857	867,132
5	Large housing scheme	125	1,025,000	2,140,748	1,096,381	1,690,872	2,285,363
6	Small flatted scheme	9	37,500	27,263	98,338	98,338	98,338
7	Medium flatted scheme	25	50,000	38,762	185,027	97,761	10,494
8	Large flatted scheme	60	125,000	1,161,372	1,655,301	1,451,631	1,247,961
9	Large flatted scheme	100	200,000	1,933,701	2,792,727	2,437,709	2,082,692
10	Hotel scheme (75 beds)	-	75,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,574,720	1,574,720	1,574,720

Table 6.3.3: Climate change scenarios C and Z (value price point C - £3,577 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)
C
Value point: £3,577 per sqm

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	224,909	195,731	195,731	195,731
2	Small housing scheme	9	375,000	599,529	521,259	521,259	521,259
3	Medium housing scheme	25	1,025,000	610,966	390,032	524,556	659,081
4	Large housing scheme	75	3,125,000	1,285,012	642,231	990,227	1,338,222
5	Large housing scheme	125	5,125,000	2,859,498	1,818,212	2,452,191	3,086,169
6	Small flatted scheme	9	187,500	23,327	47,417	47,417	47,417
7	Medium flatted scheme	25	250,000	146,419	75,846	17,134	109,055
8	Large flatted scheme	60	625,000	901,334	1,395,263	1,177,496	959,731
9	Large flatted scheme	100	1,000,000	1,480,868	2,339,915	1,960,339	1,580,763
10	Hotel scheme (75 beds)	-	375,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,574,720	1,574,720	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	224,909	195,731	195,731	195,731
2	Small housing scheme	9	225,000	599,529	521,259	521,259	521,259
3	Medium housing scheme	25	615,000	610,966	390,032	524,556	659,081
4	Large housing scheme	75	1,875,000	1,285,012	642,231	990,227	1,338,222
5	Large housing scheme	125	3,075,000	2,859,498	1,818,212	2,452,191	3,086,169
6	Small flatted scheme	9	112,500	23,327	47,417	47,417	47,417
7	Medium flatted scheme	25	150,000	146,419	75,846	17,134	109,055
8	Large flatted scheme	60	375,000	901,334	1,395,263	1,177,496	959,731
9	Large flatted scheme	100	600,000	1,480,868	2,339,915	1,960,339	1,580,763
10	Hotel scheme (75 beds)	-	225,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,574,720	1,574,720	1,574,720

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

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	224,909	195,731	195,731	195,731
2	Small housing scheme	9	111,000	599,529	521,259	521,259	521,259
3	Medium housing scheme	25	303,400	610,966	390,032	524,556	659,081
4	Large housing scheme	75	925,000	1,285,012	642,231	990,227	1,338,222
5	Large housing scheme	125	1,517,000	2,859,498	1,818,212	2,452,191	3,086,169
6	Small flatted scheme	9	55,500	23,327	47,417	47,417	47,417
7	Medium flatted scheme	25	74,000	146,419	75,846	17,134	109,055
8	Large flatted scheme	60	185,000	901,334	1,395,263	1,177,496	959,731
9	Large flatted scheme	100	296,000	1,480,868	2,339,915	1,960,339	1,580,763
10	Hotel scheme (75 beds)	-	111,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,574,720	1,574,720	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	224,909	195,731	195,731	195,731
2	Small housing scheme	9	75,000	599,529	521,259	521,259	521,259
3	Medium housing scheme	25	205,000	610,966	390,032	524,556	659,081
4	Large housing scheme	75	625,000	1,285,012	642,231	990,227	1,338,222
5	Large housing scheme	125	1,025,000	2,859,498	1,818,212	2,452,191	3,086,169
6	Small flatted scheme	9	37,500	23,327	47,417	47,417	47,417
7	Medium flatted scheme	25	50,000	146,419	75,846	17,134	109,055
8	Large flatted scheme	60	125,000	901,334	1,395,263	1,177,496	959,731
9	Large flatted scheme	100	200,000	1,480,868	2,339,915	1,960,339	1,580,763
10	Hotel scheme (75 beds)	-	75,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,574,720	1,574,720	1,574,720

Table 6.3.4: Climate change scenarios C and Z (value price point D - £3,713 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

D
Value point: £3,713 per sqm

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	232,159	202,981	202,981	202,981
2	Small housing scheme	9	375,000	618,977	540,707	540,707	540,707
3	Medium housing scheme	25	1,025,000	664,720	443,786	578,423	713,062
4	Large housing scheme	75	3,125,000	1,414,840	772,060	1,118,123	1,464,187
5	Large housing scheme	125	5,125,000	3,098,822	2,059,405	2,692,817	3,326,230
6	Small flatted scheme	9	187,500	25,803	44,906	44,906	44,906
7	Medium flatted scheme	25	250,000	170,933	50,985	40,592	131,460
8	Large flatted scheme	60	625,000	845,665	1,339,613	1,124,782	909,953
9	Large flatted scheme	100	1,000,000	1,385,982	2,245,008	1,670,699	1,496,391
10	Hotel scheme (75 beds)	-	375,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,574,720	1,574,720	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	232,159	202,981	202,981	202,981
2	Small housing scheme	9	225,000	618,977	540,707	540,707	540,707
3	Medium housing scheme	25	615,000	664,720	443,786	578,423	713,062
4	Large housing scheme	75	1,875,000	1,414,840	772,060	1,118,123	1,464,187
5	Large housing scheme	125	3,075,000	3,098,822	2,059,405	2,692,817	3,326,230
6	Small flatted scheme	9	112,500	25,803	44,906	44,906	44,906
7	Medium flatted scheme	25	150,000	170,933	50,985	40,592	131,460
8	Large flatted scheme	60	375,000	845,665	1,339,613	1,124,782	909,953
9	Large flatted scheme	100	600,000	1,385,982	2,245,008	1,670,699	1,496,391
10	Hotel scheme (75 beds)	-	225,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,574,720	1,574,720	1,574,720

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

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	232,159	202,981	202,981	202,981
2	Small housing scheme	9	111,000	618,977	540,707	540,707	540,707
3	Medium housing scheme	25	303,400	664,720	443,786	578,423	713,062
4	Large housing scheme	75	925,000	1,414,840	772,060	1,118,123	1,464,187
5	Large housing scheme	125	1,517,000	3,098,822	2,059,405	2,692,817	3,326,230
6	Small flatted scheme	9	55,500	25,803	44,906	44,906	44,906
7	Medium flatted scheme	25	74,000	170,933	50,985	40,592	131,460
8	Large flatted scheme	60	185,000	845,665	1,339,613	1,124,782	909,953
9	Large flatted scheme	100	298,000	1,385,982	2,245,008	1,670,699	1,496,391
10	Hotel scheme (75 beds)	-	111,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,574,720	1,574,720	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	232,159	202,981	202,981	202,981
2	Small housing scheme	9	75,000	618,977	540,707	540,707	540,707
3	Medium housing scheme	25	205,000	664,720	443,786	578,423	713,062
4	Large housing scheme	75	625,000	1,414,840	772,060	1,118,123	1,464,187
5	Large housing scheme	125	1,025,000	3,098,822	2,059,405	2,692,817	3,326,230
6	Small flatted scheme	9	37,500	25,803	44,906	44,906	44,906
7	Medium flatted scheme	25	50,000	170,933	50,985	40,592	131,460
8	Large flatted scheme	60	125,000	845,665	1,339,613	1,124,782	909,953
9	Large flatted scheme	100	200,000	1,385,982	2,245,008	1,670,699	1,496,391
10	Hotel scheme (75 beds)	-	75,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,574,720	1,574,720	1,574,720

Table 6.3.5: Climate change scenarios C and Z (value price point E - £3,849 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)
E
Value point:

£3,849 per sqm

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	261,299	232,122	232,122	232,122
2	Small housing scheme	9	375,000	697,147	618,878	618,878	618,878
3	Medium housing scheme	25	1,025,000	817,503	596,568	739,572	882,576
4	Large housing scheme	75	3,125,000	1,840,758	1,197,977	1,566,784	1,935,591
5	Large housing scheme	125	5,125,000	3,812,508	2,781,672	3,450,588	4,118,462
6	Small flatted scheme	9	187,500	76,057	5,974	5,974	5,974
7	Medium flatted scheme	25	250,000	278,667	57,459	154,205	250,951
8	Large flatted scheme	60	625,000	585,461	1,079,390	850,447	621,505
9	Large flatted scheme	100	1,000,000	932,644	1,791,671	1,392,976	994,083
10	Hotel scheme (75 beds)	-	375,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,574,720	1,574,720	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	261,299	232,122	232,122	232,122
2	Small housing scheme	9	225,000	697,147	618,878	618,878	618,878
3	Medium housing scheme	25	615,000	817,503	596,568	739,572	882,576
4	Large housing scheme	75	1,875,000	1,840,758	1,197,977	1,566,784	1,935,591
5	Large housing scheme	125	3,075,000	3,812,508	2,781,672	3,450,588	4,118,462
6	Small flatted scheme	9	112,500	76,057	5,974	5,974	5,974
7	Medium flatted scheme	25	150,000	278,667	57,459	154,205	250,951
8	Large flatted scheme	60	375,000	585,461	1,079,390	850,447	621,505
9	Large flatted scheme	100	600,000	932,644	1,791,671	1,392,976	994,083
10	Hotel scheme (75 beds)	-	225,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,574,720	1,574,720	1,574,720

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

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	261,299	232,122	232,122	232,122
2	Small housing scheme	9	111,000	697,147	618,878	618,878	618,878
3	Medium housing scheme	25	303,400	817,503	596,568	739,572	882,576
4	Large housing scheme	75	925,000	1,840,758	1,197,977	1,566,784	1,935,591
5	Large housing scheme	125	1,517,000	3,812,508	2,781,672	3,450,588	4,118,462
6	Small flatted scheme	9	55,500	76,057	5,974	5,974	5,974
7	Medium flatted scheme	25	74,000	278,667	57,459	154,205	250,951
8	Large flatted scheme	60	185,000	585,461	1,079,390	850,447	621,505
9	Large flatted scheme	100	298,000	932,644	1,791,671	1,392,976	994,083
10	Hotel scheme (75 beds)	-	111,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,574,720	1,574,720	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	261,299	232,122	232,122	232,122
2	Small housing scheme	9	75,000	697,147	618,878	618,878	618,878
3	Medium housing scheme	25	205,000	817,503	596,568	739,572	882,576
4	Large housing scheme	75	625,000	1,840,758	1,197,977	1,566,784	1,935,591
5	Large housing scheme	125	1,025,000	3,812,508	2,781,672	3,450,588	4,118,462
6	Small flatted scheme	9	37,500	76,057	5,974	5,974	5,974
7	Medium flatted scheme	25	50,000	278,667	57,459	154,205	250,951
8	Large flatted scheme	60	125,000	585,461	1,079,390	850,447	621,505
9	Large flatted scheme	100	200,000	932,644	1,791,671	1,392,976	994,083
10	Hotel scheme (75 beds)	-	75,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,574,720	1,574,720	1,574,720

Table 6.3.6: Climate change scenarios C and Z (value price point F - £3,985 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)
F
Value point:

£3,985 per sqm

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	290,420	261,242	261,242	261,242
2	Small housing scheme	9	375,000	775,265	696,995	696,995	696,995
3	Medium housing scheme	25	1,025,000	970,194	749,260	900,622	1,051,985
4	Large housing scheme	75	3,125,000	2,266,407	1,623,626	2,015,154	2,406,680
5	Large housing scheme	125	5,125,000	4,525,764	3,495,969	4,202,922	4,909,875
6	Small flatted scheme	9	187,500	126,266	56,184	56,184	56,184
7	Medium flatted scheme	25	250,000	386,324	165,117	267,736	370,354
8	Large flatted scheme	60	625,000	325,424	819,352	576,313	333,278
9	Large flatted scheme	100	1,000,000	480,032	1,339,058	915,606	492,155
10	Hotel scheme (75 beds)	-	375,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,574,720	1,574,720	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	290,420	261,242	261,242	261,242
2	Small housing scheme	9	225,000	775,265	696,995	696,995	696,995
3	Medium housing scheme	25	615,000	970,194	749,260	900,622	1,051,985
4	Large housing scheme	75	1,875,000	2,266,407	1,623,626	2,015,154	2,406,680
5	Large housing scheme	125	3,075,000	4,525,764	3,495,969	4,202,922	4,909,875
6	Small flatted scheme	9	112,500	126,266	56,184	56,184	56,184
7	Medium flatted scheme	25	150,000	386,324	165,117	267,736	370,354
8	Large flatted scheme	60	375,000	325,424	819,352	576,313	333,278
9	Large flatted scheme	100	600,000	480,032	1,339,058	915,606	492,155
10	Hotel scheme (75 beds)	-	225,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,574,720	1,574,720	1,574,720

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

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	290,420	261,242	261,242	261,242
2	Small housing scheme	9	111,000	775,265	696,995	696,995	696,995
3	Medium housing scheme	25	303,400	970,194	749,260	900,622	1,051,985
4	Large housing scheme	75	925,000	2,266,407	1,623,626	2,015,154	2,406,680
5	Large housing scheme	125	1,517,000	4,525,764	3,495,969	4,202,922	4,909,875
6	Small flatted scheme	9	55,500	126,266	56,184	56,184	56,184
7	Medium flatted scheme	25	74,000	386,324	165,117	267,736	370,354
8	Large flatted scheme	60	185,000	325,424	819,352	576,313	333,278
9	Large flatted scheme	100	296,000	480,032	1,339,058	915,606	492,155
10	Hotel scheme (75 beds)	-	111,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,574,720	1,574,720	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	290,420	261,242	261,242	261,242
2	Small housing scheme	9	75,000	775,265	696,995	696,995	696,995
3	Medium housing scheme	25	205,000	970,194	749,260	900,622	1,051,985
4	Large housing scheme	75	625,000	2,266,407	1,623,626	2,015,154	2,406,680
5	Large housing scheme	125	1,025,000	4,525,764	3,495,969	4,202,922	4,909,875
6	Small flatted scheme	9	37,500	126,266	56,184	56,184	56,184
7	Medium flatted scheme	25	50,000	386,324	165,117	267,736	370,354
8	Large flatted scheme	60	125,000	325,424	819,352	576,313	333,278
9	Large flatted scheme	100	200,000	480,032	1,339,058	915,606	492,155
10	Hotel scheme (75 beds)	-	75,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,759,746	2,759,746	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,837,277	7,837,277	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,574,720	1,574,720	1,574,720

Table 6.3.7: Climate change scenarios C and Z (value price point G - £4,121 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

G
Value point: £4,121 per sqm

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	302,371	273,193	273,193	273,193
2	Small housing scheme	9	375,000	807,323	729,053	729,053	729,053
3	Medium housing scheme	25	1,025,000	1,045,214	824,278	977,527	1,130,775
4	Large housing scheme	75	3,125,000	2,459,817	1,817,037	2,211,930	2,606,825
5	Large housing scheme	125	5,125,000	4,866,952	3,837,158	4,552,183	5,267,207
6	Small flatted scheme	9	187,500	139,003	68,920	68,920	68,920
7	Medium flatted scheme	25	250,000	410,636	189,429	292,482	395,535
8	Large flatted scheme	60	625,000	225,844	719,772	476,009	232,248
9	Large flatted scheme	100	1,000,000	308,199	1,167,225	742,630	318,038
10	Hotel scheme (75 beds)	-	375,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	312,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	625,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	1,250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,574,720	1,574,720	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	302,371	273,193	273,193	273,193
2	Small housing scheme	9	225,000	807,323	729,053	729,053	729,053
3	Medium housing scheme	25	615,000	1,045,214	824,278	977,527	1,130,775
4	Large housing scheme	75	1,875,000	2,459,817	1,817,037	2,211,930	2,606,825
5	Large housing scheme	125	3,075,000	4,866,952	3,837,158	4,552,183	5,267,207
6	Small flatted scheme	9	112,500	139,003	68,920	68,920	68,920
7	Medium flatted scheme	25	150,000	410,636	189,429	292,482	395,535
8	Large flatted scheme	60	375,000	225,844	719,772	476,009	232,248
9	Large flatted scheme	100	600,000	308,199	1,167,225	742,630	318,038
10	Hotel scheme (75 beds)	-	225,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	187,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	375,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	750,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,574,720	1,574,720	1,574,720

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

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	302,371	273,193	273,193	273,193
2	Small housing scheme	9	111,000	807,323	729,053	729,053	729,053
3	Medium housing scheme	25	303,400	1,045,214	824,278	977,527	1,130,775
4	Large housing scheme	75	925,000	2,459,817	1,817,037	2,211,930	2,606,825
5	Large housing scheme	125	1,517,000	4,866,952	3,837,158	4,552,183	5,267,207
6	Small flatted scheme	9	55,500	139,003	68,920	68,920	68,920
7	Medium flatted scheme	25	74,000	410,636	189,429	292,482	395,535
8	Large flatted scheme	60	185,000	225,844	719,772	476,009	232,248
9	Large flatted scheme	100	298,000	308,199	1,167,225	742,630	318,038
10	Hotel scheme (75 beds)	-	111,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	92,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	185,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	370,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,574,720	1,574,720	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	302,371	273,193	273,193	273,193
2	Small housing scheme	9	75,000	807,323	729,053	729,053	729,053
3	Medium housing scheme	25	205,000	1,045,214	824,278	977,527	1,130,775
4	Large housing scheme	75	625,000	2,459,817	1,817,037	2,211,930	2,606,825
5	Large housing scheme	125	1,025,000	4,866,952	3,837,158	4,552,183	5,267,207
6	Small flatted scheme	9	37,500	139,003	68,920	68,920	68,920
7	Medium flatted scheme	25	50,000	410,636	189,429	292,482	395,535
8	Large flatted scheme	60	125,000	225,844	719,772	476,009	232,248
9	Large flatted scheme	100	200,000	308,199	1,167,225	742,630	318,038
10	Hotel scheme (75 beds)	-	75,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	62,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	125,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,574,720	1,574,720	1,574,720

Table 6.3.8: Climate change scenarios C and Z (value price point H - £4,257 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

 H
Value point:

£4,257 per sqm

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	331,491	302,314	302,314	302,314
2	Small housing scheme	9	375,000	885,440	807,171	807,171	807,171
3	Medium housing scheme	25	1,025,000	1,197,906	976,971	1,138,578	1,300,185
4	Large housing scheme	75	3,125,000	2,884,045	2,242,686	2,660,300	3,077,915
5	Large housing scheme	125	5,125,000	5,580,207	4,550,414	5,304,516	6,058,620
6	Small flatted scheme	9	187,500	189,213	119,130	119,130	119,130
7	Medium flatted scheme	25	250,000	518,294	297,086	406,013	514,938
8	Large flatted scheme	60	625,000	33,717	459,735	201,675	55,203
9	Large flatted scheme	100	1,000,000	142,595	714,413	285,260	181,327
10	Hotel scheme (75 beds)	-	375,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	312,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	625,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	1,250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,574,720	1,574,720	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	331,491	302,314	302,314	302,314
2	Small housing scheme	9	225,000	885,440	807,171	807,171	807,171
3	Medium housing scheme	25	615,000	1,197,906	976,971	1,138,578	1,300,185
4	Large housing scheme	75	1,875,000	2,884,045	2,242,686	2,660,300	3,077,915
5	Large housing scheme	125	3,075,000	5,580,207	4,550,414	5,304,516	6,058,620
6	Small flatted scheme	9	112,500	189,213	119,130	119,130	119,130
7	Medium flatted scheme	25	150,000	518,294	297,086	406,013	514,938
8	Large flatted scheme	60	375,000	33,717	459,735	201,675	55,203
9	Large flatted scheme	100	600,000	142,595	714,413	285,260	181,327
10	Hotel scheme (75 beds)	-	225,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	187,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	375,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	750,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,574,720	1,574,720	1,574,720

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

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	331,491	302,314	302,314	302,314
2	Small housing scheme	9	111,000	885,440	807,171	807,171	807,171
3	Medium housing scheme	25	303,400	1,197,906	976,971	1,138,578	1,300,185
4	Large housing scheme	75	925,000	2,884,045	2,242,686	2,660,300	3,077,915
5	Large housing scheme	125	1,517,000	5,580,207	4,550,414	5,304,516	6,058,620
6	Small flatted scheme	9	55,500	189,213	119,130	119,130	119,130
7	Medium flatted scheme	25	74,000	518,294	297,086	406,013	514,938
8	Large flatted scheme	60	185,000	33,717	459,735	201,675	55,203
9	Large flatted scheme	100	296,000	142,595	714,413	285,260	181,327
10	Hotel scheme (75 beds)	-	111,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	92,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	185,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	370,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,574,720	1,574,720	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	331,491	302,314	302,314	302,314
2	Small housing scheme	9	75,000	885,440	807,171	807,171	807,171
3	Medium housing scheme	25	205,000	1,197,906	976,971	1,138,578	1,300,185
4	Large housing scheme	75	625,000	2,884,045	2,242,686	2,660,300	3,077,915
5	Large housing scheme	125	1,025,000	5,580,207	4,550,414	5,304,516	6,058,620
6	Small flatted scheme	9	37,500	189,213	119,130	119,130	119,130
7	Medium flatted scheme	25	50,000	518,294	297,086	406,013	514,938
8	Large flatted scheme	60	125,000	33,717	459,735	201,675	55,203
9	Large flatted scheme	100	200,000	142,595	714,413	285,260	181,327
10	Hotel scheme (75 beds)	-	75,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	62,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	125,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,574,720	1,574,720	1,574,720

Table 6.3.9: Climate change scenarios C and Z (value price point I - £4,394 per square metre)
WARWICK DC - NZC DPD
Higher Benchmark Land Value (£1.5 million per hectare)

Value point:

£4,394 per sqm

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	360,826	331,648	331,648	331,648
2	Small housing scheme	9	375,000	964,132	885,862	885,862	885,862
3	Medium housing scheme	25	1,025,000	1,351,721	1,130,786	1,300,813	1,470,840
4	Large housing scheme	75	3,125,000	3,308,139	2,671,464	3,111,967	3,550,997
5	Large housing scheme	125	5,125,000	6,293,561	5,268,914	6,062,382	6,855,851
6	Small flatted scheme	9	187,500	239,791	169,709	169,709	169,709
7	Medium flatted scheme	25	250,000	626,743	405,536	520,378	635,219
8	Large flatted scheme	60	625,000	292,011	197,785	73,238	341,502
9	Large flatted scheme	100	1,000,000	592,372	258,271	212,612	679,891
10	Hotel scheme (75 beds)	-	375,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	312,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	625,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	1,250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,574,720	1,574,720	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	360,826	331,648	331,648	331,648
2	Small housing scheme	9	225,000	964,132	885,862	885,862	885,862
3	Medium housing scheme	25	615,000	1,351,721	1,130,786	1,300,813	1,470,840
4	Large housing scheme	75	1,875,000	3,308,139	2,671,464	3,111,967	3,550,997
5	Large housing scheme	125	3,075,000	6,293,561	5,268,914	6,062,382	6,855,851
6	Small flatted scheme	9	112,500	239,791	169,709	169,709	169,709
7	Medium flatted scheme	25	150,000	626,743	405,536	520,378	635,219
8	Large flatted scheme	60	375,000	292,011	197,785	73,238	341,502
9	Large flatted scheme	100	600,000	592,372	258,271	212,612	679,891
10	Hotel scheme (75 beds)	-	225,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	187,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	375,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	750,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,574,720	1,574,720	1,574,720

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

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	360,826	331,648	331,648	331,648
2	Small housing scheme	9	111,000	964,132	885,862	885,862	885,862
3	Medium housing scheme	25	303,400	1,351,721	1,130,786	1,300,813	1,470,840
4	Large housing scheme	75	925,000	3,308,139	2,671,464	3,111,967	3,550,997
5	Large housing scheme	125	1,517,000	6,293,561	5,268,914	6,062,382	6,855,851
6	Small flatted scheme	9	55,500	239,791	169,709	169,709	169,709
7	Medium flatted scheme	25	74,000	626,743	405,536	520,378	635,219
8	Large flatted scheme	60	185,000	292,011	197,785	73,238	341,502
9	Large flatted scheme	100	296,000	592,372	258,271	212,612	679,891
10	Hotel scheme (75 beds)	-	111,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	92,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	185,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	370,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,574,720	1,574,720	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	40% AH	40% AH	35% AH	30% AH
				Base residual land value	NZC Scenario C and Z	NZC Scenario C and Z	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	360,826	331,648	331,648	331,648
2	Small housing scheme	9	75,000	964,132	885,862	885,862	885,862
3	Medium housing scheme	25	205,000	1,351,721	1,130,786	1,300,813	1,470,840
4	Large housing scheme	75	625,000	3,308,139	2,671,464	3,111,967	3,550,997
5	Large housing scheme	125	1,025,000	6,293,561	5,268,914	6,062,382	6,855,851
6	Small flatted scheme	9	37,500	239,791	169,709	169,709	169,709
7	Medium flatted scheme	25	50,000	626,743	405,536	520,378	635,219
8	Large flatted scheme	60	125,000	292,011	197,785	73,238	341,502
9	Large flatted scheme	100	200,000	592,372	258,271	212,612	679,891
10	Hotel scheme (75 beds)	-	75,000	1,062,944	756,335	756,335	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	941,562	941,562	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,343,181	1,343,181	1,343,181
13	Small retail scheme	-	62,500	2,764,826	2,648,826	2,648,826	2,648,826
14	Medium retail scheme	-	125,000	7,874,686	7,527,854	7,527,854	7,527,854
15	Large retail scheme	-	250,000	4,757,195	4,431,853	4,431,853	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	327,814	327,814	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	639,701	639,701	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,574,720	1,574,720	1,574,720

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 DOD 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 expand 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 six scenarios relating to climate change policies. The cost of these scenarios ranges from 3% to 6% of build costs for residential developments and between 4% and 6% for non-residential developments. 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.
- 7.6 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.
- 7.7 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>STRATEGIC POLICY DS1 Supporting Prosperity 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>STRATEGIC POLICY DS2 Providing the Homes the District Needs 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"> a. affordable homes; b. a mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and c. sites for gypsies and travellers. 	Affordable housing requirements addressed in detail in later policy
<p>STRATEGIC POLICY DS3 Supporting Sustainable Communities The Council will promote high quality new development including:</p> <ul style="list-style-type: none"> 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; b) caring for the built, cultural and natural heritage; c) regenerating areas in need of improvement; d) protecting areas of significance including high-quality landscapes, heritage assets and ecological assets; e) delivering a low carbon economy and lifestyles and environmental sustainability. <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"> a) physical infrastructure (such as transport and utilities); b) social infrastructure (such as education, sports facilities and health); c) green infrastructure (such as parks, open space and playing pitches). 	Requirements addressed in detail in later policies
<p>STRATEGIC POLICY DS4 Spatial Strategy 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"> 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; 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. 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; d) limiting development on sites that would lead to the coalescence of settlements to ensure settlement identity is retained; 	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>DS5 Presumption in Favour of Sustainable Development 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>DS6 Level of Housing Growth 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>DS7 Meeting the Housing Requirement 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>DS8 Employment Land</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														
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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				
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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>DS17 Supporting Canalside Regeneration and Enhancement The Council will prepare and adopt a Canalside Development Plan Document (DPD) to:</p> <ul style="list-style-type: none"> i. assess the canals in the district and their environment and setting; ii. identify areas for regeneration along urban sections, particularly for employment, housing, tourism and cultural uses; and iii. identify areas for protection, where these are appropriate, throughout the canal network within the district. <p>This document will designate particular areas and uses and will set out policies for use in assessing planning applications.</p>	<p>Land use policy only – no costs to development</p>
<p>DS18 Green Belt 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>	<p>Land use policy only – no costs to development</p>
<p>DS19 Review of the Local Plan 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"> 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; b) Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed; 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; 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; e) Any other reasons that render the Plan, or part of it, significantly out of date. <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>	<p>No direct costs to development</p>
<p>DS20 Directions for Growth South of Coventry 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"> 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; b) to the south by the emergent line of HS2; c) to the east by the current built-up area and by the A46; d) to the west by the outskirts of the settlement of Burton Green. <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>	<p>Land use policy only – no direct costs to development</p>

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"> 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; 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. iii. development proposals must take into account the potential for future growth at the University of Warwick (MS1); 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. 	
<p>DS21 Safeguarded Land</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"> a) It is not allocated for development at the present time; b) Local Plan policies relating to development in the rural area and open countryside will apply; c) Development that would prejudice the future comprehensive development of the safeguarded land area will not be permitted; 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. <p>Safeguarded land is identified on the policies map in the following location:</p> <p>S1 - Land south of Westwood Heath Road</p>	<p>Land use policy only – no direct costs to development</p>
<p>DS22 Former Police HQ, Leek Wootton</p>	<p>Site specific requirements for allocated site</p>
<p>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.</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>PC0 Prosperous Communities</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"> a) to support more sustainable patterns of growth focusing development, where it can, on previously developed land in the most sustainable locations; 	<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.	
TC3 Safeguarding Existing and Potential Retail Floorspace 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
TC4 Chandos Street Town Centre Development Allocation, Royal Leamington Spa Town Centre 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
TC5 Providing for Shopping Growth in Royal Leamington Spa Town Centre 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
TC6 Primary Retail Frontages 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
TC7 Secondary Retail Areas 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
TC8 Warwick Café Quarter	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>CT2 Directing New or Extended Visitor Accommodation 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>CT3 Protecting Existing Visitor Accommodation in Town Centres 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>CT4 Extensions to Tourism, Cultural or Leisure Facilities in Rural Areas 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>CT5 Camping and Caravan Sites 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>CT6 Warwick Castle and St Mary's Lands, Warwick 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"> a) identify the physical and economic context; b) identify the development principles to underpin future development proposals; 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); 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 e) identify how the proposals support the vitality and viability of the local economy 	
<p>MS1 University of Warwick 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"> a) identify the physical and economic context; b) identify the development principles to underpin future development proposals; c) identify the location of developments, demonstrating how proposals will mitigate any potential adverse impacts; and d) identify how the proposals support the vitality of the local and /or sub- regional economy 	Land use policy only
<p>MS2 Major Sites in the Green Belt 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"> a) provide in full for the district's housing requirement; 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 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. 	
<p>H1 Directing New Housing Housing development will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a) Within the Urban Areas, as identified below and on the Policies Map; b) Within the allocated housing sites at Kings Hill Lane (H43) and Westwood Heath (H42) as shown on the Policies Map; c) within the boundaries of Growth Villages and Limited Infill Villages, as identified below and as shown on the Policies Map; d) in the open countryside where: <ul style="list-style-type: none"> i. the site is adjacent to the boundary of the urban area or a growth village, and ii. there is an identified housing need to which the proposed development can contribute, and 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 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 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. e) Elsewhere within the open countryside; where: <ul style="list-style-type: none"> i. the development is for rural affordable housing, in accordance with Policy H3; ii. the development is for a rural worker in accordance with Policy H12; 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; 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 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. 	Land use policy only
<p>H2 Affordable Housing 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"> a) the affordable housing will be provided on site as either serviced land or dwellings, or a combination of the two; 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; c) the accommodation provided will be genuinely available to those households who have been identified as being in housing need; 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; 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;; f) the affordable housing will be built within an agreed timescale; and g) the affordable housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need. <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>H3 Affordable Housing on Rural Exception Sites</p> <p>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"> 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; b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and c) the following principles are established: <ul style="list-style-type: none"> 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; 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; <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"> a) the number of market homes is the minimum necessary to deliver the affordable housing; b) the size and type of the market homes meet a local need as evidenced in a parish or village housing needs assessment; and c) a development appraisal is provided to the Council as supporting evidence. 	<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>H4 Securing a Mix of Housing</p> <p>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> <ul style="list-style-type: none"> 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); 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; c) sites with severe development constraints where housing mix may impact on viability; 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 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>H5 Specialist Housing for Older People</p> <p>Planning permission for specialist housing for older people will be granted where:</p> <ul style="list-style-type: none"> 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 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 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). 	Land use policy only
<p>H6 Houses in Multiple Occupation and Student Accommodation</p> <p>Planning permission will only be granted for Houses in Multiple Occupation, including student accommodation, where:</p> <ul style="list-style-type: none"> 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; b) the application site is within 400m walking distance of a bus stop; c) the proposal does not result in a non-HMO dwelling being sandwiched between two HMOs; d) the proposal does not lead to a continuous frontage of three or more HMOs; and e) adequate provision is made for the storage of refuse containers whereby - <ul style="list-style-type: none"> i. the containers are not visible from an area accessible by the general public, and ii. the containers can be moved to the collection point along an external route only. <p>Exceptions to a) may be made where the application site is located:</p> <ul style="list-style-type: none"> on the campus of the University of Warwick or Warwickshire College or; 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>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>H7 Meeting the Accommodation Needs of Gypsies and Travellers 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>H8 New Gypsy and Traveller Sites Applications for new Gypsy and Traveller sites will be approved provided that:</p> <ul style="list-style-type: none"> a) the site is within reasonable distance of schools, GP surgeries, dentists, hospitals, emergency services, shops and community facilities; b) the site would not result in permanent and transitory pitches being co-located; c) the site has good access to the major road network; d) the site is of a suitable size to accommodate up to 15 pitches; e) it can be demonstrated that infrastructure requirements can be adequately met; and f) there is potential for the site to be adequately screened. 	Land use policy only
<p>H9 Compulsory Purchase of Land for Gypsy and Traveller Sites 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>H10 Bringing forward Allocated Sites in the Growth Villages 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>H12 Housing for Rural Workers 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"> a) there is a clear functional need for the person to be readily available on the site at most times; b) the worker is fully or primarily employed on the site to which the proposal relates; c) the business is financially sound and has a clear prospect of remaining so; d) the dwelling sought is of an appropriate size commensurate with the established functional requirement; and 	Land use policy only

Policy	Cost impact (if any)
<p>e) the need cannot be met by an existing dwelling on the unit, or by other existing accommodation in the area.</p> <p>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.</p>	
<p>H13 Replacement Dwellings in the Open Countryside</p> <p>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.</p>	Land use policy only
<p>H14 Extensions to Dwellings in the Open Countryside</p> <p>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:-</p> <ul style="list-style-type: none"> 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
<p>H15 Custom and Self-build Housing Provision</p> <p>Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations:</p> <ul style="list-style-type: none"> 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 <p>subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including green belt, historic and environmental designations.</p> <p>Neighbourhood plans are encouraged to identify sites for self / custom build. The neighbourhood plan may also establish a locally derived design code.</p> <p>The Council will produce an SPD to assist in the delivery of self / custom build dwellings.</p>	Land use policy only
<p>SC0 Sustainable Communities</p> <p>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:</p> <ul style="list-style-type: none"> 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;</p> <p>h) ensure proposals are adaptable to climate change;</p> <p>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;</p> <p>j) protect and where possible enhance the natural environment including important landscapes, natural features and areas of biodiversity;</p> <p>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</p> <p>l) manage flood risk to ensure that proposals do not unduly increase the risk of flooding</p>	
<p>BE1 Layout and design</p> <p>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;</p> <p>b) relate well to local topography and landscape features (see policy NE4);</p> <p>c) reinforce or enhance the established urban character of streets, squares and other spaces;</p> <p>d) reflect, respect and reinforce local architectural and historical distinctiveness;</p> <p>e) enhance and incorporate important existing features into the development;</p> <p>f) respect surrounding buildings in terms of scale, height, form and massing;</p> <p>g) adopt appropriate materials and details;</p> <p>h) integrate with existing paths, streets, circulation networks and patterns of activity;</p> <p>i) incorporate design and layout to reduce crime and fear of crime (see policy HS7);</p> <p>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);</p> <p>k) provide adequate public and private open space for the development in terms of both quantity and quality (see policy HS4);</p> <p>l) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features including incorporating sustainable water management features;</p> <p>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;</p> <p>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;</p> <p>o) meet the highest standards of accessibility and inclusion for potential users regardless of disability, age or gender;</p> <p>p) ensures that layout and design addresses the need for development to be resilient to climate change (see policy CC1); and</p> <p>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>BE2 Developing Significant Housing Sites 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"> a) infrastructure (ensuring alignment with the Infrastructure Delivery Plan); b) layout proposals, including where appropriate linkages and alignment with adjoining sites; c) densities (which should not be lower than 30 dwellings per hectare on average); 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; e) design for healthy lifestyles including provision for cycling, walking, playing pitches, parks and open spaces and other green infrastructure; f) landscaping; g) site access and circulation; h) managing and mitigating traffic generation (see policy TR2); i) the requirements set out in Policy BE1; 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 k) protection and enhancement of the historic environment 	<p>Requirement for a Design and Access Statement is standard good practice for a major development.</p>
<p>BE3 Amenity 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>BE4 Converting Rural Buildings Proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:</p> <ul style="list-style-type: none"> a) the building is of permanent and substantial construction; b) the condition of the building, its nature and location, makes it suitable for re-use or adaptation; c) the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building; d) the proposal retains and respects the special qualities and features of listed and other traditional rural buildings, and; e) the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside. 	<p>Land use policy only</p>
<p>BE5 Broadband Infrastructure 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>BE6 Electronic Communications (Telecommunications and Broadband) 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"> a) the needs of telecommunications operators, b) any technical constraints on location of telecommunications apparatus, c) the potential for sharing sites, d) the impact of development on amenity, its surroundings, the sensitivity of the environment and the design and external appearance of telecommunications apparatus. <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"> i. there is no other technically suitable location that both meets operational requirements and causes less environmental harm; ii. the benefits of the proposals demonstrably outweigh the level of harm resulting from the development. <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>TR1 Access and Choice</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"> a) are not detrimental to highway safety; b) are designed to provide suitable access and circulation for a range of transport modes including pedestrians, cyclists, emergency services and public transport services; c) create safe and secure layouts for motorised vehicles, cyclists, pedestrians and public transport and integrate the access routes into the overall development; 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; e) have taken account of the needs of people with disabilities by all modes of transport. 	<p>Design requirements reflect good practice for development.</p> <p>Costs of electric vehicle charging incorporated into the appraisals</p>
<p>TR2 Traffic Generation</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.	
TR3 Parking 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
TR4 Safeguarding for Transport Infrastructure 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
TR5 Safe Operation of Aerodromes 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
HS1 Healthy, Safe and Inclusive Communities 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
HS2 Protecting Open Space, Sport and Recreation Facilities 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>HS3 Local Green Space</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>HS4 Improvements to Open Space, Sport and Recreation Facilities</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>HS5 Directing Open Space, Sport and Recreation Facilities</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>
HS6 Creating Healthy Communities	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"> a) good access to healthcare facilities; b) opportunities for incidental healthy exercise including safe and convenient walking and cycling networks; 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; d) high-quality housing outcomes to meet the needs of all age groups in society (including the right mix by size and tenure); e) access to high quality and safe green or open spaces; and f) access to opportunities to partake in indoor and outdoor sport and recreation. 	
<p>HS7 Crime Prevention 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"> a) orientate and design buildings to enable natural surveillance of public spaces and parking areas; b) define private, public and communal spaces; c) create a sense of ownership of the local environment; and d) make provision for appropriate security measures, including lighting, landscaping and fencing, as an integral part of the development. 	<p>Reflects good practice already deployed by developers</p>
<p>HS8 Protecting Community Facilities 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"> a) There are similar facilities accessible to the local community by means other than the car, and either; b) The facility is redundant and no other user is willing to acquire and manage it, or; c) There is an assessment demonstrating a lack of need for the facility within the local community. 	<p>Land use policy only</p>
<p>CC1 Planning for Climate Change Adaptation 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"> a) using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures; 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; c) incorporating water efficiency measures, encouraging the use of grey water and rainwater recycling, in accordance with Policy FW3; 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; <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>CC2 Planning for Renewable Energy and Low Carbon Generation 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>FW1 Reducing Flood Risk</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"> there will be no impact upon priority habitat or designated sites of nature conservation; modified watercourses will be restored in line with the recommendations of the Severn River Basin Management Plan; culverting open watercourses will not be allowed. 	
<p>FW2 Sustainable Drainage 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>FW3 Water Efficiency 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>FW4 Water Supply 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"> 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 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). 	<p>Standard requirement for developers to work with statutory undertaker to ensure adequate supply is available</p>

Policy	Cost impact (if any)
<p>HE1 Designated Heritage Assets and their setting 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"> a) The nature of the heritage asset prevents all reasonable uses of the site; and b) No viable use of the heritage asset itself can be found that will enable its conservation; and c) Conservation by grant funding or charitable or public ownership is not possible; and d) The harm or loss is outweighed by the benefit of bringing the site back into use. <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>HE2 Conservation Areas 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>HE3 Locally Listed Historic Assets 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>HE4 Archaeology 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>NE1 Green Infrastructure 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"> a) sub regional level, crossing administrative boundaries; b) district-wide scale; c) town-wide scale, and at; d) local and neighbourhood scales. <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"> • protecting and enhancing existing habitats and restoring fragmented areas; • ensuring access to natural green space; and • improvements to landscape character. 	
<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"> a) Ancient Woodland, aged and veteran trees; b) Local Nature Reserves; c) Local Wildlife Sites and potential Local Wildlife Sites; d) Local Geological Sites; e) Protected, rare, endangered or priority species or other sites of geological or geomorphological importance. <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"> i. the proposal is justified against the above criteria, and 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. 	<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"> 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; b) protect or enhance biodiversity assets and secure their long term management and maintenance, and; c) avoid negative impacts on existing biodiversity. <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"> a) integrate landscape planning into the design of development at an early stage; b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity; c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance; f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area; 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; h) maintain the existence of viable agricultural units, and; i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements. 	<p>Reflects good practice already deployed by developers</p>
<p>NE5 Protection of Natural Resources</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"> 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; 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; 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; 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; 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; 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. 	<p>Reflects good practice already deployed by developers</p>
<p>NE6 High Speed Rail 2 (HS2)</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>NE7 Use of Waterways 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"> a) adversely affect the integrity of the waterway structure; b) adversely affect the quality of the water; c) result in pollution due to unauthorised discharges and run off or encroachment; d) adversely affect the landscape, heritage, ecological quality and character of the waterways; e) adversely affect the waterways potential for being fully unlocked or discourage the use of the waterway network. 	Reflects good practice already deployed by developers
<p>DM1 Infrastructure Contributions Development will be expected to provide, or contribute towards provision of:</p> <ul style="list-style-type: none"> a) Measures to directly mitigate its impact and make it acceptable in planning terms, and b) Physical, social and green infrastructure to support the needs associated with the development. <p>Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan. 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. 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. 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>DM2 Assessing Viability 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. Applicants should discuss viability concerns with the Council at the earliest possible stage in the development process. 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. 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>

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 includes B1(b) B1 officeB1(c) and B1B8 storage			Total resi units	Total resi FS
1	Very small housing scheme	0.10	0.10	16%	2	3	-	1,230	1,415	315	-		-	-	-	-	-	3	315
2	Small housing scheme	0.30	0.30	14%	2	9	-	1,230	1,415	845	-		-	-	-	-	-	9	845
3	Medium housing scheme	0.82	0.82	14%	2	25	-	1,230	1,415	2,375	-		-	-	-	-	-	25	2,375
4	Large housing scheme	2.50	2.50	14%	2	75	-	1,230	1,415	7,250	-		-	-	-	-	-	75	7,250
5	Large housing scheme	4.10	4.10	14%	2	125	-	1,230	1,415	11,750	-		-	-	-	-	-	125	11,750
6	Small flatted scheme	0.15	0.15	23%	2	-	9	1,230	1,415	-	688		-	-	-	-	-	9	688
7	Medium flatted scheme	0.20	0.20	22%	5	-	25	1,230	1,415	-	1,998		250	-	-	-	-	25	1,998
8	Large flatted scheme	0.50	0.50	24%	4	-	60	1,230	1,415	-	4,850		-	-	-	-	-	60	4,850
9	Large flatted scheme	0.80	0.80	21%	5	-	100	1,230	1,415	-	8,500		-	-	-	-	-	100	8,500
10	Hotel scheme (75 beds)	0.30	0.30	19%	4	-	-	1,230	1,415	-	-		-	-	-	-	-	-	-
11	Hotel scheme (100 beds)	0.35	0.35	21%	4	-	-	1,230	1,415	-	-		-	-	-	-	-	-	-
12	Hotel scheme (150 beds)	0.45	0.45	20%	5	-	-	1,230	1,415	-	-		-	-	-	-	-	-	-
13	Small retail scheme	0.25	0.25	30%	2	-	-	1,230	1,415	-	-		1,500	-	-	-	-	-	-
14	Medium retail scheme	0.50	0.50	45%	2	-	-	1,230	1,415	-	-		4,250	250	-	-	-	-	-
15	Large retail scheme	1.00	1.00	35%	1	-	-	1,230	1,415	-	-		-	3,500	-	-	-	-	-
16	Employment - B1 scheme	0.25	0.25	33%	3	-	-	1,230	1,415	-	-		-	-	2,500	-	-	-	-
17	Employment - B1 scheme	0.25	0.25	45%	4	-	-	1,230	1,415	-	-		-	-	4,500	-	-	-	-
18	Employment - B8 scheme	1.00	1.00	45%	1	-	-	1,230	1,415	-	-		-	-	-	-	4,500	-	-
19	Employment - B8 scheme	1.00	1.00	55%	1	-	-	1,230	1,415	-	-		-	-	-	-	5,500	-	-
20	Employment - mixed B1/B8 scheme	1.00	1.00	45%	1	-	-	1,230	1,415	-	-		-	-	1,500	4,500	-	-	-

[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-A	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi inst	D1	D2	Resi		
1	420	220	269	129	129	0	450	250	250	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	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	3,305	6.75%	3.75%	6.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%			

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[illegible]

	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-A	Retail S/M	B1 office	B1(c) and f	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			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	10		5.00	10	0.00%	40%	70%
5	10	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%

Appendix 3 - Residential sales values

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
37	Lapworth Lodge, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6AY	B94 6AY	B94 6	28/09/2020	600,000	624,292	N	Detached	96	£6,250	£6,503	Freehold
30	9, Aylesbury Court, Aylesbury Road, Lapworth, Solihull, Warwickshire B94 6BE	B94 6BE	B94 6	28/07/2020	1,040,000	1,109,825	Y	Detached	259	£4,015	£4,285	Freehold
111	91, Chessetts Wood Road, Lapworth, Solihull, Warwickshire B94 6EL	B94 6EL	B94 6	23/01/2020	1,925,000	2,071,648	N	Detached	603	£3,192	£3,436	Freehold
2	Ashtree Cottage, Valley Lane, Lapworth, Solihull, Warwickshire B94 6HB	B94 6HB	B94 6	11/09/2020	860,000	894,819	N	Detached	162	£5,309	£5,524	Freehold
139	Mill House, Mill Lane, Lapworth, Solihull, Warwickshire B94 6HU	B94 6HU	B94 6	11/12/2020	2,000,000	1,982,183	N	Detached	469	£4,264	£4,226	Freehold
144	Terets Lodge, Rising Lane, Lapworth, Solihull, Warwickshire B94 6JA	B94 6JA	B94 6	22/01/2020	800,000	860,945	N	Detached	120	£6,667	£7,175	Freehold
17	191, Station Lane, Lapworth, Solihull, Warwickshire B94 6JG	B94 6JG	B94 6	07/02/2020	1,005,000	1,073,107	N	Detached	221	£4,548	£4,856	Freehold
9	127, Station Lane, Lapworth, Solihull, Warwickshire B94 6JH	B94 6JH	B94 6	06/03/2020	516,000	539,527	N	Detached	119.9	£4,304	£4,500	Freehold
56	149, Station Lane, Lapworth, Solihull, Warwickshire B94 6JH	B94 6JH	B94 6	14/02/2020	620,000	661,678	N	Semi-detached	170	£3,647	£3,892	Freehold
9	12, Kingswood Close, Lapworth, Solihull, Warwickshire B94 6JQ	B94 6JQ	B94 6	24/04/2020	472,500	485,534	N	Semi-detached	115	£4,109	£4,222	Freehold
27	25, Kingswood Close, Lapworth, Solihull, Warwickshire B94 6JQ	B94 6JQ	B94 6	27/11/2020	537,000	546,982	N	Semi-detached	127	£4,228	£4,307	Freehold
10	2, Bird In Hand Court, Mill Lane, Lapworth, Solihull, Warwickshire B94 6JX	B94 6JX	B94 6	23/06/2020	220,000	228,135	N	Flat	80	£2,750	£2,852	Leasehold
7	Devon House, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LA	B94 6LA	B94 6	08/04/2020	915,000	940,241	N	Semi-detached	183	£5,000	£5,138	Freehold
98	7, St Chads Mews, Lapworth, Solihull, Warwickshire B94 6LD	B94 6LD	B94 6	19/10/2020	292,500	302,319	N	Terraced	66	£4,432	£4,581	Freehold
5	79, Station Lane, Lapworth, Solihull, Warwickshire B94 6LP	B94 6LP	B94 6	14/08/2020	210,000	220,134	N	Semi-detached	98	£2,143	£2,246	Freehold
51	1, Meadow Lane, Lapworth, Solihull, Warwickshire B94 6LS	B94 6LS	B94 6	11/01/2021	445,000	436,876	N	Semi-detached	117	£3,803	£3,734	Freehold
87	12, Station Lane, Lapworth, Solihull, Warwickshire B94 6LT	B94 6LT	B94 6	03/08/2020	440,000	462,224	N	Terraced	143	£3,077	£3,232	Freehold
30	4, Kingswood Cottage, Old Warwick Road, Lapworth, Solihull, Warwickshire B94 6LX	B94 6LX	B94 6	19/06/2020	230,000	241,347	N	Terraced	42	£5,476	£5,746	Freehold
46	38, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	25/06/2020	327,500	343,658	Y	Terraced	71	£4,613	£4,840	Freehold
146	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
29	39, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	16/07/2020	350,000	373,128	Y	Terraced	77	£4,545	£4,846	Freehold
134	19, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	19/06/2020	365,000	380,297	Y	Semi-detached	80	£4,563	£4,754	Freehold
88	20, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	07/08/2020	365,000	382,614	Y	Semi-detached	80	£4,563	£4,783	Freehold
89	14, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	27/03/2020	655,000	684,865	Y	Detached	131	£5,000	£5,228	Freehold
31	10, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	01/04/2020	830,000	847,076	Y	Detached	182	£4,560	£4,654	Freehold
89	21, Kingswood Green, Lapworth, Solihull, Warwickshire B94 6LY	B94 6LY	B94 6	28/08/2020	749,950	791,403	Y	Detached	184	£4,076	£4,301	Freehold
101	10, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	26/01/2021	189,950	187,917	N	Flat	33	£5,756	£5,694	Leasehold
126	16, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	23/07/2020	255,000	272,121	N	Detached	51	£5,000	£5,336	Freehold
50	25, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	24/04/2020	242,500	250,556	N	Terraced	56	£4,330	£4,474	Freehold
14	32, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	22/10/2020	275,000	284,231	N	Terraced	58	£4,741	£4,901	Freehold
27	30, Yew Tree Close, Lapworth, Solihull, Warwickshire B94 6NB	B94 6NB	B94 6	24/04/2020	352,500	362,224	N	Semi-detached	77	£4,578	£4,704	Freehold
188	12, Sheffield Close, Hockley Heath, Solihull, West Midlands B94 6NG	B94 6NG	B94 6	30/10/2020	295,000	295,290	N	Terraced	84.3	£3,499	£3,503	Freehold
196	2551, Stratford Road, Hockley Heath, Solihull, West Midlands B94 6NN	B94 6NN	B94 6	21/12/2020	275,000	269,150	N	Semi-detached	56.89	£4,834	£4,731	Freehold
170	28, Aylesbury Road, Hockley Heath, Solihull, West Midlands B94 6PB	B94 6PB	B94 6	24/01/2020	336,000	355,796	N	Semi-detached	89	£3,775	£3,998	Freehold
149	45, Aylesbury Road, Hockley Heath, Solihull, West Midlands B94 6PD	B94 6PD	B94 6	24/07/2020	490,000	516,756	N	Semi-detached	137	£3,577	£3,772	Freehold
71	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
186	15, Park View, Hockley Heath, Solihull, West Midlands B94 6PE	B94 6PE	B94 6	06/11/2020	440,000	433,362	N	Detached	110	£4,000	£3,940	Freehold
197	12, Park View, Hockley Heath, Solihull, West Midlands B94 6PH	B94 6PH	B94 6	29/10/2020	480,000	480,394	N	Detached	117	£4,103	£4,106	Leasehold
135	52, Aylesbury Road, Hockley Heath, Solihull, West Midlands B94 6PJ	B94 6PJ	B94 6	05/06/2020	361,000	388,359	N	Semi-detached	128	£2,820	£3,034	Freehold
133	224, Aylesbury Road, Hockley Heath, Solihull, Warwickshire B94 6PP	B94 6PP	B94 6	09/01/2020	320,000	343,791	N	Semi-detached	109	£2,936	£3,154	Freehold
142	152, Aylesbury Road, Hockley Heath, Solihull, Warwickshire B94 6PP	B94 6PP	B94 6	05/11/2020	710,000	718,841	N	Detached	172	£4,128	£4,179	Freehold
179	6, Field Way, Hockley Heath, Solihull, West Midlands B94 6PQ	B94 6PQ	B94 6	17/09/2020	395,000	401,655	N	Detached	97	£4,072	£4,141	Freehold
176	26, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX	B94 6PX	B94 6	09/10/2020	238,000	246,435	N	Flat	74.66	£3,188	£3,301	Leasehold
125	23, Fetherston Grange, Lapworth, Solihull, Warwickshire B94 6PX	B94 6PX	B94 6	31/07/2020	245,000	256,746	N	Flat	80	£3,063	£3,209	Leasehold
B94 6 Average												
57	43, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB	CV31 1AB	CV31 1	30/11/2020	245,000	249,554	N	Semi-detached	65	£3,769	£3,839	Freehold
86	46, St Fremund Way, Leamington Spa, Warwickshire CV31 1AB	CV31 1AB	CV31 1	10/01/2020	262,500	282,497	N	Detached	77	£3,409	£3,669	Freehold
84	8, Otters Rest, Leamington Spa, Warwickshire CV31 1AD	CV31 1AD	CV31 1	02/10/2020	245,000	252,670	N	Semi-detached	63	£3,889	£4,011	Freehold
149	2, Otters Rest, Leamington Spa, Warwickshire CV31 1AD	CV31 1AD	CV31 1	30/10/2020	250,000	257,826	N	Semi-detached	64	£3,906	£4,029	Freehold
45	6, Otters Rest, Leamington Spa, Warwickshire CV31 1AD	CV31 1AD	CV31 1	18/12/2020	232,000	231,370	N	Semi-detached	74	£3,135	£3,127	Freehold
139	5, Kingfishers Reach, Leamington Spa, Warwickshire CV31 1AE	CV31 1AE	CV31 1	31/07/2020	219,000	233,472	N	Terraced	52.44	£4,176	£4,452	Freehold
52	12, Beavers Brook Close, Leamington Spa, Warwickshire CV31 1AF	CV31 1AF	CV31 1	31/03/2020	360,000	376,415	N	Detached	140.46	£2,563	£2,680	Freehold
36	16, Badgers Retreat, Leamington Spa, Warwickshire CV31 1AH	CV31 1AH	CV31 1	29/01/2021	170,000	168,180	N	Flat	60	£2,833	£2,803	Leasehold
192	40, Parish End, Leamington Spa, Warwickshire CV31 1AJ	CV31 1AJ	CV31 1	04/11/2020	270,000	275,274	N	Terraced	81	£3,333	£3,398	Freehold
147	21, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR	CV31 1AR	CV31 1	23/10/2020	230,000	237,200	N	Semi-detached	51	£4,510	£4,651	Freehold
75	25, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR	CV31 1AR	CV31 1	21/02/2020	224,000	239,058	N	Semi-detached	59	£3,797	£4,052	Freehold
10	18, Pebble Island Way, Leamington Spa, Warwickshire CV31 1AR	CV31 1AR	CV31 1	20/11/2020	232,500	236,822	N	Semi-detached	62	£3,750	£3,820	Freehold
60	19, Emperor Boulevard, Leamington Spa, Warwickshire CV31 1AT	CV31 1AT	CV31 1	09/10/2020	247,000	254,732	N	Semi-detached	71	£3,479	£3,588	Freehold
150	18, Emperor Boulevard, Leamington Spa, Warwickshire CV31 1AT	CV31 1AT	CV31 1	29/07/2020	337,000	359,626	N	Detached	93	£3,624	£3,867	Freehold
150	8, Horsepool Hollow, Leamington Spa, Warwickshire CV31 1AW	CV31 1AW	CV31 1	16/10/2020	210,000	216,574	N	Semi-detached	50.4	£4,167	£4,297	Freehold
33	3, Horsepool Hollow, Leamington Spa, Warwickshire CV31 1AW	CV31 1AW	CV31 1	15/06/2020	230,000	241,347	N	Terraced	68	£3,382	£3,549	Freehold
112	11, Horsepool Hollow, Leamington Spa, Warwickshire CV31 1AW	CV31 1AW	CV31 1	28/08/2020	220,000	231,112	N	Terraced	69	£3,188	£3,349	Freehold
137	Admiral Way, Leamington Spa, Warwickshire CV31 1AX	CV31 1AX	CV31 1	19/02/2021	218,000	218,000	N	Terraced	57	£3,825	£3,825	Freehold
7	17, Marbled Close, Leamington Spa, Warwickshire CV31 1AY	CV31 1AY	CV31 1	03/02/2021	427,000	427,000	N	Detached	121	£3,529	£3,529	Freehold
81	8, Priory Terrace, Leamington Spa, Warwickshire CV31 1BA	CV31 1BA	CV31 1	11/02/2020	445,000	477,628	N	Terraced	162	£2,747	£2,948	Freehold
99	2a, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB	CV31 1BB	CV31 1	16/01/2020	155,000	162,589	N	Flat	57	£2,719	£2,852	Freehold
62	Flat 2, 19, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB	CV31 1BB	CV31 1	16/03/2020	212,500	218,118	N	Flat	86	£2,471	£2,336	Leasehold
63	Flat 2, 20, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB	CV31 1BB	CV31 1	21/09/2020	452,500	469,210	N	Flat	127.9	£3,538	£3,669	Leasehold
108	6, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB	CV31 1BB	CV31 1	07/01/2021	922,000	903,288	N	Detached	143	£6,448	£6,317	Freehold
57	15, Leam Terrace, Leamington Spa, Warwickshire CV31 1BB	CV31 1BB	CV31 1	27/01/2021	2,000,000	1,959,409	N	Detached	432.81	£4,621	£4,527	Freehold
96	7, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD	CV31 1BD	CV31 1	17/01/2020	236,000	253,546	N	Semi-detached	57	£4,140	£4,448	Freehold
163	14, Burgundy Gardens, Leamington Spa, Warwickshire CV31 1BD	CV31 1BD	CV31 1	06/11/2020	230,000	234,492	N	Terraced	57	£4,035	£4,114	Freehold
115	4, Cecil Court, Mill Road, Leamington Spa, Warwickshire CV31 1BH	CV31 1BH	CV31 1	06/03/2020	208,000	217,873	N	Semi-detached	69	£3,014	£3,158	Leasehold
150	10, Cecil Court, Mill Road, Leamington Spa, Warwickshire CV31 1BH	CV31 1BH	CV31 1	07/09/2020	206,000	213,607	N	Flat	93.41	£2,205	£2,287	Leasehold
148	4, Innage Close, Leamington Spa, Warwickshire CV31 1BL	CV31 1BL	CV31 1	30/03/2020	850,000	888,756	N	Detached	189	£4,497	£4,702	Freehold
51	Flat 3, 36, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ	CV31 1BQ	CV31 1	31/01/2020	186,850	195,789	N	Flat	46	£4,058	£4,256	Leasehold
64	Flat 4, 36, Leam Terrace, Leamington Spa, Warwickshire CV31 1BQ	CV31 1BQ	CV31 1	27/01/2020	165,000	173,079	N	Flat	71	£2,324	£2,438	Leasehold
183	65, Willes Road, Leamington Spa, Warwickshire CV31 1BW	CV31 1BW	CV31 1	13/10/2020	1,070,000	1,099,729	N	Detached	243.68	£4,391	£4,513	Freehold
58	Flat 3, Ravensgate House, 46, Willes Road, Leamington Spa, Warwickshire CV31 1BY	CV31 1BY	CV31 1	29/12/2020	230,000	229,170	N	Commercial/Oth	50.7	£4,536	£4,520	Leasehold
59	Mews Flat 1, Ravensgate House, 46, Willes Road, Leamington Spa, Warwickshire CV31 1BY	CV31 1BY	CV31 1	29/12/2020	232,500	231,661	N	Commercial/Oth	67	£3,470	£3,458	Leasehold
22	Flat 12, Richmond Court, St Marys Road, Leamington Spa, Warwickshire CV31 1BY	CV31 1BY	CV31 1	25/02/2021	197,500	197,500	N	Flat	73	£2,705	£2,705	Leasehold
113	86, Leam Terrace, Leamington Spa, Warwickshire CV31 1DE	CV31 1DE	CV31 1	17/07/2020	865,000	916,723	N	Semi-detached	208	£4,159	£4,407	Freehold
2	131, Leam Terrace, Leamington Spa, Warwickshire CV31 1DF	CV31 1DF	CV31 1	26/02/2021	685,000	685,000	N	Detached	146	£4,692		

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
55	Flat 2, 7, Church Street, Leamington Spa, Warwickshire CV31 1ER	CV31 1ER	CV31 1	18/12/2020	175,000	175,307	N	Flat	43	£4,070	£4,077	Leasehold
6	Flat 4, Clifton Lodge, 18, Russell Terrace, Leamington Spa, Warwickshire CV31 1EZ	CV31 1EZ	CV31 1	07/04/2020	205,000	208,056	N	Flat	87.32	£2,348	£2,383	Leasehold
115	22, Packwood Close, Leamington Spa, Warwickshire CV31 1FL	CV31 1FL	CV31 1	18/01/2021	217,500	213,529	N	Semi-detached	51	£4,265	£4,187	Freehold
34	38, Packwood Close, Leamington Spa, Warwickshire CV31 1FL	CV31 1FL	CV31 1	27/03/2020	227,500	238,299	N	Semi-detached	62	£3,669	£3,844	Freehold
21	17, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN	CV31 1FN	CV31 1	04/05/2020	172,500	179,625	N	Semi-detached	53.1	£3,249	£3,383	Freehold
21	9, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN	CV31 1FN	CV31 1	05/06/2020	220,000	230,854	N	Terraced	61	£3,607	£3,784	Freehold
20	10, Longleat Grove, Leamington Spa, Warwickshire CV31 1FN	CV31 1FN	CV31 1	26/05/2020	231,000	240,542	N	Semi-detached	63	£3,667	£3,818	Freehold
179	16, Squirhill Place, Leamington Spa, Warwickshire CV31 1FU	CV31 1FU	CV31 1	11/11/2020	330,000	337,026	N	Flat	106	£3,113	£3,179	Freehold
8	30, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1GD	CV31 1GD	CV31 1	17/01/2020	213,000	228,836	N	Semi-detached	55	£3,873	£4,161	Freehold
49	Flat 98, Anfield Court, Russell Terrace, Leamington Spa, Warwickshire CV31 1HD	CV31 1HD	CV31 1	08/06/2020	151,000	156,583	N	Flat	44	£3,432	£3,559	Leasehold
28	Flat 116, Anfield Court, Russell Terrace, Leamington Spa, Warwickshire CV31 1HD	CV31 1HD	CV31 1	17/01/2020	215,000	225,527	N	Flat	53	£4,057	£4,255	Leasehold
106	Flat 3, 46, Russell Terrace, Leamington Spa, Warwickshire CV31 1HE	CV31 1HE	CV31 1	02/09/2020	315,000	326,632	N	Flat	97	£3,247	£3,367	Leasehold
18	Flat 4, Redland House, 78, Russell Terrace, Leamington Spa, Warwickshire CV31 1HF	CV31 1HF	CV31 1	07/05/2020	218,000	224,996	N	Flat	56	£3,893	£4,018	Leasehold
17	1, Forfield Place, Leamington Spa, Warwickshire CV31 1HG	CV31 1HG	CV31 1	20/11/2020	350,000	354,358	N	Detached	72.28	£4,842	£4,903	Freehold
6	83, New Street, Leamington Spa, Warwickshire CV31 1HL	CV31 1HL	CV31 1	04/09/2020	231,000	240,070	N	Semi-detached	67	£3,448	£3,583	Freehold
134	64, New Street, Leamington Spa, Warwickshire CV31 1HL	CV31 1HL	CV31 1	23/10/2020	290,000	299,735	N	Terraced	81	£3,580	£3,700	Freehold
170	12, Plymouth Place, Leamington Spa, Warwickshire CV31 1HN	CV31 1HN	CV31 1	30/11/2020	405,000	412,910	N	Terraced	114	£3,553	£3,622	Freehold
3	14, New Street, Leamington Spa, Warwickshire CV31 1HP	CV31 1HP	CV31 1	05/02/2021	220,000	220,000	N	Semi-detached	108	£2,037	£2,037	Freehold
20	9, Forfield Place, Leamington Spa, Warwickshire CV31 1HQ	CV31 1HQ	CV31 1	07/02/2020	380,000	404,466	N	Commercial/Other	31	£12,258	£13,047	Freehold
27	Flat 9, Ashlawn House, 13, Forfield Place, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	10/07/2020	87,500	91,695	N	Flat	31	£2,823	£2,958	Leasehold
83	51, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	27/03/2020	220,000	231,981	N	Terraced	59	£3,729	£3,932	Freehold
187	50, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	11/12/2020	244,000	243,253	N	Terraced	70	£3,486	£3,475	Freehold
27	29, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	06/03/2020	268,500	283,123	N	Terraced	71	£3,782	£3,988	Freehold
150	15, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	18/12/2020	270,000	269,173	N	Terraced	91	£2,967	£2,958	Freehold
68	36, Gordon Street, Leamington Spa, Warwickshire CV31 1HR	CV31 1HR	CV31 1	15/01/2021	345,050	338,823	N	Terraced	97	£3,557	£3,493	Freehold
66	7, Ryland Close, Leamington Spa, Warwickshire CV31 1HU	CV31 1HU	CV31 1	29/01/2021	125,000	123,662	N	Flat	60	£2,083	£2,061	Leasehold
62	92, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW	CV31 1HW	CV31 1	27/03/2020	383,000	403,858	N	Terraced	86.7	£4,418	£4,658	Freehold
46	100, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW	CV31 1HW	CV31 1	29/07/2020	377,000	401,912	N	Terraced	108.57	£3,472	£3,702	Freehold
136	118, Plymouth Place, Leamington Spa, Warwickshire CV31 1HW	CV31 1HW	CV31 1	11/09/2020	388,500	404,696	N	Terraced	123	£3,159	£3,290	Freehold
99	24, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	21/02/2020	220,530	236,700	N	Terraced	71	£3,106	£3,334	Freehold
36	10, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	03/07/2020	253,000	269,718	N	Terraced	71	£3,563	£3,799	Freehold
113	37, Rushmore Street, Leamington Spa, Warwickshire CV31 1JA	CV31 1JA	CV31 1	06/01/2021	240,000	235,669	N	Terraced	72	£3,333	£3,273	Freehold
20	77, Clapham Terrace, Leamington Spa, Warwickshire CV31 1JE	CV31 1JE	CV31 1	28/10/2020	295,000	304,235	N	Semi-detached	105	£2,810	£2,897	Freehold
76	66, Radford Road, Leamington Spa, Warwickshire CV31 1JG	CV31 1JG	CV31 1	21/01/2020	520,000	558,660	N	Semi-detached	184.1	£2,825	£3,035	Freehold
118	3, Clapham Square, Leamington Spa, Warwickshire CV31 1JH	CV31 1JH	CV31 1	24/09/2020	256,000	266,672	N	Terraced	68	£3,765	£3,922	Freehold
21	26, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JL	CV31 1JL	CV31 1	06/03/2020	720,000	754,175	N	Semi-detached	185	£3,892	£4,077	Freehold
65	46, St Marys Crescent, Leamington Spa, Warwickshire CV31 1JR	CV31 1JR	CV31 1	27/02/2020	344,500	367,658	N	Semi-detached	99.3	£3,469	£3,703	Freehold
119	56, Chesham Street, Leamington Spa, Warwickshire CV31 1JS	CV31 1JS	CV31 1	17/07/2020	250,000	266,520	N	Terraced	66	£3,788	£4,038	Freehold
146	48, Chesham Street, Leamington Spa, Warwickshire CV31 1JS	CV31 1JS	CV31 1	01/12/2020	315,000	314,035	N	Terraced	78	£4,038	£4,026	Freehold
8	29, Chesham Street, Leamington Spa, Warwickshire CV31 1JS	CV31 1JS	CV31 1	04/12/2020	363,000	361,888	N	Terraced	97	£3,742	£3,731	Freehold
31	56, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU	CV31 1JU	CV31 1	11/12/2020	215,000	214,342	N	Terraced	57	£3,772	£3,760	Freehold
106	6, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU	CV31 1JU	CV31 1	29/10/2020	220,000	227,385	N	Terraced	65	£3,385	£3,498	Freehold
15	58, Waterloo Street, Leamington Spa, Warwickshire CV31 1JU	CV31 1JU	CV31 1	16/04/2020	325,000	333,965	N	Semi-detached	149	£2,181	£2,241	Freehold
122	23, Cowdray Close, Leamington Spa, Warwickshire CV31 1LB	CV31 1LB	CV31 1	22/01/2021	295,000	289,614	N	Semi-detached	95	£3,105	£3,049	Freehold
26	98a, Radford Road, Leamington Spa, Warwickshire CV31 1LE	CV31 1LE	CV31 1	02/02/2021	463,000	463,000	N	Semi-detached	127	£3,646	£3,646	Freehold
104	19, Camberwell Terrace, Leamington Spa, Warwickshire CV31 1LP	CV31 1LP	CV31 1	16/10/2020	472,500	488,361	N	Terraced	49	£9,643	£9,667	Freehold
164	148, Radford Road, Leamington Spa, Warwickshire CV31 1LQ	CV31 1LQ	CV31 1	11/09/2020	290,000	302,090	N	Terraced	87	£3,333	£3,472	Freehold
57	160, Radford Road, Leamington Spa, Warwickshire CV31 1LQ	CV31 1LQ	CV31 1	27/07/2020	325,000	344,434	N	Semi-detached	93	£3,495	£3,704	Freehold
126	35, Styles Close, Leamington Spa, Warwickshire CV31 1LS	CV31 1LS	CV31 1	02/01/2021	237,500	233,214	N	Terraced	61	£3,893	£3,823	Freehold
61	10, Styles Close, Leamington Spa, Warwickshire CV31 1LS	CV31 1LS	CV31 1	25/09/2020	260,000	270,209	N	Semi-detached	73	£3,562	£3,701	Freehold
184	15, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT	CV31 1LT	CV31 1	23/11/2020	235,000	239,590	N	Terraced	59.28	£3,964	£4,042	Freehold
80	37, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT	CV31 1LT	CV31 1	02/01/2020	248,000	268,216	N	Terraced	60	£4,133	£4,470	Freehold
137	24, Davidson Avenue, Leamington Spa, Warwickshire CV31 1LT	CV31 1LT	CV31 1	14/12/2020	240,000	239,265	N	Terraced	74.9	£3,204	£3,194	Freehold
19	51, Radford Road, Leamington Spa, Warwickshire CV31 1NE	CV31 1NE	CV31 1	27/11/2020	571,000	582,153	N	Terraced	150	£3,807	£3,881	Freehold
96	Jacob House, 7, Radford Road, Leamington Spa, Warwickshire CV31 1NG	CV31 1NG	CV31 1	17/06/2020	200,000	207,395	N	Flat	55	£3,636	£3,771	Leasehold
16	4, Watersfield Gardens, Leamington Spa, Warwickshire CV31 1NT	CV31 1NT	CV31 1	20/03/2020	238,000	250,962	N	Terraced	92	£2,587	£2,728	Freehold
52	7, St Govans Close, Leamington Spa, Warwickshire CV31 1NU	CV31 1NU	CV31 1	31/01/2020	186,000	201,162	N	Terraced	86	£2,163	£2,339	Freehold
129	15, St Brides Close, Leamington Spa, Warwickshire CV31 1NX	CV31 1NX	CV31 1	17/07/2020	235,000	250,529	N	Terraced	110	£2,136	£2,278	Freehold
25	15, Marloes Walk, Sydenham, Leamington Spa, Warwickshire CV31 1PA	CV31 1PA	CV31 1	17/04/2020	217,000	222,986	N	Semi-detached	63	£3,444	£3,539	Freehold
23	15, Granada Way, Leamington Spa, Warwickshire CV31 1PW	CV31 1PW	CV31 1	22/04/2020	222,000	229,375	N	Terraced	58	£3,828	£3,955	Freehold
30	21, Granada Way, Leamington Spa, Warwickshire CV31 1PW	CV31 1PW	CV31 1	04/02/2021	231,003	231,003	N	Terraced	58	£3,983	£3,983	Freehold
184	35, Soans Drive, Leamington Spa, Warwickshire CV31 1QA	CV31 1QA	CV31 1	02/10/2020	260,000	268,728	N	Terraced	74	£3,514	£3,631	Freehold
104	3, Victoria House, St Marys Road, Leamington Spa, Warwickshire CV31 1QE	CV31 1QE	CV31 1	31/01/2020	168,750	177,012	Y	Flat	59	£2,860	£3,000	Leasehold
21	4, Anglia Gardens, Leamington Spa, Warwickshire CV31 1QJ	CV31 1QJ	CV31 1	24/04/2020	188,500	191,310	N	Flat	56	£3,366	£3,416	Freehold
133	14, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX	CV31 1QX	CV31 1	31/03/2020	258,000	272,051	N	Terraced	88	£2,932	£3,091	Freehold
123	21, Hornbeam Grove, Leamington Spa, Warwickshire CV31 1QX	CV31 1QX	CV31 1	03/06/2020	200,000	209,867	N	Terraced	89	£2,247	£2,358	Freehold
58	10, Bladon Walk, Leamington Spa, Warwickshire CV31 1QZ	CV31 1QZ	CV31 1	14/01/2020	220,000	237,933	N	Terraced	92	£2,391	£2,586	Freehold
67	3, Endsleigh Gardens, Leamington Spa, Warwickshire CV31 1RG	CV31 1RG	CV31 1	03/01/2020	222,000	238,505	N	Semi-detached	85	£2,612	£2,806	Freehold
20	14, Stoneway Grove, Leamington Spa, Warwickshire CV31 1RN	CV31 1RN	CV31 1	17/11/2020	215,000	219,199	N	Terraced	90	£2,389	£2,436	Freehold
22	23, Calder Walk, Leamington Spa, Warwickshire CV31 1SA	CV31 1SA	CV31 1	05/06/2020	203,500	212,029	N	Semi-detached	52	£3,913	£4,077	Freehold
54	15, Calder Walk, Leamington Spa, Warwickshire CV31 1SA	CV31 1SA	CV31 1	30/09/2020	225,000	233,834	N	Semi-detached	62.7	£3,589	£3,729	Freehold
46	Grenfell Close, Leamington Spa, Warwickshire CV31 1SL	CV31 1SL	CV31 1	30/11/2020	235,000	239,590	N	Terraced	103	£2,282	£2,326	Freehold
87	3, Pennystone Close, Leamington Spa, Warwickshire CV31 1SQ	CV31 1SQ	CV31 1	04/12/2020	228,000	225,969	N	Detached	95	£2,400	£2,379	Freehold
161	6, Burford Mews, Leamington Spa, Warwickshire CV31 1SY	CV31 1SY	CV31 1	31/01/2020	195,000	210,895	N	Terraced	67	£2,910	£3,148	Freehold
51	9, Burford Mews, Leamington Spa, Warwickshire CV31 1SY	CV31 1SY	CV31 1	30/11/2020	200,000	203,906	N	Terraced	76	£2,632	£2,683	Freehold
49	1, The Gardens, Radford Semele, Leamington Spa, Warwickshire CV31 1TH	CV31 1TH	CV31 1	31/01/2020	280,000	293,710	N	Flat	92	£3,043	£3,192	Freehold
24	17, Hamilton Road, Radford Semele, Leamington Spa, Warwickshire CV31 1TL	CV31 1TL	CV31 1	31/01/2020	250,000	270,379	N	Terraced	89	£2,809	£3,038	Freehold
139	3, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL	CV31 1TL	CV31 1	21/02/2020	212,500	228,081	N	Terraced	68	£3,125	£3,354	Freehold
128	19, Slade Meadow, Radford Semele, Leamington Spa, Warwickshire CV31 1TL	CV31 1TL	CV31 1	25/09/2020	275,000	286,464	N	Terraced	72	£3,819	£3,979	Freehold
34	40, Offchurch Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TN	CV31 1TN	CV31 1	04/12/2020	780,000	773,052	N	Detached	206	£3,786	£3,753	Freehold
76	15, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ	CV31 1TQ	CV31 1	30/11/2020	315,000	320,856	N	Semi-detached	83	£3,795	£3,866	Freehold
90	51, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ	CV31 1TQ	CV31 1	30/09/2020	290,500	301,906	N	Semi-detached	84	£3,458	£3,594	Freehold
30	18, School Lane, Radford Semele, Leamington Spa, Warwickshire CV31 1TQ	CV31 1TQ	CV31 1	31/01/2020	255,500	276,327	N	Terraced	90.2	£2,833	£3,063	Freehold
126	15, Chance Fields, Radford Semele, Leamington Spa,											

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
173	12, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	30/03/2020	226,000	236,727	N	Semi-detached	53.2	£4,248	£4,450	Freehold
114	10, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	24/01/2020	200,000	214,869	N	Semi-detached	59.4	£3,367	£3,617	Freehold
75	15, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	07/08/2020	213,000	223,279	N	Semi-detached	59.78	£3,563	£3,735	Freehold
5	6, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	02/02/2021	236,500	236,500	N	Semi-detached	60	£3,942	£3,942	Freehold
35	2, Marlborough Drive, Sydenham, Leamington Spa, Warwickshire CV31 1XY	CV31 1XY	CV31 1	19/11/2020	235,000	239,368	N	Semi-detached	64	£3,672	£3,740	Freehold
12	10, Bankcroft, Leamington Spa, Warwickshire CV31 1YE	CV31 1YE	CV31 1	20/05/2020	201,650	209,979	N	Semi-detached	54	£3,734	£3,889	Freehold
152	33, Cobden Avenue, Leamington Spa, Warwickshire CV31 1YF	CV31 1YF	CV31 1	24/01/2020	230,000	247,100	N	Semi-detached	62	£3,710	£3,985	Freehold
111	15, Cobden Avenue, Leamington Spa, Warwickshire CV31 1YF	CV31 1YF	CV31 1	30/06/2020	225,000	234,430	N	Semi-detached	63	£3,571	£3,721	Freehold
111	19, Mathecroft, Leamington Spa, Warwickshire CV31 1YG	CV31 1YG	CV31 1	21/09/2020	200,000	207,853	N	Semi-detached	53	£3,774	£3,922	Freehold
158	1, Mathecroft, Leamington Spa, Warwickshire CV31 1YG	CV31 1YG	CV31 1	17/09/2020	250,000	259,816	N	Semi-detached	53	£4,717	£4,902	Freehold
138	6, Emmott Drive, Leamington Spa, Warwickshire CV31 1YS	CV31 1YS	CV31 1	28/07/2020	258,000	275,049	N	Terraced	74	£3,486	£3,717	Freehold
22	36, Emmott Drive, Leamington Spa, Warwickshire CV31 1YS	CV31 1YS	CV31 1	29/01/2021	195,000	191,440	N	Semi-detached	74	£2,635	£2,587	Freehold
149	3, Swain Crofts, Leamington Spa, Warwickshire CV31 1YW	CV31 1YW	CV31 1	31/01/2020	205,000	220,241	N	Semi-detached	48	£4,271	£4,588	Freehold
118	5, Swain Crofts, Leamington Spa, Warwickshire CV31 1YW	CV31 1YW	CV31 1	27/11/2020	240,000	244,461	N	Semi-detached	48	£5,000	£5,093	Freehold
79	37, Moncreff Drive, Leamington Spa, Warwickshire CV31 1YY	CV31 1YY	CV31 1	05/11/2020	255,000	259,740	N	Semi-detached	79	£3,228	£3,288	Freehold
CV31 1 Average												
109	11, East Grove, Leamington Spa, Warwickshire CV31 2AB	CV31 2AB	CV31 2	19/06/2020	255,000	267,581	N	Terraced	86	£2,965	£3,119	Freehold
147	22, Aylesford Street, Leamington Spa, Warwickshire CV31 2AH	CV31 2AH	CV31 2	27/03/2020	281,050	294,390	N	Semi-detached	92.9	£3,025	£3,169	Freehold
73	130, Shrubland Street, Leamington Spa, Warwickshire CV31 2AR	CV31 2AR	CV31 2	14/02/2020	210,000	227,544	N	Terraced	74	£2,865	£3,075	Freehold
1	112, Shrubland Street, Leamington Spa, Warwickshire CV31 2AR	CV31 2AR	CV31 2	01/12/2020	305,000	304,066	N	Terraced	93.9	£3,248	£3,238	Freehold
59	59, Lancaster Way, Whitnash, Leamington Spa, Warwickshire CV31 2BF	CV31 2BF	CV31 2	03/02/2020	222,750	239,082	N	Terraced	57	£3,908	£4,194	Leasehold
159	98, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BH	CV31 2BH	CV31 2	16/10/2020	221,000	228,419	N	Terraced	82	£2,695	£2,786	Freehold
108	8, The Close, Leamington Spa, Warwickshire CV31 2BL	CV31 2BL	CV31 2	18/06/2020	222,500	231,891	N	Detached	66	£3,371	£3,514	Freehold
26	13, Northway, Leamington Spa, Warwickshire CV31 2BN	CV31 2BN	CV31 2	22/01/2021	280,000	274,888	N	Semi-detached	73	£3,836	£3,766	Freehold
72	22, Northway, Leamington Spa, Warwickshire CV31 2BN	CV31 2BN	CV31 2	26/10/2020	230,500	237,716	N	Semi-detached	83.1	£2,774	£2,861	Freehold
118	109, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BQ	CV31 2BQ	CV31 2	14/08/2020	220,000	231,112	N	Terraced	80	£2,750	£2,889	Freehold
59	119, Tachbrook Street, Leamington Spa, Warwickshire CV31 2BQ	CV31 2BQ	CV31 2	04/09/2020	270,000	281,256	N	Terraced	86	£3,140	£3,270	Freehold
63	23, Scott Road, Leamington Spa, Warwickshire CV31 2BS	CV31 2BS	CV31 2	26/02/2020	227,500	242,793	N	Semi-detached	96	£2,645	£2,823	Freehold
31	36, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ	CV31 2BZ	CV31 2	26/11/2020	202,000	205,945	N	Terraced	86	£2,349	£2,395	Freehold
63	50, Prospect Road, Leamington Spa, Warwickshire CV31 2BZ	CV31 2BZ	CV31 2	10/07/2020	245,000	259,650	N	Semi-detached	100	£2,450	£2,597	Freehold
120	65, Wavelley Road, Leamington Spa, Warwickshire CV31 2DE	CV31 2DE	CV31 2	27/11/2020	227,000	231,220	N	Semi-detached	85	£2,671	£2,720	Freehold
57	9, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ	CV31 2DJ	CV31 2	30/01/2020	345,000	371,282	N	Detached	91	£3,791	£4,080	Leasehold
33	2, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ	CV31 2DJ	CV31 2	30/10/2020	325,000	334,030	N	Detached	91	£3,571	£3,671	Leasehold
61	16, Butler Close, Whitnash, Leamington Spa, Warwickshire CV31 2DJ	CV31 2DJ	CV31 2	09/10/2020	342,000	351,502	N	Detached	91	£3,758	£3,863	Leasehold
101	Flat 5, Alexandra Court, 18, Brunswick Street, Leamington Spa, Warwickshire CV31 2DX	CV31 2DX	CV31 2	17/01/2020	149,000	156,295	N	Flat	62	£2,403	£2,521	Leasehold
144	63, Rowley Road, Whitnash, Leamington Spa, Warwickshire CV31 2ET	CV31 2ET	CV31 2	13/03/2020	225,000	237,254	N	Terraced	59	£3,814	£4,021	Freehold
99	52, Rowley Road, Whitnash, Leamington Spa, Warwickshire CV31 2ET	CV31 2ET	CV31 2	25/11/2020	273,000	278,075	N	Semi-detached	70	£3,900	£3,973	Freehold
141	21, Evans Grove, Whitnash, Leamington Spa, Warwickshire CV31 2EU	CV31 2EU	CV31 2	27/03/2020	220,000	231,981	N	Terraced	61	£3,607	£3,803	Freehold
43	7, Evans Grove, Whitnash, Leamington Spa, Warwickshire CV31 2EU	CV31 2EU	CV31 2	14/08/2020	189,000	198,546	N	Terraced	61	£3,098	£3,255	Freehold
87	28, Masters Road, Leamington Spa, Warwickshire CV31 2EY	CV31 2EY	CV31 2	18/09/2020	225,000	233,834	N	Semi-detached	74	£3,041	£3,160	Freehold
8	2, Batchelor Close, Whitnash, Leamington Spa, Warwickshire CV31 2FA	CV31 2FA	CV31 2	26/08/2020	326,000	344,019	N	Detached	88	£3,705	£3,909	Leasehold
120	5, Duckett Place, Whitnash, Leamington Spa, Warwickshire CV31 2FF	CV31 2FF	CV31 2	03/01/2020	325,000	349,759	N	Detached	91	£3,571	£3,844	Leasehold
2	2, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL	CV31 2FL	CV31 2	29/05/2020	235,000	246,876	N	Terraced	57	£4,123	£4,331	Leasehold
31	1, Owen Grove, Whitnash, Leamington Spa, Warwickshire CV31 2FL	CV31 2FL	CV31 2	15/05/2020	270,000	283,645	N	Terraced	69	£3,913	£4,111	Leasehold
71	6, Sutton Drive, Whitnash, Leamington Spa, Warwickshire CV31 2FN	CV31 2FN	CV31 2	27/11/2020	225,000	229,395	N	Terraced	57	£3,947	£4,024	Leasehold
40	3, Wright Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2FP	CV31 2FP	CV31 2	31/07/2020	400,000	426,856	N	Detached	100	£4,000	£4,269	Leasehold
96	4, Burridge Place, Leamington Spa, Warwickshire CV31 2FQ	CV31 2FQ	CV31 2	15/01/2021	300,000	294,586	N	Terraced	92	£3,261	£3,202	Freehold
102	6, The Doglands, Leamington Spa, Warwickshire CV31 2HE	CV31 2HE	CV31 2	06/11/2020	260,000	264,833	N	Semi-detached	82	£3,171	£3,230	Freehold
108	Flat 8, St Margarets House, Church Close, Whitnash, Leamington Spa, Warwickshire CV31 2JH	CV31 2JH	CV31 2	13/11/2020	135,000	137,874	N	Flat	40	£4,375	£4,447	Leasehold
99	19, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HP	CV31 2HP	CV31 2	11/08/2020	316,500	331,774	N	Semi-detached	96	£3,297	£3,456	Freehold
94	28, Greville Smith Avenue, Whitnash, Leamington Spa, Warwickshire CV31 2HQ	CV31 2HQ	CV31 2	27/11/2020	268,500	273,491	N	Semi-detached	73	£3,678	£3,746	Freehold
191	18, Greville Smith Avenue, Whitnash, Leamington Spa, Warwickshire CV31 2HQ	CV31 2HQ	CV31 2	04/11/2020	245,000	249,554	N	Semi-detached	88	£2,784	£2,836	Freehold
13	125, Palmer Road, Whitnash, Leamington Spa, Warwickshire CV31 2HR	CV31 2HR	CV31 2	04/03/2020	265,000	277,578	N	Semi-detached	74	£3,581	£3,751	Freehold
151	14, Halls Close, Whitnash, Leamington Spa, Warwickshire CV31 2HS	CV31 2HS	CV31 2	24/01/2020	230,000	248,748	N	Terraced	78	£2,949	£3,189	Freehold
54	13, Halls Close, Whitnash, Leamington Spa, Warwickshire CV31 2HS	CV31 2HS	CV31 2	11/05/2020	220,000	231,118	N	Terraced	80	£2,750	£2,889	Freehold
111	29, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW	CV31 2HW	CV31 2	05/01/2021	150,000	148,394	N	Flat	55	£2,727	£2,698	Leasehold
59	31a, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW	CV31 2HW	CV31 2	15/01/2021	165,000	163,234	N	Flat	60	£2,750	£2,721	Leasehold
164	25a, Whitnash Road, Whitnash, Leamington Spa, Warwickshire CV31 2HW	CV31 2HW	CV31 2	09/10/2020	180,000	186,379	N	Flat	62	£2,903	£3,006	Leasehold
42	12, South Terrace, Whitnash, Leamington Spa, Warwickshire CV31 2HY	CV31 2HY	CV31 2	18/09/2020	224,000	233,338	N	Terraced	65	£3,446	£3,590	Freehold
8	5, South Terrace, Whitnash, Leamington Spa, Warwickshire CV31 2HY	CV31 2HY	CV31 2	11/09/2020	204,500	213,025	N	Terraced	70	£2,921	£3,043	Freehold
140	4, Field Views, Murcott Road East, Whitnash, Leamington Spa, Warwickshire CV31 2HZ	CV31 2HZ	CV31 2	27/03/2020	225,000	237,254	N	Terraced	70	£3,214	£3,389	Freehold
78	62, Coppice Road, Whitnash, Leamington Spa, Warwickshire CV31 2JB	CV31 2JB	CV31 2	06/07/2020	258,000	273,427	N	Semi-detached	73	£3,534	£3,746	Freehold
73	38, Whitmore Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU	CV31 2JU	CV31 2	02/10/2020	405,000	417,678	N	Semi-detached	132	£3,068	£3,164	Freehold
115	22, Summertown Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU	CV31 2JU	CV31 2	11/09/2020	280,000	291,673	N	Terraced	74	£3,784	£3,942	Freehold
67	2, Summertown Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU	CV31 2JU	CV31 2	17/12/2020	246,000	245,332	N	Semi-detached	75	£3,280	£3,271	Freehold
69	15, Summertown Road, Whitnash, Leamington Spa, Warwickshire CV31 2JU	CV31 2JU	CV31 2	09/10/2020	290,200	299,285	N	Semi-detached	89	£3,261	£3,363	Freehold
2	56, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JW	CV31 2JW	CV31 2	13/11/2020	310,500	316,272	N	Semi-detached	77	£4,032	£4,107	Freehold
36	60, Franklin Road, Whitnash, Leamington Spa, Warwickshire CV31 2JW	CV31 2JW	CV31 2	22/04/2020	382,000	392,538	N	Semi-detached	120	£3,183	£3,271	Freehold
57	11a, Lander Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX	CV31 2JX	CV31 2	25/09/2020	267,500	278,003	N	Semi-detached	72	£3,715	£3,861	Freehold
125	26, Lander Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX	CV31 2JX	CV31 2	07/10/2020	275,000	284,231	N	Terraced	83	£3,313	£3,424	Freehold
132	5, Lander Road, Whitnash, Leamington Spa, Warwickshire CV31 2JX	CV31 2JX	CV31 2	27/03/2020	300,000	314,240	N	Semi-detached	89	£3,371	£3,531	Freehold
7	39, Lander Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY	CV31 2JY	CV31 2	03/12/2020	290,000	289,212	N	Semi-detached	58	£5,000	£4,986	Freehold
117	35, Lander Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY	CV31 2JY	CV31 2	16/10/2020	347,500	358,378	N	Semi-detached	69	£5,036	£5,194	Freehold
2	86, Lander Road, Whitnash, Leamington Spa, Warwickshire CV31 2JY	CV31 2JY	CV31 2	27/03/2020	320,000	335,189	N	Semi-detached	95	£3,368	£3,528	Freehold
191	88, Lander Road, Whitnash, Leamington Spa, Warwickshire CV31 2JZ	CV31 2JZ	CV31 2	18/12/2020	330,000	329,104	N	Semi-detached	115	£2,870	£2,862	Freehold
24	28, St Catherine's Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA	CV31 2LA	CV31 2	13/11/2020	305,000	310,670	N	Semi-detached	78	£3,910	£3,983	Freehold
70	24, St Catherine's Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA	CV31 2LA	CV31 2	07/07/2020	245,500	260,180	N	Semi-detached	86	£2,855	£3,025	Freehold
181	25, St Catherine's Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2LA	CV31 2LA	CV31 2	16/11/2020	304,750	310,415	N	Semi-detached	88	£3,463	£3,527	Freehold
27	18, Washbourne Road, Whitnash, Leamington Spa, Warwickshire CV31 2LD	CV31 2LD	CV31 2	02/02/2021	357,000	357,000	N	Semi-detached	58	£6,155	£6,155	Freehold
144	148, Lander Road, Whitnash, Leamington Spa, Warwickshire CV31 2LE	CV31 2LE	CV31 2	20/07/2020	280,000	297,103	N	Commercial/Oth	95	£2,947	£3,127	Freehold
79	4, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG	CV31 2LG	CV31 2	26/03/2020	285,000	300,521	N	Terraced	93	£3,065	£3,231	Freehold
185	2, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG	CV31 2LG	CV31 2	19/11/2020	338,500	345,112	N	Terraced	113	£2,996	£3,054	Freehold
95	11, Moorhill Road, Whitnash, Leamington Spa, Warwickshire CV31 2LG	CV31 2LG</										

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
5	41, St Margarets Road, Leamington Spa, Warwickshire CV31 2NX	CV31 2NX	CV31 2	07/03/2020	200,000	210,892	N	Terraced	76	£2,632	£2,775	Freehold
111	8, Henley Road, Leamington Spa, Warwickshire CV31 2NY	CV31 2NY	CV31 2	10/12/2020	225,000	224,389	N	Semi-detached	78	£2,885	£2,877	Freehold
112	14, Henley Road, Leamington Spa, Warwickshire CV31 2NY	CV31 2NY	CV31 2	31/01/2020	225,000	241,728	N	Semi-detached	94	£2,394	£2,572	Freehold
65	25, Arden Close, Leamington Spa, Warwickshire CV31 2PA	CV31 2PA	CV31 2	17/12/2020	208,000	207,435	N	Semi-detached	67	£3,104	£3,096	Freehold
150	11, Redland Road, Leamington Spa, Warwickshire CV31 2PB	CV31 2PB	CV31 2	31/01/2020	220,000	237,933	N	Terraced	86	£2,558	£2,767	Freehold
145	Flat 2, 9, Haseley Close, Leamington Spa, Warwickshire CV31 2PD	CV31 2PD	CV31 2	11/09/2020	157,000	162,798	N	Flat	64	£2,453	£2,544	Leasehold
14	Flat 6, 9, Haseley Close, Leamington Spa, Warwickshire CV31 2PD	CV31 2PD	CV31 2	20/01/2021	140,000	138,501	N	Flat	67	£2,090	£2,067	Leasehold
141	32, Southway, Leamington Spa, Warwickshire CV31 2PE	CV31 2PE	CV31 2	04/09/2020	170,000	176,675	N	Semi-detached	75	£2,267	£2,356	Freehold
51	2, Lawford Road, Leamington Spa, Warwickshire CV31 2PJ	CV31 2PJ	CV31 2	29/05/2020	217,500	226,484	N	Semi-detached	79	£2,753	£2,867	Freehold
94	53, Golf Lane, Whitnash, Leamington Spa, Warwickshire CV31 2QB	CV31 2QB	CV31 2	14/08/2020	715,000	754,521	N	Detached	164	£4,360	£4,601	Freehold
36	2, Box Close, Whitnash, Leamington Spa, Warwickshire CV31 2QD	CV31 2QD	CV31 2	20/03/2020	350,000	365,959	N	Detached	89	£3,933	£4,112	Freehold
19	62, Brunel Close, Whitnash, Leamington Spa, Warwickshire CV31 2QH	CV31 2QH	CV31 2	14/08/2020	200,000	209,652	N	Semi-detached	105	£1,905	£1,997	Freehold
106	37, Brunel Close, Whitnash, Leamington Spa, Warwickshire CV31 2QQ	CV31 2QQ	CV31 2	05/01/2021	261,500	256,726	N	Semi-detached	79	£3,310	£3,250	Freehold
137	2, Rectory Close, Whitnash, Leamington Spa, Warwickshire CV31 2QS	CV31 2QS	CV31 2	27/11/2020	270,000	275,019	N	Semi-detached	103	£2,621	£2,670	Freehold
75	22, Green Close, Whitnash, Leamington Spa, Warwickshire CV31 2QT	CV31 2QT	CV31 2	23/10/2020	332,000	332,080	N	Semi-detached	106	£3,038	£3,133	Freehold
65	17, Barn Close, Whitnash, Leamington Spa, Warwickshire CV31 2QX	CV31 2QX	CV31 2	12/06/2020	259,000	269,855	N	Semi-detached	82	£3,159	£3,291	Freehold
193	73, Home Farm Crescent, Whitnash, Leamington Spa, Warwickshire CV31 2QY	CV31 2QY	CV31 2	22/04/2020	252,000	258,952	N	Semi-detached	72	£3,500	£3,597	Freehold
4	1, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA	CV31 2RA	CV31 2	30/10/2020	218,000	224,824	N	Semi-detached	65	£3,354	£3,459	Freehold
2	12, Armstrong Close, Leamington Spa, Warwickshire CV31 2RA	CV31 2RA	CV31 2	17/01/2020	305,000	329,862	N	Terraced	126	£2,421	£2,618	Freehold
26	4, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB	CV31 2RB	CV31 2	31/07/2020	308,000	328,679	N	Detached	100	£3,080	£3,287	Freehold
24	14, Holyoke Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RB	CV31 2RB	CV31 2	18/02/2021	450,000	450,000	N	Detached	166	£2,711	£2,711	Freehold
45	2, Holmes Road, Whitnash, Leamington Spa, Warwickshire CV31 2RF	CV31 2RF	CV31 2	13/01/2021	315,000	309,249	N	Semi-detached	98.7	£3,191	£3,133	Freehold
55	2, Burrows Close, Whitnash, Leamington Spa, Warwickshire CV31 2RG	CV31 2RG	CV31 2	27/02/2020	203,000	217,884	N	Terraced	68	£2,985	£3,204	Freehold
23	14, Rideswell Grove, Whitnash, Leamington Spa, Warwickshire CV31 2RJ	CV31 2RJ	CV31 2	01/02/2021	335,000	335,000	N	Semi-detached	118	£2,839	£2,839	Freehold
186	42, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN	CV31 2RN	CV31 2	13/11/2020	275,000	280,112	N	Semi-detached	75	£3,667	£3,735	Freehold
68	55, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN	CV31 2RN	CV31 2	02/11/2020	265,000	270,176	N	Terraced	80	£3,313	£3,377	Freehold
120	31, Anderson Drive, Whitnash, Leamington Spa, Warwickshire CV31 2RN	CV31 2RN	CV31 2	09/10/2020	262,500	270,717	N	Semi-detached	84	£3,125	£3,223	Freehold
14	Cherry Blossom Grove, Whitnash, Leamington Spa, Warwickshire CV31 2R	CV31 2R	CV31 2	07/09/2020	235,000	244,227	N	Semi-detached	67	£3,507	£3,645	Freehold
25	6, Dawson Close, Whitnash, Leamington Spa, Warwickshire CV31 2RZ	CV31 2RZ	CV31 2	12/06/2020	269,000	280,274	N	Semi-detached	62	£4,339	£4,521	Freehold
50	17, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ	CV31 2SQ	CV31 2	27/11/2020	240,000	244,688	N	Terraced	72	£3,333	£3,398	Freehold
13	11, Poplar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SQ	CV31 2SQ	CV31 2	12/11/2020	455,000	460,666	N	Detached	123	£3,699	£3,745	Freehold
193	1, Cedar Way, Whitnash, Leamington Spa, Warwickshire CV31 2SW	CV31 2SW	CV31 2	18/12/2020	350,000	346,882	N	Detached	93	£3,763	£3,730	Freehold
148	40, Wellerswist Drive, Whitnash, Leamington Spa, Warwickshire CV31 2TD	CV31 2TD	CV31 2	03/09/2020	217,500	226,567	N	Terraced	62	£3,508	£3,654	Freehold
55	7, Justice Close, Whitnash, Leamington Spa, Warwickshire CV31 2TF	CV31 2TF	CV31 2	24/07/2020	340,000	362,827	N	Detached	106	£3,208	£3,423	Freehold
79	79, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	16/12/2020	264,950	264,230	N	Semi-detached	62	£4,273	£4,262	Freehold
7	72, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	07/02/2020	235,000	250,797	N	Semi-detached	63	£3,730	£3,981	Freehold
172	91, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	25/09/2020	260,000	270,527	N	Detached	63	£4,127	£4,294	Freehold
159	50, Montgomery Road, Whitnash, Leamington Spa, Warwickshire CV31 2TG	CV31 2TG	CV31 2	31/01/2020	280,000	302,824	N	Terraced	76	£3,684	£3,985	Freehold
22	22, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH	CV31 2TH	CV31 2	25/03/2020	205,000	210,420	N	Flat	61	£3,361	£3,450	Leasehold
53	22, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH	CV31 2TH	CV31 2	24/08/2020	255,100	267,985	N	Terraced	71	£3,593	£3,774	Freehold
89	9, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH	CV31 2TH	CV31 2	01/10/2020	315,000	325,574	N	Terraced	77	£4,091	£4,228	Freehold
34	37, Cobham Green, Whitnash, Leamington Spa, Warwickshire CV31 2TH	CV31 2TH	CV31 2	22/05/2020	211,100	217,875	N	Flat	80	£2,639	£2,723	Leasehold
18	17, Frances Gibbs Gardens, Whitnash, Leamington Spa, Warwickshire CV31 2TH	CV31 2TH	CV31 2	26/08/2020	270,000	284,924	N	Detached	63	£4,286	£4,523	Freehold
11	6, Goldacre Close, Whitnash, Leamington Spa, Warwickshire CV31 2TW	CV31 2TW	CV31 2	01/02/2021	395,000	395,000	N	Detached	114	£3,465	£3,465	Freehold
CV31 2 Average												
71	Flat 14, Crown Terrace, 10, High Street, Leamington Spa, Warwickshire CV31	CV31 3AN	CV31 3	06/03/2020	166,250	170,645	N	Flat	54	£3,079	£3,160	Leasehold
51	Flat 18, Crown Terrace, 10, High Street, Leamington Spa, Warwickshire CV31	CV31 3AN	CV31 3	28/02/2020	147,500	154,033	N	Flat	62	£2,379	£2,484	Leasehold
13	4, Wise Terrace, Leamington Spa, Warwickshire CV31 3AS	CV31 3AS	CV31 3	31/07/2020	450,000	480,213	N	Detached	191	£2,356	£2,514	Freehold
16	12, St Georges Road, Leamington Spa, Warwickshire CV31 3AY	CV31 3AY	CV31 3	06/11/2020	186,000	189,633	N	Terraced	94.92	£1,960	£1,998	Freehold
39	42, St Georges Road, Leamington Spa, Warwickshire CV31 3AZ	CV31 3AZ	CV31 3	27/10/2020	145,000	149,817	N	Terraced	101	£1,436	£1,483	Freehold
17	79, Charles Gardner Road, Leamington Spa, Warwickshire CV31 3BG	CV31 3BG	CV31 3	22/01/2020	321,000	344,865	N	Semi-detached	146	£2,199	£2,362	Freehold
134	14, Charles Gardner Road, Leamington Spa, Warwickshire CV31 3BQ	CV31 3BQ	CV31 3	27/03/2020	250,000	263,615	N	Terraced	94	£2,660	£2,804	Freehold
126	25, Ranelagh Terrace, Leamington Spa, Warwickshire CV31 3BS	CV31 3BS	CV31 3	12/01/2021	195,000	191,481	N	Terraced	55	£3,545	£3,481	Freehold
29	13, Ranelagh Terrace, Leamington Spa, Warwickshire CV31 3BS	CV31 3BS	CV31 3	17/06/2020	243,000	253,184	N	Semi-detached	76	£3,197	£3,331	Freehold
103	53, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	14/08/2020	165,000	171,893	N	Flat	51	£3,235	£3,370	Leasehold
73	1, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	09/11/2020	220,000	224,297	N	Terraced	54	£4,074	£4,154	Freehold
173	15, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	18/12/2020	165,500	165,791	N	Flat	54	£3,065	£3,070	Leasehold
134	40, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	22/01/2020	180,000	188,813	N	Flat	54.8	£3,285	£3,446	Leasehold
79	2, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	01/10/2020	206,150	213,070	N	Terraced	55	£3,748	£3,874	Freehold
84	71, Frances Havergal Close, Leamington Spa, Warwickshire CV31 3BU	CV31 3BU	CV31 3	12/11/2020	199,955	203,901	N	Terraced	57	£3,509	£3,577	Freehold
43	303, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE	CV31 3DE	CV31 3	24/01/2020	255,000	273,958	N	Semi-detached	78	£3,269	£3,512	Freehold
180	353, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DE	CV31 3DE	CV31 3	17/12/2020	285,000	284,226	N	Semi-detached	85	£3,353	£3,344	Freehold
53	409, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF	CV31 3DF	CV31 3	18/09/2020	264,500	274,885	N	Semi-detached	60	£4,408	£4,581	Freehold
100	373, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DF	CV31 3DF	CV31 3	08/01/2021	260,000	255,253	N	Semi-detached	87.27	£2,979	£2,925	Freehold
10	437, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DQ	CV31 3DQ	CV31 3	14/10/2020	390,000	400,836	N	Detached	78	£5,000	£5,139	Freehold
50	451, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DQ	CV31 3DQ	CV31 3	09/07/2020	571,000	609,337	N	Detached	214	£2,668	£2,847	Freehold
65	10, Priory Street, Leamington Spa, Warwickshire CV31 3DR	CV31 3DR	CV31 3	09/01/2020	410,000	441,234	N	Detached	117	£3,504	£3,771	Freehold
127	27, Tachbrook Road, Leamington Spa, Warwickshire CV31 3DW	CV31 3DW	CV31 3	17/01/2020	321,000	347,166	N	Terraced	131	£2,450	£2,650	Freehold
33	14, Tachbrook Court, Tachbrook Road, Leamington Spa, Warwickshire CV31	CV31 3DY	CV31 3	27/03/2020	172,500	177,061	N	Flat	62	£2,782	£2,856	Leasehold
107	89, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EA	CV31 3EA	CV31 3	05/01/2021	263,000	258,254	N	Terraced	143	£1,839	£1,806	Freehold
50	Flat 6, Redberry Court, Charlotte Street, Leamington Spa, Warwickshire CV31	CV31 3EB	CV31 3	10/01/2020	167,000	175,177	N	Flat	71.1	£2,349	£2,464	Leasehold
154	170, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EF	CV31 3EF	CV31 3	31/01/2020	218,000	234,208	N	Semi-detached	88	£2,477	£2,661	Freehold
10	185, Tachbrook Road, Leamington Spa, Warwickshire CV31 3EN	CV31 3EN	CV31 3	25/09/2020	700,000	727,485	N	Semi-detached	249	£2,811	£2,922	Freehold
158	1, Maple Road, Leamington Spa, Warwickshire CV31 3HA	CV31 3HA	CV31 3	03/11/2020	292,000	297,428	N	Semi-detached	95	£3,074	£3,131	Freehold
32	1, The Approach, Leamington Spa, Warwickshire CV31 3HF	CV31 3HF	CV31 3	31/01/2020	296,500	320,669	N	Terraced	140	£2,118	£2,290	Freehold
62	52, Bury Road, Leamington Spa, Warwickshire CV31 3HN	CV31 3HN	CV31 3	13/11/2020	245,000	249,554	N	Semi-detached	69	£3,551	£3,617	Freehold
10	21, Bury Road, Leamington Spa, Warwickshire CV31 3HR	CV31 3HR	CV31 3	27/04/2020	167,500	172,121	N	Semi-detached	73	£2,295	£2,358	Freehold
122	59, Bury Road, Leamington Spa, Warwickshire CV31 3JD	CV31 3JD	CV31 3	23/10/2020	235,000	242,357	N	Semi-detached	68	£3,456	£3,564	Freehold
44	65, Westlea Road, Leamington Spa, Warwickshire CV31 3JE	CV31 3JE	CV31 3	26/11/2020	230,000	234,275	N	Semi-detached	74	£3,108	£3,166	Freehold
119	10, Westlea Road, Leamington Spa, Warwickshire CV31 3JF	CV31 3JF	CV31 3	29/01/2020	220,000	237,933	N	Terraced	57	£3,860	£4,174	Freehold
1	18, Westlea Road, Leamington Spa, Warwickshire CV31 3JF	CV31 3JF	CV31 3	23/10/2020	240,000	247,513	N	Semi-detached	64	£3,750	£3,867	Freehold
103	47, Westlea Road, Leamington Spa, Warwickshire CV31 3JJ	CV31 3JJ	CV31 3	23/10/2020	224,465	231,492	N	Semi-detached	70	£3,207	£3,307	Freehold
111	9, Southlea Avenue, Leamington Spa, Warwickshire CV31 3JN	CV31 3JN	CV31 3	20/11/2020	210,000	214,102	N	Terraced	66	£3,182		

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
62	Flat 17, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP	CV31 3QP	CV31 3	16/01/2020	84,500	88,637	N	Flat	24	£3,521	£3,693	Leasehold
72	Flat 27, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP	CV31 3QP	CV31 3	10/11/2020	96,000	98,044	N	Flat	24	£4,000	£4,085	Leasehold
46	Flat 22, Hitchman Court, Hitchman Road, Leamington Spa, Warwickshire CV31 3QP	CV31 3QP	CV31 3	11/08/2020	90,000	93,760	N	Flat	26	£3,462	£3,606	Leasehold
139	10, St Helens Road, Leamington Spa, Warwickshire CV31 3QQ	CV31 3QQ	CV31 3	10/01/2020	375,000	402,880	N	Semi-detached	104	£3,606	£3,874	Freehold
185	38, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR	CV31 3QR	CV31 3	04/12/2020	322,500	319,627	N	Detached	79	£4,082	£4,046	Freehold
20	11, Wych Elm Drive, Leamington Spa, Warwickshire CV31 3QR	CV31 3QR	CV31 3	29/01/2021	318,000	311,546	N	Detached	79	£4,025	£3,944	Freehold
25	5, Ginkgo Walk, Leamington Spa, Warwickshire CV31 3QT	CV31 3QT	CV31 3	18/12/2020	233,000	232,287	N	Terraced	59	£3,949	£3,937	Freehold
65	8, Hitchman Mews, Leamington Spa, Warwickshire CV31 3QW	CV31 3QW	CV31 3	18/01/2021	190,000	186,571	N	Terraced	58	£3,276	£3,217	Freehold
81	10, Silver Birch Grove, Leamington Spa, Warwickshire CV31 3QY	CV31 3QY	CV31 3	17/01/2020	390,000	419,711	N	Detached	100	£3,900	£4,197	Freehold
95	3, Brakesmead, Leamington Spa, Warwickshire CV31 3RR	CV31 3RR	CV31 3	23/10/2020	212,000	218,637	N	Semi-detached	52	£4,038	£4,165	Freehold
84	1, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU	CV31 3RU	CV31 3	15/09/2020	155,000	160,724	N	Flat	53	£2,925	£3,033	Leasehold
21	28, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU	CV31 3RU	CV31 3	04/08/2020	160,000	166,684	N	Flat	54	£2,936	£3,058	Leasehold
34	24, Prince Regent Court, Charlotte Street, Leamington Spa, Warwickshire CV31 3RU	CV31 3RU	CV31 3	28/02/2020	160,000	167,087	N	Flat	62	£2,547	£2,660	Leasehold
CV31 3 Average												£3,292
50	Apartment 8, 162a, Parade, Leamington Spa, Warwickshire CV32 4AE	CV32 4AE	CV32 4	21/12/2020	200,000	200,351	N	Flat	59	£3,361	£3,367	Leasehold
79	Apartment 5, 162a, Parade, Leamington Spa, Warwickshire CV32 4AE	CV32 4AE	CV32 4	19/02/2020	270,000	281,959	N	Flat	69	£3,913	£4,086	Leasehold
64	4, Lockhart Court, William Street, Leamington Spa, Warwickshire CV32 4BW	CV32 4BW	CV32 4	13/10/2020	615,000	636,795	N	Flat	134	£4,590	£4,752	Leasehold
172	Apartment 4, George House, 1, Parade, Leamington Spa, Warwickshire CV32 4DG	CV32 4DG	CV32 4	27/03/2020	220,000	225,816	N	Flat	55	£4,000	£4,106	Leasehold
125	Apartment 10, William House, 3, Parade, Leamington Spa, Warwickshire CV32 4DG	CV32 4DG	CV32 4	20/02/2020	340,000	355,060	N	Flat	120	£2,833	£2,959	Leasehold
94	Apartment 6, Newbold House, 23, Newbold Terrace, Leamington Spa, Warwickshire CV32 4EG	CV32 4EG	CV32 4	27/02/2020	715,000	746,670	N	Flat	137	£5,214	£5,445	Leasehold
123	17, Newbold Terrace, Leamington Spa, Warwickshire CV32 4EG	CV32 4EG	CV32 4	10/11/2020	1,746,500	1,768,247	N	Detached	447	£3,907	£3,956	Freehold
147	13, Newbold Lawn, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EX	CV32 4EX	CV32 4	22/01/2020	197,725	207,406	N	Flat	64	£3,089	£3,241	Leasehold
73	5, Eastfield Road, Leamington Spa, Warwickshire CV32 4EX	CV32 4EX	CV32 4	24/01/2020	435,000	468,139	N	Detached	78	£5,577	£6,002	Freehold
45	27, Eastfield Road, Leamington Spa, Warwickshire CV32 4EX	CV32 4EX	CV32 4	06/05/2020	850,000	880,343	N	Detached	162	£5,247	£5,344	Freehold
25	43, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EY	CV32 4EY	CV32 4	29/05/2020	425,000	440,172	N	Detached	115	£3,696	£3,828	Freehold
15	60, Newbold Terrace East, Leamington Spa, Warwickshire CV32 4EZ	CV32 4EZ	CV32 4	16/11/2020	550,000	556,849	N	Detached	141	£3,901	£3,949	Freehold
148	Flat 36, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD	CV32 4HD	CV32 4	17/01/2020	285,000	298,954	N	Flat	70	£4,020	£4,217	Leasehold
6	Flat 25, Regency House, Newbold Terrace, Leamington Spa, Warwickshire CV32 4HD	CV32 4HD	CV32 4	03/01/2020	262,500	275,353	N	Flat	73	£3,557	£3,731	Leasehold
34	Apartment 7, Blenheim House, 29, Newbold Street, Leamington Spa, Warwickshire CV32 4HP	CV32 4HP	CV32 4	03/06/2020	825,000	855,504	N	Flat	129	£6,395	£6,632	Leasehold
50	10, Newbold Place, Leamington Spa, Warwickshire CV32 4HR	CV32 4HR	CV32 4	29/05/2020	247,500	257,723	N	Semi-detached	63	£3,929	£4,091	Freehold
70	11, Newbold Place, Leamington Spa, Warwickshire CV32 4HR	CV32 4HR	CV32 4	10/08/2020	256,000	268,930	N	Terraced	80	£3,200	£3,362	Freehold
98	Flat 5, 61, Hollywalk, Leamington Spa, Warwickshire CV32 4JG	CV32 4JG	CV32 4	28/02/2020	166,000	173,353	N	Flat	40	£4,150	£4,334	Leasehold
121	70, Upper Holly Walk, Leamington Spa, Warwickshire CV32 4JL	CV32 4JL	CV32 4	27/10/2020	580,000	596,115	N	Detached	123	£4,715	£4,846	Freehold
133	111, Greenwood Court, Upper Holly Walk, Leamington Spa, Warwickshire CV32 4JY	CV32 4JY	CV32 4	23/10/2020	360,000	372,085	N	Terraced	95	£3,789	£3,917	Freehold
8	Apartment 18, 89, Parade, Leamington Spa, Warwickshire CV32 4NL	CV32 4NL	CV32 4	03/02/2020	244,000	250,630	N	Flat	61	£3,924	£4,098	Leasehold
22	Apartment 7, 89, Parade, Leamington Spa, Warwickshire CV32 4NL	CV32 4NL	CV32 4	11/03/2020	250,000	256,609	N	Flat	77	£3,247	£3,333	Leasehold
130	Apartment 7, Wellington House, 29, Regent Grove, Leamington Spa, Warwickshire CV32 4NP	CV32 4NP	CV32 4	21/02/2020	280,000	292,402	N	Flat	79	£3,544	£3,701	Leasehold
84	Apartment 15, Napoleon House, 4, Livery Street, Leamington Spa, Warwickshire CV32 4NN	CV32 4NN	CV32 4	14/02/2020	185,000	193,194	N	Flat	52	£3,558	£3,715	Leasehold
104	Apartment 7, Augusta House, 14, Livery Street, Leamington Spa, Warwickshire CV32 4NP	CV32 4NP	CV32 4	19/11/2020	255,000	260,429	N	Flat	68	£3,750	£3,830	Leasehold
95	Apartment 9, Augusta House, 14, Livery Street, Leamington Spa, Warwickshire CV32 4NP	CV32 4NP	CV32 4	17/09/2020	250,000	259,232	N	Flat	69	£3,623	£3,757	Leasehold
178	62, Clarendon Street, Leamington Spa, Warwickshire CV32 4PE	CV32 4PE	CV32 4	29/12/2020	298,000	296,925	N	Commercial/Oth	82	£3,634	£3,621	Freehold
130	Apartment 8, William Thomas House, Cross Street, Leamington Spa, Warwickshire CV32 4PL	CV32 4PL	CV32 4	18/03/2020	295,000	302,799	N	Flat	72	£4,097	£4,206	Leasehold
33	43, Clarendon Street, Leamington Spa, Warwickshire CV32 4PN	CV32 4PN	CV32 4	15/12/2020	406,000	404,757	N	Terraced	122	£3,328	£3,318	Freehold
71	33c, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR	CV32 4PR	CV32 4	17/07/2020	174,000	182,342	N	Flat	48	£3,625	£3,799	Leasehold
176	35, Lansdowne Crescent, Leamington Spa, Warwickshire CV32 4PR	CV32 4PR	CV32 4	10/12/2020	16,000	15,942	N	Commercial/Oth	234	£68	£68	Freehold
102	19a, Cross Street, Leamington Spa, Warwickshire CV32 4PX	CV32 4PX	CV32 4	23/10/2020	585,000	604,638	N	Terraced	123	£4,756	£4,916	Freehold
112	Flat 1, 10, Willes Road, Leamington Spa, Warwickshire CV32 4PY	CV32 4PY	CV32 4	26/11/2020	300,000	306,387	N	Flat	79	£3,789	£3,870	Leasehold
107	Apartment 6, William Thomas House, Willes Road, Leamington Spa, Warwickshire CV32 4PZ	CV32 4PZ	CV32 4	26/02/2020	300,000	313,288	N	Flat	78	£3,846	£4,017	Leasehold
126	106a, Warwick Street, Leamington Spa, Warwickshire CV32 4QP	CV32 4QP	CV32 4	20/10/2020	475,000	490,060	N	Commercial/Oth	142	£3,345	£3,451	Freehold
53	33, Kinnond Court, Kenilworth Street, Leamington Spa, Warwickshire CV32 4QR	CV32 4QR	CV32 4	14/08/2020	86,500	90,114	N	Flat	44	£1,966	£2,048	Leasehold
68	1, Chandos Street, Leamington Spa, Warwickshire CV32 4RP	CV32 4RP	CV32 4	14/12/2020	330,000	328,990	N	Terraced	73	£4,521	£4,507	Freehold
1	22, Clarendon Avenue, Leamington Spa, Warwickshire CV32 4RY	CV32 4RY	CV32 4	17/02/2020	485,000	520,561	N	Terraced	145	£3,345	£3,590	Freehold
151	3, Gladstone Court, Leamington Spa, Warwickshire CV32 4SB	CV32 4SB	CV32 4	19/10/2020	246,500	255,236	N	Flat	71	£3,472	£3,595	Freehold
144	The Spare House, Lansdowne Road, Leamington Spa, Warwickshire CV32 4S	CV32 4S	CV32 4	30/10/2020	265,000	272,363	N	Detached	79	£3,354	£3,448	Freehold
53	Flat 7, Merchant Court, Campion Terrace, Leamington Spa, Warwickshire CV32 4SX	CV32 4SX	CV32 4	06/03/2020	102,500	105,210	N	Flat	62	£1,653	£1,697	Leasehold
98	8, Campion Terrace, Leamington Spa, Warwickshire CV32 4SX	CV32 4SX	CV32 4	16/01/2020	710,000	767,875	N	Terraced	159	£4,465	£4,829	Freehold
124	24, Campion Terrace, Leamington Spa, Warwickshire CV32 4SX	CV32 4SX	CV32 4	24/09/2020	725,000	753,467	N	Semi-detached	201	£3,607	£3,749	Freehold
105	22, Kennedy Square, Leamington Spa, Warwickshire CV32 4SY	CV32 4SY	CV32 4	19/06/2020	160,000	165,916	N	Flat	64	£2,500	£2,592	Leasehold
26	119, Leicester Street, Leamington Spa, Warwickshire CV32 4TB	CV32 4TB	CV32 4	21/02/2020	415,000	443,124	N	Detached	139	£2,986	£3,188	Freehold
35	Leicester Street, Leamington Spa, Warwickshire CV32 4TD	CV32 4TD	CV32 4	07/01/2020	351,000	377,096	N	Semi-detached	77	£4,535	£4,872	Freehold
71	44, Leicester Street, Leamington Spa, Warwickshire CV32 4TE	CV32 4TE	CV32 4	29/09/2020	500,000	520,844	N	Terraced	130	£3,846	£4,007	Freehold
25	17, Holly Street, Leamington Spa, Warwickshire CV32 4TT	CV32 4TT	CV32 4	08/09/2020	390,000	406,259	N	Terraced	72	£5,417	£5,642	Freehold
101	21, Holly Street, Leamington Spa, Warwickshire CV32 4TT	CV32 4TT	CV32 4	12/06/2020	300,000	314,801	N	Terraced	88	£3,409	£3,577	Freehold
41	18, St Pauls Square, Leamington Spa, Warwickshire CV32 4TX	CV32 4TX	CV32 4	25/06/2020	140,000	146,907	N	Terraced	56	£2,500	£2,623	Leasehold
39	41, St Pauls Square, Leamington Spa, Warwickshire CV32 4TX	CV32 4TX	CV32 4	06/01/2021	240,000	235,669	N	Terraced	87	£2,759	£2,790	Freehold
108	15, Princes Street, Leamington Spa, Warwickshire CV32 4TY	CV32 4TY	CV32 4	10/12/2020	295,000	294,097	N	Terraced	68	£4,338	£4,325	Freehold
156	40, Princes Street, Leamington Spa, Warwickshire CV32 4TZ	CV32 4TZ	CV32 4	16/10/2020	321,000	331,775	N	Terraced	57	£5,632	£5,821	Freehold
116	22, Princes Street, Leamington Spa, Warwickshire CV32 4TZ	CV32 4TZ	CV32 4	17/02/2020	350,000	373,528	N	Semi-detached	69	£5,007	£5,344	Freehold
56	31, Princes Street, Leamington Spa, Warwickshire CV32 4TZ	CV32 4TZ	CV32 4	30/10/2020	240,000	248,056	N	Terraced	71	£3,351	£3,464	Freehold
24	2, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE	CV32 4UE	CV32 4	09/04/2020	580,000	599,268	N	Terraced	150	£3,867	£3,995	Freehold
94	7, Alveston Mews, Leamington Spa, Warwickshire CV32 4UE	CV32 4UE	CV32 4	15/12/2020	590,000	588,193	N	Terraced	150	£3,933	£3,921	Freehold
CV32 4 Average												£3,921
136	Flat 3, 19, Dormer Place, Leamington Spa, Warwickshire CV32 5AA	CV32 5AA	CV32 5	31/07/2020	180,000	188,630	N	Flat	37	£4,865	£5,098	Leasehold
54	Flat 6, Clarence House, Dale Street, Leamington Spa, Warwickshire CV32 5AD	CV32 5AD	CV32 5	23/10/2020	260,500	269,732	N	Flat	90	£2,894	£2,997	Leasehold
123	1c, Dormer Place, Leamington Spa, Warwickshire CV32 5AE	CV32 5AE	CV32 5	18/08/2020	365,000	383,436	N	Terraced	71	£5,141	£5,401	Freehold
163	26, Grove Street, Leamington Spa, Warwickshire CV32 5AJ	CV32 5AJ	CV32 5	30/09/2020	905,000	942,728	N	Terraced	183	£4,945	£5,152	Freehold
34	45, Grove Street, Leamington Spa, Warwickshire CV32 5AQ	CV32 5AQ	CV32 5	05/08/2020	650,000	682,831	N	Terraced	200	£3,242	£3,406	Freehold
157	11, Brunswick House, Lillington Avenue, Leamington Spa, Warwickshire CV32 5AX	CV32 5AX	CV32 5	03/12/2020	455,000	455,799	N	Flat	92	£4,946	£4,954	Leasehold
2	Flat 3, 14, Church Hill, Leamington Spa, Warwickshire CV32 5AY	CV32 5AY	CV32 5	14/08/2020	276,000	287,531	N	Flat	72	£3,794	£3,952	Leasehold
91	Flat 1, 14, Church Hill, Leamington Spa, Warwickshire CV32 5AY	CV32 5AY	CV32 5	29/01/2021	260,000	257,217	N	Flat	89	£2,921	£2,890	Leasehold
81	17, Church Hill, Leamington Spa, Warwickshire CV32 5AZ	CV32 5AZ	CV32 5	27/11/2020	1,041,195	1,060,550	N	Semi-detached	300	£3,471	£3,535	Freehold
47	18d, Milverton Terrace, Leamington Spa, Warwickshire CV32 5BA	CV32 5BA	CV32 5	16/12/2020	735,000	736,290	N	Flat	175	£4,200	£4,207	Leasehold
58	3, Arlington Lodge, Arlington Avenue, Leamington Spa, Warwickshire CV32 5B	CV32 5B	CV32 5	06/03/2020	225,000	230,949	N	Flat	51	£4,412	£4,528	

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
13	21, Portland Place East, Leamington Spa, Warwickshire CV32 5ES	CV32 5ES	CV32 5	21/04/2020	650,000	659,689	N	Flat	172	£3,779	£3,835	Leasehold
63	Flat 2, 32, Portland Place West, Leamington Spa, Warwickshire CV32 5EU	CV32 5EU	CV32 5	25/03/2020	295,000	302,799	N	Flat	84	£3,512	£3,605	Leasehold
127	Flat 7, 22, Portland Street, Leamington Spa, Warwickshire CV32 5EY	CV32 5EY	CV32 5	27/11/2020	121,400	123,985	N	Flat	22	£5,518	£5,636	Leasehold
113	Flat 8, 22, Portland Street, Leamington Spa, Warwickshire CV32 5EY	CV32 5EY	CV32 5	06/01/2020	147,000	154,198	N	Flat	33	£4,455	£4,673	Leasehold
92	Flat 5, Birkland House, 37, Portland Street, Leamington Spa, Warwickshire CV32 5EY	CV32 5EY	CV32 5	13/10/2020	138,000	142,891	N	Flat	35	£3,943	£4,083	Leasehold
47	Flat 2, Birkland House, 37, Portland Street, Leamington Spa, Warwickshire CV32 5EY	CV32 5EY	CV32 5	23/10/2020	155,500	161,011	N	Flat	37	£4,203	£4,352	Leasehold
144	Flat 1, 38, Portland Street, Leamington Spa, Warwickshire CV32 5EY	CV32 5EY	CV32 5	11/09/2020	242,000	250,936	N	Flat	104	£2,327	£2,413	Leasehold
100	Flat 2, 25, Portland Street, Leamington Spa, Warwickshire CV32 5EZ	CV32 5EZ	CV32 5	21/02/2020	179,950	187,921	N	Flat	37.33	£4,821	£5,034	Leasehold
78	1a, Portland Street, Leamington Spa, Warwickshire CV32 5EZ	CV32 5EZ	CV32 5	09/10/2020	499,950	513,840	N	Detached	124	£4,032	£4,144	Freehold
43	Woodbine Cottages, Leamington Spa, Warwickshire CV32 5FL	CV32 5FL	CV32 5	06/01/2021	270,000	265,127	N	Terraced	61	£4,426	£4,346	Freehold
49	2, Lyndon Court, Leamington Spa, Warwickshire CV32 5FS	CV32 5FS	CV32 5	21/02/2020	264,000	283,357	N	Terraced	51	£5,176	£5,556	Freehold
102	9, Regent Street, Leamington Spa, Warwickshire CV32 5HG	CV32 5HG	CV32 5	29/01/2021	510,000	500,796	N	Terraced	50	£10,200	£10,016	Freehold
63	Flat 5, Churchill House, 11 - 17, Regent Street, Leamington Spa, Warwickshire CV32 5HG	CV32 5HG	CV32 5	20/08/2020	180,000	187,520	N	Flat	60	£3,000	£3,125	Leasehold
15	Arlington Court, Arlington Avenue, Leamington Spa, Warwickshire CV32 5HR	CV32 5HR	CV32 5	24/01/2020	221,200	232,031	N	Flat	88	£2,514	£2,637	Leasehold
36	2, Milverton Court, Milverton Hill, Leamington Spa, Warwickshire CV32 5JA	CV32 5JA	CV32 5	05/05/2020	149,500	154,298	N	Flat	58	£2,578	£2,660	Leasehold
9	3, Milverton Court, Milverton Hill, Leamington Spa, Warwickshire CV32 5JA	CV32 5JA	CV32 5	30/09/2020	175,000	181,462	N	Flat	70	£2,500	£2,592	Leasehold
91	Flat 11, Riversdale, 3, Warwick New Road, Leamington Spa, Warwickshire CV32 5JB	CV32 5JB	CV32 5	01/10/2020	263,000	272,320	N	Flat	80	£3,288	£3,404	Leasehold
117	39, Cops Road, Leamington Spa, Warwickshire CV32 5JH	CV32 5JH	CV32 5	04/01/2021	275,000	270,037	N	Terraced	65	£4,231	£4,154	Freehold
82	Apartment 47, Alder House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	21/02/2020	136,000	142,024	N	Flat	52	£2,615	£2,731	Leasehold
58	35, Cedar House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	20/11/2020	230,000	234,897	N	Flat	76	£3,026	£3,091	Leasehold
33	Apartment 52, Alder House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	28/05/2020	200,000	206,419	N	Flat	80	£2,500	£2,580	Leasehold
37	25, Lakeside House, Lucas Court, Leamington Spa, Warwickshire CV32 5JL	CV32 5JL	CV32 5	12/06/2020	550,000	570,336	N	Flat	165	£3,333	£3,457	Leasehold
39	3, Goodway House, Cops Road, Leamington Spa, Warwickshire CV32 5JW	CV32 5JW	CV32 5	23/10/2020	201,250	208,382	N	Flat	90	£2,236	£2,315	Leasehold
25	Clarence Mansions, 1, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD	CV32 5LD	CV32 5	24/02/2020	245,000	255,852	N	Flat	73.9	£3,315	£3,462	Leasehold
167	Clarence Mansions, 2, Clarence Terrace, Leamington Spa, Warwickshire CV32 5LD	CV32 5LD	CV32 5	20/03/2020	270,000	277,138	N	Flat	75	£3,600	£3,695	Leasehold
157	Flat 3, 23, Albany Terrace, Leamington Spa, Warwickshire CV32 5LP	CV32 5LP	CV32 5	28/10/2020	165,000	170,847	N	Flat	43	£3,837	£3,973	Leasehold
135	Flat 1, 23, Albany Terrace, Leamington Spa, Warwickshire CV32 5LP	CV32 5LP	CV32 5	18/12/2020	285,000	285,500	N	Flat	90	£3,167	£3,172	Leasehold
64	Flat 3, Beauchamp House, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5LT	CV32 5LT	CV32 5	03/07/2020	435,000	455,855	N	Flat	134	£3,246	£3,402	Leasehold
66	20, Union Road, Leamington Spa, Warwickshire CV32 5LT	CV32 5LT	CV32 5	13/01/2020	860,000	925,515	N	Detached	173	£4,971	£5,350	Freehold
145	Flat 5, 34, Heath Terrace, Leamington Spa, Warwickshire CV32 5NA	CV32 5NA	CV32 5	02/12/2020	155,000	155,272	N	Flat	55	£2,818	£2,823	Leasehold
55	The Coach House, Union Road, Leamington Spa, Warwickshire CV32 5NB	CV32 5NB	CV32 5	11/09/2020	220,000	229,172	N	Terraced	49.3	£4,462	£4,649	Freehold
15	26, Union Road, Leamington Spa, Warwickshire CV32 5NB	CV32 5NB	CV32 5	04/12/2020	260,000	259,204	N	Terraced	54	£4,815	£4,800	Freehold
85	Flat 1, Milverton Lodge, Milverton Crescent West, Leamington Spa, Warwickshire CV32 5NF	CV32 5NF	CV32 5	05/06/2020	187,000	193,914	N	Flat	70	£2,671	£2,770	Leasehold
81	2a, Warwick Terrace, Leamington Spa, Warwickshire CV32 5NT	CV32 5NT	CV32 5	04/06/2020	255,000	264,429	N	Flat	78	£3,269	£3,390	Leasehold
21	14, Strathearn Road, Leamington Spa, Warwickshire CV32 5NW	CV32 5NW	CV32 5	27/11/2020	393,000	400,676	N	Terraced	86	£4,570	£4,659	Freehold
16	Flat 7, Clarendon Rise, Beauchamp Hill, Leamington Spa, Warwickshire CV32 5NY	CV32 5NY	CV32 5	21/08/2020	330,000	343,787	Y	Flat	93	£3,548	£3,697	Leasehold
121	1, Conway Road, Leamington Spa, Warwickshire CV32 5PA	CV32 5PA	CV32 5	01/04/2020	350,000	357,201	N	Detached	74	£4,730	£4,827	Freehold
73	Cross Road, Leamington Spa, Warwickshire CV32 5PB	CV32 5PB	CV32 5	18/01/2021	236,000	231,692	N	Semi-detached	78	£3,026	£2,970	Freehold
7	12, Guntery Terrace, Leamington Spa, Warwickshire CV32 5PE	CV32 5PE	CV32 5	22/01/2021	290,000	284,766	N	Terraced	74	£3,919	£3,848	Freehold
120	14, Guntery Terrace, Leamington Spa, Warwickshire CV32 5PE	CV32 5PE	CV32 5	16/12/2020	328,950	327,943	N	Terraced	76	£4,328	£4,315	Freehold
130	Apartment 42, The Space, Tavistock Street, Leamington Spa, Warwickshire CV32 5PJ	CV32 5PJ	CV32 5	03/08/2020	212,000	220,857	N	Flat	51	£4,157	£4,331	Leasehold
63	Apartment 14, Villiers House, Clarendon Avenue, Leamington Spa, Warwickshire CV32 5PR	CV32 5PR	CV32 5	16/11/2020	187,500	191,492	N	Flat	37	£5,068	£5,175	Leasehold
134	Flat 2, 16, Clarendon Square, Leamington Spa, Warwickshire CV32 5QT	CV32 5QT	CV32 5	17/12/2020	287,000	287,504	N	Flat	81	£3,543	£3,549	Leasehold
143	Flat 2, 15, Clarendon Square, Leamington Spa, Warwickshire CV32 5QT	CV32 5QT	CV32 5	18/09/2020	372,000	385,737	N	Flat	100	£3,720	£3,857	Leasehold
37	Flat 1, 30, Clarendon Square, Leamington Spa, Warwickshire CV32 5QX	CV32 5QX	CV32 5	13/08/2020	287,000	298,990	N	Flat	77	£3,727	£3,883	Leasehold
177	9, Beauchamp Court, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5RF	CV32 5RF	CV32 5	18/12/2020	160,000	159,423	N	Commercial/Oth	43	£3,721	£3,708	Leasehold
101	54, Binswood Street, Leamington Spa, Warwickshire CV32 5RN	CV32 5RN	CV32 5	29/10/2020	150,000	155,316	N	Flat	57.85	£2,593	£2,685	Leasehold
42	40, Binswood Street, Leamington Spa, Warwickshire CV32 5RN	CV32 5RN	CV32 5	13/01/2021	174,000	172,138	N	Flat	78	£2,231	£2,207	Leasehold
7	52, Binswood Avenue, Leamington Spa, Warwickshire CV32 5RX	CV32 5RX	CV32 5	15/05/2020	1,587,500	1,667,725	N	Terraced	136	£11,673	£12,263	Freehold
59	2, Binswood Avenue, Leamington Spa, Warwickshire CV32 5SQ	CV32 5SQ	CV32 5	04/08/2020	500,000	525,255	N	Terraced	166	£3,012	£3,164	Freehold
54	Flat 4, 12, Clarendon Street, Leamington Spa, Warwickshire CV32 5ST	CV32 5ST	CV32 5	31/01/2020	225,000	236,017	N	Flat	72.3	£3,112	£3,264	Leasehold
33	29, Sherbourne Place, Leamington Spa, Warwickshire CV32 5SW	CV32 5SW	CV32 5	27/01/2021	1,250,000	1,224,631	N	Detached	261	£4,789	£4,692	Freehold
64	30, Morton Street, Leamington Spa, Warwickshire CV32 5SY	CV32 5SY	CV32 5	17/11/2020	150,000	152,930	N	Terraced	72.78	£2,061	£2,101	Freehold
55	56, Morton Street, Leamington Spa, Warwickshire CV32 5SY	CV32 5SY	CV32 5	27/05/2020	305,000	320,413	N	Terraced	124	£2,460	£2,584	Freehold
48	7, Morton Street, Leamington Spa, Warwickshire CV32 5SY	CV32 5SY	CV32 5	21/01/2020	545,000	585,519	N	Semi-detached	173	£3,150	£3,385	Freehold
42	24, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TA	CV32 5TA	CV32 5	14/12/2020	1,080,000	1,076,693	N	Terraced	242	£4,463	£4,449	Freehold
21	57, Beauchamp Avenue, Leamington Spa, Warwickshire CV32 5TB	CV32 5TB	CV32 5	16/01/2020	1,480,000	1,600,641	N	Terraced	335	£4,418	£4,778	Freehold
168	14b, Kenilworth Road, Leamington Spa, Warwickshire CV32 5TL	CV32 5TL	CV32 5	27/03/2020	955,000	1,000,330	N	Semi-detached	307	£3,111	£3,258	Freehold
74	1, Morton House, Morton Street, Leamington Spa, Warwickshire CV32 5TR	CV32 5TR	CV32 5	24/07/2020	185,000	193,869	N	Flat	36	£5,139	£5,385	Leasehold
85	6, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UA	CV32 5UA	CV32 5	21/02/2020	650,000	697,659	N	Terraced	215	£3,023	£3,245	Freehold
118	3, Lillingdon Avenue, Leamington Spa, Warwickshire CV32 5UF	CV32 5UF	CV32 5	31/07/2020	1,600,000	1,707,423	N	Detached	520	£3,077	£3,284	Freehold
5	30, Dereham Court, Leamington Spa, Warwickshire CV32 5UN	CV32 5UN	CV32 5	18/01/2021	185,000	183,020	N	Flat	70.56	£2,622	£2,594	Leasehold
73	27, Waller Street, Leamington Spa, Warwickshire CV32 5UP	CV32 5UP	CV32 5	21/01/2021	540,000	530,255	N	Terraced	97.38	£5,545	£5,445	Freehold
5	Flat 17, Ripplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ	CV32 5UQ	CV32 5	10/02/2020	215,000	224,523	N	Flat	64	£3,359	£3,508	Leasehold
158	Flat 30, Ripplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ	CV32 5UQ	CV32 5	21/10/2020	195,000	201,911	N	Flat	70	£2,786	£2,884	Leasehold
62	Flat 38, Ripplingham, Arlington Avenue, Leamington Spa, Warwickshire CV32 5UQ	CV32 5UQ	CV32 5	30/09/2020	169,000	175,241	N	Flat	71	£2,380	£2,468	Leasehold
71	13, Waller Street, Leamington Spa, Warwickshire CV32 5UR	CV32 5UR	CV32 5	02/10/2020	456,000	471,307	N	Terraced	89	£5,124	£5,296	Freehold
76	10, Waller Street, Leamington Spa, Warwickshire CV32 5UR	CV32 5UR	CV32 5	03/02/2020	420,000	448,233	N	Semi-detached	91	£4,615	£4,926	Freehold
49	18, Wathen Road, Leamington Spa, Warwickshire CV32 5UX	CV32 5UX	CV32 5	10/08/2020	460,000	483,234	N	Terraced	102	£4,510	£4,738	Freehold
107	43, Wathen Road, Leamington Spa, Warwickshire CV32 5UY	CV32 5UY	CV32 5	04/09/2020	495,000	515,636	N	Terraced	133	£3,722	£3,877	Freehold
37	53, Wathen Road, Leamington Spa, Warwickshire CV32 5UY	CV32 5UY	CV32 5	12/01/2021	632,500	621,085	N	Terraced	163	£3,880	£3,810	Freehold
90	7, Keir Close, Leamington Spa, Warwickshire CV32 5WE	CV32 5WE	CV32 5	07/10/2020	270,000	278,452	N	Semi-detached	100	£2,700	£2,785	Freehold
80	Pleasant Way, Leamington Spa, Warwickshire CV32 5XA	CV32 5XA	CV32 5	24/11/2020	225,000	229,183	N	Semi-detached	53	£4,245	£4,324	Freehold
61	1, Hurley Close, Leamington Spa, Warwickshire CV32 5XB	CV32 5XB	CV32 5	17/11/2020	345,000	351,413	N	Semi-detached	84	£4,107	£4,183	Freehold
39	11, Hurley Close, Leamington Spa, Warwickshire CV32 5XB	CV32 5XB	CV32 5	16/07/2020	323,000	342,314	N	Semi-detached	85	£3,800	£4,027	Freehold
187	15, Campion Green, Leamington Spa, Warwickshire CV32 5XD	CV32 5XD	CV32 5	27/11/2020	430,000	437,993	N	Semi-detached	95	£4,526	£4,610	Freehold
96	79, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE	CV32 5XE	CV32 5	17/02/2020	192,000	200,504	N	Flat	48	£4,000	£4,177	Leasehold
61	91, Campion Court, Campion Road, Leamington Spa, Warwickshire CV32 5XE	CV32 5XE	CV32 5	11/12/2020	186,500	186,827	N	Flat	53	£3,519	£3,525	Leasehold
182	25, Campion Road, Leamington Spa, Warwickshire CV32 5XF	CV32 5XF	CV32 5	01/12/2020	459,000	457,595	N	Terraced	103	£4,456	£4,443	Freehold
96	41, Campion Road, Leamington Spa, Warwickshire CV32 5XF	CV32 5XF	CV32 5	09/09/2020	450,000	467,669	N	Semi-detached	121	£3,719	£3,865	Freehold
141	20, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH	CV32 5XH	CV32 5	10/07/2020	485,000	517,049	N	Terraced	92	£5,272	£5,620	Freehold
16	31, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH	CV32 5XH	CV32 5	18/02/2021	509,500	509,500	N	Terraced	106	£4,807	£4,807	Freehold
85	19, Brownlow Street, Leamington Spa, Warwickshire CV32 5XH	CV32 5XH										

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
156	19, Villiers Street, Leamington Spa, Warwickshire CV32 5YH	CV32 5YH	CV32 5	25/09/2020	343,000	357,299	N	Terraced	82	£4,183	£4,357	Freehold
42	35, Villiers Street, Leamington Spa, Warwickshire CV32 5YH	CV32 5YH	CV32 5	17/07/2020	350,000	373,128	N	Terraced	89	£3,933	£4,192	Freehold
43	9, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ	CV32 5YQ	CV32 5	27/03/2020	330,000	347,972	N	Terraced	73.06	£4,517	£4,763	Freehold
147	14, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ	CV32 5YQ	CV32 5	16/09/2020	300,000	312,507	N	Terraced	78	£3,846	£4,007	Freehold
141	32, Norfolk Street, Leamington Spa, Warwickshire CV32 5YQ	CV32 5YQ	CV32 5	28/08/2020	300,000	315,153	N	Terraced	109	£2,752	£2,891	Freehold
62	35c, Lillington Road, Leamington Spa, Warwickshire CV32 5YS	CV32 5YS	CV32 5	12/06/2020	495,000	519,421	N	Terraced	126	£3,929	£4,122	Freehold
CV32 5 Average												£4,068
100	34, Princes Drive, Leamington Spa, Warwickshire CV32 6AF	CV32 6AF	CV32 6	23/10/2020	335,000	345,487	N	Semi-detached	96	£3,490	£3,599	Freehold
117	33, Edmondsote Road, Leamington Spa, Warwickshire CV32 6AG	CV32 6AG	CV32 6	01/12/2020	335,000	334,090	N	Semi-detached	135	£2,481	£2,475	Freehold
120	11, Mill House Terrace, Leamington Spa, Warwickshire CV32 6AL	CV32 6AL	CV32 6	21/08/2020	285,000	300,753	N	Detached	86	£3,314	£3,497	Freehold
14	103, Edmondsote Road, Leamington Spa, Warwickshire CV32 6AQ	CV32 6AQ	CV32 6	20/11/2020	380,000	387,064	N	Semi-detached	88	£4,318	£4,398	Freehold
47	71, Quarry Street, Leamington Spa, Warwickshire CV32 6AS	CV32 6AS	CV32 6	14/02/2020	160,000	171,732	Y	Terraced	79	£2,025	£2,174	Leasehold
66	23, Quarry Street, Leamington Spa, Warwickshire CV32 6AS	CV32 6AS	CV32 6	12/11/2020	319,768	325,712	N	Semi-detached	98	£3,263	£3,324	Freehold
125	36, Quarry Street, Leamington Spa, Warwickshire CV32 6AU	CV32 6AU	CV32 6	04/12/2020	326,679	325,792	N	Semi-detached	79	£4,135	£4,124	Freehold
89	18, Quarry Street, Leamington Spa, Warwickshire CV32 6AU	CV32 6AU	CV32 6	13/02/2020	267,500	285,482	N	Semi-detached	83	£3,223	£3,440	Freehold
174	38, Quarry Street, Leamington Spa, Warwickshire CV32 6AU	CV32 6AU	CV32 6	12/10/2020	342,500	353,222	N	Semi-detached	88	£3,892	£4,014	Freehold
129	16, Albert Street, Leamington Spa, Warwickshire CV32 6BB	CV32 6BB	CV32 6	11/01/2021	320,000	313,505	N	Detached	76.24	£4,197	£4,112	Freehold
4	21, Albert Street, Leamington Spa, Warwickshire CV32 6BB	CV32 6BB	CV32 6	04/12/2020	210,000	209,430	N	Semi-detached	95	£2,211	£2,205	Freehold
116	7, St Albans Close, Leamington Spa, Warwickshire CV32 6BP	CV32 6BP	CV32 6	29/07/2020	435,000	464,206	N	Detached	112	£3,884	£4,145	Freehold
62	65, Rugby Road, Leamington Spa, Warwickshire CV32 6DF	CV32 6DF	CV32 6	10/08/2020	235,000	246,870	N	Terraced	49	£4,796	£5,038	Freehold
107	50, Rugby Road, Leamington Spa, Warwickshire CV32 6DG	CV32 6DG	CV32 6	03/07/2020	690,000	735,596	N	Terraced	163	£4,233	£4,513	Freehold
4	121, Rugby Road, Leamington Spa, Warwickshire CV32 6DH	CV32 6DH	CV32 6	26/05/2020	270,000	283,645	N	Terraced	112	£2,411	£2,533	Freehold
161	117, Rugby Road, Leamington Spa, Warwickshire CV32 6DH	CV32 6DH	CV32 6	04/11/2020	580,000	591,328	N	Terraced	134	£4,328	£4,413	Freehold
10	147, Rugby Road, Leamington Spa, Warwickshire CV32 6DJ	CV32 6DJ	CV32 6	17/02/2020	815,000	874,757	N	Terraced	207	£3,937	£4,226	Freehold
18	171, Rugby Road, Leamington Spa, Warwickshire CV32 6DP	CV32 6DP	CV32 6	15/12/2020	622,500	620,594	N	Terraced	155	£4,016	£4,004	Freehold
36	198, Rugby Road, Leamington Spa, Warwickshire CV32 6DU	CV32 6DU	CV32 6	27/11/2020	750,000	764,649	N	Terraced	251	£2,988	£3,046	Freehold
81	Flat 1, 243, Rugby Road, Leamington Spa, Warwickshire CV32 6DY	CV32 6DY	CV32 6	18/12/2020	220,000	220,386	N	Flat	56.82	£3,872	£3,879	Leasehold
124	8, Westgrove Terrace, Leamington Spa, Warwickshire CV32 6EA	CV32 6EA	CV32 6	05/01/2021	387,500	380,426	N	Semi-detached	99	£3,914	£3,843	Freehold
10	Flat 1, 275, Rugby Road, Leamington Spa, Warwickshire CV32 6EB	CV32 6EB	CV32 6	23/03/2020	289,000	296,641	N	Flat	93	£3,108	£3,190	Leasehold
78	259, Rugby Road, Leamington Spa, Warwickshire CV32 6EB	CV32 6EB	CV32 6	24/02/2020	429,000	460,455	N	Terraced	125	£3,432	£3,684	Freehold
94	4, The Spinney, Leamington Spa, Warwickshire CV32 6ED	CV32 6ED	CV32 6	16/09/2020	302,500	315,111	N	Terraced	101	£2,995	£3,120	Freehold
142	27, Highfield Terrace, Leamington Spa, Warwickshire CV32 6EE	CV32 6EE	CV32 6	02/09/2020	380,000	395,842	N	Terraced	93	£4,086	£4,256	Freehold
96	11, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN	CV32 6EN	CV32 6	03/03/2020	185,000	189,891	N	Flat	73	£2,534	£2,601	Leasehold
44	6, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN	CV32 6EN	CV32 6	21/02/2020	160,000	167,087	N	Flat	74	£2,162	£2,258	Leasehold
14	14, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN	CV32 6EN	CV32 6	07/02/2020	185,600	193,821	N	Flat	78	£2,379	£2,485	Leasehold
115	7, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN	CV32 6EN	CV32 6	11/08/2020	164,000	170,852	N	Flat	78	£2,103	£2,190	Leasehold
37	14, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN	CV32 6EN	CV32 6	23/10/2020	149,000	154,280	N	Flat	78	£1,910	£1,978	Leasehold
173	The Hollies, Fairlawn Close, Leamington Spa, Warwickshire CV32 6EN	CV32 6EN	CV32 6	05/10/2020	357,500	369,501	N	Terraced	81	£4,414	£4,562	Freehold
127	32, Gaveston Road, Leamington Spa, Warwickshire CV32 6EU	CV32 6EU	CV32 6	01/12/2020	785,000	782,596	N	Terraced	179	£4,385	£4,372	Freehold
63	35, Gaveston Road, Leamington Spa, Warwickshire CV32 6EX	CV32 6EX	CV32 6	26/06/2020	675,000	708,302	N	Terraced	95	£7,105	£7,456	Freehold
3	15, Freemans Close, Leamington Spa, Warwickshire CV32 6EY	CV32 6EY	CV32 6	07/02/2020	481,000	513,597	N	Detached	101	£4,762	£5,085	Freehold
32	21, Freemans Close, Leamington Spa, Warwickshire CV32 6EZ	CV32 6EZ	CV32 6	11/12/2020	550,000	548,506	N	Semi-detached	146	£3,767	£3,757	Freehold
113	28, Freemans Close, Leamington Spa, Warwickshire CV32 6EZ	CV32 6EZ	CV32 6	29/06/2020	730,000	760,812	N	Detached	164	£4,451	£4,639	Freehold
112	6, Northumberland Road, Leamington Spa, Warwickshire CV32 6HA	CV32 6HA	CV32 6	17/09/2020	1,115,000	1,158,780	N	Semi-detached	241.07	£4,625	£4,807	Freehold
11	65, Northumberland Road, Leamington Spa, Warwickshire CV32 6HF	CV32 6HF	CV32 6	29/05/2020	810,000	843,458	N	Semi-detached	166	£4,880	£5,081	Freehold
116	39, Northumberland Road, Leamington Spa, Warwickshire CV32 6HF	CV32 6HF	CV32 6	12/03/2020	1,260,000	1,317,451	N	Detached	243	£5,185	£5,422	Freehold
26	Flat 118, Northumberland Court, Northumberland Road, Leamington Spa, Warwickshire CV32 6HN	CV32 6HN	CV32 6	03/06/2020	253,000	262,355	N	Flat	92	£2,750	£2,852	Leasehold
82	9, Burman Close, Leamington Spa, Warwickshire CV32 6HU	CV32 6HU	CV32 6	17/12/2020	495,000	490,590	N	Detached	154	£3,214	£3,186	Freehold
136	9, Fryer Avenue, Leamington Spa, Warwickshire CV32 6HY	CV32 6HY	CV32 6	18/12/2020	878,000	870,179	N	Detached	200	£4,390	£4,351	Freehold
18	Flat 9, Concord House, 18, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JG	CV32 6JG	CV32 6	18/09/2020	220,000	228,124	N	Flat	68	£3,235	£3,355	Leasehold
73	27a, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JD	CV32 6JD	CV32 6	24/07/2020	604,000	644,552	N	Detached	194	£3,113	£3,322	Freehold
47	45, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JG	CV32 6JG	CV32 6	21/01/2021	1,270,000	1,244,225	N	Detached	490	£2,592	£2,539	Freehold
46	Flat 4, Nova Lodge, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ	CV32 6JJ	CV32 6	21/02/2020	185,000	193,194	N	Flat	58	£3,190	£3,331	Leasehold
23	Flat 6, Nova Lodge, 49, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JJ	CV32 6JJ	CV32 6	13/03/2020	197,000	202,208	N	Flat	68.85	£2,861	£2,937	Leasehold
39	32, John Cullis Gardens, Leamington Spa, Warwickshire CV32 6JP	CV32 6JP	CV32 6	14/02/2020	280,000	298,822	N	Semi-detached	61	£4,590	£4,899	Freehold
25	Astley, 56, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW	CV32 6JW	CV32 6	30/01/2020	270,500	283,744	N	Flat	72	£3,757	£3,941	Leasehold
108	50a, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JW	CV32 6JW	CV32 6	13/11/2020	550,000	556,849	N	Detached	140	£3,929	£3,977	Freehold
110	66, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX	CV32 6JX	CV32 6	21/02/2020	371,000	395,940	N	Semi-detached	151	£2,457	£2,622	Freehold
47	38, Warren Close, Leamington Spa, Warwickshire CV32 6LA	CV32 6LA	CV32 6	30/09/2020	590,000	613,887	N	Detached	120.9	£4,880	£5,078	Freehold
7	34, Warren Close, Leamington Spa, Warwickshire CV32 6LA	CV32 6LA	CV32 6	07/01/2020	727,500	782,922	N	Detached	170	£4,279	£4,605	Freehold
142	Flat 7, Warren Court, Warren Close, Leamington Spa, Warwickshire CV32 6LB	CV32 6LB	CV32 6	28/08/2020	230,000	239,609	N	Flat	64	£3,594	£3,744	Leasehold
116	Apartment 4, 45, Lillington Road, Leamington Spa, Warwickshire CV32 6LD	CV32 6LD	CV32 6	10/08/2020	350,000	364,622	N	Flat	95	£3,684	£3,838	Leasehold
68	Apartment 3, 45, Lillington Road, Leamington Spa, Warwickshire CV32 6LD	CV32 6LD	CV32 6	10/09/2020	255,000	264,416	N	Flat	96.5	£2,642	£2,740	Leasehold
100	84, Lillington Road, Leamington Spa, Warwickshire CV32 6LE	CV32 6LE	CV32 6	10/08/2020	610,000	643,717	N	Detached	138	£4,420	£4,665	Freehold
161	43, Park Road, Leamington Spa, Warwickshire CV32 6LG	CV32 6LG	CV32 6	01/09/2020	255,000	265,631	N	Terraced	56	£4,554	£4,743	Freehold
117	71, Park Road, Leamington Spa, Warwickshire CV32 6LG	CV32 6LG	CV32 6	18/11/2020	615,000	627,012	N	Terraced	174	£3,534	£3,604	Freehold
89	166, Lillington Road, Leamington Spa, Warwickshire CV32 6LN	CV32 6LN	CV32 6	25/11/2020	735,000	744,152	N	Detached	166	£4,428	£4,483	Freehold
97	29, Elm Bank Close, Leamington Spa, Warwickshire CV32 6LR	CV32 6LR	CV32 6	26/02/2020	625,000	667,355	N	Detached	112	£5,580	£5,959	Freehold
28	1, Elm Bank Close, Leamington Spa, Warwickshire CV32 6LR	CV32 6LR	CV32 6	14/02/2020	900,000	960,992	N	Detached	191.1	£4,710	£5,029	Freehold
28	1, Belmont Drive, Leamington Spa, Warwickshire CV32 6LS	CV32 6LS	CV32 6	30/11/2020	665,000	673,280	N	Detached	150	£4,433	£4,489	Freehold
80	100a, Lillington Road, Leamington Spa, Warwickshire CV32 6LW	CV32 6LW	CV32 6	18/09/2020	982,500	1,022,278	N	Detached	261	£3,764	£3,917	Freehold
170	4, Beaty's Gardens, Leamington Spa, Warwickshire CV32 6LX	CV32 6LX	CV32 6	11/09/2020	345,000	358,968	N	Detached	73	£4,726	£4,917	Freehold
25	4, Beaty's Gardens, Leamington Spa, Warwickshire CV32 6LX	CV32 6LX	CV32 6	15/02/2021	370,000	370,000	N	Detached	91	£4,066	£4,066	Freehold
4	Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY	CV32 6LY	CV32 6	19/06/2020	322,500	334,424	N	Flat	92	£3,505	£3,635	Leasehold
133	10, Saxon Court, 2, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LY	CV32 6LY	CV32 6	06/11/2020	339,950	347,188	N	Flat	92	£3,695	£3,774	Leasehold
101	7, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LZ	CV32 6LZ	CV32 6	13/03/2020	176,500	181,166	N	Flat	49	£3,602	£3,697	Leasehold
9	Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6LZ	CV32 6LZ	CV32 6	24/07/2020	165,000	175,078	N	Commercial/Oth	59	£2,797	£2,967	Leasehold
1	11, Keswick Green, Leamington Spa, Warwickshire CV32 6NA	CV32 6NA	CV32 6	08/04/2020	295,000	304,800	N	Terraced	78	£3,782	£3,908	Freehold
14	3, Keswick Green, Leamington Spa, Warwickshire CV32 6NA	CV32 6NA	CV32 6	01/07/2020	333,145	355,159	N	Terraced	90	£3,702	£3,946	Freehold
53	1, Keswick Green, Leamington Spa, Warwickshire CV32 6NA	CV32 6NA	CV32 6	06/11/2020	350,000	356,836	N	Terraced	99	£3,535	£3,604	Freehold
34	11, Wadale Close, Leamington Spa, Warwickshire CV32 6NF	CV32 6NF	CV32 6	29/10/2020	370,000	382,420	N	Terraced	78	£4,744	£4,903	Freehold
15	Penith Close, Leamington Spa, Warwickshire CV32 6NJ	CV32 6NJ	CV32 6	03/11/2020	355,000	361,599	N	Semi-detached	87	£4,080	£4,156	Freehold
48	4, Risdale Close, Leamington Spa, Warwickshire CV32 6NN	CV32 6NN	CV32 6	22/04/2020	390,000	398,024	N	Detached	125	£3,120	£3,184	Freehold
23	4, Belmont Mews, Leam											

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
122	9, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	10/01/2020	495,000	519,236	Y	Flat	106	£4,670	£4,898	Leasehold
126	6, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	30/01/2020	490,000	513,992	Y	Flat	106	£4,623	£4,849	Leasehold
190	3, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	25/11/2020	485,000	495,326	Y	Flat	106	£4,575	£4,673	Leasehold
123	2, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	17/01/2020	484,950	508,694	Y	Flat	117	£4,145	£4,348	Leasehold
127	5, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	28/01/2020	520,000	545,461	Y	Flat	117	£4,444	£4,662	Leasehold
128	1, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	28/01/2020	525,000	550,705	Y	Flat	121	£4,339	£4,551	Leasehold
125	4, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	31/01/2020	525,000	550,705	Y	Flat	126	£4,167	£4,371	Leasehold
129	7, Regents View, Cloister Way, Leamington Spa, Warwickshire CV32 6QU	CV32 6QU	CV32 6	31/01/2020	550,000	576,929	Y	Flat	126	£4,365	£4,579	Leasehold
31	8, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	31/03/2020	228,000	234,028	Y	Flat	56	£4,071	£4,179	Leasehold
175	5, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	06/03/2020	240,000	246,345	Y	Flat	56	£4,286	£4,399	Leasehold
53	1, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	28/02/2020	380,000	396,831	Y	Flat	91	£4,176	£4,361	Leasehold
32	7, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	31/03/2020	361,000	370,544	Y	Flat	91	£3,967	£4,072	Leasehold
122	9, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	31/03/2020	361,000	370,544	Y	Flat	91	£3,967	£4,072	Leasehold
127	4, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	31/03/2020	380,000	390,046	Y	Flat	91	£4,176	£4,286	Leasehold
176	6, Regents House, Cloister Way, Leamington Spa, Warwickshire CV32 6QX	CV32 6QX	CV32 6	06/03/2020	375,000	384,914	Y	Flat	91	£4,121	£4,230	Leasehold
9	10, Bamburg Grove, Leamington Spa, Warwickshire CV32 6RL	CV32 6RL	CV32 6	04/02/2021	915,000	915,000	N	Detached	201	£4,552	£4,552	Freehold
77	1, Range Meadow Close, Leamington Spa, Warwickshire CV32 6RU	CV32 6RU	CV32 6	17/01/2020	450,000	484,281	N	Detached	104	£4,327	£4,657	Freehold
20	155, Guys Cliffe Avenue, Leamington Spa, Warwickshire CV32 6RX	CV32 6RX	CV32 6	05/02/2021	575,000	575,000	N	Detached	121	£4,752	£4,752	Freehold
75	10, College Drive, Leamington Spa, Warwickshire CV32 6SG	CV32 6SG	CV32 6	24/09/2020	820,000	853,199	N	Detached	185	£4,432	£4,612	Freehold
48	31, Lamitone Drive, Leamington Spa, Warwickshire CV32 6SJ	CV32 6SJ	CV32 6	07/08/2020	505,000	532,913	N	Detached	147	£3,435	£3,625	Freehold
36	4, Colbourne Grove, Leamington Spa, Warwickshire CV32 6SL	CV32 6SL	CV32 6	31/01/2020	530,000	570,376	N	Detached	116	£4,569	£4,917	Freehold
93	Onslow Croft, Leamington Spa, Warwickshire CV32 6SN	CV32 6SN	CV32 6	09/10/2020	910,000	935,283	N	Detached	144	£6,319	£6,495	Freehold
127	1, Strachey Avenue, Leamington Spa, Warwickshire CV32 6SS	CV32 6SS	CV32 6	12/06/2020	750,000	781,656	N	Detached	161	£4,658	£4,855	Freehold
CV32 6 Average												£4,114
168	37, Cubbington Road, Leamington Spa, Warwickshire CV32 7AA	CV32 7AA	CV32 7	12/11/2020	317,500	323,402	N	Semi-detached	99	£3,207	£3,267	Freehold
30	1, Cubbington Road, Leamington Spa, Warwickshire CV32 7AA	CV32 7AA	CV32 7	23/10/2020	584,000	600,226	N	Detached	123	£4,748	£4,880	Freehold
46	56, Cubbington Road, Leamington Spa, Warwickshire CV32 7AB	CV32 7AB	CV32 7	29/06/2020	350,000	364,668	N	Semi-detached	80	£4,375	£4,558	Freehold
22	7, Ingewood Close, Leamington Spa, Warwickshire CV32 7AD	CV32 7AD	CV32 7	21/05/2020	290,000	300,352	N	Detached	76	£3,816	£3,952	Freehold
36	184, Cubbington Road, Leamington Spa, Warwickshire CV32 7AJ	CV32 7AJ	CV32 7	28/08/2020	640,000	675,375	N	Detached	170	£3,765	£3,973	Freehold
171	23, Meadow Close, Leamington Spa, Warwickshire CV32 7AS	CV32 7AS	CV32 7	11/12/2020	447,500	446,285	N	Semi-detached	141	£3,174	£3,165	Freehold
47	7, Epping Way, Leamington Spa, Warwickshire CV32 7BD	CV32 7BD	CV32 7	28/10/2020	350,000	360,957	N	Semi-detached	95	£3,684	£3,800	Freehold
57	2a, Delamere Way, Leamington Spa, Warwickshire CV32 7BG	CV32 7BG	CV32 7	30/04/2020	277,500	286,719	N	Terraced	90	£3,083	£3,186	Freehold
37	21, Parklands Avenue, Leamington Spa, Warwickshire CV32 7BH	CV32 7BH	CV32 7	31/01/2020	294,500	316,395	N	Semi-detached	91	£3,236	£3,477	Freehold
68	1, Chevot Rise, Leamington Spa, Warwickshire CV32 7BJ	CV32 7BJ	CV32 7	17/01/2020	262,500	282,016	N	Semi-detached	83	£3,163	£3,398	Freehold
97	9, Sherwood Walk, Leamington Spa, Warwickshire CV32 7BQ	CV32 7BQ	CV32 7	12/06/2020	227,500	237,034	N	Semi-detached	53.2	£4,276	£4,456	Freehold
12	37, Charnwood Way, Lillington, Leamington Spa, Warwickshire CV32 7BU	CV32 7BU	CV32 7	11/01/2021	239,000	234,687	N	Terraced	65	£3,677	£3,611	Freehold
52	1, Leighton Close, Leamington Spa, Warwickshire CV32 7BW	CV32 7BW	CV32 7	25/09/2020	312,000	324,250	N	Semi-detached	82	£3,805	£3,954	Freehold
92	14, Leighton Close, Leamington Spa, Warwickshire CV32 7BW	CV32 7BW	CV32 7	04/08/2020	325,000	340,684	N	Semi-detached	83	£3,916	£4,105	Freehold
67	8, Leighton Close, Leamington Spa, Warwickshire CV32 7BW	CV32 7BW	CV32 7	27/01/2021	350,000	343,610	N	Semi-detached	87	£4,023	£3,950	Freehold
43	36, Lime Avenue, Leamington Spa, Warwickshire CV32 7DF	CV32 7DF	CV32 7	21/09/2020	421,500	438,050	N	Semi-detached	103	£4,092	£4,253	Freehold
60	87, Lime Avenue, Leamington Spa, Warwickshire CV32 7DG	CV32 7DG	CV32 7	17/07/2020	625,000	666,962	N	Detached	120	£5,208	£5,558	Freehold
54	76, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH	CV32 7DH	CV32 7	07/08/2020	535,000	560,818	N	Semi-detached	91	£5,879	£6,163	Freehold
37	66, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH	CV32 7DH	CV32 7	15/12/2020	530,000	528,561	N	Semi-detached	132	£4,015	£4,004	Freehold
58	80, Lime Avenue, Leamington Spa, Warwickshire CV32 7DH	CV32 7DH	CV32 7	30/09/2020	640,000	665,129	N	Semi-detached	185	£3,459	£3,595	Freehold
28	32, Melton Road, Leamington Spa, Warwickshire CV32 7DL	CV32 7DL	CV32 7	12/01/2021	395,000	387,789	N	Semi-detached	107.34	£3,680	£3,613	Freehold
84	29, Helmsdale Road, Leamington Spa, Warwickshire CV32 7DN	CV32 7DN	CV32 7	31/03/2020	430,000	450,410	N	Semi-detached	126	£3,413	£3,575	Freehold
87	47, Helmsdale Road, Leamington Spa, Warwickshire CV32 7DN	CV32 7DN	CV32 7	02/10/2020	498,000	513,590	N	Semi-detached	127.78	£3,897	£4,019	Freehold
87	73, Keith Road, Leamington Spa, Warwickshire CV32 7DP	CV32 7DP	CV32 7	05/06/2020	300,000	312,573	N	Semi-detached	72	£4,167	£4,341	Freehold
88	21, Keith Road, Leamington Spa, Warwickshire CV32 7DP	CV32 7DP	CV32 7	28/09/2020	354,500	369,279	N	Terraced	80	£4,431	£4,616	Freehold
86	100, Lime Avenue, Leamington Spa, Warwickshire CV32 7DQ	CV32 7DQ	CV32 7	17/12/2020	675,000	673,167	N	Semi-detached	211	£3,199	£3,190	Freehold
73	59, Montrose Avenue, Leamington Spa, Warwickshire CV32 7DS	CV32 7DS	CV32 7	02/09/2020	442,513	459,888	N	Semi-detached	131	£3,378	£3,511	Freehold
5	37, Hadrian Close, Leamington Spa, Warwickshire CV32 7ED	CV32 7ED	CV32 7	02/10/2020	295,000	304,235	N	Semi-detached	96	£3,073	£3,169	Freehold
99	23, Kinross Road, Leamington Spa, Warwickshire CV32 7EE	CV32 7EE	CV32 7	03/09/2020	429,000	445,844	N	Semi-detached	109	£3,936	£4,090	Freehold
121	34, Kinross Road, Leamington Spa, Warwickshire CV32 7EF	CV32 7EF	CV32 7	30/01/2020	325,000	349,163	N	Semi-detached	78	£4,167	£4,476	Freehold
86	38, Kinross Road, Leamington Spa, Warwickshire CV32 7EF	CV32 7EF	CV32 7	21/10/2020	355,000	366,917	N	Terraced	91	£3,901	£4,032	Freehold
92	36, Kinross Road, Leamington Spa, Warwickshire CV32 7EF	CV32 7EF	CV32 7	14/02/2020	405,250	432,492	N	Semi-detached	122	£3,322	£3,545	Freehold
58	38, Highland Road, Leamington Spa, Warwickshire CV32 7EG	CV32 7EG	CV32 7	27/01/2021	460,000	451,602	N	Semi-detached	106.55	£4,317	£4,238	Freehold
8	23, Burns Road, Leamington Spa, Warwickshire CV32 7EL	CV32 7EL	CV32 7	27/01/2021	368,000	361,282	N	Semi-detached	101	£3,644	£3,577	Freehold
8	2, Burns Road, Leamington Spa, Warwickshire CV32 7EL	CV32 7EL	CV32 7	01/02/2021	455,000	455,000	N	Detached	129	£3,527	£3,527	Freehold
4	468, Kinross Road, Leamington Spa, Warwickshire CV32 7EN	CV32 7EN	CV32 7	01/02/2021	481,000	481,000	N	Semi-detached	77	£6,247	£6,247	Freehold
122	63, Kinross Road, Leamington Spa, Warwickshire CV32 7EN	CV32 7EN	CV32 7	27/11/2020	440,000	448,179	N	Semi-detached	118	£3,729	£3,798	Freehold
76	52, Braemar Road, Leamington Spa, Warwickshire CV32 7EY	CV32 7EY	CV32 7	01/07/2020	299,000	316,879	N	Semi-detached	74	£4,041	£4,282	Freehold
85	8, Braemar Road, Leamington Spa, Warwickshire CV32 7EY	CV32 7EY	CV32 7	04/03/2020	388,000	406,417	N	Semi-detached	91	£4,264	£4,466	Freehold
53	3, Crawford Close, Leamington Spa, Warwickshire CV32 7HA	CV32 7HA	CV32 7	26/10/2020	260,000	268,139	N	Semi-detached	61	£4,262	£4,396	Freehold
1	38, Leicester Lane, Leamington Spa, Warwickshire CV32 7HF	CV32 7HF	CV32 7	01/02/2021	796,000	796,000	N	Detached	210	£3,790	£3,790	Freehold
56	98, Leicester Lane, Leamington Spa, Warwickshire CV32 7HH	CV32 7HH	CV32 7	21/01/2021	790,000	773,967	N	Detached	180	£4,389	£4,300	Freehold
59	1a, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ	CV32 7HJ	CV32 7	17/09/2020	625,000	650,304	N	Detached	92	£6,793	£7,069	Freehold
13	5, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ	CV32 7HJ	CV32 7	04/02/2020	440,000	469,578	N	Semi-detached	142	£3,099	£3,307	Freehold
49	25, Telford Avenue, Leamington Spa, Warwickshire CV32 7HJ	CV32 7HJ	CV32 7	27/03/2020	670,170	700,727	N	Detached	149	£4,498	£4,703	Freehold
172	70, Telford Avenue, Leamington Spa, Warwickshire CV32 7HP	CV32 7HP	CV32 7	01/10/2020	680,000	698,893	N	Detached	161	£4,224	£4,341	Freehold
9	101, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ	CV32 7HQ	CV32 7	04/02/2020	397,000	423,687	N	Semi-detached	112	£3,545	£3,783	Freehold
71	67, Telford Avenue, Leamington Spa, Warwickshire CV32 7HQ	CV32 7HQ	CV32 7	04/02/2020	665,000	710,066	N	Detached	163	£4,080	£4,356	Freehold
149	115, Stirling Avenue, Leamington Spa, Warwickshire CV32 7HS	CV32 7HS	CV32 7	02/11/2020	450,000	458,789	N	Terraced	146	£3,082	£3,142	Freehold
109	14, Roxburgh Croft, Leamington Spa, Warwickshire CV32 7HT	CV32 7HT	CV32 7	07/10/2020	241,350	248,905	N	Semi-detached	89	£2,712	£2,797	Freehold
119	111, Stirling Avenue, Leamington Spa, Warwickshire CV32 7HW	CV32 7HW	CV32 7	01/06/2020	324,781	340,804	N	Terraced	99	£3,281	£3,442	Freehold
133	6, West View Road, Leamington Spa, Warwickshire CV32 7JA	CV32 7JA	CV32 7	03/07/2020	292,000	309,460	N	Semi-detached	80	£3,650	£3,868	Freehold
19	1, High View Road, Leamington Spa, Warwickshire CV32 7JB	CV32 7JB	CV32 7	30/10/2020	245,000	252,670	N	Semi-detached	73	£3,356	£3,461	Freehold
102	24, High View Road, Leamington Spa, Warwickshire CV32 7JB	CV32 7JB	CV32 7	22/06/2020	255,000	267,581	N	Terraced	92	£2,772	£2,908	Freehold
85	61, High View Road, Leamington Spa, Warwickshire CV32 7JB	CV32 7JB	CV32 7	14/07/2020	520,000	554,913	N	Detached	149	£3,490	£3,724	Freehold
176	22, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JE	CV32 7JE	CV32 7	01/10/2020	395,000	408,260	N	Terraced	105	£3,762	£3,888	Freehold
160	149, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JJ	CV32 7JJ	CV32 7	17/12/2020	360,000	359,022	N	Semi-detached	99	£3,636	£3,626	Freehold
145	223, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JL	CV32 7JL	CV32 7	17/01/2020	240,000	259,563	N	Terraced	65	£3,692	£3,993	Freehold
16	188, Rugby Road, Cubbington, Leamington Spa, Warwickshire CV32 7JL	CV32 7JL	CV32 7	22/05/2020	286,500	298,334	N	Semi-detached	92	£3,114	£3,243	Freehold
34	Coventry Road, Cubbington, Leamington Spa, Warwickshire CV32 7JN											

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
50	Hillcrest, Leamington Spa, Warwickshire CV32 7ND	CV32 7ND	CV32 7	08/01/2021	275,000	269,980	N	Semi-detached	77	£3,571	£3,506	Freehold
41	9, Brookfield Road, Leamington Spa, Warwickshire CV32 7NF	CV32 7NF	CV32 7	09/04/2020	240,000	246,621	N	Semi-detached	70	£3,429	£3,523	Freehold
114	37, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NG	CV32 7NG	CV32 7	18/12/2020	290,000	289,112	N	Terraced	82	£3,537	£3,526	Freehold
70	13, Ladycroft, Leamington Spa, Warwickshire CV32 7NH	CV32 7NH	CV32 7	06/03/2020	265,000	277,578	N	Semi-detached	71	£3,732	£3,910	Freehold
104	3, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW	CV32 7NW	CV32 7	17/07/2020	350,000	370,928	N	Semi-detached	91	£3,846	£4,076	Freehold
165	13, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW	CV32 7NW	CV32 7	01/10/2020	365,000	376,426	N	Semi-detached	107	£3,411	£3,518	Freehold
172	29, Offchurch Road, Cubbington, Leamington Spa, Warwickshire CV32 7NW	CV32 7NW	CV32 7	27/11/2020	357,500	364,483	N	Terraced	117	£3,056	£3,115	Freehold
20	6, Compton Close, Leamington Spa, Warwickshire CV32 7PD	CV32 7PD	CV32 7	31/01/2020	220,000	237,933	N	Terraced	84	£2,619	£2,833	Freehold
28	46, Mason Avenue, Leamington Spa, Warwickshire CV32 7PF	CV32 7PF	CV32 7	31/05/2020	218,500	227,525	N	Semi-detached	77	£2,838	£2,955	Freehold
74	40, Wellington Road, Leamington Spa, Warwickshire CV32 7PJ	CV32 7PJ	CV32 7	06/01/2020	245,000	263,215	N	Semi-detached	88	£2,784	£2,991	Freehold
145	6, Langdale Close, Leamington Spa, Warwickshire CV32 7QB	CV32 7QB	CV32 7	03/11/2020	215,000	218,997	N	Semi-detached	68	£3,162	£3,221	Freehold
2	13, Langdale Close, Leamington Spa, Warwickshire CV32 7QB	CV32 7QB	CV32 7	21/02/2020	210,000	225,398	N	Terraced	87	£2,414	£2,591	Freehold
20	3, Barnard Close, Leamington Spa, Warwickshire CV32 7QD	CV32 7QD	CV32 7	24/04/2020	250,000	256,897	N	Semi-detached	75	£3,333	£3,425	Freehold
8	17, Clare Close, Leamington Spa, Warwickshire CV32 7QH	CV32 7QH	CV32 7	09/04/2020	247,500	255,722	N	Terraced	88	£2,813	£2,906	Freehold
47	111a, Buckley Road, Leamington Spa, Warwickshire CV32 7QJ	CV32 7QJ	CV32 7	20/11/2020	107,500	109,789	N	Flat	56	£1,920	£1,961	Leasehold
21	21, Gresham Avenue, Leamington Spa, Warwickshire CV32 7QP	CV32 7QP	CV32 7	14/02/2020	252,500	271,014	N	Terraced	97	£2,603	£2,794	Freehold
165	25, Rawlinson Road, Leamington Spa, Warwickshire CV32 7QS	CV32 7QS	CV32 7	27/03/2020	230,000	242,526	N	Terraced	85	£2,706	£2,853	Freehold
157	15, Rawlinson Road, Leamington Spa, Warwickshire CV32 7QS	CV32 7QS	CV32 7	20/03/2020	262,000	276,269	N	Terraced	87	£3,011	£3,176	Freehold
29	15, Dudley Green, Leamington Spa, Warwickshire CV32 7OT	CV32 7OT	CV32 7	13/11/2020	215,000	219,199	N	Terraced	98	£2,194	£2,237	Freehold
110	36, Dudley Green, Leamington Spa, Warwickshire CV32 7OU	CV32 7OU	CV32 7	22/12/2020	235,000	234,280	N	Terraced	96	£2,448	£2,440	Freehold
21	159, Buckley Road, Leamington Spa, Warwickshire CV32 7QW	CV32 7QW	CV32 7	05/02/2021	175,000	175,000	N	Semi-detached	79	£2,205	£2,205	Freehold
77	13, Haddon Road, Leamington Spa, Warwickshire CV32 7QX	CV32 7QX	CV32 7	13/11/2020	236,000	240,387	N	Semi-detached	74	£3,189	£3,248	Freehold
167	39, Haddon Road, Leamington Spa, Warwickshire CV32 7QY	CV32 7QY	CV32 7	07/10/2020	249,600	257,414	N	Semi-detached	78	£3,200	£3,300	Freehold
23	74, Haddon Road, Leamington Spa, Warwickshire CV32 7QY	CV32 7QY	CV32 7	25/08/2020	320,100	335,548	N	Semi-detached	103	£3,108	£3,258	Freehold
113	5, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA	CV32 7RA	CV32 7	23/01/2020	247,000	265,364	N	Semi-detached	65	£3,800	£4,083	Freehold
36	4, Gresham Avenue, Leamington Spa, Warwickshire CV32 7RA	CV32 7RA	CV32 7	28/02/2020	285,000	304,158	N	Semi-detached	71	£4,014	£4,284	Freehold
116	5, Marston Close, Leamington Spa, Warwickshire CV32 7RB	CV32 7RB	CV32 7	18/12/2020	181,500	181,007	N	Semi-detached	72	£2,521	£2,514	Leasehold
79	6, Marston Close, Leamington Spa, Warwickshire CV32 7RB	CV32 7RB	CV32 7	03/01/2020	180,000	188,813	N	Flat	75.24	£2,392	£2,509	Leasehold
164	8, Marston Close, Leamington Spa, Warwickshire CV32 7RB	CV32 7RB	CV32 7	27/03/2020	150,750	154,736	N	Flat	85	£1,774	£1,820	Leasehold
44	Flat 1, 52, Bnair Close, Leamington Spa, Warwickshire CV32 7RE	CV32 7RE	CV32 7	13/05/2020	169,500	174,940	N	Flat	60	£2,825	£2,916	Leasehold
158	30, Manor Road, Leamington Spa, Warwickshire CV32 7RJ	CV32 7RJ	CV32 7	05/03/2020	310,000	326,883	N	Terraced	87	£3,563	£3,577	Freehold
69	20, Farm Road, Leamington Spa, Warwickshire CV32 7RP	CV32 7RP	CV32 7	09/09/2020	360,000	375,008	N	Terraced	94	£3,830	£3,989	Freehold
57	7, Lillington Close, Leamington Spa, Warwickshire CV32 7RW	CV32 7RW	CV32 7	07/12/2020	720,000	713,586	N	Detached	161.68	£4,453	£4,414	Freehold
85	16, Cromer Road, Leamington Spa, Warwickshire CV32 7RZ	CV32 7RZ	CV32 7	03/01/2020	286,000	309,313	N	Terraced	82	£3,488	£3,772	Freehold
96	99, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	29/01/2021	274,500	269,546	N	Terraced	67	£4,097	£4,023	Freehold
167	83, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	11/12/2020	380,000	378,968	N	Semi-detached	69	£5,507	£5,492	Freehold
25	61, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	21/02/2020	312,000	332,973	N	Semi-detached	79	£3,949	£4,215	Freehold
76	11, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	05/06/2020	269,000	282,271	N	Terraced	81	£3,321	£3,485	Freehold
38	37, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SA	CV32 7SA	CV32 7	29/05/2020	290,000	301,979	N	Semi-detached	85	£3,412	£3,553	Freehold
124	16, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB	CV32 7SB	CV32 7	30/10/2020	275,000	284,231	N	Terraced	68	£4,044	£4,180	Freehold
56	44, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB	CV32 7SB	CV32 7	12/11/2020	361,000	367,711	N	Semi-detached	68	£5,309	£5,408	Freehold
40	46, Taylor Avenue, Leamington Spa, Warwickshire CV32 7SB	CV32 7SB	CV32 7	31/03/2020	328,000	343,569	N	Semi-detached	88	£3,727	£3,904	Freehold
107	36, Crown Way, Leamington Spa, Warwickshire CV32 7SE	CV32 7SE	CV32 7	13/03/2020	155,000	159,098	N	Flat	70	£2,214	£2,273	Leasehold
48	11, Sandown Close, Leamington Spa, Warwickshire CV32 7SX	CV32 7SX	CV32 7	28/02/2020	426,500	455,403	N	Detached	134	£3,183	£3,399	Freehold
65	19, Sandown Close, Leamington Spa, Warwickshire CV32 7SX	CV32 7SX	CV32 7	31/03/2020	455,000	475,746	N	Detached	149	£3,054	£3,193	Freehold
38	198, Valley Road, Lillington, Leamington Spa, Warwickshire CV32 7SY	CV32 7SY	CV32 7	09/01/2020	390,000	419,711	N	Detached	120	£3,250	£3,498	Freehold
132	69, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TD	CV32 7TD	CV32 7	10/06/2020	355,000	372,514	N	Terraced	89	£3,989	£4,186	Freehold
61	63, Beaufort Avenue, Leamington Spa, Warwickshire CV32 7TD	CV32 7TD	CV32 7	24/06/2020	370,000	385,506	N	Semi-detached	90	£4,111	£4,283	Freehold
40	23, Kelvin Road, Leamington Spa, Warwickshire CV32 7TF	CV32 7TF	CV32 7	11/09/2020	330,000	342,957	N	Semi-detached	83	£3,976	£4,132	Freehold
161	19, Kelvin Road, Leamington Spa, Warwickshire CV32 7TF	CV32 7TF	CV32 7	06/03/2020	415,000	434,698	N	Semi-detached	83.8	£4,952	£5,187	Freehold
36	87, Kelvin Road, Leamington Spa, Warwickshire CV32 7TG	CV32 7TG	CV32 7	21/12/2020	405,000	403,760	N	Terraced	101	£4,010	£3,998	Freehold
153	10, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH	CV32 7TH	CV32 7	14/12/2020	330,000	327,060	N	Detached	75	£4,400	£4,361	Freehold
143	8, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH	CV32 7TH	CV32 7	23/10/2020	342,500	352,016	N	Detached	76	£4,507	£4,632	Freehold
22	22, Girvan Grove, Leamington Spa, Warwickshire CV32 7TH	CV32 7TH	CV32 7	30/04/2020	371,000	381,234	N	Semi-detached	125	£2,968	£3,050	Freehold
92	70, Dunblane Drive, Leamington Spa, Warwickshire CV32 7TL	CV32 7TL	CV32 7	15/12/2020	430,000	428,832	N	Semi-detached	138	£3,116	£3,107	Freehold
138	27, Kenilworth Road, Cubbington, Leamington Spa, Warwickshire CV32 7TN	CV32 7TN	CV32 7	02/09/2020	375,000	390,183	N	Detached	87	£4,310	£4,485	Freehold
93	73, Dunblane Drive, Leamington Spa, Warwickshire CV32 7TP	CV32 7TP	CV32 7	05/11/2020	465,000	470,790	N	Detached	192	£2,422	£2,452	Freehold
58	14, Ascot Ride, Leamington Spa, Warwickshire CV32 7TT	CV32 7TT	CV32 7	04/10/2020	430,000	441,947	N	Detached	128	£3,359	£3,453	Freehold
160	18, Aintree Drive, Leamington Spa, Warwickshire CV32 7TU	CV32 7TU	CV32 7	20/11/2020	400,000	407,436	N	Semi-detached	137	£2,920	£2,974	Freehold
19	3, Aintree Drive, Leamington Spa, Warwickshire CV32 7TU	CV32 7TU	CV32 7	25/01/2021	460,000	450,664	N	Detached	145	£3,172	£3,108	Freehold
150	57, Kenilworth Road, Cubbington, Leamington Spa, Warwickshire CV32 7TW	CV32 7TW	CV32 7	27/03/2020	427,500	447,792	N	Semi-detached	162.9	£2,624	£2,749	Freehold
7	11, Robinia Close, Leamington Spa, Warwickshire CV32 7UL	CV32 7UL	CV32 7	13/11/2020	298,000	303,540	N	Semi-detached	66	£4,515	£4,599	Freehold
113	4, Robinia Close, Leamington Spa, Warwickshire CV32 7UL	CV32 7UL	CV32 7	28/08/2020	277,500	290,892	N	Semi-detached	67	£4,142	£4,342	Freehold
46	22, Rosewood Crescent, Leamington Spa, Warwickshire CV32 7UN	CV32 7UN	CV32 7	18/12/2020	295,000	294,199	N	Semi-detached	66	£4,470	£4,458	Freehold
27	6, Rosewood Crescent, Leamington Spa, Warwickshire CV32 7UN	CV32 7UN	CV32 7	15/01/2021	280,000	274,888	N	Semi-detached	66	£4,242	£4,165	Freehold
129	4, Wackrill Drive, Leamington Spa, Warwickshire CV32 7UP	CV32 7UP	CV32 7	10/02/2020	215,000	229,453	N	Semi-detached	80	£2,688	£2,868	Freehold
15	10, Wackrill Drive, Leamington Spa, Warwickshire CV32 7UP	CV32 7UP	CV32 7	16/03/2020	230,460	243,011	N	Terraced	93	£2,478	£2,613	Freehold
88	5, Pinehurst, Cubbington, Leamington Spa, Warwickshire CV32 7XA	CV32 7XA	CV32 7	23/03/2020	440,000	460,062	N	Detached	124	£3,548	£3,710	Freehold
11	12, Pinehurst, Cubbington, Leamington Spa, Warwickshire CV32 7XA	CV32 7XA	CV32 7	29/01/2021	525,000	514,345	N	Detached	145	£3,621	£3,547	Freehold
CV32 7 Average												
114	5, Ford Cottages, Welsh Road, Cubbington, Leamington Spa, Warwickshire CV33 9AA	CV33 9AA	CV33 9	13/01/2021	500,000	490,872	N	Semi-detached	139	£3,597	£3,531	Freehold
148	The Bungalow, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BT	CV33 9BT	CV33 9	11/12/2020	425,000	421,214	N	Detached	131	£3,244	£3,215	Freehold
66	14, Rugby Road, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9BW	CV33 9BW	CV33 9	14/02/2020	450,000	480,250	N	Semi-detached	120	£3,750	£4,002	Freehold
141	8, Alderman Way, Weston Under Wetherley, Leamington Spa, Warwickshire CV33 9GB	CV33 9GB	CV33 9	20/10/2020	492,000	505,670	N	Detached	144	£3,417	£3,512	Freehold
5	Blacon House, Fosse Way, Chesterton, Leamington Spa, Warwickshire CV33 9J	CV33 9J	CV33 9	06/04/2020	850,000	867,488	N	Detached	255	£3,333	£3,402	Freehold
75	3, Powell Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9PJ	CV33 9PJ	CV33 9	08/01/2021	477,500	467,809	N	Detached	114	£4,189	£4,104	Freehold
177	Brickyard Barn, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9QD	CV33 9QD	CV33 9	14/09/2020	610,000	634,697	N	Detached	151	£4,040	£4,203	Freehold
11	Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9Q	CV33 9Q	CV33 9	23/10/2020	370,000	381,583	N	Semi-detached	132	£2,803	£2,891	Freehold
154	6, Lisle Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9Q	CV33 9Q	CV33 9	27/03/2020	345,000	361,376	N	Semi-detached	160	£2,156	£2,259	Freehold
91	30, Beale Close, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9Q	CV33 9Q	CV33 9	27/07/2020	372,500	397,510	N	Detached	81	£4,599	£4,908	Freehold
22	59, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9Q	CV33 9Q	CV33 9	17/12/2020	325,000	324,117	N	Semi-detached	95	£3,421	£3,412	Freehold
138	81, Mallory Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9Q	CV33 9Q	CV33 9	27/03/2020	380,000	398,037	N	Semi-detached	124	£3,065	£3,210	Freehold
77	15, St Chads Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RB	CV33 9RB	CV33 9	05/06/2020	275,000	288,567	N	Terraced	94	£2,926	£3,070	Freehold
60	29, St Chads Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9RB											

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
101	3, Yardley Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SU	CV33 9SU	CV33 9	07/02/2020	397,500	424,438	N	Detached	108	£3,681	£3,930	Freehold
116	98, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW	CV33 9SW	CV33 9	22/09/2020	290,000	302,090	N	Terraced	80	£3,625	£3,776	Freehold
60	33, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW	CV33 9SW	CV33 9	29/04/2020	395,000	403,127	Y	Detached	111	£3,559	£3,632	Freehold
174	24, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW	CV33 9SW	CV33 9	19/11/2020	465,000	470,790	N	Detached	123	£3,780	£3,828	Freehold
19	32, Lionheart Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SW	CV33 9SW	CV33 9	14/05/2020	435,000	450,529	N	Detached	144	£3,021	£3,129	Freehold
15	5, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX	CV33 9SX	CV33 9	21/08/2020	264,999	277,787	Y	Semi-detached	60	£4,417	£4,630	Freehold
120	18, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX	CV33 9SX	CV33 9	26/03/2020	404,950	423,414	Y	Detached	106	£3,820	£3,994	Freehold
51	32, Majestic Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SX	CV33 9SX	CV33 9	25/09/2020	404,950	421,345	Y	Detached	106	£3,820	£3,975	Freehold
85	19, King Edward Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9SZ	CV33 9SZ	CV33 9	03/08/2020	410,000	432,662	N	Detached	98	£4,184	£4,415	Freehold
59	4, Ryefields, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UB	CV33 9UB	CV33 9	23/10/2020	242,500	250,091	N	Semi-detached	61	£3,975	£4,100	Freehold
47	27, Ryefields, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UB	CV33 9UB	CV33 9	21/08/2020	240,000	251,582	N	Semi-detached	62.56	£3,836	£4,021	Freehold
119	22, Dunstall Crescent, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UD	CV33 9UD	CV33 9	27/11/2020	287,500	292,844	N	Semi-detached	82	£3,506	£3,571	Freehold
16	33, Royal Boulevard, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UG	CV33 9UG	CV33 9	07/12/2020	300,000	299,185	N	Semi-detached	73	£4,110	£4,098	Freehold
43	5, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	26/06/2020	150,000	157,400	Y	Terraced	66	£2,273	£2,385	Freehold
73	7, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	26/06/2020	185,000	194,127	Y	Terraced	79	£2,342	£2,457	Freehold
74	3, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	26/06/2020	185,000	194,127	Y	Terraced	79	£2,342	£2,457	Freehold
78	8, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	27/08/2020	355,000	374,622	Y	Detached	91	£3,901	£4,117	Freehold
10	1, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	31/07/2020	355,000	378,835	Y	Detached	92	£3,859	£4,118	Freehold
122	2, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	30/09/2020	355,000	369,373	Y	Detached	92	£3,859	£4,015	Freehold
5	17, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	30/06/2020	415,000	432,516	Y	Detached	110	£3,773	£3,932	Freehold
81	9, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	27/08/2020	415,000	437,939	Y	Detached	110	£3,773	£3,981	Freehold
3	10, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	27/08/2020	397,000	418,944	Y	Detached	111	£3,577	£3,774	Freehold
48	15, Bennett Grove, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9UL	CV33 9	16/10/2020	487,000	500,531	Y	Detached	144	£3,382	£3,676	Freehold
91	19, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	27/03/2020	210,000	219,968	Y	Semi-detached	73	£2,877	£3,013	Freehold
92	22, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	27/03/2020	315,000	329,065	Y	Commercial/Oth	73	£4,315	£4,508	Freehold
167	21, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	24/01/2020	389,995	419,705	Y	Detached	99	£3,939	£4,239	Freehold
132	14, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	21/02/2020	574,995	613,962	Y	Detached	153	£3,758	£4,013	Freehold
5	9, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	10/07/2020	589,995	629,607	Y	Detached	153	£3,856	£4,115	Freehold
123	34, De Leeth Road, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UQ	CV33 9UQ	CV33 9	25/09/2020	542,995	564,979	Y	Detached	166	£3,271	£3,403	Freehold
106	4, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9US	CV33 9US	CV33 9	27/02/2020	282,000	300,957	Y	Semi-detached	76	£3,711	£3,960	Freehold
80	22, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9US	CV33 9	24/08/2020	275,000	288,271	Y	Semi-detached	76	£3,618	£3,793	Freehold
79	20, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9US	CV33 9	27/08/2020	342,000	360,904	Y	Detached	89	£3,843	£4,055	Freehold
4	28, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9US	CV33 9	30/07/2020	400,000	426,856	Y	Detached	111	£3,604	£3,846	Freehold
53	30, Trebell Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UL	CV33 9US	CV33 9	09/10/2020	437,000	449,141	Y	Detached	129	£3,388	£3,482	Freehold
32	1, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	15/04/2020	125,000	128,083	Y	Commercial/Oth	49	£2,551	£2,614	Freehold
182	2, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	27/03/2020	185,000	189,891	Y	Flat	60	£3,083	£3,165	Leasehold
18	4, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	30/07/2020	280,000	296,743	Y	Semi-detached	76	£3,684	£3,905	Freehold
10	6, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	28/08/2020	280,000	295,477	Y	Detached	76	£3,684	£3,888	Freehold
40	11, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	28/05/2020	355,000	367,673	Y	Detached	91	£3,901	£4,040	Freehold
56	15, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	28/05/2020	350,000	364,457	Y	Semi-detached	106	£3,302	£3,438	Freehold
47	19, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	26/06/2020	350,000	364,668	Y	Semi-detached	106	£3,302	£3,440	Freehold
52	8, Antrobus Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UT	CV33 9UT	CV33 9	02/10/2020	460,000	472,781	Y	Detached	134	£3,433	£3,528	Freehold
77	15, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU	CV33 9UU	CV33 9	17/07/2020	190,000	199,109	N	Flat	49	£3,878	£4,063	Freehold
102	41, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU	CV33 9UU	CV33 9	06/03/2020	240,000	253,071	Y	Terraced	63	£3,810	£4,017	Freehold
103	43, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU	CV33 9UU	CV33 9	20/03/2020	272,000	286,813	Y	Terraced	76	£3,579	£3,774	Freehold
41	45, Waterton Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UU	CV33 9UU	CV33 9	06/05/2020	274,000	285,318	Y	Semi-detached	76	£3,605	£3,754	Freehold
90	11, Jenkin Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UW	CV33 9UW	CV33 9	24/08/2020	510,000	538,190	Y	Detached	149	£3,423	£3,612	Freehold
93	1, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ	CV33 9UZ	CV33 9	27/03/2020	210,000	219,377	Y	Commercial/Oth	73	£2,877	£3,005	Freehold
88	5, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ	CV33 9UZ	CV33 9	27/03/2020	404,995	423,461	Y	Detached	108	£3,750	£3,921	Freehold
87	9, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ	CV33 9UZ	CV33 9	27/03/2020	549,995	575,072	Y	Detached	152	£3,618	£3,783	Freehold
17	7, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ	CV33 9UZ	CV33 9	31/07/2020	549,995	586,921	Y	Detached	152	£3,618	£3,861	Freehold
11	11, Madan Gardens, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9UZ	CV33 9UZ	CV33 9	17/07/2020	589,995	629,607	Y	Detached	153	£3,856	£4,115	Freehold
126	12, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	10/06/2020	285,950	297,934	Y	Semi-detached	73	£3,917	£4,081	Freehold
53	14, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	05/06/2020	288,500	300,591	Y	Semi-detached	76	£3,796	£3,955	Freehold
32	4, Duke Of York Avenue, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	03/02/2020	319,950	341,458	Y	Semi-detached	83	£3,855	£4,114	Freehold
33	2, Duke Of York Avenue, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	03/02/2020	319,950	341,458	Y	Semi-detached	83	£3,855	£4,114	Freehold
49	18, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	18/09/2020	315,000	327,368	Y	Semi-detached	103	£3,058	£3,178	Freehold
50	20, Duke Of York Avenue, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WH	CV33 9WH	CV33 9	04/09/2020	464,950	483,774	Y	Detached	122	£3,811	£3,965	Freehold
74	43, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL	CV33 9WL	CV33 9	31/03/2020	332,950	348,754	Y	Semi-detached	83	£4,011	£4,202	Freehold
180	45, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL	CV33 9WL	CV33 9	30/03/2020	319,950	335,137	Y	Semi-detached	83	£3,855	£4,038	Freehold
66	19, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL	CV33 9WL	CV33 9	07/04/2020	379,950	390,431	Y	Semi-detached	98	£3,877	£3,984	Freehold
176	11, Jubilee Way, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WL	CV33 9WL	CV33 9	17/11/2020	460,000	465,728	N	Detached	127	£3,622	£3,667	Freehold
121	1, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP	CV33 9WP	CV33 9	26/03/2020	285,950	299,523	Y	Semi-detached	73	£3,917	£4,103	Freehold
123	3, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP	CV33 9WP	CV33 9	30/03/2020	288,500	302,194	Y	Semi-detached	76	£3,796	£3,976	Freehold
54	5, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP	CV33 9WP	CV33 9	05/08/2020	469,950	495,926	Y	Detached	122	£3,852	£4,065	Freehold
53	7, Victory Drive, Bishops Tachbrook, Leamington Spa, Warwickshire CV33 9WP	CV33 9WP	CV33 9	29/07/2020	464,950	496,167	Y	Detached	127	£3,661	£3,907	Freehold
CV33 9 Average												
113	Flat E, 2, Church Street, Warwick, Warwickshire CV34 4AB	CV34 4AB	CV34 4	27/11/2020	190,000	194,045	N	Flat	60	£3,167	£3,234	Leasehold
28	2, High Street, Warwick, Warwickshire CV34 4AP	CV34 4AP	CV34 4	13/03/2020	365,000	381,298	N	Commercial/Oth	55.7	£6,553	£6,846	Freehold
8	Flat D, 52, High Street, Warwick, Warwickshire CV34 4AX	CV34 4AX	CV34 4	10/07/2020	190,000	199,109	N	Flat	74.4	£2,554	£2,676	Leasehold
39	Flat B, 52, High Street, Warwick, Warwickshire CV34 4AX	CV34 4AX	CV34 4	06/08/2020	225,000	234,400	N	Flat	74.4	£3,024	£3,151	Leasehold
48	9, Brook Street, Warwick, Warwickshire CV34 4BL	CV34 4BL	CV34 4	07/05/2020	228,000	235,317	N	Flat	78	£2,923	£3,017	Leasehold
122	Castle Lane House, Castle Lane, Warwick, Warwickshire CV34 4BT	CV34 4BT	CV34 4	24/06/2020	1,000,000	1,042,208	N	Detached	225	£4,444	£4,632	Freehold
119	8, Castle Lane, Warwick, Warwickshire CV34 4BU	CV34 4BU	CV34 4	19/06/2020	295,000	309,554	N	Terraced	78	£3,782	£3,969	Freehold
135	21, Castle Close, Warwick, Warwickshire CV34 4DB	CV34 4DB	CV34 4	30/03/2020	599,950	627,305	N	Detached	131	£4,580	£4,789	Freehold
31	Apartment 7, Knights Court, Linen Street, Warwick, Warwickshire CV34 4DJ	CV34 4DJ	CV34 4	31/07/2020	223,000	233,691	N	Flat	72	£3,097	£3,246	Leasehold
15	69, Linen Street, Warwick, Warwickshire CV34 4DS	CV34 4DS	CV34 4	11/06/2020	475,000	495,049	N	Detached	87	£5,460	£5,690	Freehold
127	12, Linen Street, Warwick, Warwickshire CV34 4DS	CV34 4DS	CV34 4	11/09/2020	400,000	416,195	N	Detached	114	£3,509	£3,651	Freehold
185	7, Lammas Court, Linen Street, Warwick, Warwickshire CV34 4DT	CV34 4DT	CV34 4	09/10/2020	150,000	155,316	N	Flat	55	£2,727	£2,824	Leasehold
156	1, St Pauls Terrace, Warwick, Warwickshire CV34 4DX	CV34 4DX	CV34 4	27/01/2020	225,000	243,341	N	Terraced	62.21	£3,617	£3,912	Freehold
4	1, Theatre Court, Warwick, Warwickshire CV34 4DY	CV34 4DY	CV34 4	20/11/2020	220,000	224,297	N	Terraced	73.26	£3,003	£3,062	Freehold
87	2, Theatre Court, Warwick, Warwickshire CV34 4DY	CV34 4DY	CV34 4</									

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
15	14, Coach House Mews, Warwick, Warwickshire CV34 4LD	CV34 4LD	CV34 4	11/05/2020	205,000	211,579	N	Flat	66.1	£3,101	£3,201	Leasehold
165	4, Coach House Mews, Warwick, Warwickshire CV34 4LD	CV34 4LD	CV34 4	24/09/2020	190,000	197,016	N	Flat	69	£2,754	£2,855	Leasehold
7	Apartment 24, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE	CV34 4LE	CV34 4	22/09/2020	213,000	220,865	N	Flat	87	£2,448	£2,539	Leasehold
25	Apartment 22, Woodville Court, Coventry Road, Warwick, Warwickshire CV34 4LE	CV34 4LE	CV34 4	30/10/2020	230,000	238,151	N	Flat	87	£2,644	£2,737	Leasehold
25	12, The Paddocks, Warwick, Warwickshire CV34 4LH	CV34 4LH	CV34 4	21/08/2020	320,000	335,443	N	Semi-detached	104	£3,077	£3,225	Freehold
118	40, Coventry Road, Warwick, Warwickshire CV34 4LJ	CV34 4LJ	CV34 4	22/06/2020	212,500	222,984	N	Terraced	85	£2,500	£2,623	Freehold
51	27, Guy Street, Warwick, Warwickshire CV34 4LN	CV34 4LN	CV34 4	23/04/2020	180,000	185,980	N	Terraced	70	£2,571	£2,657	Freehold
57	19, Guy Street, Warwick, Warwickshire CV34 4LN	CV34 4LN	CV34 4	19/10/2020	285,000	294,567	N	Terraced	83.47	£3,414	£3,529	Freehold
100	11, Guy Street, Warwick, Warwickshire CV34 4LN	CV34 4LN	CV34 4	14/12/2020	312,000	311,153	N	Semi-detached	106	£2,943	£2,935	Freehold
6	Apartment 14, Montgomery Court, Coventry Road, Warwick, Warwickshire CV34 4LQ	CV34 4LQ	CV34 4	06/03/2020	97,000	99,564	N	Flat	70	£1,386	£1,422	Leasehold
54	32, Cherry Street, Warwick, Warwickshire CV34 4LR	CV34 4LR	CV34 4	20/11/2020	275,000	280,371	N	Terraced	68	£4,044	£4,123	Freehold
99	9, Broad Street, Warwick, Warwickshire CV34 4LT	CV34 4LT	CV34 4	14/01/2021	292,500	287,221	N	Terraced	75.5	£3,874	£3,804	Freehold
118	41, Guy Street, Warwick, Warwickshire CV34 4LW	CV34 4LW	CV34 4	06/03/2020	240,000	253,071	N	Terraced	57	£4,211	£4,440	Freehold
60	64, Guy Street, Warwick, Warwickshire CV34 4LW	CV34 4LW	CV34 4	16/11/2020	221,000	225,317	N	Terraced	61	£3,623	£3,694	Freehold
124	Apartment 19, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ	CV34 4LZ	CV34 4	25/09/2020	174,800	181,255	N	Flat	60	£2,913	£3,021	Leasehold
65	Apartment 6, Ansell Court, Ansell Way, Warwick, Warwickshire CV34 4LZ	CV34 4LZ	CV34 4	25/09/2020	170,000	176,278	N	Flat	61	£2,787	£2,890	Leasehold
28	22, Priory Road, Warwick, Warwickshire CV34 4NA	CV34 4NA	CV34 4	06/08/2020	350,000	367,678	N	Terraced	77	£4,545	£4,775	Freehold
106	30, Priory Road, Warwick, Warwickshire CV34 4NA	CV34 4NA	CV34 4	16/12/2020	350,000	348,928	N	Terraced	88	£3,977	£3,965	Freehold
82	Apartment 5, Montague House, 33, Marne Close, Warwick, Warwickshire CV34 4NG	CV34 4NG	CV34 4	26/01/2021	438,000	433,312	N	Flat	193.65	£2,262	£2,238	Leasehold
31	18, Marne Close, Warwick, Warwickshire CV34 4NH	CV34 4NH	CV34 4	22/05/2020	252,500	265,260	N	Terraced	83	£3,042	£3,196	Freehold
46	29, Marne Close, Warwick, Warwickshire CV34 4NH	CV34 4NH	CV34 4	17/03/2020	252,500	266,251	N	Terraced	84.56	£2,986	£3,149	Freehold
14	14, Marne Close, Warwick, Warwickshire CV34 4NH	CV34 4NH	CV34 4	01/04/2020	255,000	263,471	N	Terraced	86.5	£2,948	£3,046	Freehold
26	19, St Johns Court, Warwick, Warwickshire CV34 4NJ	CV34 4NJ	CV34 4	20/07/2020	94,000	98,507	N	Flat	42	£2,238	£2,345	Leasehold
66	12, St Johns Court, Warwick, Warwickshire CV34 4NJ	CV34 4NJ	CV34 4	27/03/2020	148,000	151,913	N	Flat	53	£2,792	£2,866	Leasehold
140	17, St Johns Court, Warwick, Warwickshire CV34 4NJ	CV34 4NJ	CV34 4	15/12/2020	155,000	155,272	N	Flat	53	£2,925	£2,930	Leasehold
90	69, St Johns Court, Warwick, Warwickshire CV34 4NL	CV34 4NL	CV34 4	21/12/2020	150,000	150,263	N	Flat	39	£3,846	£3,853	Leasehold
72	62, St Johns Court, Warwick, Warwickshire CV34 4NL	CV34 4NL	CV34 4	02/09/2020	152,000	157,613	N	Flat	42	£3,619	£3,753	Leasehold
174	38, St Johns Court, Warwick, Warwickshire CV34 4NL	CV34 4NL	CV34 4	06/03/2020	180,000	184,759	N	Flat	66	£2,647	£2,717	Leasehold
19	Flat 14, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	16/03/2020	163,750	168,079	N	Flat	57	£2,873	£2,949	Leasehold
76	Flat 14a, Westbury Court, 50, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	14/08/2020	157,000	163,559	N	Flat	57	£2,754	£2,869	Leasehold
27	6a, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	29/05/2020	160,000	165,135	N	Flat	63	£2,540	£2,621	Leasehold
7	2, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	24/06/2020	200,000	208,382	N	Semi-detached	103	£1,942	£2,023	Freehold
69	34, Coten End, Warwick, Warwickshire CV34 4NP	CV34 4NP	CV34 4	06/01/2021	832,500	817,476	N	Terraced	249	£3,343	£3,283	Freehold
59	27, Campiano Drive, Warwick, Warwickshire CV34 4NQ	CV34 4NQ	CV34 4	17/07/2020	315,000	335,815	N	Terraced	83	£3,795	£4,046	Freehold
64	19, Beaurevoir Way, Warwick, Warwickshire CV34 4NY	CV34 4NY	CV34 4	25/09/2020	350,000	363,743	N	Semi-detached	95	£3,684	£3,829	Freehold
60	25, Beaurevoir Way, Warwick, Warwickshire CV34 4NY	CV34 4NY	CV34 4	18/12/2020	395,000	393,790	N	Terraced	107	£3,692	£3,680	Freehold
83	60, Campiano Drive, Warwick, Warwickshire CV34 4NZ	CV34 4NZ	CV34 4	15/01/2021	578,000	566,269	N	Detached	468	£1,235	£1,210	Freehold
54	18, Emscote Road, Warwick, Warwickshire CV34 4PP	CV34 4PP	CV34 4	21/02/2020	490,000	525,928	N	Terraced	336	£1,458	£1,565	Freehold
127	Flat 2, 5, Pickard Street, Warwick, Warwickshire CV34 4PR	CV34 4PR	CV34 4	28/08/2020	157,500	164,080	N	Flat	60	£2,625	£2,735	Leasehold
135	22, Pickard Street, Warwick, Warwickshire CV34 4PR	CV34 4PR	CV34 4	04/09/2020	232,500	242,193	N	Terraced	78.85	£2,949	£3,072	Freehold
97	17, Meadow Road, Warwick, Warwickshire CV34 4PS	CV34 4PS	CV34 4	06/11/2020	205,000	209,004	N	Terraced	72	£2,847	£2,903	Freehold
160	14, Meadow Road, Warwick, Warwickshire CV34 4PS	CV34 4PS	CV34 4	25/09/2020	245,000	255,214	N	Terraced	81	£3,025	£3,151	Freehold
13	13, Meadow Road, Warwick, Warwickshire CV34 4PS	CV34 4PS	CV34 4	29/06/2020	295,000	309,554	N	Terraced	82	£3,598	£3,775	Freehold
13	19, Maynard Avenue, Warwick, Warwickshire CV34 4PU	CV34 4PU	CV34 4	07/01/2020	320,000	343,791	N	Semi-detached	94	£3,404	£3,657	Freehold
87	73, Avon Street, Warwick, Warwickshire CV34 4PX	CV34 4PX	CV34 4	25/11/2020	275,500	280,881	N	Terraced	87	£3,167	£3,229	Freehold
39	77, Avon Street, Warwick, Warwickshire CV34 4PX	CV34 4PX	CV34 4	18/09/2020	257,500	268,235	N	Terraced	89	£2,893	£3,014	Freehold
61	1, Frances Avenue, Warwick, Warwickshire CV34 4QA	CV34 4QA	CV34 4	06/08/2020	310,000	324,960	N	Semi-detached	106	£2,925	£3,066	Freehold
168	56, Mercia Way, Warwick, Warwickshire CV34 4QB	CV34 4QB	CV34 4	08/12/2020	262,000	261,288	N	Semi-detached	89	£2,944	£2,936	Freehold
85	17, Kemp Close, Warwick, Warwickshire CV34 4QJ	CV34 4QJ	CV34 4	01/10/2020	250,000	257,826	N	Semi-detached	86	£2,907	£2,998	Freehold
60	Flat 3, 20, West Rock, Warwick, Warwickshire CV34 4SG	CV34 4SG	CV34 4	31/01/2021	255,000	273,256	N	Commercial/Oth	81	£3,148	£3,374	Leasehold
101	32, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ	CV34 4TZ	CV34 4	27/11/2020	183,000	186,896	N	Flat	67.1	£2,727	£2,785	Leasehold
87	28, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ	CV34 4TZ	CV34 4	15/01/2021	185,000	183,020	N	Flat	69	£2,681	£2,652	Leasehold
38	29, Birch Meadow Close, Warwick, Warwickshire CV34 4TZ	CV34 4TZ	CV34 4	19/06/2020	200,250	207,654	N	Flat	83	£2,413	£2,502	Leasehold
30	20, Wavetree Close, Warwick, Warwickshire CV34 4UA	CV34 4UA	CV34 4	26/08/2020	225,000	236,365	N	Terraced	49	£4,592	£4,824	Freehold
70	41, Mallory Drive, Warwick, Warwickshire CV34 4UD	CV34 4UD	CV34 4	24/02/2020	235,000	252,231	N	Terraced	58	£4,052	£4,349	Freehold
175	78, William Tarver Close, Warwick, Warwickshire CV34 4UF	CV34 4UF	CV34 4	16/12/2020	175,000	174,464	N	Terraced	38	£4,605	£4,591	Leasehold
90	59, William Tarver Close, Warwick, Warwickshire CV34 4UF	CV34 4UF	CV34 4	27/01/2020	176,150	190,509	N	Terraced	54	£3,262	£3,528	Freehold
41	8, Greville House, Yeomanry Close, Warwick, Warwickshire CV34 4UJ	CV34 4UJ	CV34 4	24/08/2020	205,000	213,564	N	Flat	67	£3,060	£3,188	Leasehold
35	27, Spring Pool, Warwick, Warwickshire CV34 4UP	CV34 4UP	CV34 4	08/01/2021	115,000	113,769	N	Flat	24	£4,792	£4,740	Leasehold
71	30, Spring Pool, Warwick, Warwickshire CV34 4UR	CV34 4UR	CV34 4	25/08/2020	164,000	170,852	N	Flat	56	£2,929	£3,051	Leasehold
72	Flat 32, Healey Court, Coten End, Warwick, Warwickshire CV34 4XP	CV34 4XP	CV34 4	22/07/2020	145,000	151,952	N	Flat	64	£2,266	£2,374	Leasehold
CV34 4 Average												
27	71, Cape Road, Warwick, Warwickshire CV34 5AA	CV34 5AA	CV34 5	23/10/2020	352,000	361,780	N	Detached	90	£3,911	£4,020	Freehold
109	54, Cape Road, Warwick, Warwickshire CV34 5AA	CV34 5AA	CV34 5	30/11/2020	300,000	305,860	N	Terraced	94	£3,191	£3,254	Freehold
128	76, Cape Road, Warwick, Warwickshire CV34 5AB	CV34 5AB	CV34 5	27/07/2020	257,500	272,897	N	Semi-detached	69	£3,732	£3,955	Freehold
160	47, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	19/03/2020	178,000	182,706	N	Flat	59	£3,017	£3,097	Leasehold
92	51, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	05/06/2020	198,000	205,321	N	Flat	64	£3,094	£3,208	Leasehold
60	35, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	26/06/2020	178,000	184,582	N	Flat	65	£2,738	£2,840	Leasehold
114	30, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	13/03/2020	188,000	192,970	N	Flat	66	£2,848	£2,924	Leasehold
59	3, Chandley Wharf, Warwick, Warwickshire CV34 5AT	CV34 5AT	CV34 5	23/04/2020	180,000	182,683	N	Flat	75	£2,400	£2,436	Leasehold
125	30, Cape Court, Chandley Wharf, Warwick, Warwickshire CV34 5AU	CV34 5AU	CV34 5	24/09/2020	167,000	173,167	N	Flat	60	£2,783	£2,886	Leasehold
166	95, Wathen Road, Warwick, Warwickshire CV34 5BB	CV34 5BB	CV34 5	11/11/2020	200,000	203,906	N	Terraced	58	£3,448	£3,516	Freehold
115	10, Vine Lane, Warwick, Warwickshire CV34 5BD	CV34 5BD	CV34 5	31/01/2020	263,500	284,979	N	Terraced	78	£3,378	£3,654	Freehold
20	16, Vine Lane, Warwick, Warwickshire CV34 5BD	CV34 5BD	CV34 5	13/03/2020	260,000	272,341	N	Semi-detached	89	£2,921	£3,060	Freehold
92	5, Vine Mews, Warwick, Warwickshire CV34 5BE	CV34 5BE	CV34 5	15/01/2021	230,000	225,849	N	Terraced	55	£4,182	£4,106	Freehold
26	33, Paradise Street, Warwick, Warwickshire CV34 5BT	CV34 5BT	CV34 5	24/11/2020	320,000	326,250	N	Terraced	76	£4,211	£4,293	Freehold
45	52, Paradise Street, Warwick, Warwickshire CV34 5BT	CV34 5BT	CV34 5	13/08/2020	275,000	288,890	N	Terraced	88	£3,125	£3,283	Freehold
106	1, Paradise Street, Warwick, Warwickshire CV34 5BT	CV34 5BT	CV34 5	06/11/2020	275,000	280,371	N	Terraced	92	£2,989	£3,048	Freehold
40	43, Paradise Street, Warwick, Warwickshire CV34 5BT	CV34 5BT	CV34 5	16/04/2020	326,500	337,346	N	Terraced	103	£3,170	£3,275	Freehold
35	4, Woodcote Road, Warwick, Warwickshire CV34 5BZ	CV34 5BZ	CV34 5	02/04/2020	315,000	325,464	N	Terraced	67	£4,701	£4,858	Freehold
23	20, Woodcote Road, Warwick, Warwickshire CV34 5BZ	CV34 5BZ	CV34 5	27/01/2020	330,000	356,900	N	Terraced	87	£3,793	£4,102	Freehold
55	8, Woodcote Road, Warwick, Warwickshire CV34 5BZ	CV34 5BZ	CV34 5	27/11/2020	329,000	335,426	N	Terraced	87	£3,782	£3,855	Freehold
112	Woodcote Road, Warwick, Warwickshire CV34 5BZ	CV34 5BZ	CV34 5	06/01/2021	310,000	304,406	N	Terraced	89.05	£3,481	£3,418	Freehold
68	Flat 3, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL	CV34 5DL	CV34 5	27/02/2020	115,000	120,094	N	Flat	31	£3,710	£3,874	Leasehold
68	Flat 9, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL	CV34 5DL	CV34 5	15/06/2020	105,000	108,882	N	Flat	32	£3,281	£3,403	Leasehold
5	Flat 15, Governors Court, Landor Road, Warwick, Warwickshire CV34 5DL											

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
110	11, Yardley Close, Warwick, Warwickshire CV34 5EX	CV34 5EX	CV34 5	23/10/2020	209,000	216,016	N	Terraced	52.82	£3,957	£4,090	Freehold
90	10, Yardley Close, Warwick, Warwickshire CV34 5EX	CV34 5EX	CV34 5	27/11/2020	207,855	211,915	N	Terraced	54	£3,849	£3,924	Freehold
116	2, Raynsford Walk, Warwick, Warwickshire CV34 5EY	CV34 5EY	CV34 5	11/01/2021	152,000	150,373	N	Flat	67	£2,269	£2,244	Leasehold
15	27, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA	CV34 5FA	CV34 5	06/03/2020	242,500	254,010	N	Semi-detached	39	£6,218	£6,513	Freehold
108	28, Hughes Close, Woodloes Park, Warwick, Warwickshire CV34 5FA	CV34 5FA	CV34 5	25/09/2020	293,000	304,863	N	Detached	81	£3,617	£3,764	Freehold
44	8, Norton Drive, Warwick, Warwickshire CV34 5FE	CV34 5FE	CV34 5	25/09/2020	290,000	301,741	N	Detached	74	£3,919	£4,078	Freehold
49	16, Norton Drive, Warwick, Warwickshire CV34 5FE	CV34 5FE	CV34 5	12/10/2020	295,000	304,235	N	Semi-detached	78	£3,782	£3,900	Freehold
12	48, Kempton Drive, Warwick, Warwickshire CV34 5FT	CV34 5FT	CV34 5	21/02/2021	357,500	357,500	N	Semi-detached	98	£3,648	£3,648	Freehold
64	67, Kingfisher Close, Warwick, Warwickshire CV34 5GD	CV34 5GD	CV34 5	24/04/2020	230,000	233,428	Y	Flat	68	£3,382	£3,433	Leasehold
70	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
37	40, Kingfisher Close, Warwick, Warwickshire CV34 5GD	CV34 5GD	CV34 5	07/05/2020	270,000	278,665	Y	Flat	72	£3,750	£3,870	Leasehold
87	38, Andrews Close, Warwick, Warwickshire CV34 5GF	CV34 5GF	CV34 5	07/02/2020	250,000	261,073	N	Flat	72	£3,472	£3,626	Leasehold
43	3, Whittington Close, Warwick, Warwickshire CV34 5GP	CV34 5GP	CV34 5	18/12/2020	247,000	246,244	N	Terraced	61	£4,049	£4,037	Freehold
105	47, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW	CV34 5GW	CV34 5	04/03/2020	242,000	253,487	N	Semi-detached	60	£4,033	£4,225	Freehold
74	25, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW	CV34 5GW	CV34 5	20/08/2020	227,000	238,466	N	Terraced	61	£3,721	£3,909	Freehold
39	23, Austin Edwards Drive, Warwick, Warwickshire CV34 5GW	CV34 5GW	CV34 5	21/05/2020	235,000	246,876	N	Terraced	61.68	£3,810	£4,003	Freehold
16	72, Crane Close, Warwick, Warwickshire CV34 5HB	CV34 5HB	CV34 5	07/02/2020	151,900	158,628	N	Flat	49	£3,100	£3,237	Leasehold
35	6, Richardson Close, Warwick, Warwickshire CV34 5HD	CV34 5HD	CV34 5	24/09/2020	395,000	410,992	N	Detached	112	£3,527	£3,670	Freehold
92	7, Nicholson Close, Warwick, Warwickshire CV34 5HE	CV34 5HE	CV34 5	18/09/2020	373,500	388,622	N	Detached	101	£3,698	£3,848	Freehold
86	72, Coventry Road, Warwick, Warwickshire CV34 5HH	CV34 5HH	CV34 5	06/08/2020	400,000	419,303	N	Semi-detached	126	£3,175	£3,328	Freehold
113	11, Station Avenue, Warwick, Warwickshire CV34 5HJ	CV34 5HJ	CV34 5	08/12/2020	300,000	299,185	N	Semi-detached	85	£3,529	£3,520	Freehold
67	12, Fields Court, Warwick, Warwickshire CV34 5HP	CV34 5HP	CV34 5	14/08/2020	230,000	241,617	N	Terraced	68	£3,382	£3,553	Freehold
62	22a, Fields Court, Warwick, Warwickshire CV34 5HP	CV34 5HP	CV34 5	10/07/2020	176,000	184,438	N	Flat	72	£2,444	£2,562	Leasehold
42	12, Piers Close, Warwick, Warwickshire CV34 5HS	CV34 5HS	CV34 5	09/11/2020	299,950	305,809	N	Terraced	144	£2,083	£2,124	Freehold
46	4, Crossfields Road, Warwick, Warwickshire CV34 5HU	CV34 5HU	CV34 5	31/01/2020	305,000	328,235	N	Detached	83	£3,675	£3,955	Freehold
119	37, Cornwall Close, Warwick, Warwickshire CV34 5HX	CV34 5HX	CV34 5	18/12/2020	315,000	314,145	N	Semi-detached	75	£4,200	£4,189	Freehold
79	24, Arundel Close, Warwick, Warwickshire CV34 5HZ	CV34 5HZ	CV34 5	14/09/2020	308,750	321,621	N	Terraced	113	£2,732	£2,846	Freehold
62	36, Cliffe Way, Warwick, Warwickshire CV34 5JF	CV34 5JF	CV34 5	20/01/2021	367,500	360,791	N	Semi-detached	86	£4,273	£4,195	Freehold
42	26, Cliffe Way, Warwick, Warwickshire CV34 5JF	CV34 5JF	CV34 5	02/04/2020	383,000	393,565	N	Semi-detached	97	£3,948	£4,057	Freehold
9	76, Cliffe Way, Warwick, Warwickshire CV34 5JG	CV34 5JG	CV34 5	10/01/2020	365,000	392,136	N	Semi-detached	103	£3,544	£3,807	Freehold
143	87, Cliffe Way, Warwick, Warwickshire CV34 5JG	CV34 5JG	CV34 5	03/12/2020	330,000	328,990	N	Terraced	120	£2,750	£2,742	Freehold
76	4, Dwaris Walk, Warwick, Warwickshire CV34 5JN	CV34 5JN	CV34 5	13/03/2020	350,000	365,959	N	Detached	76	£4,605	£4,815	Freehold
182	1, Rowan Drive, Warwick, Warwickshire CV34 5JS	CV34 5JS	CV34 5	16/10/2020	455,000	467,642	N	Detached	171	£2,661	£2,735	Freehold
117	61, Wharf Street, Warwick, Warwickshire CV34 5LA	CV34 5LA	CV34 5	29/09/2020	320,000	332,565	N	Semi-detached	116	£2,759	£2,867	Freehold
39	60, Montague Road, Warwick, Warwickshire CV34 5LJ	CV34 5LJ	CV34 5	17/01/2020	325,000	349,163	N	Semi-detached	90.9	£3,575	£3,841	Freehold
108	34, Wilmhurst Road, Warwick, Warwickshire CV34 5LN	CV34 5LN	CV34 5	28/02/2020	425,000	453,802	N	Detached	110	£3,864	£4,125	Freehold
25	46, Charles Street, Warwick, Warwickshire CV34 5LQ	CV34 5LQ	CV34 5	13/03/2020	387,750	406,155	N	Semi-detached	90	£4,308	£4,513	Freehold
159	17, George Road, Warwick, Warwickshire CV34 5LX	CV34 5LX	CV34 5	19/11/2020	280,900	286,122	N	Semi-detached	87	£3,229	£3,289	Freehold
118	35, George Road, Warwick, Warwickshire CV34 5LX	CV34 5LX	CV34 5	08/01/2021	346,500	340,174	N	Semi-detached	115	£3,013	£2,958	Freehold
10	12, Dale Close, Warwick, Warwickshire CV34 5NA	CV34 5NA	CV34 5	15/05/2020	235,000	244,707	N	Semi-detached	91	£2,582	£2,689	Freehold
5	1, Dale Close, Warwick, Warwickshire CV34 5NA	CV34 5NA	CV34 5	23/01/2020	346,000	371,724	N	Semi-detached	107	£3,234	£3,474	Freehold
113	8, Hicks Close, Warwick, Warwickshire CV34 5ND	CV34 5ND	CV34 5	26/10/2020	229,000	236,169	N	Semi-detached	54	£4,241	£4,373	Freehold
102	24, Hicks Close, Warwick, Warwickshire CV34 5ND	CV34 5ND	CV34 5	19/06/2020	215,000	225,607	N	Terraced	56	£3,839	£4,029	Freehold
112	33, Hicks Close, Warwick, Warwickshire CV34 5ND	CV34 5ND	CV34 5	16/10/2020	275,000	284,231	N	Terraced	74	£3,716	£3,841	Freehold
31	34, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	12/10/2020	232,000	239,788	N	Terraced	56	£4,143	£4,282	Freehold
141	7, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	02/11/2020	234,000	238,570	N	Terraced	56	£4,179	£4,260	Freehold
70	1, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	26/11/2020	297,000	302,801	N	Terraced	79	£3,759	£3,833	Freehold
11	23, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	13/11/2020	285,000	290,298	N	Semi-detached	81	£3,519	£3,584	Freehold
12	27, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	02/11/2020	295,000	300,484	N	Semi-detached	81	£3,642	£3,710	Freehold
53	8, Hankinson Road, Warwick, Warwickshire CV34 5NF	CV34 5NF	CV34 5	18/12/2020	297,500	296,589	N	Terraced	81	£3,673	£3,662	Freehold
167	6, Packwood Mews, Warwick, Warwickshire CV34 5NG	CV34 5NG	CV34 5	06/11/2020	310,000	316,055	N	Terraced	98	£3,163	£3,225	Freehold
18	18, Vicarage Fields, Warwick, Warwickshire CV34 5NJ	CV34 5NJ	CV34 5	31/01/2020	253,000	273,623	N	Terraced	76	£3,329	£3,600	Freehold
36	9, All Saints Road, Warwick, Warwickshire CV34 5NL	CV34 5NL	CV34 5	29/06/2020	326,000	339,662	N	Semi-detached	80	£4,075	£4,246	Freehold
171	84, All Saints Road, Warwick, Warwickshire CV34 5NP	CV34 5NP	CV34 5	30/09/2020	170,000	176,278	N	Flat	57	£2,982	£3,093	Leasehold
5	86, All Saints Road, Warwick, Warwickshire CV34 5NP	CV34 5NP	CV34 5	18/05/2020	175,000	182,049	N	Commercial/Oth	60	£2,917	£3,034	Leasehold
104	33, Dickens Road, Warwick, Warwickshire CV34 5NR	CV34 5NR	CV34 5	26/01/2021	340,000	333,793	N	Semi-detached	86	£3,953	£3,881	Freehold
12	5, Dickens Road, Warwick, Warwickshire CV34 5NR	CV34 5NR	CV34 5	30/10/2020	320,000	330,017	N	Semi-detached	105	£3,048	£3,143	Freehold
31	16, Beauchamp Road, Warwick, Warwickshire CV34 5NU	CV34 5NU	CV34 5	16/12/2020	308,000	307,057	N	Terraced	84	£3,667	£3,655	Freehold
22	29, Beauchamp Road, Warwick, Warwickshire CV34 5NU	CV34 5NU	CV34 5	31/01/2020	316,000	341,759	N	Terraced	109	£2,899	£3,135	Freehold
54	32, Rohan Gardens, Warwick, Warwickshire CV34 5NW	CV34 5NW	CV34 5	20/03/2020	153,000	157,045	N	Flat	63	£2,429	£2,493	Leasehold
20	9, Rohan Gardens, Warwick, Warwickshire CV34 5NW	CV34 5NW	CV34 5	28/08/2020	102,500	106,782	N	Flat	63	£1,627	£1,695	Leasehold
3	15, Hill Street, Warwick, Warwickshire CV34 5NX	CV34 5NX	CV34 5	15/12/2020	220,000	219,326	N	Terraced	73	£3,014	£3,004	Freehold
97	89, Hill Street, Warwick, Warwickshire CV34 5PA	CV34 5PA	CV34 5	25/09/2020	321,225	334,230	N	Detached	91	£3,530	£3,673	Freehold
39	17, Greville Road, Warwick, Warwickshire CV34 5PB	CV34 5PB	CV34 5	18/11/2020	278,000	283,168	N	Semi-detached	77	£3,610	£3,678	Freehold
97	27, Greville Road, Warwick, Warwickshire CV34 5PB	CV34 5PB	CV34 5	17/07/2020	275,000	293,172	N	Terraced	86	£3,198	£3,409	Freehold
75	63, Greville Road, Warwick, Warwickshire CV34 5PB	CV34 5PB	CV34 5	06/03/2020	300,000	316,338	N	Terraced	96	£3,125	£3,295	Freehold
64	32, Bridge Street, Warwick, Warwickshire CV34 5PD	CV34 5PD	CV34 5	20/03/2020	299,950	314,187	N	Semi-detached	84	£3,571	£3,740	Freehold
8	53, Bridge Street, Warwick, Warwickshire CV34 5PD	CV34 5PD	CV34 5	29/05/2020	279,000	290,524	N	Semi-detached	89	£3,135	£3,264	Freehold
22	Flat 5, Garden Court, Bridge Street, Warwick, Warwickshire CV34 5PF	CV34 5PF	CV34 5	02/10/2020	152,500	157,904	N	Flat	60	£2,542	£2,632	Leasehold
67	64, Greville Road, Warwick, Warwickshire CV34 5PJ	CV34 5PJ	CV34 5	03/07/2020	340,000	362,827	N	Detached	126	£2,720	£2,903	Freehold
119	125, Greville Road, Warwick, Warwickshire CV34 5PT	CV34 5PT	CV34 5	30/10/2020	220,000	227,385	N	Terraced	93	£2,366	£2,445	Freehold
160	59, Chesford Crescent, Warwick, Warwickshire CV34 5PW	CV34 5PW	CV34 5	30/10/2020	285,000	294,567	N	Terraced	88	£3,239	£3,347	Freehold
95	10, Eborall Close, Warwick, Warwickshire CV34 5QA	CV34 5QA	CV34 5	03/07/2020	346,000	369,230	N	Detached	95	£3,642	£3,887	Freehold
50	70, Emscote Road, Warwick, Warwickshire CV34 5QG	CV34 5QG	CV34 5	29/06/2020	532,000	554,455	N	Detached	191	£2,785	£2,903	Freehold
13	90, Emscote Road, Warwick, Warwickshire CV34 5QJ	CV34 5QJ	CV34 5	10/12/2020	632,500	630,782	N	Semi-detached	148	£4,274	£4,262	Freehold
186	88, Emscote Road, Warwick, Warwickshire CV34 5QJ	CV34 5QJ	CV34 5	09/10/2020	495,000	510,496	N	Semi-detached	242	£2,045	£2,109	Freehold
43	160, Emscote Road, Warwick, Warwickshire CV34 5QN	CV34 5QN	CV34 5	13/11/2020	285,000	290,567	N	Terraced	103	£2,767	£2,821	Freehold
117	218, Emscote Road, Warwick, Warwickshire CV34 5OT	CV34 5OT	CV34 5	06/03/2020	221,000	233,036	N	Terraced	123	£1,797	£1,895	Freehold
141	31, Humphris Street, Warwick, Warwickshire CV34 5RA	CV34 5RA	CV34 5	11/12/2020	279,000	278,146	N	Terraced	84	£3,321	£3,311	Freehold
174	47, Humphris Street, Warwick, Warwickshire CV34 5RA	CV34 5RA	CV34 5	04/12/2020	272,500	271,517	N	Commercial/Oth	96	£2,839	£2,828	Freehold
41	57, Humphris Street, Warwick, Warwickshire CV34 5RA	CV34 5RA	CV34 5	30/09/2020	301,500	314,069	N	Terraced	135	£2,233	£2,326	Freehold
53	Flat 1, Herald's Court, Humphris Street, Warwick, Warwickshire CV34 5RB	CV34 5RB	CV34 5	22/05/2020	137,000	141,397	N	Flat	56	£2,446	£2,525	Leasehold
5	16, Hathaway Drive, Warwick, Warwickshire CV34 5RD	CV34 5RD	CV34 5	24/09/2020	300,000	311,779	N	Semi-detached	81	£3,704	£3,849	Freehold
162	29, Hathaway Drive, Warwick, Warwickshire CV34 5RD	CV34 5RD	CV34 5	25/09/2020	357,500	371,974	N	Detached	90.73	£3,940	£4,100	Freehold
83	26, Elliot Close, Warwick, Warwickshire CV34 5RE	CV34 5RE	CV34 5	16/07/2020	318,500	339,884	N	Detached	56	£5,688	£6,069	Freehold
36	20, Elliot Close, Warwick, Warwickshire CV34 5RE	CV34 5RE	CV34 5	28/09/2020								

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
34	1, Greenway, Warwick, Warwickshire CV34 5SG	CV34 5SG	CV34 5	17/01/2020	385,000	413,623	N	Semi-detached	121	£3,182	£3,418	Freehold
59	25, The Ridgeway, Warwick, Warwickshire CV34 5SH	CV34 5SH	CV34 5	25/11/2020	475,000	480,915	N	Detached	145	£3,276	£3,317	Freehold
61	4, Watson Close, Warwick, Warwickshire CV34 5SW	CV34 5SW	CV34 5	07/07/2020	322,500	344,153	N	Detached	95	£3,395	£3,623	Freehold
55	3, Watson Close, Warwick, Warwickshire CV34 5SW	CV34 5SW	CV34 5	15/01/2021	345,000	337,998	N	Detached	98	£3,520	£3,449	Freehold
69	5, Blacklow Road, Warwick, Warwickshire CV34 5SZ	CV34 5SZ	CV34 5	10/01/2020	412,500	443,925	N	Detached	117	£3,526	£3,794	Freehold
45	23, Oakwood Grove, Warwick, Warwickshire CV34 5TD	CV34 5TD	CV34 5	30/09/2020	475,000	494,231	N	Detached	108	£4,398	£4,576	Freehold
169	21, Oakwood Grove, Warwick, Warwickshire CV34 5TD	CV34 5TD	CV34 5	19/11/2020	505,000	511,288	N	Detached	159	£3,176	£3,216	Freehold
33	27, Pattens Road, Warwick, Warwickshire CV34 5TE	CV34 5TE	CV34 5	06/01/2020	220,000	237,933	N	Terraced	76	£2,895	£3,131	Freehold
128	4, Woodloes Avenue South, Warwick, Warwickshire CV34 5TF	CV34 5TF	CV34 5	29/06/2020	299,000	311,531	N	Semi-detached	86	£3,477	£3,622	Freehold
86	20, Laburnum Grove, Warwick, Warwickshire CV34 5TG	CV34 5TG	CV34 5	21/02/2020	230,000	246,864	N	Terraced	74	£3,108	£3,336	Freehold
110	38, Laburnum Grove, Warwick, Warwickshire CV34 5TG	CV34 5TG	CV34 5	03/06/2020	240,000	251,841	N	Terraced	77	£3,117	£3,271	Freehold
162	10, Millbank, Warwick, Warwickshire CV34 5TH	CV34 5TH	CV34 5	16/01/2020	145,000	152,100	N	Flat	60	£2,417	£2,535	Leasehold
93	43, Millbank, Warwick, Warwickshire CV34 5TH	CV34 5TH	CV34 5	28/08/2020	280,000	295,477	N	Detached	83	£3,373	£3,560	Freehold
123	2, Millbank, Warwick, Warwickshire CV34 5TH	CV34 5TH	CV34 5	28/10/2020	310,000	319,704	N	Semi-detached	150	£2,067	£2,131	Freehold
112	6, Millbank, Warwick, Warwickshire CV34 5TH	CV34 5TH	CV34 5	15/12/2020	370,500	369,494	N	Semi-detached	156	£2,375	£2,369	Freehold
89	160, Millbank, Warwick, Warwickshire CV34 5TJ	CV34 5TJ	CV34 5	30/09/2020	635,000	660,709	N	Detached	113	£5,619	£5,847	Freehold
47	12, Sycamore Grove, Warwick, Warwickshire CV34 5TL	CV34 5TL	CV34 5	20/03/2020	230,000	242,526	N	Terraced	77	£2,987	£3,150	Freehold
147	54, Woodloes Avenue South, Warwick, Warwickshire CV34 5TQ	CV34 5TQ	CV34 5	06/11/2020	230,000	232,864	N	Detached	51	£4,510	£4,566	Freehold
91	28, Brese Avenue, Warwick, Warwickshire CV34 5TS	CV34 5TS	CV34 5	18/12/2020	224,000	223,392	N	Semi-detached	45	£4,978	£4,964	Freehold
167	24, Townesend Close, Warwick, Warwickshire CV34 5TT	CV34 5TT	CV34 5	25/09/2020	360,000	374,575	N	Detached	98	£3,673	£3,822	Freehold
108	15, Neville Grove, Warwick, Warwickshire CV34 5TU	CV34 5TU	CV34 5	13/10/2020	305,000	313,474	N	Detached	76	£4,013	£4,125	Freehold
93	23, Barnack Drive, Warwick, Warwickshire CV34 5TY	CV34 5TY	CV34 5	14/12/2020	225,000	224,389	N	Semi-detached	34	£6,618	£6,600	Freehold
36	12, Lowes Avenue, Warwick, Warwickshire CV34 5UB	CV34 5UB	CV34 5	30/10/2020	281,000	289,797	N	Semi-detached	61	£4,607	£4,751	Freehold
144	17, Lowes Avenue, Warwick, Warwickshire CV34 5UB	CV34 5UB	CV34 5	17/11/2020	260,000	264,833	N	Semi-detached	61	£4,282	£4,342	Freehold
96	31, Lowes Avenue, Warwick, Warwickshire CV34 5UB	CV34 5UB	CV34 5	14/08/2020	285,000	300,753	N	Detached	93	£3,065	£3,234	Freehold
82	1, Inchtod Avenue, Warwick, Warwickshire CV34 5UH	CV34 5UH	CV34 5	05/06/2020	250,000	260,552	N	Detached	80	£3,125	£3,257	Freehold
27	5, Boswell Grove, Warwick, Warwickshire CV34 5UP	CV34 5UP	CV34 5	30/06/2020	205,000	215,114	N	Terraced	61	£3,361	£3,526	Freehold
38	47, Boswell Grove, Warwick, Warwickshire CV34 5UP	CV34 5UP	CV34 5	27/11/2020	180,000	183,516	N	Terraced	61.16	£2,943	£3,001	Freehold
136	14, Lynton Close, Warwick, Warwickshire CV34 5UW	CV34 5UW	CV34 5	09/10/2020	215,000	222,217	N	Terraced	60	£3,583	£3,704	Freehold
44	23, Lynton Close, Warwick, Warwickshire CV34 5UW	CV34 5UW	CV34 5	21/07/2020	225,000	239,868	N	Terraced	62	£3,629	£3,869	Freehold
9	2, Addingham Close, Warwick, Warwickshire CV34 5XB	CV34 5XB	CV34 5	14/01/2021	270,000	265,127	N	Terraced	70	£3,857	£3,788	Freehold
69	26, Hebdens Avenue, Warwick, Warwickshire CV34 5XD	CV34 5XD	CV34 5	25/06/2020	277,900	289,630	N	Detached	64	£4,342	£4,525	Freehold
21	18, Kettlewell Close, Warwick, Warwickshire CV34 5XE	CV34 5XE	CV34 5	24/09/2020	230,000	239,588	N	Terraced	65	£3,538	£3,686	Freehold
153	10, Kilclwick Way, Warwick, Warwickshire CV34 5XS	CV34 5XS	CV34 5	27/03/2020	168,000	172,442	N	Flat	52	£3,231	£3,316	Leasehold
153	11, Thornton Close, Woodloes Park, Warwick, Warwickshire CV34 5XU	CV34 5XU	CV34 5	21/01/2020	262,000	283,357	N	Terraced	84.45	£3,102	£3,355	Freehold
111	131, Birmingham Road, Warwick, Warwickshire CV34 5XW	CV34 5XW	CV34 5	28/08/2020	364,000	381,566	N	Semi-detached	95	£3,832	£4,016	Freehold
13	24, Arncliffe Way, Warwick, Warwickshire CV34 5XZ	CV34 5XZ	CV34 5	16/10/2020	118,000	122,182	N	Flat	40	£2,950	£3,055	Leasehold
114	1, Cooke Close, Warwick, Warwickshire CV34 5YG	CV34 5YG	CV34 5	21/08/2020	246,000	257,872	N	Semi-detached	50.62	£4,859	£5,094	Freehold
112	10, Cooke Close, Warwick, Warwickshire CV34 5YG	CV34 5YG	CV34 5	19/06/2020	250,000	260,477	N	Semi-detached	54	£4,630	£4,824	Freehold
129	1, Knoll Drive, Warwick, Warwickshire CV34 5YQ	CV34 5YQ	CV34 5	04/12/2020	250,000	249,321	N	Semi-detached	76	£3,289	£3,281	Freehold
32	32, Knoll Drive, Warwick, Warwickshire CV34 5YQ	CV34 5YQ	CV34 5	18/09/2020	324,000	337,118	N	Detached	121	£2,678	£2,786	Freehold
6	106, Woodloes Avenue North, Warwick, Warwickshire CV34 5YS	CV34 5YS	CV34 5	16/10/2020	345,000	354,585	N	Detached	92	£3,750	£3,854	Freehold
175	100, Woodloes Avenue North, Warwick, Warwickshire CV34 5YS	CV34 5YS	CV34 5	28/10/2020	340,000	349,446	N	Detached	101	£3,366	£3,460	Freehold
52	2, Weale Grove, Warwick, Warwickshire CV34 5YW	CV34 5YW	CV34 5	27/07/2020	272,500	290,507	N	Terraced	73	£3,733	£3,980	Freehold
37	14, Weale Grove, Warwick, Warwickshire CV34 5YW	CV34 5YW	CV34 5	27/04/2020	292,500	300,569	N	Semi-detached	91	£3,214	£3,303	Freehold
38	25, Kirby Avenue, Warwick, Warwickshire CV34 5YY	CV34 5YY	CV34 5	09/04/2020	236,000	242,510	N	Semi-detached	53	£4,453	£4,576	Freehold
139	62, Kirby Avenue, Warwick, Warwickshire CV34 5YZ	CV34 5YZ	CV34 5	17/03/2020	291,000	304,813	N	Semi-detached	77	£3,779	£3,959	Freehold
97	58, Kirby Avenue, Warwick, Warwickshire CV34 5YZ	CV34 5YZ	CV34 5	17/12/2020	265,000	264,280	N	Semi-detached	111	£2,387	£2,381	Freehold
CV34 5 Average												
152	51, West Street, Warwick, Warwickshire CV34 6AB	CV34 6AB	CV34 6	15/12/2020	395,000	393,790	N	Terraced	65.23	£6,056	£6,037	Freehold
139	15, Charter Approach, Warwick, Warwickshire CV34 6AE	CV34 6AE	CV34 6	20/10/2020	217,500	224,801	N	Terraced	53	£4,104	£4,242	Freehold
131	29, Charter Approach, Warwick, Warwickshire CV34 6AE	CV34 6AE	CV34 6	25/09/2020	290,000	302,090	N	Terraced	70	£4,143	£4,316	Freehold
172	12, Charter Approach, Warwick, Warwickshire CV34 6AE	CV34 6AE	CV34 6	22/12/2020	332,500	331,597	N	Semi-detached	94	£3,537	£3,528	Freehold
182	73, West Street, Warwick, Warwickshire CV34 6AH	CV34 6AH	CV34 6	04/11/2020	495,000	505,539	N	Flat	100	£4,950	£5,055	Freehold
83	Flat 11, Tudor Court, West Street, Warwick, Warwickshire CV34 6AJ	CV34 6AJ	CV34 6	22/12/2020	173,000	173,304	N	Flat	55	£3,145	£3,151	Leasehold
53	Flat 7, Tudor Court, West Street, Warwick, Warwickshire CV34 6AJ	CV34 6AJ	CV34 6	22/01/2021	114,000	112,780	N	Flat	60	£1,900	£1,880	Leasehold
132	11, Lovell Field Close, Warwick, Warwickshire CV34 6AL	CV34 6AL	CV34 6	31/01/2020	265,000	286,601	N	Terraced	96	£2,760	£2,985	Freehold
67	29, Stuart Close, Warwick, Warwickshire CV34 6B	CV34 6B	CV34 6	01/10/2020	431,500	443,489	N	Detached	92	£4,690	£4,821	Freehold
100	36, Stuart Close, Warwick, Warwickshire CV34 6AQ	CV34 6AQ	CV34 6	27/11/2020	450,000	455,603	N	Detached	104	£4,327	£4,381	Freehold
6	13, St Laurence Avenue, Warwick, Warwickshire CV34 6AR	CV34 6AR	CV34 6	11/11/2020	275,000	280,112	N	Semi-detached	89	£3,090	£3,147	Freehold
153	45, St Laurence Avenue, Warwick, Warwickshire CV34 6AR	CV34 6AR	CV34 6	16/10/2020	295,000	304,903	N	Terraced	92	£3,207	£3,314	Freehold
87	47, Stratford Road, Warwick, Warwickshire CV34 6AT	CV34 6AT	CV34 6	21/01/2020	390,000	418,995	N	Semi-detached	129	£3,023	£3,248	Freehold
26	80, Stratford Road, Warwick, Warwickshire CV34 6AT	CV34 6AT	CV34 6	28/09/2020	656,000	682,559	N	Detached	178	£3,685	£3,835	Freehold
155	12, Temple Grove, Warwick, Warwickshire CV34 6AU	CV34 6AU	CV34 6	29/09/2020	335,000	348,154	N	Semi-detached	94	£3,564	£3,704	Freehold
2	10, Temple Grove, Warwick, Warwickshire CV34 6AU	CV34 6AU	CV34 6	30/07/2020	314,000	332,776	N	Semi-detached	105	£2,990	£3,169	Freehold
89	60, West Street, Warwick, Warwickshire CV34 6AW	CV34 6AW	CV34 6	08/07/2020	7,500	7,958	N	Commercial/Oth	92	£82	£87	Freehold
158	9, Lodge Crescent, Warwick, Warwickshire CV34 6BB	CV34 6BB	CV34 6	21/12/2020	403,000	401,906	N	Semi-detached	123	£3,276	£3,268	Freehold
65	14, Myton Gardens, Warwick, Warwickshire CV34 6BH	CV34 6BH	CV34 6	05/08/2020	917,500	968,214	N	Detached	247	£3,715	£3,920	Freehold
11	43, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ	CV34 6BJ	CV34 6	23/10/2020	275,000	284,231	N	Terraced	73	£3,767	£3,894	Freehold
11	43, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ	CV34 6BJ	CV34 6	04/12/2020	290,000	289,212	N	Semi-detached	75	£3,867	£3,856	Freehold
40	23, Portia Way, Heathcote, Warwick, Warwickshire CV34 6BJ	CV34 6BJ	CV34 6	11/12/2020	300,000	297,328	N	Detached	99	£3,030	£3,003	Freehold
77	77, Noble Close, Warwick, Warwickshire CV34 6BL	CV34 6BL	CV34 6	20/03/2020	260,000	272,341	N	Semi-detached	59	£4,407	£4,616	Freehold
89	14, Pericles Close, Heathcote, Warwick, Warwickshire CV34 6BN	CV34 6BN	CV34 6	05/06/2020	260,000	272,827	N	Terraced	69	£3,768	£3,954	Freehold
44	130, Stratford Road, Warwick, Warwickshire CV34 6BQ	CV34 6BQ	CV34 6	28/08/2020	267,500	280,409	N	Semi-detached	91	£2,940	£3,081	Freehold
103	105, Stratford Road, Warwick, Warwickshire CV34 6BQ	CV34 6BQ	CV34 6	18/01/2021	465,000	456,511	N	Semi-detached	140	£3,321	£3,261	Freehold
26	24, The Peacocks, Warwick, Warwickshire CV34 6BS	CV34 6BS	CV34 6	23/10/2020	510,000	524,170	N	Detached	165	£3,091	£3,177	Freehold
81	20, Lee Meadow, Warwick, Warwickshire CV34 6BU	CV34 6BU	CV34 6	14/09/2020	215,000	223,963	N	Terraced	55	£3,909	£4,072	Freehold
8	7, Sheres Dyche, Warwick, Warwickshire CV34 6BX	CV34 6BX	CV34 6	06/11/2020	192,000	196,088	N	Flat	68	£2,824	£2,884	Leasehold
76	14, Sheres Dyche, Warwick, Warwickshire CV34 6BX	CV34 6BX	CV34 6	17/12/2020	465,000	460,858	N	Detached	111.56	£4,168	£4,131	Freehold
84	26, Sheres Dyche, Warwick, Warwickshire CV34 6BX	CV34 6BX	CV34 6	18/01/2021	595,000	582,924	N	Detached	216	£2,755	£2,699	Freehold
68	23, The Marsh, Warwick, Warwickshire CV34 6BZ	CV34 6BZ	CV34 6	24/07/2020	262,500	279,846	N	Terraced	77	£3,409	£3,634	Freehold
109	22, Morecroft Drive, Warwick, Warwickshire CV34 6DF	CV34 6DF	CV34 6	28/08/2020	340,000	356,408	N	Semi-detached	123	£2,764	£2,898	Freehold
144	24, Morecroft Drive, Warwick, Warwickshire CV34 6DF	CV34 6DF	CV34 6	25/08/2020	370,000	387,856	N	Semi-detached	123	£3,008	£3,153	Freehold
93	16, Morecroft Drive, Warwick, Warwickshire CV34 6DF	CV34 6DF	CV34 6	07/07/2020	530,000	565,584	N	Detached	177	£2,994	£3,195	Freehold
113	2, Pyree Square, Warwick, Warwickshire CV34 6DG	CV34 6DG	CV34 6	11/03/2020	600,000	627,358	N	Detached	154	£3,896	£4,074	Freehold
56	46, Lynnon Field, Warwick, Warwickshire CV34 6DH	CV34 6DH	CV34 6	04/12/2020	182,500</							

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
179	1, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE	CV34 6EE	CV34 6	06/10/2020	340,000	349,446 N		Detached	89	£3,820	£3,926	Freehold
81	39, Touchstone Road, Heathcote, Warwick, Warwickshire CV34 6EE	CV34 6EE	CV34 6	06/10/2020	442,000	454,280 N		Detached	153	£2,889	£2,969	Freehold
119	15, Trinculo Grove, Heathcote, Warwick, Warwickshire CV34 6EG	CV34 6EG	CV34 6	30/09/2020	478,000	497,353 N		Detached	129	£3,705	£3,855	Freehold
29	5, Trinculo Grove, Heathcote, Warwick, Warwickshire CV34 6EG	CV34 6EG	CV34 6	05/02/2021	525,000	525,000 N		Detached	188	£2,793	£2,793	Freehold
142	2, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN	CV34 6EN	CV34 6	09/10/2020	250,000	257,826 N		Semi-detached	65.1	£3,840	£3,960	Freehold
54	10, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN	CV34 6EN	CV34 6	31/07/2020	250,000	264,949 N		Semi-detached	73	£3,425	£3,629	Freehold
11	15, Earl Rivers Avenue, Heathcote, Warwick, Warwickshire CV34 6EN	CV34 6EN	CV34 6	07/02/2020	445,000	475,157 N		Detached	122	£3,648	£3,895	Freehold
82	20, Faulconbridge Way, Heathcote, Warwick, Warwickshire CV34 6EU	CV34 6EU	CV34 6	02/10/2020	364,000	376,219 N		Terraced	99	£3,677	£3,800	Freehold
85	14, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX	CV34 6EX	CV34 6	30/09/2020	318,000	330,486 N		Semi-detached	72.8	£4,368	£4,540	Freehold
120	41, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX	CV34 6EX	CV34 6	07/02/2020	298,000	319,850 N		Terraced	75.93	£3,925	£4,212	Freehold
39	36, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX	CV34 6EX	CV34 6	22/06/2020	248,000	258,394 N		Semi-detached	76	£3,263	£3,400	Freehold
158	35, Plantagenet Park, Heathcote, Warwick, Warwickshire CV34 6EX	CV34 6EX	CV34 6	31/01/2020	275,000	297,416 N		Terraced	105	£2,619	£2,833	Freehold
82	11, Imogen Gardens, Heathcote, Warwick, Warwickshire CV34 6FB	CV34 6FB	CV34 6	12/11/2020	545,000	551,786 N		Detached	163	£3,344	£3,385	Freehold
78	39, Miranda Drive, Heathcote, Warwick, Warwickshire CV34 6FE	CV34 6FE	CV34 6	15/01/2021	525,000	514,345 N		Detached	133	£3,947	£3,867	Freehold
56	6, Lady Grey Avenue, Heathcote, Warwick, Warwickshire CV34 6FH	CV34 6FH	CV34 6	24/07/2020	360,000	384,170 N		Detached	108	£3,333	£3,557	Freehold
132	32, Jourdain Park, Heathcote, Warwick, Warwickshire CV34 6FJ	CV34 6FJ	CV34 6	03/04/2020	380,000	387,818 N		Detached	133	£2,857	£2,916	Freehold
44	27, Jourdain Park, Heathcote, Warwick, Warwickshire CV34 6FJ	CV34 6FJ	CV34 6	27/03/2020	540,000	564,622 N		Detached	146	£3,699	£3,867	Freehold
142	2, Orsino Close, Heathcote, Warwick, Warwickshire CV34 6FP	CV34 6FP	CV34 6	07/02/2020	393,950	420,647 N		Detached	103	£3,825	£4,084	Freehold
145	21, Caliban Mews, Heathcote, Warwick, Warwickshire CV34 6FS	CV34 6FS	CV34 6	30/10/2020	297,000	306,970 N		Terraced	95	£3,126	£3,231	Freehold
129	14, Caliban Mews, Heathcote, Warwick, Warwickshire CV34 6FS	CV34 6FS	CV34 6	24/08/2020	283,000	297,294 N		Terraced	98	£2,888	£3,034	Freehold
56	57, Banquo Approach, Heathcote, Warwick, Warwickshire CV34 6GB	CV34 6GB	CV34 6	30/04/2020	307,500	317,715 N		Terraced	103	£2,985	£3,085	Freehold
84	8, Donalban Close, Heathcote, Warwick, Warwickshire CV34 6GD	CV34 6GD	CV34 6	06/01/2020	365,000	392,806 N		Detached	108	£3,380	£3,637	Freehold
146	12, Jack Cade Way, Warwick, Warwickshire CV34 6GH	CV34 6GH	CV34 6	04/09/2020	290,000	301,387 N		Semi-detached	78	£3,718	£3,864	Freehold
70	12, Parolles Close, Heathcote, Warwick, Warwickshire CV34 6GL	CV34 6GL	CV34 6	18/12/2020	215,000	214,416 N		Semi-detached	58	£3,707	£3,697	Freehold
4	9, Coriolanus Square, Heathcote, Warwick, Warwickshire CV34 6GR	CV34 6GR	CV34 6	22/09/2020	286,000	297,923 N		Terraced	85	£3,365	£3,505	Freehold
42	1, Alcott Close, Warwick, Warwickshire CV34 6GU	CV34 6GU	CV34 6	23/10/2020	307,500	317,126 N		Semi-detached	80	£3,844	£3,964	Freehold
15	19, Rambures Close, Heathcote, Warwick, Warwickshire CV34 6GW	CV34 6GW	CV34 6	17/02/2020	249,999	268,329 N		Terraced	76	£3,289	£3,531	Freehold
59	Apartment 5, 14, Westgate Close, Warwick, Warwickshire CV34 6HB	CV34 6HB	CV34 6	16/06/2020	87,500	90,735 N		Flat	53	£1,651	£1,712	Leasehold
12	2, Bread And Meat Close, Warwick, Warwickshire CV34 6HF	CV34 6HF	CV34 6	15/07/2020	225,000	235,787 N		Flat	68	£3,309	£3,467	Leasehold
91	44, Bread And Meat Close, Warwick, Warwickshire CV34 6HF	CV34 6HF	CV34 6	04/06/2020	227,000	235,393 N		Flat	84	£2,702	£2,802	Leasehold
105	55, Crompton Street, Warwick, Warwickshire CV34 6HG	CV34 6HG	CV34 6	28/10/2020	295,000	304,903 N		Terraced	90.87	£3,246	£3,355	Freehold
31	45, Monks Way, Warwick, Warwickshire CV34 6HH	CV34 6HH	CV34 6	28/02/2020	195,000	209,298 N		Terraced	66	£2,955	£3,171	Freehold
147	21, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ	CV34 6HQ	CV34 6	10/07/2020	178,000	186,534 N		Flat	60	£2,967	£3,109	Leasehold
84	34, Claypitts Boulevard, Warwick, Warwickshire CV34 6HQ	CV34 6HQ	CV34 6	10/12/2020	175,000	174,464 N		Terraced	75	£2,333	£2,326	Freehold
67	1, Stand Street, Warwick, Warwickshire CV34 6HR	CV34 6HR	CV34 6	13/03/2020	243,000	256,234 N		Terraced	80	£3,038	£3,203	Freehold
6	13, Hampton Street, Warwick, Warwickshire CV34 6HS	CV34 6HS	CV34 6	12/02/2021	270,000	270,000 N		Terraced	102	£2,647	£2,647	Freehold
14	26, Hampton Street, Warwick, Warwickshire CV34 6HU	CV34 6HU	CV34 6	20/05/2020	320,000	336,171 N		Terraced	117	£2,735	£2,873	Freehold
108	12, Swan Meadow, Warwick, Warwickshire CV34 6HZ	CV34 6HZ	CV34 6	24/08/2020	240,000	252,122 N		Terraced	62	£3,871	£4,066	Freehold
194	10, Swan Meadow, Warwick, Warwickshire CV34 6HZ	CV34 6HZ	CV34 6	13/11/2020	242,500	247,236 N		Terraced	69	£3,514	£3,583	Freehold
45	28, Burns Avenue, Warwick, Warwickshire CV34 6JJ	CV34 6JJ	CV34 6	17/01/2020	264,000	283,627 N		Semi-detached	90	£2,933	£3,151	Freehold
26	35, Hampton Road, Warwick, Warwickshire CV34 6JL	CV34 6JL	CV34 6	10/01/2020	295,000	316,932 N		Semi-detached	89	£3,315	£3,561	Freehold
27	31, Browning Avenue, Warwick, Warwickshire CV34 6JN	CV34 6JN	CV34 6	07/08/2020	255,000	267,306 N		Semi-detached	93.44	£2,729	£2,861	Freehold
54	19, Shakespeare Avenue, Warwick, Warwickshire CV34 6JT	CV34 6JT	CV34 6	30/04/2020	233,000	240,740 N		Terraced	80	£2,913	£3,009	Freehold
116	19, Masefield Avenue, Warwick, Warwickshire CV34 6JX	CV34 6JX	CV34 6	16/10/2020	252,000	260,459 N		Terraced	87	£2,897	£2,994	Freehold
40	32, Shelley Avenue, Warwick, Warwickshire CV34 6LA	CV34 6LA	CV34 6	24/01/2020	249,999	268,586 N		Semi-detached	88	£2,841	£3,052	Freehold
129	28, Kipling Avenue, Warwick, Warwickshire CV34 6LD	CV34 6LD	CV34 6	11/09/2020	290,000	302,090 N		Terraced	88	£3,295	£3,433	Freehold
83	1, Kipling Avenue, Warwick, Warwickshire CV34 6LD	CV34 6LD	CV34 6	05/10/2020	275,000	283,609 N		Semi-detached	98	£2,806	£2,894	Freehold
8	29, Aragon Drive, Warwick, Warwickshire CV34 6LR	CV34 6LR	CV34 6	04/06/2020	370,000	385,617 N		Detached	107	£3,458	£3,604	Freehold
48	5, Aragon Drive, Warwick, Warwickshire CV34 6LR	CV34 6LR	CV34 6	30/09/2020	425,000	442,207 N		Detached	110	£3,864	£4,020	Freehold
99	24, Aragon Drive, Warwick, Warwickshire CV34 6LR	CV34 6LR	CV34 6	01/06/2020	540,000	562,792 N		Detached	152	£3,553	£3,703	Freehold
115	48, Priors Grove Close, Warwick, Warwickshire CV34 6LY	CV34 6LY	CV34 6	13/11/2020	512,000	518,375 N		Detached	146	£3,507	£3,551	Freehold
49	16, Howard Walk, Warwick, Warwickshire CV34 6ND	CV34 6ND	CV34 6	27/07/2020	420,000	447,754 N		Terraced	153	£2,745	£2,927	Freehold
79	42, Holioake Drive, Warwick, Warwickshire CV34 6NF	CV34 6NF	CV34 6	09/01/2020	408,000	439,082 N		Detached	87	£4,690	£5,047	Freehold
162	40, The Grange, Gallagher Square, Warwick, Warwickshire CV34 6NL	CV34 6NL	CV34 6	23/10/2020	406,000	420,388 Y		Flat	86	£4,721	£4,888	Leasehold
189	12, The Grange, Gallagher Square, Warwick, Warwickshire CV34 6NL	CV34 6NL	CV34 6	27/11/2020	431,000	440,177 Y		Flat	88	£4,898	£5,002	Leasehold
49	5, Dey Croft, Warwick, Warwickshire CV34 6NP	CV34 6NP	CV34 6	04/12/2020	475,000	470,769 N		Detached	126	£3,770	£3,736	Freehold
88	17, Price Close West, Warwick, Warwickshire CV34 6NR	CV34 6NR	CV34 6	22/01/2021	247,000	242,542 N		Terraced	71	£3,479	£3,416	Freehold
154	15, Bromhurst Way, Warwick, Warwickshire CV34 6NS	CV34 6NS	CV34 6	25/09/2020	285,000	296,881 N		Terraced	84.54	£3,371	£3,512	Freehold
51	14, Meakins Close, Warwick, Warwickshire CV34 6NT	CV34 6NT	CV34 6	16/12/2020	278,000	277,149 N		Terraced	79	£3,519	£3,508	Freehold
119	5, Meakins Close, Warwick, Warwickshire CV34 6NT	CV34 6NT	CV34 6	08/01/2021	340,000	333,100 N		Detached	87.1	£3,904	£3,824	Freehold
192	9, Morecroft Drive, Warwick, Warwickshire CV34 6NU	CV34 6NU	CV34 6	21/12/2020	193,000	193,339 N		Flat	61	£3,164	£3,169	Leasehold
56	19, Bridge End, Warwick, Warwickshire CV34 6PB	CV34 6PB	CV34 6	04/09/2020	725,000	755,224 N		Terraced	139	£5,216	£5,433	Leasehold
151	85, Bridge End, Warwick, Warwickshire CV34 6PD	CV34 6PD	CV34 6	18/12/2020	650,000	648,010 N		Terraced	113	£5,752	£5,735	Freehold
138	5, Wake Grove, Warwick, Warwickshire CV34 6PN	CV34 6PN	CV34 6	11/12/2020	565,000	559,967 N		Detached	149	£3,792	£3,758	Freehold
33	20, Archery Fields, Warwick, Warwickshire CV34 6PQ	CV34 6PQ	CV34 6	30/11/2020	272,500	275,893 N		Detached	71	£3,838	£3,886	Leasehold
17	132, Myton Road, Warwick, Warwickshire CV34 6PR	CV34 6PR	CV34 6	22/12/2020	1,365,000	1,352,840 N		Detached	276	£4,946	£4,902	Freehold
136	26, Young Close, Warwick, Warwickshire CV34 6PW	CV34 6PW	CV34 6	21/08/2020	320,000	335,443 N		Semi-detached	95	£3,368	£3,531	Freehold
134	6, Young Close, Warwick, Warwickshire CV34 6PW	CV34 6PW	CV34 6	28/08/2020	485,000	511,808 N		Detached	157	£3,089	£3,260	Freehold
74	40, Rogers Way, Warwick, Warwickshire CV34 6PY	CV34 6PY	CV34 6	04/12/2020	263,000	262,195 N		Terraced	73	£3,603	£3,592	Freehold
36	36, Rogers Way, Warwick, Warwickshire CV34 6PY	CV34 6PY	CV34 6	26/02/2020	250,000	268,330 N		Terraced	80	£3,125	£3,354	Freehold
41	9, Rogers Way, Warwick, Warwickshire CV34 6PY	CV34 6PY	CV34 6	14/12/2020	495,000	493,656 N		Semi-detached	125	£3,960	£3,949	Freehold
64	10, Myton Crescent, Warwick, Warwickshire CV34 6QA	CV34 6QA	CV34 6	24/02/2020	795,000	848,876 N		Detached	161	£4,938	£5,273	Freehold
27	3, Elizabeth Court, Myton Crescent, Warwick, Warwickshire CV34 6QB	CV34 6QB	CV34 6	24/02/2020	520,000	555,240 N		Detached	140	£4,714	£3,966	Freehold
100	207, Myton Road, Warwick, Warwickshire CV34 6OD	CV34 6OD	CV34 6	24/07/2020	920,000	981,768 N		Detached	269	£3,420	£3,650	Freehold
152	5, Ward Grove, Warwick, Warwickshire CV34 6OL	CV34 6OL	CV34 6	15/09/2020	630,000	655,507 N		Detached	142	£4,437	£4,616	Freehold
104	2, Croft Close, Warwick, Warwickshire CV34 6OY	CV34 6OY	CV34 6	06/03/2020	410,000	428,694 N		Detached	120	£3,417	£3,572	Freehold
24	10, Verden Avenue, Warwick, Warwickshire CV34 6RX	CV34 6RX	CV34 6	25/06/2020	475,000	495,049 N		Detached	109	£4,358	£4,542	Freehold
184	2, Verden Avenue, Warwick, Warwickshire CV34 6RX	CV34 6RX	CV34 6	08/12/2020	566,000	560,958 N		Detached	172	£3,291	£3,261	Freehold
76	35, Mander Grove, Warwick, Warwickshire CV34 6RY	CV34 6RY	CV34 6	08/01/2021	245,000	240,579 N		Terraced	74	£3,311	£3,251	Freehold
14	9, Mander Grove, Warwick, Warwickshire CV34 6RY	CV34 6RY	CV34 6	20/03/2020	430,000	449,606 N		Detached	115	£3,739	£3,910	Freehold
21	Heathcote Hill Farm, Gallows Hill, Warwick, Warwickshire CV34 6SJ	CV34 6SJ	CV34 6	23/07/2020	950,000	1,008,028 N		Commercial/Oth	227	£4,185	£4,441	Freehold
48	Woodlands Barn, Banbury Road, Warwick, Warwickshire CV34 6SU	CV34 6SU	CV34 6	09/07/2020	1,200,000	1,280,568 N		Detached	338	£3,550	£3,789	Freehold
124	21, Thomas Hardy Way, Warwick, Warwickshire CV34 6TQ	CV34 6TQ	CV34 6	16/11/2020	480,000	485,977 N		Detached	123	£3,902	£3,951	Freehold
59	28, Yeats Drive, Warwick, Warwickshire CV34 6TZ	CV34 6TZ	CV34 6	27/03/2020	261,000	275,214 N		Terraced	73	£3,575	£3,770	Freehold
97	2, Atkinson House, Merlin Way, Warwick, Warwickshire CV34 6WG	CV34 6WG	CV34 6	04/03/2020	422,000	433,157 N						

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
109	15, Wren Close, Warwick, Warwickshire CV34 6XN	CV34 6XN	CV34 6	04/09/2020	370,000	384,980	N	Detached	93	£3,978	£4,140	Freehold
139	9, Wren Close, Warwick, Warwickshire CV34 6XN	CV34 6XN	CV34 6	25/08/2020	750,000	791,456	N	Detached	213	£3,521	£3,716	Freehold
40	21, Brackley Crescent, Warwick, Warwickshire CV34 6XT	CV34 6XT	CV34 6	30/10/2020	315,000	324,861	N	Semi-detached	105	£3,000	£3,094	Freehold
156	46, Brackley Crescent, Warwick, Warwickshire CV34 6XT	CV34 6XT	CV34 6	16/12/2020	419,950	416,209	N	Detached	134	£3,134	£3,106	Freehold
95	5, Warinford Close, Warwick, Warwickshire CV34 6XU	CV34 6XU	CV34 6	10/01/2020	495,000	532,709	N	Detached	149	£3,322	£3,575	Freehold
14	9, Warinford Close, Warwick, Warwickshire CV34 6XU	CV34 6XU	CV34 6	03/06/2020	589,950	614,850	N	Detached	151	£3,907	£4,072	Freehold
60	6, Westgate Place, Warwick, Warwickshire CV34 6XY	CV34 6XY	CV34 6	27/08/2020	395,000	416,833	N	Detached	76	£5,197	£5,485	Freehold
CV34 6 Average												£3,604
6	2, Blakemore Drive, Warwick, Warwickshire CV34 7AB	CV34 7AB	CV34 7	28/05/2020	785,000	813,023	N	Detached	246	£3,191	£3,305	Freehold
99	1, Jakeman Way, Warwick, Warwickshire CV34 7AF	CV34 7AF	CV34 7	15/12/2020	397,200	393,662	N	Detached	93	£4,271	£4,233	Freehold
110	1, Orton Road, Warwick, Warwickshire CV34 7AG	CV34 7AG	CV34 7	03/09/2020	385,000	400,587	N	Detached	124	£3,105	£3,231	Freehold
14	19, Orton Road, Warwick, Warwickshire CV34 7AG	CV34 7AG	CV34 7	26/02/2021	675,000	675,000	N	Detached	224	£3,013	£3,013	Freehold
129	1, Tomlinson Road, Warwick, Warwickshire CV34 7AN	CV34 7AN	CV34 7	27/11/2020	360,000	364,483	N	Detached	93	£3,871	£3,919	Freehold
66	70, Vickers Way, Warwick, Warwickshire CV34 7AP	CV34 7AP	CV34 7	12/06/2020	345,000	359,459	N	Semi-detached	107	£3,224	£3,359	Freehold
105	116, Vickers Way, Warwick, Warwickshire CV34 7AP	CV34 7AP	CV34 7	14/02/2020	764,995	816,838	Y	Detached	246	£3,110	£3,320	Freehold
109	57, Vickers Way, Warwick, Warwickshire CV34 7AQ	CV34 7AQ	CV34 7	24/01/2020	674,995	726,417	Y	Detached	224	£3,013	£3,243	Freehold
31	17, Webb Drive, Warwick, Warwickshire CV34 7AR	CV34 7AR	CV34 7	09/02/2021	365,000	365,000	N	Detached	93	£3,925	£3,925	Freehold
44	16, Battersby Close, Warwick, Warwickshire CV34 7AS	CV34 7AS	CV34 7	22/01/2021	317,500	311,056	N	Detached	73	£4,349	£4,261	Freehold
59	1, Cox Gardens, Warwick, Warwickshire CV34 7AT	CV34 7AT	CV34 7	22/01/2020	730,038	782,304	Y	Commercial/Oth	85	£8,589	£9,204	Freehold
3	11, Oakley Drive, Warwick, Warwickshire CV34 7AY	CV34 7AY	CV34 7	26/06/2020	279,995	291,729	Y	Semi-detached	72	£3,889	£4,052	Freehold
9	15, Oakley Drive, Warwick, Warwickshire CV34 7AY	CV34 7AY	CV34 7	26/08/2020	271,495	284,597	Y	Semi-detached	72	£3,771	£3,953	Freehold
95	7, Oakley Court, Warwick, Warwickshire CV34 7AZ	CV34 7AZ	CV34 7	27/03/2020	58,162	60,759	N	Commercial/Oth	64	£909	£949	Freehold
7	1, Olive Grove, Warwick, Warwickshire CV34 7BB	CV34 7BB	CV34 7	03/07/2020	399,995	426,851	Y	Detached	111	£3,604	£3,846	Freehold
44	47, Palmer Crescent, Warwick, Warwickshire CV34 7BD	CV34 7BD	CV34 7	30/10/2020	312,500	322,283	N	Semi-detached	72	£4,340	£4,476	Freehold
58	2, Tandy Gardens, Warwick, Warwickshire CV34 7BH	CV34 7BH	CV34 7	02/04/2020	620,000	632,756	N	Detached	183	£3,388	£3,458	Freehold
128	1, Garrett Drive, Warwick, Warwickshire CV34 7BN	CV34 7BN	CV34 7	20/11/2020	346,000	352,432	N	Semi-detached	107	£3,234	£3,294	Freehold
108	31, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	30/01/2020	339,995	365,272	Y	Semi-detached	77	£4,416	£4,744	Freehold
105	37, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	30/01/2020	372,995	400,726	Y	Semi-detached	104	£3,586	£3,853	Freehold
184	41, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	13/03/2020	370,000	387,562	Y	Semi-detached	104	£3,558	£3,727	Freehold
6	39, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	26/06/2020	360,000	375,087	Y	Semi-detached	104	£3,462	£3,607	Freehold
3	43, Wesson Road, Warwick, Warwickshire CV34 7BT	CV34 7BT	CV34 7	26/03/2020	464,995	486,197	Y	Detached	114	£4,079	£4,265	Freehold
106	21, Aston Gardens, Warwick, Warwickshire CV34 7BU	CV34 7BU	CV34 7	31/01/2020	219,995	237,928	Y	Terraced	53	£4,151	£4,489	Freehold
134	7, Aston Gardens, Warwick, Warwickshire CV34 7BU	CV34 7BU	CV34 7	28/02/2020	219,995	236,125	Y	Terraced	53	£4,151	£4,455	Freehold
136	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
CV34 7 Average												£3,926
183	23, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	31/03/2020	372,000	388,962	Y	Detached	89	£4,180	£4,370	Freehold
42	9, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	30/06/2020	352,000	366,857	Y	Detached	89	£3,955	£4,122	Freehold
24	8, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	31/07/2020	345,000	368,163	Y	Detached	89	£3,876	£4,137	Freehold
32	19, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	14/08/2020	348,000	367,235	Y	Detached	89	£3,910	£4,126	Freehold
31	11, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	06/08/2020	450,000	474,873	Y	Detached	131	£3,435	£3,625	Freehold
33	25, Pinewood Avenue, Warwick, Warwickshire CV34 8AB	CV34 8AB	CV34 8	07/08/2020	494,500	521,833	Y	Detached	133	£3,718	£3,924	Freehold
129	2, Willow Drive, Warwick, Warwickshire CV34 8AG	CV34 8AG	CV34 8	12/06/2020	375,000	390,828	Y	Detached	96	£3,906	£4,071	Freehold
138	1, Willow Drive, Warwick, Warwickshire CV34 8AG	CV34 8AG	CV34 8	27/08/2020	371,000	391,507	Y	Detached	96	£3,865	£4,078	Freehold
77	25, Willow Drive, Warwick, Warwickshire CV34 8AG	CV34 8AG	CV34 8	18/09/2020	330,000	342,957	Y	Semi-detached	108	£3,056	£3,176	Freehold
78	29, Willow Drive, Warwick, Warwickshire CV34 8AG	CV34 8AG	CV34 8	25/09/2020	485,000	504,636	Y	Detached	131	£3,702	£3,852	Freehold
34	35, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	15/04/2020	340,000	349,379	Y	Semi-detached	86	£3,953	£4,063	Freehold
62	31, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	03/04/2020	343,000	352,462	Y	Semi-detached	86	£3,988	£4,098	Freehold
123	25, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	14/02/2020	400,000	427,107	Y	Detached	92	£4,348	£4,642	Freehold
115	23, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	05/06/2020	445,000	463,782	Y	Detached	113	£3,938	£4,104	Freehold
177	29, Conrad Lewis Way, Warwick, Warwickshire CV34 8AL	CV34 8AL	CV34 8	20/03/2020	476,500	498,226	Y	Detached	139	£3,428	£3,584	Freehold
3	8, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	24/04/2020	205,809	211,486	Y	Semi-detached	61	£3,374	£3,467	Freehold
68	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
67	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
134	24, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	25/08/2020	355,000	372,132	Y	Semi-detached	92	£3,859	£4,045	Freehold
168	18, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	31/01/2020	479,000	515,491	Y	Detached	113	£4,239	£4,562	Freehold
125	16, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	20/03/2020	445,000	465,290	Y	Detached	113	£3,938	£4,118	Freehold
63	2, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	24/04/2020	373,267	380,947	Y	Detached	121	£3,085	£3,148	Freehold
103	38, Conrad Lewis Way, Warwick, Warwickshire CV34 8AN	CV34 8AN	CV34 8	31/07/2020	485,000	517,563	Y	Detached	121	£4,008	£4,277	Freehold
107	3, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	31/01/2020	249,950	270,325	Y	Terraced	61	£4,098	£4,432	Freehold
163	1, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	31/01/2020	252,000	272,542	Y	Terraced	61	£4,131	£4,468	Freehold
73	10, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	27/03/2020	268,000	280,721	Y	Semi-detached	61	£4,393	£4,602	Freehold
61	12, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	30/04/2020	275,000	282,586	Y	Semi-detached	61	£4,508	£4,633	Freehold
114	11, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	31/07/2020	315,000	333,836	Y	Semi-detached	61	£5,164	£5,473	Freehold
17	15, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	10/08/2020	315,000	330,201	Y	Semi-detached	61	£5,164	£5,413	Freehold
117	2, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	03/07/2020	340,000	360,331	Y	Semi-detached	86	£3,953	£4,190	Freehold
18	7, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	20/08/2020	340,000	356,408	Y	Semi-detached	86	£3,953	£4,144	Freehold
46	9, Whittaker Way, Warwick, Warwickshire CV34 8AX	CV34 8AX	CV34 8	18/09/2020	342,950	356,416	Y	Semi-detached	86	£3,988	£4,144	Freehold
CV34 8 Average												£4,120
93	The Barn, Oldfield Farm, Old Warwick Road, Rowington, Warwick, Warwickshire CV35 7AA	CV35 7AA	CV35 7	26/02/2020	800,000	851,507	N	Commercial/Oth	71	£11,268	£11,993	Freehold
15	21, Shrewley Common, Shrewley, Warwick, Warwickshire CV35 7AR	CV35 7AR	CV35 7	22/10/2020	285,000	293,922	N	Semi-detached	83	£3,434	£3,541	Freehold
17	Weavers Cottage, High Cross Lane, Shrewley, Warwick, Warwickshire CV35 7B	CV35 7BE	CV35 7	02/02/2021	499,999	499,999	N	Detached	100	£5,000	£5,000	Freehold
168	The Croft, Holywell, Shrewley, Warwick, Warwickshire CV35 7BJ	CV35 7BJ	CV35 7	28/09/2020	1,085,000	1,128,928	N	Detached	262	£4,141	£4,309	Freehold
140	10, Ash Close, Hatton, Warwick, Warwickshire CV35 7BL	CV35 7BL	CV35 7	31/01/2020	316,000	340,073	N	Detached	113	£2,796	£3,010	Freehold
101	7, Ash Close, Hatton, Warwick, Warwickshire CV35 7BL	CV35 7BL	CV35 7	15/12/2020	340,000	336,971	N	Detached	113	£3,009	£2,982	Freehold
122	Appletree Cottages, Old Warwick Road, Rowington, Warwick, Warwickshire CV35 7BS	CV35 7BS										

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
36	Kings Hill, Warwick Road, Leek Wootton, Warwick, Warwickshire CV35 7RB	CV35 7RB	CV35 7	03/07/2020	780,000	832,369	N	Detached	183	£4,262	£4,548	Freehold
155	7, King Edwards Court, 36, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7SU	CV35 7ST	CV35 7	18/12/2020	244,000	244,428	N	Flat	88	£2,773	£2,778	Leasehold
132	9, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7SU	CV35 7SU	CV35 7	04/11/2020	144,000	146,813	N	Terraced	55	£2,618	£2,669	Leasehold
24	10, Blackwell Lane, Hatton Park, Warwick, Warwickshire CV35 7SU	CV35 7SU	CV35 7	06/03/2020	143,666	151,490	N	Terraced	58.4	£2,460	£2,594	Leasehold
152	1, Dasset Close, Hatton Park, Warwick, Warwickshire CV35 7SX	CV35 7SX	CV35 7	27/10/2020	520,000	534,448	N	Detached	145	£3,586	£3,686	Freehold
85	14, Charingworth Drive, Hatton Park, Warwick, Warwickshire CV35 7SY	CV35 7SY	CV35 7	28/01/2021	359,950	353,454	N	Terraced	110	£3,272	£3,213	Freehold
52	45, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG	CV35 7TG	CV35 7	20/08/2020	225,000	236,365	N	Terraced	60	£3,750	£3,939	Freehold
21	21, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG	CV35 7TG	CV35 7	29/01/2021	306,560	300,963	N	Semi-detached	71	£4,318	£4,239	Freehold
33	9, Combroke Grove, Hatton Park, Warwick, Warwickshire CV35 7TG	CV35 7TG	CV35 7	09/07/2020	270,000	286,145	N	Semi-detached	75	£3,600	£3,815	Freehold
74	35, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH	CV35 7TH	CV35 7	11/01/2021	235,000	230,231	N	Detached	58.6	£4,010	£3,929	Freehold
97	21, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH	CV35 7TH	CV35 7	30/10/2020	285,000	294,567	N	Terraced	61	£4,672	£4,829	Freehold
4	16, Dorsington Close, Hatton Park, Warwick, Warwickshire CV35 7TH	CV35 7TH	CV35 7	07/01/2021	467,500	459,063	N	Terraced	143	£3,269	£3,210	Freehold
77	8, Quinton Close, Hatton Park, Warwick, Warwickshire CV35 7TN	CV35 7TN	CV35 7	19/01/2021	475,000	465,360	N	Detached	143	£3,322	£3,254	Freehold
82	9, Armscote Grove, Hatton Park, Warwick, Warwickshire CV35 7TP	CV35 7TP	CV35 7	24/01/2020	218,000	235,770	N	Terraced	59	£3,695	£3,996	Freehold
47	19, Armscote Grove, Hatton Park, Warwick, Warwickshire CV35 7TP	CV35 7TP	CV35 7	17/01/2020	235,000	254,156	N	Terraced	61	£3,852	£4,166	Freehold
80	24, Crimscoe Square, Hatton Park, Warwick, Warwickshire CV35 7TS	CV35 7TS	CV35 7	26/01/2021	260,000	255,308	N	Terraced	67.8	£3,835	£3,766	Freehold
74	Flat, 57, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT	CV35 7TT	CV35 7	26/02/2020	200,000	208,859	N	Flat	79	£2,532	£2,644	Leasehold
72	10, Tredington Park, Hatton Park, Warwick, Warwickshire CV35 7TT	CV35 7TT	CV35 7	04/12/2020	450,000	448,622	N	Terraced	128	£3,516	£3,505	Freehold
2	1, Arlescote Close, Hatton Park, Warwick, Warwickshire CV35 7TX	CV35 7TX	CV35 7	26/06/2020	403,500	420,531	N	Detached	108	£3,736	£3,874	Freehold
56	23, Admington Drive, Hatton Park, Warwick, Warwickshire CV35 7TZ	CV35 7TZ	CV35 7	26/06/2020	460,000	479,416	N	Detached	157	£2,930	£3,054	Freehold
102	27, Pebworth Drive, Hatton, Warwick, Warwickshire CV35 7UD	CV35 7UD	CV35 7	16/07/2020	750,000	800,355	N	Detached	207	£3,623	£3,866	Freehold
29	11, Todenham Way, Hatton Park, Warwick, Warwickshire CV35 7UE	CV35 7UE	CV35 7	18/02/2020	690,000	736,760	N	Detached	183	£3,770	£4,026	Freehold
CV35 7 Average												£4,207
160	The Garden Cottage 3, Old Rectory Cottages, Vicarage Lane, Sherbourne, Warwick, Warwickshire CV35 8AB	CV35 8AB	CV35 8	28/01/2020	240,000	258,283	N	Detached	40.2	£5,970	£6,425	Freehold
130	Flat 3, Sherbourne House, Vicarage Lane, Sherbourne, Warwick, Warwickshire CV35 8AB	CV35 8AB	CV35 8	05/11/2020	310,000	316,600	N	Flat	115	£2,696	£2,753	Leasehold
86	9, Moat Green, Sherbourne, Warwick, Warwickshire CV35 8AJ	CV35 8AJ	CV35 8	03/06/2020	775,000	807,711	N	Detached	239	£3,243	£3,380	Freehold
69	2, Sherbourne Court, Sherbourne, Warwick, Warwickshire CV35 8AW	CV35 8AW	CV35 8	21/08/2020	690,000	728,139	N	Detached	209	£3,301	£3,494	Freehold
109	3, Sherbourne Court, Sherbourne, Warwick, Warwickshire CV35 8AW	CV35 8AW	CV35 8	08/07/2020	740,000	789,683	N	Detached	216	£3,426	£3,656	Freehold
38	7, Hampton Croft, Hampton On The Hill, Warwick, Warwickshire CV35 8BJ	CV35 8BJ	CV35 8	20/03/2020	290,000	303,765	N	Semi-detached	89	£3,258	£3,413	Freehold
181	9, Hemmings Mill, Barford, Warwick, Warwickshire CV35 8BP	CV35 8BP	CV35 8	04/12/2020	360,000	356,733	N	Detached	101	£3,564	£3,533	Freehold
142	1, Verdon Place, Barford, Warwick, Warwickshire CV35 8BT	CV35 8BT	CV35 8	21/01/2020	515,000	554,233	N	Detached	179	£2,877	£3,096	Freehold
95	22, High Street, Barford, Warwick, Warwickshire CV35 8BU	CV35 8BU	CV35 8	25/11/2020	380,000	387,422	N	Terraced	56.42	£6,735	£6,867	Freehold
10	Avon Close, Barford, Warwick, Warwickshire CV35 8BX	CV35 8BX	CV35 8	10/01/2020	730,000	785,612	N	Detached	167	£4,371	£4,704	Freehold
16	3, Ryland Road, Barford, Warwick, Warwickshire CV35 8BY	CV35 8BY	CV35 8	15/01/2021	690,000	675,996	N	Detached	210	£3,286	£3,219	Freehold
6	Ryland Road, Barford, Warwick, Warwickshire CV35 8BY	CV35 8BY	CV35 8	14/08/2020	850,000	896,983	N	Detached	371	£2,291	£2,418	Freehold
61	Stable Cottage, Hareway Lane, Barford, Warwick, Warwickshire CV35 8DD	CV35 8DD	CV35 8	08/01/2021	770,000	754,372	N	Detached	231	£3,333	£3,266	Freehold
69	71, Brenridge 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
17	Brenridge Close, Barford, Warwick, Warwickshire CV35 8DG	CV35 8DG	CV35 8	28/04/2020	213,000	220,076	N	Terraced	54	£3,944	£4,075	Freehold
88	17, Westham Lane, Barford, Warwick, Warwickshire CV35 8DP	CV35 8DP	CV35 8	03/02/2020	159,950	171,678	N	Terraced	91	£1,758	£1,887	Leasehold
28	56, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS	CV35 8DS	CV35 8	30/07/2020	300,000	317,939	N	Semi-detached	87	£3,448	£3,654	Freehold
163	29, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS	CV35 8DS	CV35 8	13/03/2020	282,500	297,885	N	Terraced	88	£3,210	£3,385	Freehold
45	78, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8DS	CV35 8DS	CV35 8	07/02/2020	300,000	320,167	N	Semi-detached	93	£3,226	£3,443	Freehold
126	Yew Tree Way, Barford, Warwick, Warwickshire CV35 8EF	CV35 8EF	CV35 8	21/02/2020	373,785	397,851	Y	Commercial/Oth	73	£5,120	£5,450	Freehold
166	33, Yew Tree Way, Barford, Warwick, Warwickshire CV35 8EF	CV35 8EF	CV35 8	24/01/2020	319,995	344,372	Y	Detached	79	£4,051	£4,359	Freehold
52	Yew Tree Way, Barford, Warwick, Warwickshire CV35 8EF	CV35 8EF	CV35 8	28/02/2020	304,995	325,498	Y	Semi-detached	79	£3,861	£4,120	Freehold
65	30, Bridge Street, Barford, Warwick, Warwickshire CV35 8EH	CV35 8EH	CV35 8	03/07/2020	250,000	266,520	N	Terraced	63	£3,968	£4,230	Freehold
27	12, Bridge Street, Barford, Warwick, Warwickshire CV35 8EH	CV35 8EH	CV35 8	11/12/2020	275,000	272,550	N	Detached	91	£3,022	£2,995	Freehold
64	7, Wellesbourne Road, Barford, Warwick, Warwickshire CV35 8EL	CV35 8EL	CV35 8	06/08/2020	295,000	309,900	N	Terraced	92	£3,207	£3,368	Freehold
64	36, Church Street, Barford, Warwick, Warwickshire CV35 8EN	CV35 8EN	CV35 8	09/12/2020	453,000	451,770	N	Semi-detached	81	£5,593	£5,577	Freehold
3	Cedar House, Church Street, Barford, Warwick, Warwickshire CV35 8EN	CV35 8EN	CV35 8	25/01/2021	448,000	439,915	N	Terraced	134	£3,343	£3,283	Freehold
108	1, Church Street, Barford, Warwick, Warwickshire CV35 8EN	CV35 8EN	CV35 8	10/03/2020	550,000	576,106	N	Semi-detached	147	£3,742	£3,919	Freehold
84	Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP	CV35 8EP	CV35 8	14/02/2020	422,500	451,132	N	Detached	71.08	£5,944	£6,347	Freehold
12	26a, Keytes Lane, Barford, Warwick, Warwickshire CV35 8EP	CV35 8EP	CV35 8	28/08/2020	725,000	765,074	N	Detached	171	£4,240	£4,474	Freehold
48	Canon Price Road, Barford, Warwick, Warwickshire CV35 8EQ	CV35 8EQ	CV35 8	08/12/2020	595,000	589,700	N	Detached	169	£3,521	£3,489	Freehold
40	19, Church Street, Barford, Warwick, Warwickshire CV35 8EW	CV35 8EW	CV35 8	22/01/2021	220,000	216,030	N	Terraced	74.73	£2,944	£2,891	Freehold
16	Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ	CV35 8EZ	CV35 8	18/06/2020	284,000	295,902	N	Semi-detached	75	£3,787	£3,945	Freehold
67	11, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ	CV35 8EZ	CV35 8	26/06/2020	367,000	382,381	N	Semi-detached	97	£3,784	£3,942	Freehold
175	10, Hewitt Road, Barford, Warwick, Warwickshire CV35 8EZ	CV35 8EZ	CV35 8	18/11/2020	355,000	362,559	N	Flat	97	£3,660	£3,738	Freehold
127	Brickyard Cottage, Hampton Road, Warwick, Warwickshire CV35 8HA	CV35 8HA	CV35 8	15/01/2021	350,000	343,945	N	Commercial/Oth	67.8	£5,162	£5,073	Freehold
1	Morgan Close, Norton Lindsey, Warwick, Warwickshire CV35 8JF	CV35 8JF	CV35 8	22/05/2020	136,608	155,859	N	Flat	61	£2,239	£2,555	Leasehold
79	The Willows, Wolverton Road, Norton Lindsey, Warwick, Warwickshire CV35 8JL	CV35 8JL	CV35 8	19/01/2021	800,000	783,764	N	Detached	148	£5,405	£5,296	Freehold
1	The Washing Well, Wolverton Fields, Norton Lindsey, Warwick, Warwickshire CV35 8JN	CV35 8JN	CV35 8	12/06/2020	394,100	461,892	N	Semi-detached	119	£3,312	£3,881	Freehold
47	11, Mill Close, Norton Lindsey, Warwick, Warwickshire CV35 8JU	CV35 8JU	CV35 8	01/05/2020	215,000	225,865	N	Terraced	57	£3,772	£3,963	Freehold
74	7, Chenac, Pinley, Claverdon, Warwick, Warwickshire CV35 8NA	CV35 8NA	CV35 8	08/10/2020	535,000	551,748	N	Semi-detached	116	£4,612	£4,756	Freehold
123	42, Old Budbrooke Road, Hampton Magna, Warwick, Warwickshire CV35 8QN	CV35 8QN	CV35 8	17/12/2020	340,000	339,077	N	Semi-detached	137	£2,482	£2,475	Freehold
96	1, Field Barn Road, Hampton Magna, Warwick, Warwickshire CV35 8RX	CV35 8RX	CV35 8	12/10/2020	308,000	316,557	N	Detached	81	£3,802	£3,908	Freehold
127	8, Ryder Close, Hampton Magna, Warwick, Warwickshire CV35 8SD	CV35 8SD	CV35 8	21/02/2020	338,000	360,906	N	Detached	130	£2,600	£2,776	Freehold
130	30, Daly Avenue, Hampton Magna, Warwick, Warwickshire CV35 8SE	CV35 8SE	CV35 8	17/12/2020	282,500	279,983	N	Detached	88	£3,210	£3,182	Freehold
41	Daly Avenue, Hampton Magna, Warwick, Warwickshire CV35 8SE	CV35 8SE	CV35 8	24/11/2020	300,000	305,860	N	Terraced	95	£3,158	£3,220	Freehold
17	Lloyd Close, Hampton Magna, Warwick, Warwickshire CV35 8SH	CV35 8SH	CV35 8	28/09/2020	370,000	384,980	N	Detached	144	£2,569	£2,673	Freehold
92	8, Church Path, Hampton Magna, Warwick, Warwickshire CV35 8SJ	CV35 8SJ	CV35 8	06/07/2020	270,000	286,145	N	Semi-detached	86	£3,140	£3,327	Freehold
122	36, Cherry Lane, Hampton Magna, Warwick, Warwickshire CV35 8SP	CV35 8SP	CV35 8	26/08/2020	262,000	274,644	N	Semi-detached	107	£2,449	£2,567	Freehold
17	Summer Close, Hampton Magna, Warwick, Warwickshire CV35 8SQ	CV35 8SQ	CV35 8	17/06/2020	252,500	263,082	N	Semi-detached	70	£3,607	£3,758	Freehold
131	6, Minster Close, Hampton Magna, Warwick, Warwickshire CV35 8ST	CV35 8ST	CV35 8	06/03/2020	372,000	388,962	N	Detached	109	£3,413	£3,568	Freehold
35	Seymour Close, Hampton Magna, Warwick, Warwickshire CV35 8SU	CV35 8SU	CV35 8	24/06/2020	327,500	341,323	N	Detached	89	£3,680	£3,835	Freehold
29	47, Chichester Lane, Hampton Magna, Warwick, Warwickshire CV35 8SX	CV35 8SX	CV35 8	18/12/2020	265,000	264,280	N	Semi-detached	128	£2,070	£2,065	Freehold
53	Friry Close, Hampton Magna, Warwick, Warwickshire CV35 8TD	CV35 8TD	CV35 8	31/01/2020	250,000	268,587	N	Semi-detached	79	£3,165	£3,400	Freehold
141	16, Chichester Lane, Hampton Magna, Warwick, Warwickshire CV35 8TG	CV35 8TG	CV35 8	27/01/2020	262,000	281,479	N	Semi-detached	97	£2,701	£2,902	Freehold
72	Damson Road, Hampton Magna, Warwick, Warwickshire CV35 8TH	CV35 8TH	CV35 8	14/08/2020	248,000	261,708	N	Detached	82	£3,024	£3,192	Freehold
111	33, Arras Boulevard, Hampton Magna, Warwick, Warwickshire CV35 8TY	CV35 8TY	CV35 8	23/10/2020	295,000	303,196	N	Detached	78	£3,782	£3,887	Freehold
100	3, Marten Close, Hampton Magna, Warwick, Warwickshire CV35 8UD	CV35 8UD	CV35 8	18/09/2020	305,500	317,869	N	Detached	84	£3,637	£3,784	Freehold
28	104, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ	CV35 8XJ	CV35 8	19/06/2020	470,000	493,188	N	Terraced	90	£5,222	£5,480	Freehold
117	60, Station Road, Hatton, Warwick, Warwickshire CV35 8XJ	CV35 8XJ	CV35 8	17/06/2020	318,500	331,848	N	Semi-detached	94	£3,388	£3,530	Freehold
69	80, Station Road, Hatton, Warwick, Warwickshire CV35											

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
19	20, Bridge Street, Kenilworth, Warwickshire CV8 1BP	CV8 1BP	CV8 1	11/09/2020	245,000	255,214	N	Terraced	54	£4,537	£4,726	Freehold
165	22, Bridge Street, Kenilworth, Warwickshire CV8 1BP	CV8 1BP	CV8 1	04/12/2020	400,000	398,775	N	Terraced	100	£4,000	£3,988	Freehold
69	Flat 29, Kenilworth Hall, Bridge Street, Kenilworth, Warwickshire CV8 1BQ	CV8 1BQ	CV8 1	14/07/2020	142,000	148,808	N	Flat	60	£2,367	£2,480	Leasehold
4	Pears Close, Kenilworth, Warwickshire CV8 1BS	CV8 1BS	CV8 1	30/04/2020	682,500	696,542	N	Detached	150	£4,550	£4,644	Freehold
67	43, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT	CV8 1BT	CV8 1	25/09/2020	850,000	884,414	N	Detached	129	£6,589	£6,856	Freehold
66	55, Fieldgate Lane, Kenilworth, Warwickshire CV8 1BT	CV8 1BT	CV8 1	20/08/2020	717,500	757,159	N	Detached	142	£5,053	£5,332	Freehold
94	24, Priorsfield Road, Kenilworth, Warwickshire CV8 1DB	CV8 1DB	CV8 1	26/06/2020	405,000	421,973	N	Semi-detached	145	£2,793	£2,910	Freehold
30	Grange Avenue, Kenilworth, Warwickshire CV8 1DD	CV8 1DD	CV8 1	27/05/2020	365,000	383,445	N	Terraced	93	£3,925	£4,123	Freehold
173	48, Grange Avenue, Kenilworth, Warwickshire CV8 1DD	CV8 1DD	CV8 1	10/11/2020	365,000	371,785	N	Semi-detached	97	£3,763	£3,833	Freehold
34	48, Willoughby Avenue, Kenilworth, Warwickshire CV8 1DG	CV8 1DG	CV8 1	27/07/2020	350,000	370,928	N	Semi-detached	89	£3,933	£4,168	Freehold
17	25, Willoughby Avenue, Kenilworth, Warwickshire CV8 1DG	CV8 1DG	CV8 1	19/01/2021	392,500	385,334	N	Semi-detached	107	£3,668	£3,601	Freehold
111	8, Avon Road, Kenilworth, Warwickshire CV8 1DH	CV8 1DH	CV8 1	13/02/2020	430,000	459,140	N	Detached	91	£4,725	£5,046	Freehold
80	13, Avon Road, Kenilworth, Warwickshire CV8 1DH	CV8 1DH	CV8 1	11/06/2020	351,000	365,710	N	Semi-detached	93.04	£3,773	£3,931	Freehold
125	3, Avon Road, Kenilworth, Warwickshire CV8 1DH	CV8 1DH	CV8 1	26/08/2020	363,000	380,518	N	Semi-detached	96	£3,781	£3,964	Freehold
28	14, Avon Road, Kenilworth, Warwickshire CV8 1DH	CV8 1DH	CV8 1	17/12/2020	685,000	683,140	N	Semi-detached	189	£3,624	£3,615	Freehold
89	3, Archer Road, Kenilworth, Warwickshire CV8 1DJ	CV8 1DJ	CV8 1	11/01/2021	318,000	312,194	N	Semi-detached	68	£4,676	£4,591	Freehold
107	37, Archer Road, Kenilworth, Warwickshire CV8 1DJ	CV8 1DJ	CV8 1	30/10/2020	365,000	375,141	N	Detached	86	£4,244	£4,362	Freehold
30	12, Rounds Hill, Kenilworth, Warwickshire CV8 1DU	CV8 1DU	CV8 1	12/03/2020	300,000	314,240	N	Semi-detached	81	£3,704	£3,880	Freehold
30	41, Rounds Hill, Kenilworth, Warwickshire CV8 1DW	CV8 1DW	CV8 1	15/01/2021	440,750	432,704	N	Semi-detached	93	£4,739	£4,653	Freehold
97	83, Rounds Hill, Kenilworth, Warwickshire CV8 1DW	CV8 1DW	CV8 1	07/01/2021	500,000	489,852	N	Detached	111	£4,505	£4,413	Freehold
29	43, Rounds Hill, Kenilworth, Warwickshire CV8 1DW	CV8 1DW	CV8 1	30/09/2020	427,500	444,286	N	Semi-detached	122	£3,504	£3,642	Freehold
48	13, Rounds Hill, Kenilworth, Warwickshire CV8 1DW	CV8 1DW	CV8 1	27/01/2021	810,000	793,561	N	Detached	184	£4,402	£4,313	Freehold
29	5, Farm Road, Kenilworth, Warwickshire CV8 1DX	CV8 1DX	CV8 1	04/08/2020	420,000	440,269	N	Semi-detached	92	£4,565	£4,786	Freehold
121	2, Farm Road, Kenilworth, Warwickshire CV8 1DX	CV8 1DX	CV8 1	13/11/2020	453,250	458,894	N	Detached	92	£4,927	£4,988	Freehold
54	59, John O'Gaunt Road, Kenilworth, Warwickshire CV8 1DY	CV8 1DY	CV8 1	15/06/2020	585,000	608,692	N	Detached	183	£3,197	£3,332	Freehold
48	35, Barrow Road, Kenilworth, Warwickshire CV8 1EG	CV8 1EG	CV8 1	16/03/2020	300,000	314,240	N	Semi-detached	81	£3,704	£3,880	Freehold
11	10a, Barrow Road, Kenilworth, Warwickshire CV8 1EH	CV8 1EH	CV8 1	27/08/2020	465,000	490,702	N	Detached	107	£4,346	£4,586	Freehold
25	30, Barrow Road, Kenilworth, Warwickshire CV8 1EH	CV8 1EH	CV8 1	24/07/2020	450,000	476,908	N	Semi-detached	126	£3,600	£3,815	Freehold
157	16, Greville Road, Kenilworth, Warwickshire CV8 1EL	CV8 1EL	CV8 1	13/11/2020	546,000	552,799	N	Detached	131	£4,168	£4,220	Freehold
22	41, Brookside Avenue, Kenilworth, Warwickshire CV8 1ES	CV8 1ES	CV8 1	16/11/2020	640,000	647,969	N	Detached	151	£4,238	£4,291	Freehold
92	58, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET	CV8 1ET	CV8 1	07/01/2020	485,000	521,948	N	Detached	92	£5,272	£5,673	Freehold
174	44, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET	CV8 1ET	CV8 1	17/09/2020	500,000	520,243	N	Detached	107.61	£4,646	£4,835	Freehold
3	56, Brookside Avenue, Kenilworth, Warwickshire CV8 1ET	CV8 1ET	CV8 1	18/01/2021	466,000	456,542	N	Detached	116	£4,017	£3,936	Freehold
120	229, Warwick Road, Kenilworth, Warwickshire CV8 1FB	CV8 1FB	CV8 1	08/06/2020	735,000	766,023	N	Detached	206	£3,568	£3,719	Freehold
94	31, Oaklands Court, 212, Warwick Road, Kenilworth, Warwickshire CV8 1FD	CV8 1FD	CV8 1	14/01/2021	230,000	227,538	N	Flat	60	£3,833	£3,792	Leasehold
52	2, Rouncil Lane, Kenilworth, Warwickshire CV8 1FF	CV8 1FF	CV8 1	27/04/2020	900,000	918,516	N	Detached	233	£3,863	£3,942	Freehold
101	33, Towers Close, Kenilworth, Warwickshire CV8 1FG	CV8 1FG	CV8 1	20/08/2020	435,000	455,993	N	Semi-detached	83	£5,241	£5,494	Freehold
6	25, Towers Close, Kenilworth, Warwickshire CV8 1FG	CV8 1FG	CV8 1	09/12/2020	420,000	418,859	N	Semi-detached	92	£4,565	£4,553	Freehold
40	22, Lindsey Crescent, Kenilworth, Warwickshire CV8 1FL	CV8 1FL	CV8 1	16/11/2020	400,000	407,436	N	Semi-detached	159	£2,516	£2,562	Freehold
34	69, Rouncil Lane, Kenilworth, Warwickshire CV8 1FN	CV8 1FN	CV8 1	27/11/2020	425,000	432,900	N	Semi-detached	88	£4,830	£4,919	Freehold
154	58, Rouncil Lane, Kenilworth, Warwickshire CV8 1FQ	CV8 1FQ	CV8 1	15/10/2020	410,000	422,835	N	Semi-detached	100	£4,100	£4,228	Freehold
109	51, Mortimer Road, Kenilworth, Warwickshire CV8 1FR	CV8 1FR	CV8 1	11/01/2021	474,000	464,380	N	Detached	94	£5,043	£4,940	Freehold
128	53, St Johns Street, Kenilworth, Warwickshire CV8 1FT	CV8 1FT	CV8 1	28/02/2020	259,000	276,411	N	Semi-detached	58	£4,466	£4,766	Freehold
68	27, Guy Road, Kenilworth, Warwickshire CV8 1FY	CV8 1FY	CV8 1	13/03/2020	272,000	286,813	N	Terraced	79	£3,443	£3,631	Freehold
142	11, Guy Road, Kenilworth, Warwickshire CV8 1FY	CV8 1FY	CV8 1	11/12/2020	332,000	331,098	N	Semi-detached	84	£3,952	£3,942	Freehold
131	30, Leycester Road, Kenilworth, Warwickshire CV8 1FZ	CV8 1FZ	CV8 1	24/02/2020	274,950	295,110	N	Terraced	90	£3,055	£3,279	Freehold
88	8, Leycester Road, Kenilworth, Warwickshire CV8 1FZ	CV8 1FZ	CV8 1	26/11/2020	280,000	285,469	N	Terraced	91	£3,077	£3,137	Freehold
124	50, Roseland Road, Kenilworth, Warwickshire CV8 1GB	CV8 1GB	CV8 1	24/03/2020	265,000	279,432	N	Terraced	92.23	£2,873	£3,030	Freehold
22	80, Roseland Road, Kenilworth, Warwickshire CV8 1GB	CV8 1GB	CV8 1	01/09/2020	300,000	312,146	N	Detached	117	£2,564	£2,668	Freehold
98	25, Oaks Road, Kenilworth, Warwickshire CV8 1GE	CV8 1GE	CV8 1	15/07/2020	243,000	258,058	N	Terraced	73	£3,329	£3,549	Freehold
133	13, Oaks Road, Kenilworth, Warwickshire CV8 1GE	CV8 1GE	CV8 1	09/08/2020	390,000	408,821	N	Semi-detached	90	£4,333	£4,542	Freehold
81	2, Scott Road, Kenilworth, Warwickshire CV8 1GG	CV8 1GG	CV8 1	02/03/2020	280,000	293,290	N	Semi-detached	76	£3,684	£3,859	Freehold
45	3, Scott Road, Kenilworth, Warwickshire CV8 1GG	CV8 1GG	CV8 1	09/07/2020	267,500	285,177	N	Terraced	87	£3,075	£3,276	Freehold
136	1, Latimer Close, Kenilworth, Warwickshire CV8 1GN	CV8 1GN	CV8 1	16/11/2020	350,000	356,836	N	Terraced	86	£4,070	£4,149	Freehold
69	13, Latimer Close, Kenilworth, Warwickshire CV8 1GN	CV8 1GN	CV8 1	24/02/2020	390,000	416,217	N	Semi-detached	127	£3,071	£3,277	Freehold
28	21, Dudley Road, Kenilworth, Warwickshire CV8 1GP	CV8 1GP	CV8 1	25/02/2021	270,000	270,000	N	Terraced	90	£3,000	£3,000	Freehold
137	11, Dudley Road, Kenilworth, Warwickshire CV8 1GP	CV8 1GP	CV8 1	29/10/2020	360,000	372,085	N	Terraced	115	£3,130	£3,236	Freehold
102	40, Dudley Road, Kenilworth, Warwickshire CV8 1GQ	CV8 1GQ	CV8 1	20/08/2020	335,000	351,167	N	Semi-detached	95	£3,526	£3,696	Freehold
62	32, Dudley Road, Kenilworth, Warwickshire CV8 1GQ	CV8 1GQ	CV8 1	07/02/2020	300,000	320,167	N	Semi-detached	110	£2,727	£2,911	Freehold
93	13, Essex Close, Kenilworth, Warwickshire CV8 1GS	CV8 1GS	CV8 1	22/10/2020	255,000	263,560	N	Terraced	81	£3,148	£3,254	Freehold
135	6, Clarendon House, Grafton Close, Kenilworth, Warwickshire CV8 1HA	CV8 1HA	CV8 1	19/08/2020	285,000	296,907	N	Flat	77	£3,701	£3,856	Leasehold
117	4, Harger Court, Kenilworth, Warwickshire CV8 1HJ	CV8 1HJ	CV8 1	13/02/2020	337,500	360,188	N	Semi-detached	90	£3,750	£4,002	Freehold
26	65, Warwick Road, Kenilworth, Warwickshire CV8 1HN	CV8 1HN	CV8 1	25/08/2020	165,000	173,334	N	Terraced	75	£2,200	£2,311	Leasehold
41	107, Warwick Road, Kenilworth, Warwickshire CV8 1HP	CV8 1HP	CV8 1	22/10/2020	220,000	227,385	N	Terraced	76	£2,895	£2,992	Freehold
196	3, Clarendon Mews, Kenilworth, Warwickshire CV8 1HQ	CV8 1HQ	CV8 1	21/01/2020	250,000	270,379	N	Terraced	76	£3,289	£3,558	Freehold
110	2, Moorlands Avenue, Kenilworth, Warwickshire CV8 1HR	CV8 1HR	CV8 1	21/12/2020	274,000	273,256	N	Semi-detached	84	£3,262	£3,263	Freehold
24	19, Moorlands Avenue, Kenilworth, Warwickshire CV8 1HR	CV8 1HR	CV8 1	14/01/2021	370,000	363,245	N	Semi-detached	92	£4,022	£3,948	Freehold
55	128, Warwick Road, Kenilworth, Warwickshire CV8 1HS	CV8 1HS	CV8 1	12/06/2020	468,000	487,753	N	Detached	144	£3,250	£3,387	Freehold
110	5, Clarks Avenue, Kenilworth, Warwickshire CV8 1HX	CV8 1HX	CV8 1	23/11/2020	285,000	290,567	N	Terraced	87	£3,276	£3,340	Freehold
42	2, Chandler Court, Warwick Road, Kenilworth, Warwickshire CV8 1HY	CV8 1HY	CV8 1	28/05/2020	512,500	533,669	Y	Semi-detached	159	£3,223	£3,356	Freehold
131	Flat 7, Neville Court, 15, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ	CV8 1HZ	CV8 1	21/10/2020	135,000	139,784	N	Flat	37.9	£3,562	£3,688	Leasehold
37	4, Clarendon Road, Kenilworth, Warwickshire CV8 1HZ	CV8 1HZ	CV8 1	19/03/2020	425,000	448,146	N	Terraced	83.19	£5,109	£5,387	Freehold
4	1, Glebe Crescent, Kenilworth, Warwickshire CV8 1JA	CV8 1JA	CV8 1	05/02/2020	680,000	726,083	N	Detached	91	£7,473	£7,979	Freehold
98	12, Regency Drive, Kenilworth, Warwickshire CV8 1JE	CV8 1JE	CV8 1	12/06/2020	340,000	356,774	N	Terraced	93	£3,656	£3,836	Freehold
75	5, St Marys Court, Kenilworth, Warwickshire CV8 1JH	CV8 1JH	CV8 1	18/12/2020	380,000	378,968	N	Semi-detached	78	£4,872	£4,859	Freehold
49	8, Station Road, Kenilworth, Warwickshire CV8 1JJ	CV8 1JJ	CV8 1	07/04/2020	158,500	163,765	N	Terraced	23.55	£6,730	£6,954	Freehold
150	7, Waverley Road, Kenilworth, Warwickshire CV8 1JL	CV8 1JL	CV8 1	10/12/2020	595,000	593,178	N	Terraced	123	£4,837	£4,823	Freehold
152	2a, Queens Road, Kenilworth, Warwickshire CV8 1JQ	CV8 1JQ	CV8 1	06/03/2020	295,000	308,451	N	Detached	84	£3,512	£3,672	Freehold
3	29, Queens Road, Kenilworth, Warwickshire CV8 1JQ	CV8 1JQ	CV8 1	15/07/2020	355,000	376,227	N	Semi-detached	99	£3,586	£3,800	Freehold
17	31, Queens Road, Kenilworth, Warwickshire CV8 1JQ	CV8 1JQ	CV8 1	16/10/2020	392,500	404,787	N	Semi-detached	135	£2,907	£2,998	Freehold
64	34, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU	CV8 1JU	CV8 1	30/06/2020	282,000	293,818	N	Semi-detached	63	£4,476	£4,664	Freehold
173	27, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU	CV8 1JU	CV8 1	17/12/2020	245,000	244,335	N	Semi-detached	65	£3,769	£3,759	Freehold
133	11, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JU	CV8 1JU	CV8 1	01/09/2020	250,000	259,816	N	Semi-detached	88	£2,841	£2,952	Freehold
30	39, St Nicholas Avenue, Kenilworth, Warwickshire CV8 1JW	CV8 1JW	CV8 1	18/09/2020	390,000	405,790	N	Detached	90	£4,333	£4,509	Freehold
110	25, Randall Road, Kenilworth, Warwickshire CV8 1JX	CV8 1JX	CV8 1	12/01/2021	445,000	436,876	N	Semi-detached	100.63	£4,422	£4,341	Freehold
75	Flat 2, Coniston Grange, 11, Priory Road, Kenilworth, Warwickshire CV8 1LL	CV8 1LL	CV8 1	10/07/2020	159,950	167,618	N	Flat	48	£3,332	£3,49	

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
20	2, John Nash Square, Kenilworth, Warwickshire CV8 1RJ	CV8 1RJ	CV8 1	10/01/2020	355,750	384,749	N	Terraced	122	£2,916	£3,154	Freehold
21	Flat 1, Moorlands Lodge, Moorlands Avenue, Kenilworth, Warwickshire CV8 1R	CV8 1RT	CV8 1	14/10/2020	120,000	124,253	N	Flat	39	£3,077	£3,186	Leasehold
52	Flat 10, Moorlands Lodge, Moorlands Avenue, Kenilworth, Warwickshire CV8 1R	CV8 1RT	CV8 1	10/06/2020	164,000	170,064	N	Flat	53	£3,094	£3,209	Leasehold
104	Apartment 41, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1R	CV8 1RX	CV8 1	19/02/2020	245,000	255,852	N	Flat	55	£4,455	£4,652	Leasehold
103	Apartment 20, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1R	CV8 1RX	CV8 1	24/02/2020	263,000	274,649	N	Flat	63	£4,175	£4,360	Leasehold
162	Apartment 3, Wilton Court, Southbank Road, Kenilworth, Warwickshire CV8 1R	CV8 1RX	CV8 1	06/03/2020	345,000	354,121	N	Flat	73	£4,726	£4,851	Leasehold
121	10, Dryden Close, Kenilworth, Warwickshire CV8 1RY	CV8 1RY	CV8 1	11/12/2020	331,500	328,547	N	Detached	97	£3,418	£3,387	Freehold
32	53, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ	CV8 1RZ	CV8 1	12/11/2020	250,000	254,883	N	Terraced	72	£3,472	£3,540	Freehold
122	39, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ	CV8 1RZ	CV8 1	21/02/2020	320,000	343,463	N	Terraced	73	£4,384	£4,705	Freehold
57	60, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ	CV8 1RZ	CV8 1	24/06/2020	370,000	388,254	N	Terraced	91	£4,066	£4,267	Freehold
180	33, Moorlands Avenue, Kenilworth, Warwickshire CV8 1RZ	CV8 1RZ	CV8 1	09/10/2020	357,500	369,501	N	Terraced	92	£3,886	£4,016	Freehold
38	6, Finham Court, Kenilworth, Warwickshire CV8 1SA	CV8 1SA	CV8 1	22/12/2020	363,000	363,637	N	Flat	53	£6,849	£6,861	Leasehold
16	3, Talisman Close, Kenilworth, Warwickshire CV8 1TE	CV8 1TE	CV8 1	25/09/2020	287,000	298,269	N	Semi-detached	66	£4,348	£4,519	Freehold
131	6, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	24/06/2020	299,950	312,521	Y	Semi-detached	69	£4,347	£4,529	Freehold
133	8, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	26/06/2020	299,950	312,521	Y	Semi-detached	69	£4,347	£4,529	Freehold
22	10, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	10/07/2020	299,950	317,886	Y	Semi-detached	69	£4,347	£4,607	Freehold
83	12, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	10/08/2020	286,500	300,326	Y	Semi-detached	69	£4,152	£4,353	Freehold
130	14, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	26/06/2020	322,450	335,964	Y	Semi-detached	78	£4,134	£4,307	Freehold
82	5, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	21/08/2020	409,950	432,610	Y	Detached	93	£4,408	£4,652	Freehold
129	1, Maple Lane, Burton Green, Kenilworth, Warwickshire CV8 1TP	CV8 1TP	CV8 1	26/03/2020	429,950	449,554	Y	Detached	103	£4,174	£4,365	Freehold
129	9, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ	CV8 1TQ	CV8 1	30/03/2020	392,950	410,867	Y	Detached	93	£4,225	£4,418	Freehold
133	10, Burrow Hill Lane, Burton Green, Kenilworth, Warwickshire CV8 1TQ	CV8 1TQ	CV8 1	18/02/2020	410,000	437,785	Y	Detached	103	£3,981	£4,250	Freehold
137	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
23	2, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR	CV8 1TR	CV8 1	24/07/2020	299,950	317,886	Y	Semi-detached	69	£4,347	£4,607	Freehold
84	6, Hawthorn Drive, Burton Green, Kenilworth, Warwickshire CV8 1TR	CV8 1TR	CV8 1	07/08/2020	400,000	422,110	Y	Detached	93	£4,301	£4,539	Freehold
CV8 1 Average												
13	20, Birches Lane, Kenilworth, Warwickshire CV8 2AD	CV8 2AD	CV8 2	01/05/2020	950,000	983,913	N	Detached	176	£5,398	£5,590	Freehold
124	15, Jordan Close, Kenilworth, Warwickshire CV8 2AE	CV8 2AE	CV8 2	21/08/2020	625,000	659,546	N	Detached	120	£5,208	£5,496	Freehold
125	1, Jordan Close, Kenilworth, Warwickshire CV8 2AE	CV8 2AE	CV8 2	20/11/2020	590,000	597,347	N	Detached	147	£4,014	£4,064	Freehold
115	10, Thickethorn Close, Kenilworth, Warwickshire CV8 2AF	CV8 2AF	CV8 2	21/07/2020	555,000	592,263	N	Detached	111	£5,000	£5,336	Freehold
137	21, Thickethorn Close, Kenilworth, Warwickshire CV8 2AF	CV8 2AF	CV8 2	24/07/2020	515,000	548,577	N	Detached	126	£4,087	£4,362	Freehold
130	20, Thickethorn Close, Kenilworth, Warwickshire CV8 2AF	CV8 2AF	CV8 2	11/12/2020	720,000	713,586	N	Detached	139	£5,180	£5,134	Freehold
69	1a, Glasshouse Lane, Kenilworth, Warwickshire CV8 2AH	CV8 2AH	CV8 2	02/10/2020	875,000	899,311	N	Detached	198	£4,419	£4,542	Freehold
91	34, Glasshouse Lane, Kenilworth, Warwickshire CV8 2AJ	CV8 2AJ	CV8 2	24/02/2020	640,000	683,372	N	Detached	125	£5,120	£5,467	Freehold
121	42, Moseley Road, Kenilworth, Warwickshire CV8 2AQ	CV8 2AQ	CV8 2	26/06/2020	375,000	393,501	N	Terraced	65	£5,769	£6,054	Freehold
65	58, Moseley Road, Kenilworth, Warwickshire CV8 2AQ	CV8 2AQ	CV8 2	10/11/2020	501,000	510,313	N	Semi-detached	116	£4,319	£4,399	Freehold
135	10, Windy Arbour, Kenilworth, Warwickshire CV8 2AS	CV8 2AS	CV8 2	30/10/2020	550,000	567,217	N	Semi-detached	111	£4,924	£5,078	Freehold
166	37, Windy Arbour, Kenilworth, Warwickshire CV8 2AT	CV8 2AT	CV8 2	07/12/2020	636,250	630,582	N	Detached	129	£4,932	£4,888	Freehold
44	92, Windy Arbour, Kenilworth, Warwickshire CV8 2BB	CV8 2BB	CV8 2	03/04/2020	672,000	685,826	N	Detached	120	£5,600	£5,715	Freehold
59	45a, Windy Arbour, Kenilworth, Warwickshire CV8 2BB	CV8 2BB	CV8 2	25/02/2020	490,000	523,207	N	Detached	169	£2,899	£3,096	Freehold
186	17, Brooke Road, Kenilworth, Warwickshire CV8 2BD	CV8 2BD	CV8 2	15/12/2020	405,000	403,900	N	Semi-detached	102	£3,971	£3,960	Freehold
101	2, Brooke Road, Kenilworth, Warwickshire CV8 2BD	CV8 2BD	CV8 2	15/07/2020	710,000	756,917	N	Terraced	189	£3,757	£4,005	Freehold
75	30, Ashfield Road, Kenilworth, Warwickshire CV8 2BE	CV8 2BE	CV8 2	30/11/2020	447,000	455,309	N	Semi-detached	102	£4,382	£4,464	Freehold
126	33, Eden Croft, Kenilworth, Warwickshire CV8 2BG	CV8 2BG	CV8 2	02/09/2020	420,000	437,004	N	Detached	103	£4,078	£4,243	Freehold
48	91, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN	CV8 2BN	CV8 2	12/11/2020	230,000	234,492	N	Terraced	89	£2,584	£2,635	Freehold
31	11, Whitemoor Road, Kenilworth, Warwickshire CV8 2BN	CV8 2BN	CV8 2	15/01/2021	228,000	223,838	N	Semi-detached	89	£2,562	£2,515	Freehold
166	84, Whitemoor Road, Kenilworth, Warwickshire CV8 2BS	CV8 2BS	CV8 2	24/03/2020	550,000	575,078	N	Detached	150	£3,667	£3,834	Freehold
66	4, Tulip Tree Avenue, Kenilworth, Warwickshire CV8 2BU	CV8 2BU	CV8 2	29/09/2020	420,000	436,491	N	Semi-detached	79	£5,316	£5,525	Freehold
119	Denemoor Court, 76, Elmdeane Road, Kenilworth, Warwickshire CV8 2BX	CV8 2BX	CV8 2	05/02/2020	159,000	166,043	N	Flat	40	£4,395	£4,151	Leasehold
71	36, Sunningdale Avenue, Kenilworth, Warwickshire CV8 2BZ	CV8 2BZ	CV8 2	22/06/2020	534,000	556,539	N	Detached	129	£4,140	£4,314	Freehold
88	5, Leyes Lane, Kenilworth, Warwickshire CV8 2DD	CV8 2DD	CV8 2	21/12/2020	440,000	436,080	N	Detached	100	£4,400	£4,361	Freehold
35	79, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DH	CV8 2DH	CV8 2	27/08/2020	373,000	391,000	N	Semi-detached	74	£5,041	£5,284	Freehold
34	62, Farmer Ward Road, Kenilworth, Warwickshire CV8 2DN	CV8 2DN	CV8 2	17/09/2020	430,000	446,884	N	Semi-detached	73	£5,890	£6,122	Freehold
19	20, Ash Drive, Kenilworth, Warwickshire CV8 2DQ	CV8 2DQ	CV8 2	11/12/2020	415,000	413,873	N	Semi-detached	93	£4,439	£4,426	Freehold
157	13, Laburnum Avenue, Kenilworth, Warwickshire CV8 2DR	CV8 2DR	CV8 2	25/09/2020	410,000	426,098	N	Semi-detached	114	£3,596	£3,738	Freehold
128	22, Laburnum Avenue, Kenilworth, Warwickshire CV8 2DR	CV8 2DR	CV8 2	09/12/2020	435,000	433,819	N	Semi-detached	119	£3,655	£3,646	Freehold
110	10, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS	CV8 2DS	CV8 2	09/03/2020	400,000	418,986	N	Semi-detached	96	£4,167	£4,364	Freehold
67	29, Blackthorn Road, Kenilworth, Warwickshire CV8 2DS	CV8 2DS	CV8 2	20/11/2020	405,000	412,529	N	Semi-detached	99	£4,091	£4,167	Freehold
58	32, Arden Road, Kenilworth, Warwickshire CV8 2DU	CV8 2DU	CV8 2	10/02/2020	390,000	416,217	N	Semi-detached	61	£6,341	£6,768	Freehold
76	48, Hermitage Way, Kenilworth, Warwickshire CV8 2DW	CV8 2DW	CV8 2	04/09/2020	341,500	354,909	N	Semi-detached	101	£3,381	£3,514	Freehold
32	14, Hermitage Way, Kenilworth, Warwickshire CV8 2DW	CV8 2DW	CV8 2	04/06/2020	435,000	453,360	N	Detached	103	£4,223	£4,402	Freehold
14	4, The Gardens, Kenilworth, Warwickshire CV8 2DX	CV8 2DX	CV8 2	09/09/2020	530,000	550,810	N	Semi-detached	70	£7,571	£7,869	Freehold
116	27, The Gardens, Kenilworth, Warwickshire CV8 2DX	CV8 2DX	CV8 2	15/06/2020	567,500	591,453	N	Detached	100	£5,675	£5,915	Freehold
61	22, Northvale Close, Kenilworth, Warwickshire CV8 2EN	CV8 2EN	CV8 2	13/03/2020	344,000	360,328	N	Semi-detached	84	£4,095	£4,290	Freehold
68	45, Dalehouse Lane, Kenilworth, Warwickshire CV8 2EP	CV8 2EP	CV8 2	20/08/2020	372,500	390,476	N	Semi-detached	94	£3,963	£4,154	Freehold
118	113, Common Lane, Kenilworth, Warwickshire CV8 2EQ	CV8 2EQ	CV8 2	17/01/2020	317,500	343,381	N	Terraced	109	£2,913	£3,150	Freehold
90	11, Common Lane, Kenilworth, Warwickshire CV8 2ER	CV8 2ER	CV8 2	20/07/2020	380,000	402,722	N	Semi-detached	101	£3,762	£3,987	Freehold
90	22, Common Lane, Kenilworth, Warwickshire CV8 2ER	CV8 2ER	CV8 2	07/02/2020	390,000	416,217	N	Semi-detached	116	£3,362	£3,588	Freehold
138	45, Common Lane, Kenilworth, Warwickshire CV8 2ER	CV8 2ER	CV8 2	10/01/2020	457,000	490,976	N	Semi-detached	131	£3,489	£3,748	Freehold
44	22, Highland Road, Kenilworth, Warwickshire CV8 2ET	CV8 2ET	CV8 2	07/12/2020	625,000	619,432	N	Detached	126	£4,960	£4,916	Freehold
162	67, Highland Road, Kenilworth, Warwickshire CV8 2EU	CV8 2EU	CV8 2	11/12/2020	725,000	718,542	N	Detached	212	£3,420	£3,389	Freehold
2	37, Incbroad Road, Kenilworth, Warwickshire CV8 2EW	CV8 2EW	CV8 2	11/01/2021	490,000	480,055	N	Detached	71	£6,901	£6,761	Freehold
88	59, Incbroad Road, Kenilworth, Warwickshire CV8 2EW	CV8 2EW	CV8 2	15/06/2020	400,000	416,883	N	Detached	89	£4,494	£4,684	Freehold
70	15, New Street, Kenilworth, Warwickshire CV8 2EY	CV8 2EY	CV8 2	14/10/2020	320,000	330,742	N	Terraced	77	£4,156	£4,295	Freehold
132	3, New Street, Kenilworth, Warwickshire CV8 2EY	CV8 2EY	CV8 2	21/07/2020	285,000	302,042	N	Semi-detached	125	£2,280	£2,416	Freehold
16	8, Abbotstford Mews, Kenilworth, Warwickshire CV8 2FH	CV8 2FH	CV8 2	31/07/2020	400,000	423,918	Y	Semi-detached	90	£4,444	£4,710	Freehold
29	5, Abbotstford Mews, Kenilworth, Warwickshire CV8 2FH	CV8 2FH	CV8 2	09/04/2020	470,000	485,613	Y	Terraced	109	£4,312	£4,455	Freehold
30	4, Abbotstford Mews, Kenilworth, Warwickshire CV8 2FH	CV8 2FH	CV8 2	30/04/2020	487,500	503,695	Y	Terraced	109	£4,472	£4,621	Freehold
32	6, Abbotstford Mews, Kenilworth, Warwickshire CV8 2FH	CV8 2FH	CV8 2	27/05/2020	499,950	525,215	Y	Terraced	109	£4,587	£4,818	Freehold
140	15, Woodland Road, Kenilworth, Warwickshire CV8 2FJ	CV8 2FJ	CV8 2	03/11/2020	300,000	305,577	N	Semi-detached	73	£4,110	£4,186	Freehold
137	43, Woodland Road, Kenilworth, Warwickshire CV8 2FJ	CV8 2FJ	CV8 2	15/09/2020	300,000	311,779	N	Semi-detached	96	£3,125	£3,248	Freehold
144	47, Woodland Road, Kenilworth, Warwickshire CV8 2FJ	CV8 2FJ	CV8 2	04/12/2020	369,950	368,945	N	Semi-detached	115	£3,217	£3,208	Freehold
28	16, Leagh Close, Kenilworth, Warwickshire CV8 2FN	CV8 2FN	CV8 2	09/04/2020	295,000	303,138	N	Semi-detached	88	£3,352	£3,445	Freehold
169	23, Convent Close, Kenilworth, Warwickshire CV8 2FQ	CV8 2FQ	CV8 2	11/12/2020	705,000	698,720	N	Detached	190	£3,711	£3,677	Freehold
23	47, Albion Street, Kenilworth, Warwickshire CV8 2FX	CV8 2FX	CV8 2	18/09/2020	125,000	129,616	N	Flat	69	£1,812	£1,878	Leasehold
41	Flat 41, Albion Street, Kenilworth, Warwickshire CV8 2FX	CV8 2FX	CV8 2	11/01								

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
101	29, Lower Ladies Hills, Kenilworth, Warwickshire CV8 2GN	CV8 2GN	CV8 2	03/09/2020	542,000	563,281	N	Semi-detached	113	£4,796	£4,985	Freehold
126	126, School Lane, Kenilworth, Warwickshire CV8 2GR	CV8 2GR	CV8 2	30/04/2020	270,000	278,969	N	Terraced	61	£4,426	£4,573	Freehold
105	140, School Lane, Kenilworth, Warwickshire CV8 2GR	CV8 2GR	CV8 2	14/12/2020	265,000	264,189	N	Terraced	67	£3,955	£3,943	Freehold
24	138, School Lane, Kenilworth, Warwickshire CV8 2GR	CV8 2GR	CV8 2	14/02/2020	290,000	311,263	N	Terraced	77	£3,766	£4,042	Freehold
28	71, School Lane, Kenilworth, Warwickshire CV8 2GT	CV8 2GT	CV8 2	23/10/2020	261,500	270,278	N	Terraced	70	£3,736	£3,861	Freehold
59	59, School Lane, Kenilworth, Warwickshire CV8 2GU	CV8 2GU	CV8 2	11/06/2020	265,000	276,106	N	Semi-detached	72	£3,681	£3,835	Freehold
165	17, Whateleys Drive, Kenilworth, Warwickshire CV8 2GY	CV8 2GY	CV8 2	13/01/2020	160,000	167,834	N	Flat	54	£2,963	£3,108	Leasehold
78	35, Offa Drive, Kenilworth, Warwickshire CV8 2GZ	CV8 2GZ	CV8 2	02/06/2020	248,000	258,394	N	Semi-detached	47	£5,277	£5,498	Freehold
102	2, Cherry Way, Kenilworth, Warwickshire CV8 2HA	CV8 2HA	CV8 2	01/12/2020	263,000	262,286	N	Semi-detached	89	£2,955	£2,947	Freehold
148	11, Spring Lane, Kenilworth, Warwickshire CV8 2HB	CV8 2HB	CV8 2	17/11/2020	276,500	281,901	N	Terraced	83	£3,331	£3,396	Freehold
142	48, Spring Lane, Kenilworth, Warwickshire CV8 2HD	CV8 2HD	CV8 2	27/03/2020	250,000	263,615	N	Terraced	64	£3,906	£4,119	Freehold
110	43, Spring Lane, Kenilworth, Warwickshire CV8 2HD	CV8 2HD	CV8 2	14/08/2020	270,000	283,030	N	Semi-detached	67	£4,030	£4,224	Freehold
4	22, Arthur Street, Kenilworth, Warwickshire CV8 2HE	CV8 2HE	CV8 2	06/03/2020	245,000	256,629	N	Semi-detached	73	£3,356	£3,515	Freehold
130	69, Arthur Street, Kenilworth, Warwickshire CV8 2HF	CV8 2HF	CV8 2	30/07/2020	250,000	264,949	N	Semi-detached	50	£5,000	£5,299	Freehold
126	53, Arthur Street, Kenilworth, Warwickshire CV8 2HF	CV8 2HF	CV8 2	28/08/2020	263,000	276,284	N	Terraced	80	£3,288	£3,454	Freehold
25	128, Arthur Street, Kenilworth, Warwickshire CV8 2HG	CV8 2HG	CV8 2	15/01/2021	275,000	269,980	N	Semi-detached	56	£4,911	£4,821	Freehold
109	106, Arthur Street, Kenilworth, Warwickshire CV8 2HG	CV8 2HG	CV8 2	25/02/2020	363,195	387,610	N	Semi-detached	95	£3,823	£4,080	Freehold
31	44, Henry Street, Kenilworth, Warwickshire CV8 2HJ	CV8 2HJ	CV8 2	08/01/2020	258,000	279,031	N	Terraced	65	£3,969	£4,293	Freehold
77	15, The Close, Kenilworth, Warwickshire CV8 2HN	CV8 2HN	CV8 2	05/08/2020	190,000	199,169	N	Semi-detached	60	£3,167	£3,319	Leasehold
51	11, The Close, Kenilworth, Warwickshire CV8 2HN	CV8 2HN	CV8 2	19/06/2020	268,000	281,222	N	Terraced	84	£3,190	£3,348	Freehold
127	4a, Mill End, Kenilworth, Warwickshire CV8 2HP	CV8 2HP	CV8 2	28/10/2020	220,000	227,797	N	Flat	132	£1,667	£1,726	Leasehold
33	14, Forge Road, Kenilworth, Warwickshire CV8 2HR	CV8 2HR	CV8 2	25/09/2020	255,000	265,631	N	Terraced	82	£3,110	£3,239	Freehold
154	5, Watling Road, Kenilworth, Warwickshire CV8 2HS	CV8 2HS	CV8 2	18/12/2020	245,000	244,335	N	Semi-detached	75	£3,267	£3,258	Freehold
98	41, Watling Road, Kenilworth, Warwickshire CV8 2HS	CV8 2HS	CV8 2	10/08/2020	230,000	241,099	N	Semi-detached	81	£2,840	£2,977	Freehold
19	37, Watling Road, Kenilworth, Warwickshire CV8 2HS	CV8 2HS	CV8 2	10/07/2020	282,000	298,862	N	Semi-detached	84	£3,357	£3,558	Freehold
129	3, Watling Road, Kenilworth, Warwickshire CV8 2HS	CV8 2HS	CV8 2	15/10/2020	325,000	335,174	N	Semi-detached	91	£3,571	£3,683	Freehold
66	27, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW	CV8 2HW	CV8 2	17/12/2020	370,000	368,995	N	Semi-detached	72	£5,139	£5,125	Freehold
18	5, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW	CV8 2HW	CV8 2	05/02/2021	370,000	370,000	N	Semi-detached	82	£4,512	£4,512	Freehold
66	11, Dalehouse Lane, Kenilworth, Warwickshire CV8 2HW	CV8 2HW	CV8 2	09/07/2020	400,000	426,432	N	Terraced	101	£3,960	£4,222	Freehold
144	Dalehouse Lane, Kenilworth, Warwickshire CV8 2HX	CV8 2HX	CV8 2	14/08/2020	450,000	471,716	N	Semi-detached	103	£4,369	£4,580	Freehold
145	4, Finham Crescent, Kenilworth, Warwickshire CV8 2HZ	CV8 2HZ	CV8 2	23/07/2020	280,100	296,849	N	Semi-detached	80	£3,501	£3,711	Freehold
31	4, Villiers Road, Kenilworth, Warwickshire CV8 2JB	CV8 2JB	CV8 2	30/09/2020	695,000	723,138	N	Detached	165	£4,212	£4,383	Freehold
26	2, Holmewood Close, Kenilworth, Warwickshire CV8 2JE	CV8 2JE	CV8 2	18/12/2020	545,000	540,145	N	Detached	124	£4,395	£4,356	Freehold
94	36, Park Hill, Kenilworth, Warwickshire CV8 2JF	CV8 2JF	CV8 2	09/10/2020	425,000	436,808	N	Detached	105	£4,048	£4,160	Freehold
57	14, Field Close, Kenilworth, Warwickshire CV8 2JN	CV8 2JN	CV8 2	27/05/2020	331,000	344,672	N	Semi-detached	74.74	£4,429	£4,612	Freehold
178	33, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	26/03/2020	305,000	319,477	Y	Semi-detached	65	£4,692	£4,915	Freehold
82	35, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	31/07/2020	295,000	312,640	Y	Semi-detached	65	£4,538	£4,810	Freehold
103	11, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	30/01/2020	425,000	457,377	Y	Detached	90	£4,722	£5,082	Freehold
126	23, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	31/03/2020	540,000	564,622	Y	Detached	125	£4,320	£4,517	Freehold
121	12, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	30/09/2020	535,000	556,660	Y	Detached	125	£4,280	£4,453	Freehold
33	25, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	30/04/2020	580,000	591,933	Y	Detached	139	£4,173	£4,259	Freehold
80	16, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	10/07/2020	630,000	672,298	Y	Detached	153	£4,118	£4,394	Freehold
81	6, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	15/07/2020	640,000	682,969	Y	Detached	157	£4,076	£4,350	Freehold
11	14, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	04/09/2020	690,000	717,936	Y	Detached	162	£4,259	£4,432	Freehold
13	31, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	11/09/2020	790,000	821,985	Y	Detached	196	£4,031	£4,194	Freehold
45	27, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	16/10/2020	790,000	811,949	Y	Detached	196	£4,031	£4,143	Freehold
70	29, Harris Way, Kenilworth, Warwickshire CV8 2LQ	CV8 2LQ	CV8 2	26/06/2020	785,000	818,133	Y	Detached	207	£3,792	£3,952	Freehold
76	21, Redfern Avenue, Kenilworth, Warwickshire CV8 2NA	CV8 2NA	CV8 2	12/10/2020	237,000	244,956	N	Terraced	97.08	£2,441	£2,523	Freehold
19	10, Glendale Avenue, Kenilworth, Warwickshire CV8 2NB	CV8 2NB	CV8 2	05/02/2021	275,000	275,000	N	Terraced	85	£3,235	£3,235	Freehold
62	11, Churchill Avenue, Kenilworth, Warwickshire CV8 2ND	CV8 2ND	CV8 2	14/12/2020	242,800	242,057	N	Terraced	85	£2,856	£2,848	Freehold
84	6, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF	CV8 2NF	CV8 2	20/07/2020	515,000	549,577	N	Detached	95	£5,421	£5,785	Freehold
98	5, Walnut Tree Close, Kenilworth, Warwickshire CV8 2NF	CV8 2NF	CV8 2	19/11/2020	730,000	739,090	N	Detached	133	£5,489	£5,557	Freehold
53	8, Hodnet Close, Kenilworth, Warwickshire CV8 2NG	CV8 2NG	CV8 2	31/01/2020	226,000	242,802	N	Semi-detached	66	£3,424	£3,679	Freehold
135	15, Raglan Grove, Kenilworth, Warwickshire CV8 2NH	CV8 2NH	CV8 2	18/11/2020	300,000	305,577	N	Semi-detached	67	£4,478	£4,561	Freehold
43	25, Jacox Crescent, Kenilworth, Warwickshire CV8 2NJ	CV8 2NJ	CV8 2	08/07/2020	265,000	280,846	N	Semi-detached	49	£5,408	£5,732	Freehold
20	3, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS	CV8 2NS	CV8 2	02/06/2020	175,000	183,634	N	Terraced	53	£3,302	£3,465	Freehold
51	33, Arlidge Crescent, Kenilworth, Warwickshire CV8 2NS	CV8 2NS	CV8 2	28/10/2020	210,000	217,049	N	Terraced	68.8	£3,052	£3,155	Freehold
156	25, Ilam Park, Kenilworth, Warwickshire CV8 2NU	CV8 2NU	CV8 2	23/03/2020	275,000	288,053	N	Semi-detached	66	£4,167	£4,364	Freehold
4	1, Trentham Gardens, Kenilworth, Warwickshire CV8 2NW	CV8 2NW	CV8 2	10/01/2020	400,000	430,472	N	Detached	112	£3,571	£3,844	Freehold
146	73, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX	CV8 2NX	CV8 2	24/01/2020	289,000	311,016	N	Detached	73	£3,959	£4,261	Freehold
61	9, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX	CV8 2NX	CV8 2	21/02/2020	350,000	373,528	N	Semi-detached	90	£3,889	£4,150	Freehold
106	45, Rawnsley Drive, Kenilworth, Warwickshire CV8 2NX	CV8 2NX	CV8 2	18/08/2020	437,500	461,682	N	Detached	103.2	£4,239	£4,474	Freehold
16	2, Inverary Close, Kenilworth, Warwickshire CV8 2NZ	CV8 2NZ	CV8 2	29/10/2020	677,000	695,810	N	Detached	173	£3,913	£4,022	Freehold
58	31, Hyde Road, Kenilworth, Warwickshire CV8 2PB	CV8 2PB	CV8 2	01/07/2020	236,000	251,595	N	Terraced	73	£3,233	£3,447	Freehold
100	58, Hyde Road, Kenilworth, Warwickshire CV8 2PD	CV8 2PD	CV8 2	17/01/2020	320,000	343,791	N	Semi-detached	100	£3,200	£3,438	Freehold
86	Apartment 4, Clement House, The Blundells, Kenilworth, Warwickshire CV8 2PE	CV8 2PE	CV8 2	18/01/2021	190,000	187,966	N	Flat	72	£2,639	£2,611	Leasehold
126	7, Ferndale Drive, Kenilworth, Warwickshire CV8 2PF	CV8 2PF	CV8 2	09/12/2020	600,000	594,655	N	Detached	159	£3,774	£3,740	Freehold
17	15, Tintagel Grove, Kenilworth, Warwickshire CV8 2PG	CV8 2PG	CV8 2	19/03/2020	628,000	656,634	N	Detached	151	£4,159	£4,349	Freehold
87	11, Bodnant Way, Kenilworth, Warwickshire CV8 2PN	CV8 2PN	CV8 2	30/06/2020	350,000	364,668	N	Semi-detached	84	£4,167	£4,341	Freehold
54	19, Saville Grove, Kenilworth, Warwickshire CV8 2PR	CV8 2PR	CV8 2	11/01/2021	425,000	417,241	N	Semi-detached	142	£2,993	£2,938	Freehold
132	25, Framlingham Grove, Kenilworth, Warwickshire CV8 2PS	CV8 2PS	CV8 2	17/08/2020	138,500	144,286	N	Flat	27	£5,130	£5,344	Leasehold
35	10, Framlingham Grove, Kenilworth, Warwickshire CV8 2PS	CV8 2PS	CV8 2	21/01/2020	182,000	195,531	N	Semi-detached	41	£4,439	£4,769	Freehold
131	4, Thirstane Close, Kenilworth, Warwickshire CV8 2PW	CV8 2PW	CV8 2	26/08/2020	380,000	398,338	N	Semi-detached	90	£4,222	£4,426	Freehold
35	30, Mountbatten Avenue, Kenilworth, Warwickshire CV8 2PY	CV8 2PY	CV8 2	16/12/2020	650,000	644,210	N	Detached	131	£4,962	£4,918	Freehold
138	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
24	31, Wincote Close, Kenilworth, Warwickshire CV8 2QE	CV8 2QE	CV8 2	01/05/2020	200,000	208,261	N	Semi-detached	62	£3,226	£3,359	Freehold
113	31, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF	CV8 2QF	CV8 2	04/09/2020	777,000	808,458	N	Detached	180	£4,317	£4,491	Freehold
156	24, Bullimore Grove, Kenilworth, Warwickshire CV8 2QF	CV8 2QF	CV8 2	05/11/2020	895,000	906,144	N	Detached	228	£3,925	£3,974	Freehold
41	3, Ebourne Close, Kenilworth, Warwickshire CV8 2QG	CV8 2QG	CV8 2	12/02/2020	159,950	171,678	N	Terraced	48	£3,332	£3,577	Leasehold
15	29, Cornhill Grove, Kenilworth, Warwickshire CV8 2QP	CV8 2QP	CV8 2	22/01/2021	262,000	257,217	N	Semi-detached	55	£4,764	£4,677	Freehold
34	3, Tappinger Grove, Kenilworth, Warwickshire CV8 2QS	CV8 2QS	CV8 2	27/01/2021	88,000	87,058	N	Flat	31	£2,839	£2,808	Leasehold
104	39, Tisdale Rise, Kenilworth, Warwickshire CV8 2QU	CV8 2QU	CV8 2	22/06/2020	320,000	333,411	N	Semi-detached	97.16	£3,294	£3,432	Freehold
29	18, Sturley Close, Kenilworth, Warwickshire CV8 2QX	CV8 2QX	CV8 2	14/01/2020	207,000	223,873	N	Terraced	53	£3,906	£4,224	Freehold
112	15, Courthouse Croft, Kenilworth, Warwickshire CV8 2QZ	CV8 2QZ	CV8 2	23/07/2020	253,000	269,718	N	Terraced	55	£4,600	£4,904	Freehold
95	27, Adcock Drive, Kenilworth, Warwickshire CV8 2RB	CV8 2RB	CV8 2	28/02/2020	167,500	178,760	N	Semi-detached	47	£3,564	£3,803	Leasehold
28	3, Adcock Drive, Kenilworth, Warwickshire CV8 2RB	CV8 2RB	CV8 2	11/12/2020	682,000	675,925	N	Detached	279	£2,444	£2,423	Free

No	Address	Postcode	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Price per m2	Market Price per m2	Tenure
120	14, Wordsworth Drive, Kenilworth, Warwickshire CV8 2TB	CV8 2TB	CV8 2	10/09/2020	475,000	494,231	N	Detached	105	£4,524	£4,707	Freehold
169	11, Best Avenue, Kenilworth, Warwickshire CV8 2TN	CV8 2TN	CV8 2	02/10/2020	440,000	452,225	N	Detached	118	£3,729	£3,832	Freehold
74	Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR	CV8 2TR	CV8 2	11/09/2020	176,000	183,347	N	Terraced	39	£4,513	£4,701	Leasehold
183	20, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR	CV8 2TR	CV8 2	17/12/2020	215,000	214,332	N	Terraced	45	£4,778	£4,763	Leasehold
26	10, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TR	CV8 2TR	CV8 2	06/05/2020	235,000	243,389	N	Detached	54	£4,352	£4,507	Leasehold
183	56, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TS	CV8 2TS	CV8 2	20/11/2020	99,000	101,108	N	Flat	42	£2,357	£2,407	Leasehold
42	35, Ashdene Gardens, Kenilworth, Warwickshire CV8 2TS	CV8 2TS	CV8 2	21/01/2020	145,000	152,100	N	Flat	55	£2,636	£2,765	Leasehold
106	27, Garlick Drive, Kenilworth, Warwickshire CV8 2TT	CV8 2TT	CV8 2	12/03/2020	445,000	465,290	N	Detached	132	£3,371	£3,525	Freehold
23	22, Gloster Drive, Kenilworth, Warwickshire CV8 2TU	CV8 2TU	CV8 2	24/06/2020	810,000	844,188	N	Detached	189	£4,286	£4,467	Freehold
47	3, Butler Close, Kenilworth, Warwickshire CV8 2TW	CV8 2TW	CV8 2	01/07/2020	430,000	458,870	N	Detached	106	£4,057	£4,329	Freehold
10	11, Laneham Place, Kenilworth, Warwickshire CV8 2UN	CV8 2UN	CV8 2	19/02/2021	425,000	425,000	N	Detached	135	£3,148	£3,148	Freehold
70	14, Lulworth Park, Kenilworth, Warwickshire CV8 2XG	CV8 2XG	CV8 2	28/01/2021	427,000	418,334	N	Detached	105	£4,067	£3,984	Freehold
11	11, Lulworth Park, Kenilworth, Warwickshire CV8 2XG	CV8 2XG	CV8 2	23/01/2020	475,000	511,186	N	Detached	135	£3,519	£3,787	Freehold
124	3, Angus Close, Kenilworth, Warwickshire CV8 2XH	CV8 2XH	CV8 2	17/12/2020	260,000	259,294	N	Semi-detached	59.06	£4,402	£4,390	Freehold
159	42, Woodmill Meadow, Kenilworth, Warwickshire CV8 2XP	CV8 2XP	CV8 2	23/03/2020	235,000	247,798	N	Terraced	57.38	£4,096	£4,319	Freehold
CV8 2 Average												£4,165
41	White Lodge Barn, White Lodge Farm, Stoneleigh Road, Baginton, Coventry, Warwickshire CV8 3BA	CV8 3BA	CV8 3	27/03/2020	725,000	758,057	N	Detached	213	£3,404	£3,559	Freehold
9	1, Grime Cottage, Spring Hill, Bubbenhall, Coventry, Warwickshire CV8 3BD	CV8 3BD	CV8 3	22/05/2020	393,800	410,066	N	Semi-detached	104	£3,787	£3,943	Freehold
88	Beechwood, Weston Lane, Bubbenhall, Coventry, Warwickshire CV8 3BN	CV8 3BN	CV8 3	27/11/2020	945,000	956,767	N	Detached	216	£4,375	£4,429	Freehold
83	Ludgate Way, Lower End, Bubbenhall, Coventry, Warwickshire CV8 3BW	CV8 3BW	CV8 3	06/01/2020	425,000	457,377	N	Detached	94	£4,521	£4,866	Freehold
61	Dudley Terrace, Stoneleigh, Coventry, Warwickshire CV8 3DB	CV8 3DB	CV8 3	09/09/2020	186,000	192,868	N	Flat	61	£3,049	£3,162	Leasehold
123	8b, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	10/03/2020	340,000	356,138	N	Semi-detached	82	£4,146	£4,343	Freehold
88	8a, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	24/07/2020	324,000	343,374	N	Semi-detached	82	£3,951	£4,187	Freehold
188	28, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	11/12/2020	445,000	443,791	N	Semi-detached	114	£3,904	£3,893	Freehold
107	11, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	25/11/2020	418,000	423,205	N	Detached	125	£3,344	£3,386	Freehold
75	10, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	25/06/2020	26,000	27,115	N	Commercial/Oth	135	£1,193	£201	Freehold
148	15, Birmingham Road, Stoneleigh, Coventry, Warwickshire CV8 3DD	CV8 3DD	CV8 3	15/10/2020	506,500	522,356	N	Semi-detached	143.63	£3,526	£3,637	Freehold
27	13, Stoneleigh Close, Stoneleigh, Coventry, Warwickshire CV8 3DE	CV8 3DE	CV8 3	10/01/2020	565,000	608,042	N	Detached	158	£3,576	£3,848	Freehold
84	13, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG	CV8 3DG	CV8 3	09/06/2020	280,000	293,814	N	Terraced	85	£3,294	£3,457	Freehold
121	10, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG	CV8 3DG	CV8 3	08/01/2021	320,000	314,158	N	Semi-detached	89	£3,596	£3,530	Freehold
114	28, Hall Close, Stoneleigh, Coventry, Warwickshire CV8 3DG	CV8 3DG	CV8 3	19/06/2020	395,000	411,554	N	Semi-detached	108	£3,657	£3,811	Freehold
66	Vicarage Road, Stoneleigh, Coventry, Warwickshire CV8 3DH	CV8 3DH	CV8 3	04/03/2020	320,000	335,189	N	Semi-detached	80	£4,000	£4,190	Freehold
96	Rose Cottage, Church Lane, Stoneleigh, Coventry, Warwickshire CV8 3DN	CV8 3DN	CV8 3	24/07/2020	570,000	608,270	N	Detached	183	£3,115	£3,324	Freehold
35	Coopers Walk, Bubbenhall, Coventry, Warwickshire CV8 3JB	CV8 3JB	CV8 3	06/05/2020	396,000	410,136	N	Detached	106	£3,736	£3,869	Freehold
46	13, Waggoners Close, Bubbenhall, Coventry, Warwickshire CV8 3JE	CV8 3JE	CV8 3	29/01/2021	465,000	455,563	N	Detached	167	£2,784	£2,728	Freehold
38	14, Oak Close, Baginton, Coventry, Warwickshire CV8 3LE	CV8 3LE	CV8 3	21/09/2020	199,000	206,814	N	Semi-detached	57	£3,491	£3,628	Freehold
CV8 3 Average												£3,600

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

Appendix 5 - BCIS costs

£/m2 study

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

Last updated: 05-Jun-2021 00:44

► 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)	1,047	241	594	872	1,250	3,988	100
Up to 500m2 GFA (20)	1,344	860	968	1,128	1,686	2,327	13
500 to 2000m2 GFA (20)	1,108	241	657	984	1,240	3,988	43
Over 2000m2 GFA (20)	900	438	538	728	1,030	2,264	44
282.1 Advance factories							
Generally (15)	828	431	578	822	1,041	1,490	36
Up to 500m2 GFA (15)	1,029	860	883	1,002	1,128	1,347	9
500 to 2000m2 GFA (15)	807	431	550	787	1,042	1,490	19
Over 2000m2 GFA (15)	651	497	518	640	749	882	8
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,179	461	717	1,123	1,471	2,327	22
Up to 500m2 GFA (20)	2,053	1,686	-	2,147	-	2,327	3
500 to 2000m2 GFA (20)	1,169	461	1,054	1,285	1,409	1,553	6
Over 2000m2 GFA (20)	982	485	620	768	1,340	2,264	13
282.2 Purpose built factories							
Generally (25)	1,233	241	653	1,031	1,832	3,988	58
Up to 500m2 GFA (25)	1,382	710	-	1,378	-	2,060	4
500 to 2000m2 GFA (25)	1,502	241	793	1,159	2,004	3,988	19
Over 2000m2 GFA (25)	1,070	349	583	983	1,504	2,101	35
282.22 Purpose built factories/Offices - mixed facilities (15)	885	443	736	875	974	1,563	24
284. Warehouses/stores							
Generally (15)	907	364	556	739	959	4,279	49
Up to 500m2 GFA (15)	1,693	606	934	1,178	2,008	4,279	8
500 to 2000m2 GFA (15)	846	437	629	761	959	1,478	17
Over 2000m2 GFA (15)	688	364	541	596	799	1,457	24
284.1 Advance warehouses/stores (15)	744	419	554	724	896	1,190	12
284.2 Purpose built warehouses/stores							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	964	364	571	739	1,091	4,279	35
Up to 500m ² GFA (15)	1,952	606	1,134	1,524	2,464	4,279	6
500 to 2000m ² GFA (15)	812	437	594	745	923	1,478	14
Over 2000m ² GFA (15)	711	364	540	637	838	1,457	15
284.5 Cold stores/refrigerated stores (25)	1,275	865	943	1,115	1,726	1,728	5
320. Offices							
Generally (15)	1,880	958	1,369	1,793	2,243	4,701	93
Air-conditioned							
Generally (15)	1,906	1,146	1,492	1,838	2,191	3,303	30
1-2 storey (15)	1,785	1,146	1,472	1,683	1,911	3,303	12
3-5 storey (15)	1,818	1,301	1,433	1,827	2,222	2,619	11
6 storey or above (15)	2,177	1,660	1,983	2,073	2,154	3,123	6
Not air-conditioned							
Generally (15)	1,876	958	1,345	1,797	2,296	3,248	42
1-2 storey (15)	1,886	1,022	1,317	1,797	2,387	3,071	20
3-5 storey (15)	1,855	958	1,346	1,815	2,124	3,248	20
6 storey or above (20)	2,277	1,763	-	2,364	-	2,616	4
342. Shopping centres (30)	1,391	1,070	-	1,369	-	1,733	3
344. Hypermarkets, supermarkets							
Generally (30)	1,552	641	1,083	1,382	2,071	2,703	29
Up to 1000m ² (30)	1,983	1,393	-	-	-	2,572	2
1000 to 7000m ² GFA (30)	1,539	641	984	1,370	2,083	2,703	24
7000 to 15000m ² (30)	1,310	-	-	-	-	-	1
Over 15000m ² GFA (30)	1,712	-	-	-	-	-	1
345. Shops							
Generally (30)	1,481	576	855	1,132	1,932	4,008	22
1-2 storey (30)	1,491	576	840	1,056	1,964	4,008	21
3-5 storey (30)	1,280	-	-	-	-	-	1
810. Housing, mixed developments (15)	1,266	643	1,105	1,230	1,382	2,875	1229
810.1 Estate housing							
Generally (15)	1,264	611	1,077	1,218	1,383	4,380	1550
Single storey (15)	1,420	807	1,204	1,367	1,585	4,380	251
2-storey (15)	1,222	611	1,063	1,191	1,335	2,649	1197
3-storey (15)	1,302	788	1,050	1,252	1,467	2,617	97
4-storey or above (15)	2,658	1,290	2,136	2,385	3,550	3,930	5
810.11 Estate housing detached (15)	1,634	949	1,222	1,393	1,645	4,380	21

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
810.12 Estate housing semi detached							
Generally (15)	1,261	747	1,084	1,235	1,385	2,332	365
Single storey (15)	1,405	933	1,207	1,384	1,555	2,332	74
2-storey (15)	1,225	747	1,080	1,204	1,343	2,109	278
3-storey (15)	1,198	897	955	1,175	1,285	1,831	13
810.13 Estate housing terraced							
Generally (15)	1,303	788	1,076	1,229	1,437	3,930	298
Single storey (15)	1,466	977	1,245	1,379	1,683	2,072	29
2-storey (15)	1,255	795	1,060	1,206	1,385	2,649	221
3-storey (15)	1,319	788	1,046	1,229	1,461	2,617	46
4-storey or above (10)	3,740	3,550	-	-	-	3,930	2
816. Flats (apartments)							
Generally (15)	1,485	736	1,234	1,415	1,675	5,107	879
1-2 storey (15)	1,405	869	1,197	1,344	1,560	2,509	207
3-5 storey (15)	1,463	736	1,232	1,405	1,661	3,105	572
6 storey or above (15)	1,786	1,091	1,455	1,670	1,929	5,107	97
852. Hotels (15)	2,086	1,175	1,708	2,026	2,502	3,037	18

Appendix 6 - 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%

Appendix 7 - Base appraisal results

WARWICK DC - NZC DPD

Aff Hsg:40%Value: A

Higher Benchmark Land Value (£1.5 million per hectare)

£3,305 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	166,668	152,079	142,354	137,491
2	Small housing scheme	9	375,000	443,295	404,160	378,070	365,025
3	Medium housing scheme	25	1,025,000	305,582	195,115	121,469	84,647
4	Large housing scheme	75	3,125,000	433,714	112,324	105,155	215,338
5	Large housing scheme	125	5,125,000	1,418,916	896,733	548,611	374,549
6	Small flatted scheme	9	187,500	78,184	113,721	137,412	149,258
7	Medium flatted scheme	25	250,000	69,870	185,234	256,818	294,208
8	Large flatted scheme	60	625,000	1,421,410	1,668,374	1,833,017	1,915,338
9	Large flatted scheme	100	1,000,000	2,386,513	2,816,026	3,102,368	3,245,538
10	Hotel scheme (75 beds)	-	375,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,664,385	1,619,552	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	166,668	152,079	142,354	137,491
2	Small housing scheme	9	225,000	443,295	404,160	378,070	365,025
3	Medium housing scheme	25	615,000	305,582	195,115	121,469	84,647
4	Large housing scheme	75	1,875,000	433,714	112,324	105,155	215,338
5	Large housing scheme	125	3,075,000	1,418,916	896,733	548,611	374,549
6	Small flatted scheme	9	112,500	78,184	113,721	137,412	149,258
7	Medium flatted scheme	25	150,000	69,870	185,234	256,818	294,208
8	Large flatted scheme	60	375,000	1,421,410	1,668,374	1,833,017	1,915,338
9	Large flatted scheme	100	600,000	2,386,513	2,816,026	3,102,368	3,245,538
10	Hotel scheme (75 beds)	-	225,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,664,385	1,619,552	1,574,720

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	166,668	152,079	142,354	137,491
2	Small housing scheme	9	111,000	443,295	404,160	378,070	365,025
3	Medium housing scheme	25	303,400	305,582	195,115	121,469	84,647
4	Large housing scheme	75	925,000	433,714	112,324	105,155	215,338
5	Large housing scheme	125	1,517,000	1,418,916	896,733	548,611	374,549
6	Small flatted scheme	9	55,500	78,184	113,721	137,412	149,258
7	Medium flatted scheme	25	74,000	69,870	185,234	256,818	294,208
8	Large flatted scheme	60	185,000	1,421,410	1,668,374	1,833,017	1,915,338
9	Large flatted scheme	100	296,000	2,386,513	2,816,026	3,102,368	3,245,538
10	Hotel scheme (75 beds)	-	111,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,664,385	1,619,552	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	166,668	152,079	142,354	137,491
2	Small housing scheme	9	75,000	443,295	404,160	378,070	365,025
3	Medium housing scheme	25	205,000	305,582	195,115	121,469	84,647
4	Large housing scheme	75	625,000	433,714	112,324	105,155	215,338
5	Large housing scheme	125	1,025,000	1,418,916	896,733	548,611	374,549
6	Small flatted scheme	9	37,500	78,184	113,721	137,412	149,258
7	Medium flatted scheme	25	50,000	69,870	185,234	256,818	294,208
8	Large flatted scheme	60	125,000	1,421,410	1,668,374	1,833,017	1,915,338
9	Large flatted scheme	100	200,000	2,386,513	2,816,026	3,102,368	3,245,538
10	Hotel scheme (75 beds)	-	75,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,664,385	1,619,552	1,574,720

WARWICK DC - NZC DPD

Aff Hsg:40%

Value: B

Higher Benchmark Land Value (£1.5 million per hectare)

£3,441 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	195,788	181,199	171,474	166,611
2	Small housing scheme	9	375,000	521,411	482,276	456,187	443,142
3	Medium housing scheme	25	1,025,000	458,275	347,807	274,162	237,339
4	Large housing scheme	75	3,125,000	859,363	537,973	323,713	216,582
5	Large housing scheme	125	5,125,000	2,140,748	1,618,564	1,270,442	1,096,381
6	Small flatted scheme	9	187,500	- 27,263	- 62,801	- 86,492	- 98,338
7	Medium flatted scheme	25	250,000	- 38,762	- 76,053	- 147,638	- 185,027
8	Large flatted scheme	60	625,000	- 1,161,372	- 1,408,336	- 1,572,979	- 1,655,301
9	Large flatted scheme	100	1,000,000	- 1,933,701	- 2,363,214	- 2,649,556	- 2,792,727
10	Hotel scheme (75 beds)	-	375,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,664,385	1,619,552	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	195,788	181,199	171,474	166,611
2	Small housing scheme	9	225,000	521,411	482,276	456,187	443,142
3	Medium housing scheme	25	615,000	458,275	347,807	274,162	237,339
4	Large housing scheme	75	1,875,000	859,363	537,973	323,713	216,582
5	Large housing scheme	125	3,075,000	2,140,748	1,618,564	1,270,442	1,096,381
6	Small flatted scheme	9	112,500	- 27,263	- 62,801	- 86,492	- 98,338
7	Medium flatted scheme	25	150,000	- 38,762	- 76,053	- 147,638	- 185,027
8	Large flatted scheme	60	375,000	- 1,161,372	- 1,408,336	- 1,572,979	- 1,655,301
9	Large flatted scheme	100	600,000	- 1,933,701	- 2,363,214	- 2,649,556	- 2,792,727
10	Hotel scheme (75 beds)	-	225,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,664,385	1,619,552	1,574,720

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	195,788	181,199	171,474	166,611
2	Small housing scheme	9	111,000	521,411	482,276	456,187	443,142
3	Medium housing scheme	25	303,400	458,275	347,807	274,162	237,339
4	Large housing scheme	75	925,000	859,363	537,973	323,713	216,582
5	Large housing scheme	125	1,517,000	2,140,748	1,618,564	1,270,442	1,096,381
6	Small flatted scheme	9	55,500	- 27,263	- 62,801	- 86,492	- 98,338
7	Medium flatted scheme	25	74,000	- 38,762	- 76,053	- 147,638	- 185,027
8	Large flatted scheme	60	185,000	- 1,161,372	- 1,408,336	- 1,572,979	- 1,655,301
9	Large flatted scheme	100	296,000	- 1,933,701	- 2,363,214	- 2,649,556	- 2,792,727
10	Hotel scheme (75 beds)	-	111,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,664,385	1,619,552	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	195,788	181,199	171,474	166,611
2	Small housing scheme	9	75,000	521,411	482,276	456,187	443,142
3	Medium housing scheme	25	205,000	458,275	347,807	274,162	237,339
4	Large housing scheme	75	625,000	859,363	537,973	323,713	216,582
5	Large housing scheme	125	1,025,000	2,140,748	1,618,564	1,270,442	1,096,381
6	Small flatted scheme	9	37,500	- 27,263	- 62,801	- 86,492	- 98,338
7	Medium flatted scheme	25	50,000	- 38,762	- 76,053	- 147,638	- 185,027
8	Large flatted scheme	60	125,000	- 1,161,372	- 1,408,336	- 1,572,979	- 1,655,301
9	Large flatted scheme	100	200,000	- 1,933,701	- 2,363,214	- 2,649,556	- 2,792,727
10	Hotel scheme (75 beds)	-	75,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,664,385	1,619,552	1,574,720

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:C

Higher Benchmark Land Value (£1.5 million per hectare)

£3,577 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	224,909	210,321	200,594	195,731
2	Small housing scheme	9	375,000	599,529	560,394	534,304	521,259
3	Medium housing scheme	25	1,025,000	610,966	500,499	426,854	390,032
4	Large housing scheme	75	3,125,000	1,285,012	963,621	749,361	642,231
5	Large housing scheme	125	5,125,000	2,859,498	2,340,396	1,992,273	1,818,212
6	Small flatted scheme	9	187,500	23,327	- 11,880	- 35,572	- 47,417
7	Medium flatted scheme	25	250,000	146,419	32,666	38,457	75,846
8	Large flatted scheme	60	625,000	- 901,334	- 1,148,299	- 1,312,942	- 1,395,263
9	Large flatted scheme	100	1,000,000	- 1,480,888	- 1,910,401	- 2,196,744	- 2,339,915
10	Hotel scheme (75 beds)	-	375,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,664,385	1,619,552	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	224,909	210,321	200,594	195,731
2	Small housing scheme	9	225,000	599,529	560,394	534,304	521,259
3	Medium housing scheme	25	615,000	610,966	500,499	426,854	390,032
4	Large housing scheme	75	1,875,000	1,285,012	963,621	749,361	642,231
5	Large housing scheme	125	3,075,000	2,859,498	2,340,396	1,992,273	1,818,212
6	Small flatted scheme	9	112,500	23,327	- 11,880	- 35,572	- 47,417
7	Medium flatted scheme	25	150,000	146,419	32,666	38,457	75,846
8	Large flatted scheme	60	375,000	- 901,334	- 1,148,299	- 1,312,942	- 1,395,263
9	Large flatted scheme	100	600,000	- 1,480,888	- 1,910,401	- 2,196,744	- 2,339,915
10	Hotel scheme (75 beds)	-	225,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,664,385	1,619,552	1,574,720

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	224,909	210,321	200,594	195,731
2	Small housing scheme	9	111,000	599,529	560,394	534,304	521,259
3	Medium housing scheme	25	303,400	610,966	500,499	426,854	390,032
4	Large housing scheme	75	925,000	1,285,012	963,621	749,361	642,231
5	Large housing scheme	125	1,517,000	2,859,498	2,340,396	1,992,273	1,818,212
6	Small flatted scheme	9	55,500	23,327	- 11,880	- 35,572	- 47,417
7	Medium flatted scheme	25	74,000	146,419	32,666	38,457	75,846
8	Large flatted scheme	60	185,000	- 901,334	- 1,148,299	- 1,312,942	- 1,395,263
9	Large flatted scheme	100	296,000	- 1,480,888	- 1,910,401	- 2,196,744	- 2,339,915
10	Hotel scheme (75 beds)	-	111,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,664,385	1,619,552	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	224,909	210,321	200,594	195,731
2	Small housing scheme	9	75,000	599,529	560,394	534,304	521,259
3	Medium housing scheme	25	205,000	610,966	500,499	426,854	390,032
4	Large housing scheme	75	625,000	1,285,012	963,621	749,361	642,231
5	Large housing scheme	125	1,025,000	2,859,498	2,340,396	1,992,273	1,818,212
6	Small flatted scheme	9	37,500	23,327	- 11,880	- 35,572	- 47,417
7	Medium flatted scheme	25	50,000	146,419	32,666	38,457	75,846
8	Large flatted scheme	60	125,000	- 901,334	- 1,148,299	- 1,312,942	- 1,395,263
9	Large flatted scheme	100	200,000	- 1,480,888	- 1,910,401	- 2,196,744	- 2,339,915
10	Hotel scheme (75 beds)	-	75,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,664,385	1,619,552	1,574,720

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:D

Higher Benchmark Land Value (£1.5 million per hectare)

£3,713 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	232,159	217,571	207,844	202,981
2	Small housing scheme	9	375,000	618,977	579,842	553,752	540,707
3	Medium housing scheme	25	1,025,000	664,720	554,253	480,608	443,786
4	Large housing scheme	75	3,125,000	1,414,840	1,093,449	879,189	772,060
5	Large housing scheme	125	5,125,000	3,098,822	2,581,588	2,233,465	2,059,405
6	Small flatted scheme	9	187,500	25,803	9,368	33,060	44,906
7	Medium flatted scheme	25	250,000	170,933	57,180	13,595	50,985
8	Large flatted scheme	60	625,000	845,685	1,092,649	1,257,291	1,339,613
9	Large flatted scheme	100	1,000,000	1,385,982	1,815,495	2,101,837	2,245,008
10	Hotel scheme (75 beds)	-	375,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,664,385	1,619,552	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	232,159	217,571	207,844	202,981
2	Small housing scheme	9	225,000	618,977	579,842	553,752	540,707
3	Medium housing scheme	25	615,000	664,720	554,253	480,608	443,786
4	Large housing scheme	75	1,875,000	1,414,840	1,093,449	879,189	772,060
5	Large housing scheme	125	3,075,000	3,098,822	2,581,588	2,233,465	2,059,405
6	Small flatted scheme	9	112,500	25,803	9,368	33,060	44,906
7	Medium flatted scheme	25	150,000	170,933	57,180	13,595	50,985
8	Large flatted scheme	60	375,000	845,685	1,092,649	1,257,291	1,339,613
9	Large flatted scheme	100	600,000	1,385,982	1,815,495	2,101,837	2,245,008
10	Hotel scheme (75 beds)	-	225,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,664,385	1,619,552	1,574,720

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	232,159	217,571	207,844	202,981
2	Small housing scheme	9	111,000	618,977	579,842	553,752	540,707
3	Medium housing scheme	25	303,400	664,720	554,253	480,608	443,786
4	Large housing scheme	75	925,000	1,414,840	1,093,449	879,189	772,060
5	Large housing scheme	125	1,517,000	3,098,822	2,581,588	2,233,465	2,059,405
6	Small flatted scheme	9	55,500	25,803	9,368	33,060	44,906
7	Medium flatted scheme	25	74,000	170,933	57,180	13,595	50,985
8	Large flatted scheme	60	185,000	845,685	1,092,649	1,257,291	1,339,613
9	Large flatted scheme	100	296,000	1,385,982	1,815,495	2,101,837	2,245,008
10	Hotel scheme (75 beds)	-	111,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,664,385	1,619,552	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	232,159	217,571	207,844	202,981
2	Small housing scheme	9	75,000	618,977	579,842	553,752	540,707
3	Medium housing scheme	25	205,000	664,720	554,253	480,608	443,786
4	Large housing scheme	75	625,000	1,414,840	1,093,449	879,189	772,060
5	Large housing scheme	125	1,025,000	3,098,822	2,581,588	2,233,465	2,059,405
6	Small flatted scheme	9	37,500	25,803	9,368	33,060	44,906
7	Medium flatted scheme	25	50,000	170,933	57,180	13,595	50,985
8	Large flatted scheme	60	125,000	845,685	1,092,649	1,257,291	1,339,613
9	Large flatted scheme	100	200,000	1,385,982	1,815,495	2,101,837	2,245,008
10	Hotel scheme (75 beds)	-	75,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,664,385	1,619,552	1,574,720

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:E

Higher Benchmark Land Value (£1.5 million per hectare)

£3,849 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	261,299	246,711	236,985	232,122
2	Small housing scheme	9	375,000	697,147	658,012	631,923	618,878
3	Medium housing scheme	25	1,025,000	817,503	707,035	633,390	596,568
4	Large housing scheme	75	3,125,000	1,840,758	1,519,368	1,305,108	1,197,977
5	Large housing scheme	125	5,125,000	3,812,508	3,297,611	2,954,346	2,781,672
6	Small flatted scheme	9	187,500	76,057	41,015	17,654	5,974
7	Medium flatted scheme	25	250,000	278,667	164,913	94,327	57,459
8	Large flatted scheme	60	625,000	- 585,461	- 832,425	- 997,069	- 1,079,390
9	Large flatted scheme	100	1,000,000	- 932,844	- 1,362,358	- 1,648,700	- 1,791,871
10	Hotel scheme (75 beds)	-	375,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,664,385	1,619,552	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	261,299	246,711	236,985	232,122
2	Small housing scheme	9	225,000	697,147	658,012	631,923	618,878
3	Medium housing scheme	25	615,000	817,503	707,035	633,390	596,568
4	Large housing scheme	75	1,875,000	1,840,758	1,519,368	1,305,108	1,197,977
5	Large housing scheme	125	3,075,000	3,812,508	3,297,611	2,954,346	2,781,672
6	Small flatted scheme	9	112,500	76,057	41,015	17,654	5,974
7	Medium flatted scheme	25	150,000	278,667	164,913	94,327	57,459
8	Large flatted scheme	60	375,000	- 585,461	- 832,425	- 997,069	- 1,079,390
9	Large flatted scheme	100	600,000	- 932,844	- 1,362,358	- 1,648,700	- 1,791,871
10	Hotel scheme (75 beds)	-	225,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,664,385	1,619,552	1,574,720

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	261,299	246,711	236,985	232,122
2	Small housing scheme	9	111,000	697,147	658,012	631,923	618,878
3	Medium housing scheme	25	303,400	817,503	707,035	633,390	596,568
4	Large housing scheme	75	925,000	1,840,758	1,519,368	1,305,108	1,197,977
5	Large housing scheme	125	1,517,000	3,812,508	3,297,611	2,954,346	2,781,672
6	Small flatted scheme	9	55,500	76,057	41,015	17,654	5,974
7	Medium flatted scheme	25	74,000	278,667	164,913	94,327	57,459
8	Large flatted scheme	60	185,000	- 585,461	- 832,425	- 997,069	- 1,079,390
9	Large flatted scheme	100	296,000	- 932,844	- 1,362,358	- 1,648,700	- 1,791,871
10	Hotel scheme (75 beds)	-	111,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,664,385	1,619,552	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	261,299	246,711	236,985	232,122
2	Small housing scheme	9	75,000	697,147	658,012	631,923	618,878
3	Medium housing scheme	25	205,000	817,503	707,035	633,390	596,568
4	Large housing scheme	75	625,000	1,840,758	1,519,368	1,305,108	1,197,977
5	Large housing scheme	125	1,025,000	3,812,508	3,297,611	2,954,346	2,781,672
6	Small flatted scheme	9	37,500	76,057	41,015	17,654	5,974
7	Medium flatted scheme	25	50,000	278,667	164,913	94,327	57,459
8	Large flatted scheme	60	125,000	- 585,461	- 832,425	- 997,069	- 1,079,390
9	Large flatted scheme	100	200,000	- 932,844	- 1,362,358	- 1,648,700	- 1,791,871
10	Hotel scheme (75 beds)	-	75,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,664,385	1,619,552	1,574,720

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:F

Higher Benchmark Land Value (£1.5 million per hectare)

£3,985 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	290,420	275,831	266,106	261,242
2	Small housing scheme	9	375,000	775,265	736,130	710,040	696,995
3	Medium housing scheme	25	1,025,000	970,194	859,727	786,082	749,260
4	Large housing scheme	75	3,125,000	2,266,407	1,945,016	1,730,756	1,623,626
5	Large housing scheme	125	5,125,000	4,525,764	4,010,867	3,667,602	3,495,969
6	Small flatted scheme	9	187,500	126,266	91,225	67,865	56,184
7	Medium flatted scheme	25	250,000	386,324	272,570	201,984	165,117
8	Large flatted scheme	60	625,000	- 325,424	- 572,388	- 737,031	- 819,352
9	Large flatted scheme	100	1,000,000	- 480,032	- 909,545	- 1,195,887	- 1,339,058
10	Hotel scheme (75 beds)	-	375,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	312,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	625,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	1,250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,664,385	1,619,552	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	290,420	275,831	266,106	261,242
2	Small housing scheme	9	225,000	775,265	736,130	710,040	696,995
3	Medium housing scheme	25	615,000	970,194	859,727	786,082	749,260
4	Large housing scheme	75	1,875,000	2,266,407	1,945,016	1,730,756	1,623,626
5	Large housing scheme	125	3,075,000	4,525,764	4,010,867	3,667,602	3,495,969
6	Small flatted scheme	9	112,500	126,266	91,225	67,865	56,184
7	Medium flatted scheme	25	150,000	386,324	272,570	201,984	165,117
8	Large flatted scheme	60	375,000	- 325,424	- 572,388	- 737,031	- 819,352
9	Large flatted scheme	100	600,000	- 480,032	- 909,545	- 1,195,887	- 1,339,058
10	Hotel scheme (75 beds)	-	225,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	187,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	375,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	750,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,664,385	1,619,552	1,574,720

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	290,420	275,831	266,106	261,242
2	Small housing scheme	9	111,000	775,265	736,130	710,040	696,995
3	Medium housing scheme	25	303,400	970,194	859,727	786,082	749,260
4	Large housing scheme	75	925,000	2,266,407	1,945,016	1,730,756	1,623,626
5	Large housing scheme	125	1,517,000	4,525,764	4,010,867	3,667,602	3,495,969
6	Small flatted scheme	9	55,500	126,266	91,225	67,865	56,184
7	Medium flatted scheme	25	74,000	386,324	272,570	201,984	165,117
8	Large flatted scheme	60	185,000	- 325,424	- 572,388	- 737,031	- 819,352
9	Large flatted scheme	100	296,000	- 480,032	- 909,545	- 1,195,887	- 1,339,058
10	Hotel scheme (75 beds)	-	111,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	92,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	185,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	370,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,664,385	1,619,552	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	290,420	275,831	266,106	261,242
2	Small housing scheme	9	75,000	775,265	736,130	710,040	696,995
3	Medium housing scheme	25	205,000	970,194	859,727	786,082	749,260
4	Large housing scheme	75	625,000	2,266,407	1,945,016	1,730,756	1,623,626
5	Large housing scheme	125	1,025,000	4,525,764	4,010,867	3,667,602	3,495,969
6	Small flatted scheme	9	37,500	126,266	91,225	67,865	56,184
7	Medium flatted scheme	25	50,000	386,324	272,570	201,984	165,117
8	Large flatted scheme	60	125,000	- 325,424	- 572,388	- 737,031	- 819,352
9	Large flatted scheme	100	200,000	- 480,032	- 909,545	- 1,195,887	- 1,339,058
10	Hotel scheme (75 beds)	-	75,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	62,500	2,875,747	2,798,413	2,779,080	2,759,746
14	Medium retail scheme	-	125,000	8,184,107	7,952,886	7,895,081	7,837,277
15	Large retail scheme	-	250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,664,385	1,619,552	1,574,720

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:G

Higher Benchmark Land Value (£1.5 million per hectare)

£4,121 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	302,371	287,782	278,057	273,193
2	Small housing scheme	9	375,000	807,323	768,188	742,098	729,053
3	Medium housing scheme	25	1,025,000	1,045,214	934,747	861,102	824,278
4	Large housing scheme	75	3,125,000	2,459,817	2,138,426	1,924,166	1,817,037
5	Large housing scheme	125	5,125,000	4,866,952	4,352,055	4,008,790	3,837,158
6	Small flatted scheme	9	187,500	139,003	103,961	80,600	68,920
7	Medium flatted scheme	25	250,000	410,636	296,883	226,297	189,429
8	Large flatted scheme	60	625,000	- 225,844	- 472,808	- 637,451	- 719,772
9	Large flatted scheme	100	1,000,000	- 308,199	- 737,713	- 1,024,055	- 1,167,225
10	Hotel scheme (75 beds)	-	375,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	312,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	625,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	1,250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,664,385	1,619,552	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	302,371	287,782	278,057	273,193
2	Small housing scheme	9	225,000	807,323	768,188	742,098	729,053
3	Medium housing scheme	25	615,000	1,045,214	934,747	861,102	824,278
4	Large housing scheme	75	1,875,000	2,459,817	2,138,426	1,924,166	1,817,037
5	Large housing scheme	125	3,075,000	4,866,952	4,352,055	4,008,790	3,837,158
6	Small flatted scheme	9	112,500	139,003	103,961	80,600	68,920
7	Medium flatted scheme	25	150,000	410,636	296,883	226,297	189,429
8	Large flatted scheme	60	375,000	- 225,844	- 472,808	- 637,451	- 719,772
9	Large flatted scheme	100	600,000	- 308,199	- 737,713	- 1,024,055	- 1,167,225
10	Hotel scheme (75 beds)	-	225,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	187,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	375,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	750,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,664,385	1,619,552	1,574,720

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	302,371	287,782	278,057	273,193
2	Small housing scheme	9	111,000	807,323	768,188	742,098	729,053
3	Medium housing scheme	25	303,400	1,045,214	934,747	861,102	824,278
4	Large housing scheme	75	925,000	2,459,817	2,138,426	1,924,166	1,817,037
5	Large housing scheme	125	1,517,000	4,866,952	4,352,055	4,008,790	3,837,158
6	Small flatted scheme	9	55,500	139,003	103,961	80,600	68,920
7	Medium flatted scheme	25	74,000	410,636	296,883	226,297	189,429
8	Large flatted scheme	60	185,000	- 225,844	- 472,808	- 637,451	- 719,772
9	Large flatted scheme	100	296,000	- 308,199	- 737,713	- 1,024,055	- 1,167,225
10	Hotel scheme (75 beds)	-	111,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	92,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	185,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	370,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,664,385	1,619,552	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	302,371	287,782	278,057	273,193
2	Small housing scheme	9	75,000	807,323	768,188	742,098	729,053
3	Medium housing scheme	25	205,000	1,045,214	934,747	861,102	824,278
4	Large housing scheme	75	625,000	2,459,817	2,138,426	1,924,166	1,817,037
5	Large housing scheme	125	1,025,000	4,866,952	4,352,055	4,008,790	3,837,158
6	Small flatted scheme	9	37,500	139,003	103,961	80,600	68,920
7	Medium flatted scheme	25	50,000	410,636	296,883	226,297	189,429
8	Large flatted scheme	60	125,000	- 225,844	- 472,808	- 637,451	- 719,772
9	Large flatted scheme	100	200,000	- 308,199	- 737,713	- 1,024,055	- 1,167,225
10	Hotel scheme (75 beds)	-	75,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	62,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	125,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,664,385	1,619,552	1,574,720

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:H

Higher Benchmark Land Value (£1.5 million per hectare)

£4,257 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	331,491	316,902	307,177	302,314
2	Small housing scheme	9	375,000	885,440	846,305	820,215	807,171
3	Medium housing scheme	25	1,025,000	1,197,906	1,087,439	1,013,793	976,971
4	Large housing scheme	75	3,125,000	2,884,045	2,564,076	2,349,815	2,242,686
5	Large housing scheme	125	5,125,000	5,580,207	5,065,311	4,722,046	4,550,414
6	Small flatted scheme	9	187,500	189,213	154,171	130,810	119,130
7	Medium flatted scheme	25	250,000	518,294	404,540	333,954	297,086
8	Large flatted scheme	60	625,000	33,717	- 212,771	- 377,413	- 459,735
9	Large flatted scheme	100	1,000,000	142,595	- 284,900	- 571,242	- 714,413
10	Hotel scheme (75 beds)	-	375,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	312,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	625,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	1,250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,664,385	1,619,552	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	331,491	316,902	307,177	302,314
2	Small housing scheme	9	225,000	885,440	846,305	820,215	807,171
3	Medium housing scheme	25	615,000	1,197,906	1,087,439	1,013,793	976,971
4	Large housing scheme	75	1,875,000	2,884,045	2,564,076	2,349,815	2,242,686
5	Large housing scheme	125	3,075,000	5,580,207	5,065,311	4,722,046	4,550,414
6	Small flatted scheme	9	112,500	189,213	154,171	130,810	119,130
7	Medium flatted scheme	25	150,000	518,294	404,540	333,954	297,086
8	Large flatted scheme	60	375,000	33,717	- 212,771	- 377,413	- 459,735
9	Large flatted scheme	100	600,000	142,595	- 284,900	- 571,242	- 714,413
10	Hotel scheme (75 beds)	-	225,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	187,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	375,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	750,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,664,385	1,619,552	1,574,720

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	331,491	316,902	307,177	302,314
2	Small housing scheme	9	111,000	885,440	846,305	820,215	807,171
3	Medium housing scheme	25	303,400	1,197,906	1,087,439	1,013,793	976,971
4	Large housing scheme	75	925,000	2,884,045	2,564,076	2,349,815	2,242,686
5	Large housing scheme	125	1,517,000	5,580,207	5,065,311	4,722,046	4,550,414
6	Small flatted scheme	9	55,500	189,213	154,171	130,810	119,130
7	Medium flatted scheme	25	74,000	518,294	404,540	333,954	297,086
8	Large flatted scheme	60	185,000	33,717	- 212,771	- 377,413	- 459,735
9	Large flatted scheme	100	296,000	142,595	- 284,900	- 571,242	- 714,413
10	Hotel scheme (75 beds)	-	111,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	92,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	185,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	370,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,664,385	1,619,552	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	331,491	316,902	307,177	302,314
2	Small housing scheme	9	75,000	885,440	846,305	820,215	807,171
3	Medium housing scheme	25	205,000	1,197,906	1,087,439	1,013,793	976,971
4	Large housing scheme	75	625,000	2,884,045	2,564,076	2,349,815	2,242,686
5	Large housing scheme	125	1,025,000	5,580,207	5,065,311	4,722,046	4,550,414
6	Small flatted scheme	9	37,500	189,213	154,171	130,810	119,130
7	Medium flatted scheme	25	50,000	518,294	404,540	333,954	297,086
8	Large flatted scheme	60	125,000	33,717	- 212,771	- 377,413	- 459,735
9	Large flatted scheme	100	200,000	142,595	- 284,900	- 571,242	- 714,413
10	Hotel scheme (75 beds)	-	75,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	62,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	125,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,664,385	1,619,552	1,574,720

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:£4,394 per sqm

Higher Benchmark Land Value (£1.5 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	360,826	346,237	336,512	331,648
2	Small housing scheme	9	375,000	964,132	924,997	898,907	885,862
3	Medium housing scheme	25	1,025,000	1,351,721	1,241,253	1,167,609	1,130,786
4	Large housing scheme	75	3,125,000	3,308,139	2,991,233	2,778,594	2,671,464
5	Large housing scheme	125	5,125,000	6,293,561	5,783,811	5,440,546	5,268,914
6	Small flatted scheme	9	187,500	239,791	204,750	181,390	169,709
7	Medium flatted scheme	25	250,000	626,743	512,989	442,404	405,536
8	Large flatted scheme	60	625,000	292,011	48,493	- 115,464	- 197,785
9	Large flatted scheme	100	1,000,000	592,372	168,852	- 115,100	- 258,271
10	Hotel scheme (75 beds)	-	375,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	437,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	562,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	312,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	625,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	1,250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	312,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	312,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	1,250,000	1,843,714	1,664,385	1,619,552	1,574,720

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	360,826	346,237	336,512	331,648
2	Small housing scheme	9	225,000	964,132	924,997	898,907	885,862
3	Medium housing scheme	25	615,000	1,351,721	1,241,253	1,167,609	1,130,786
4	Large housing scheme	75	1,875,000	3,308,139	2,991,233	2,778,594	2,671,464
5	Large housing scheme	125	3,075,000	6,293,561	5,783,811	5,440,546	5,268,914
6	Small flatted scheme	9	112,500	239,791	204,750	181,390	169,709
7	Medium flatted scheme	25	150,000	626,743	512,989	442,404	405,536
8	Large flatted scheme	60	375,000	292,011	48,493	- 115,464	- 197,785
9	Large flatted scheme	100	600,000	592,372	168,852	- 115,100	- 258,271
10	Hotel scheme (75 beds)	-	225,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	262,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	337,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	187,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	375,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	750,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	187,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	187,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	750,000	1,843,714	1,664,385	1,619,552	1,574,720

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	360,826	346,237	336,512	331,648
2	Small housing scheme	9	111,000	964,132	924,997	898,907	885,862
3	Medium housing scheme	25	303,400	1,351,721	1,241,253	1,167,609	1,130,786
4	Large housing scheme	75	925,000	3,308,139	2,991,233	2,778,594	2,671,464
5	Large housing scheme	125	1,517,000	6,293,561	5,783,811	5,440,546	5,268,914
6	Small flatted scheme	9	55,500	239,791	204,750	181,390	169,709
7	Medium flatted scheme	25	74,000	626,743	512,989	442,404	405,536
8	Large flatted scheme	60	185,000	292,011	48,493	- 115,464	- 197,785
9	Large flatted scheme	100	296,000	592,372	168,852	- 115,100	- 258,271
10	Hotel scheme (75 beds)	-	111,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	129,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	166,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	92,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	185,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	370,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	92,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	92,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	370,000	1,843,714	1,664,385	1,619,552	1,574,720

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	360,826	346,237	336,512	331,648
2	Small housing scheme	9	75,000	964,132	924,997	898,907	885,862
3	Medium housing scheme	25	205,000	1,351,721	1,241,253	1,167,609	1,130,786
4	Large housing scheme	75	625,000	3,308,139	2,991,233	2,778,594	2,671,464
5	Large housing scheme	125	1,025,000	6,293,561	5,783,811	5,440,546	5,268,914
6	Small flatted scheme	9	37,500	239,791	204,750	181,390	169,709
7	Medium flatted scheme	25	50,000	626,743	512,989	442,404	405,536
8	Large flatted scheme	60	125,000	292,011	48,493	- 115,464	- 197,785
9	Large flatted scheme	100	200,000	592,372	168,852	- 115,100	- 258,271
10	Hotel scheme (75 beds)	-	75,000	1,062,944	858,538	807,436	756,335
11	Hotel scheme (100 beds)	-	87,500	1,347,216	1,076,781	1,009,171	941,562
12	Hotel scheme (150 beds)	-	112,500	1,946,971	1,544,444	1,443,812	1,343,181
13	Small retail scheme	-	62,500	2,764,826	2,687,493	2,668,159	2,648,826
14	Medium retail scheme	-	125,000	7,874,686	7,643,465	7,585,660	7,527,854
15	Large retail scheme	-	250,000	4,757,195	4,540,300	4,486,077	4,431,853
16	Employment - B1 scheme	-	62,500	629,312	428,314	378,064	327,814
17	Employment - B1 scheme	-	62,500	1,182,397	820,600	730,150	639,701
18	Employment - B8 scheme	-	250,000	1,843,714	1,664,385	1,619,552	1,574,720

Appendix 8 - Sensitivity analysis – growth

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:A

Higher Benchmark Land Value (£1.5 million per hectare)

£3,305 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	277,976	261,630	250,733	245,286
2	Small housing scheme	9	375,000	741,881	698,035	668,804	654,188
3	Medium housing scheme	25	1,025,000	904,895	781,128	698,616	657,360
4	Large housing scheme	75	3,125,000	2,070,594	1,710,508	1,470,452	1,350,423
5	Large housing scheme	125	5,125,000	4,235,796	3,658,907	3,274,315	3,082,018
6	Small flatted scheme	9	187,500	75,143	35,883	9,710	- 3,425
7	Medium flatted scheme	25	250,000	414,728	287,278	211,723	166,888
8	Large flatted scheme	60	625,000	- 632,078	- 908,775	- 1,093,241	- 1,185,473
9	Large flatted scheme	100	1,000,000	- 1,010,289	- 1,491,514	- 1,812,331	- 1,972,739
10	Hotel scheme (75 beds)	-	375,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	437,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	562,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	312,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	625,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	1,250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	312,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	312,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	1,250,000	2,986,738	2,785,818	2,785,818	2,685,358

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	277,976	261,630	250,733	245,286
2	Small housing scheme	9	225,000	741,881	698,035	668,804	654,188
3	Medium housing scheme	25	615,000	904,895	781,128	698,616	657,360
4	Large housing scheme	75	1,875,000	2,070,594	1,710,508	1,470,452	1,350,423
5	Large housing scheme	125	3,075,000	4,235,796	3,658,907	3,274,315	3,082,018
6	Small flatted scheme	9	112,500	75,143	35,883	9,710	- 3,425
7	Medium flatted scheme	25	150,000	414,728	287,278	211,723	166,888
8	Large flatted scheme	60	375,000	- 632,078	- 908,775	- 1,093,241	- 1,185,473
9	Large flatted scheme	100	600,000	- 1,010,289	- 1,491,514	- 1,812,331	- 1,972,739
10	Hotel scheme (75 beds)	-	225,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	262,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	337,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	187,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	375,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	750,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	187,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	187,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	750,000	2,986,738	2,785,818	2,785,818	2,685,358

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	277,976	261,630	250,733	245,286
2	Small housing scheme	9	111,000	741,881	698,035	668,804	654,188
3	Medium housing scheme	25	303,400	904,895	781,128	698,616	657,360
4	Large housing scheme	75	925,000	2,070,594	1,710,508	1,470,452	1,350,423
5	Large housing scheme	125	1,517,000	4,235,796	3,658,907	3,274,315	3,082,018
6	Small flatted scheme	9	55,500	75,143	35,883	9,710	- 3,425
7	Medium flatted scheme	25	74,000	414,728	287,278	211,723	166,888
8	Large flatted scheme	60	185,000	- 632,078	- 908,775	- 1,093,241	- 1,185,473
9	Large flatted scheme	100	296,000	- 1,010,289	- 1,491,514	- 1,812,331	- 1,972,739
10	Hotel scheme (75 beds)	-	111,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	129,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	166,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	92,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	185,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	370,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	92,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	92,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	370,000	2,986,738	2,785,818	2,785,818	2,685,358

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	277,976	261,630	250,733	245,286
2	Small housing scheme	9	75,000	741,881	698,035	668,804	654,188
3	Medium housing scheme	25	205,000	904,895	781,128	698,616	657,360
4	Large housing scheme	75	625,000	2,070,594	1,710,508	1,470,452	1,350,423
5	Large housing scheme	125	1,025,000	4,235,796	3,658,907	3,274,315	3,082,018
6	Small flatted scheme	9	37,500	75,143	35,883	9,710	- 3,425
7	Medium flatted scheme	25	50,000	414,728	287,278	211,723	166,888
8	Large flatted scheme	60	125,000	- 632,078	- 908,775	- 1,093,241	- 1,185,473
9	Large flatted scheme	100	200,000	- 1,010,289	- 1,491,514	- 1,812,331	- 1,972,739
10	Hotel scheme (75 beds)	-	75,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	87,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	112,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	62,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	125,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	62,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	62,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	250,000	2,986,738	2,785,818	2,785,818	2,685,358

WARWICK DC - NZC DPD

Aff Hsg:40%

Value: B

Higher Benchmark Land Value (£1.5 million per hectare)

£3,441 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	314,086	297,740	286,843	281,395
2	Small housing scheme	9	375,000	838,748	794,902	765,671	751,055
3	Medium housing scheme	25	1,025,000	1,094,236	970,469	887,957	846,701
4	Large housing scheme	75	3,125,000	2,598,407	2,238,321	1,998,265	1,878,236
5	Large housing scheme	125	5,125,000	5,120,248	4,543,358	4,158,766	3,966,469
6	Small flatted scheme	9	187,500	137,405	98,144	71,971	58,884
7	Medium flatted scheme	25	250,000	548,225	420,776	345,220	300,385
8	Large flatted scheme	60	625,000	- 309,626	- 586,324	- 770,789	- 863,022
9	Large flatted scheme	100	1,000,000	- 448,793	- 930,019	- 1,250,835	- 1,411,244
10	Hotel scheme (75 beds)	-	375,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	437,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	562,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	312,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	625,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	1,250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	312,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	312,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	1,250,000	2,986,738	2,785,818	2,785,818	2,685,358

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	314,086	297,740	286,843	281,395
2	Small housing scheme	9	225,000	838,748	794,902	765,671	751,055
3	Medium housing scheme	25	615,000	1,094,236	970,469	887,957	846,701
4	Large housing scheme	75	1,875,000	2,598,407	2,238,321	1,998,265	1,878,236
5	Large housing scheme	125	3,075,000	5,120,248	4,543,358	4,158,766	3,966,469
6	Small flatted scheme	9	112,500	137,405	98,144	71,971	58,884
7	Medium flatted scheme	25	150,000	548,225	420,776	345,220	300,385
8	Large flatted scheme	60	375,000	- 309,626	- 586,324	- 770,789	- 863,022
9	Large flatted scheme	100	600,000	- 448,793	- 930,019	- 1,250,835	- 1,411,244
10	Hotel scheme (75 beds)	-	225,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	262,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	337,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	187,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	375,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	750,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	187,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	187,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	750,000	2,986,738	2,785,818	2,785,818	2,685,358

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	314,086	297,740	286,843	281,395
2	Small housing scheme	9	111,000	838,748	794,902	765,671	751,055
3	Medium housing scheme	25	303,400	1,094,236	970,469	887,957	846,701
4	Large housing scheme	75	925,000	2,598,407	2,238,321	1,998,265	1,878,236
5	Large housing scheme	125	1,517,000	5,120,248	4,543,358	4,158,766	3,966,469
6	Small flatted scheme	9	55,500	137,405	98,144	71,971	58,884
7	Medium flatted scheme	25	74,000	548,225	420,776	345,220	300,385
8	Large flatted scheme	60	185,000	- 309,626	- 586,324	- 770,789	- 863,022
9	Large flatted scheme	100	296,000	- 448,793	- 930,019	- 1,250,835	- 1,411,244
10	Hotel scheme (75 beds)	-	111,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	129,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	166,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	92,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	185,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	370,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	92,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	92,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	370,000	2,986,738	2,785,818	2,785,818	2,685,358

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	314,086	297,740	286,843	281,395
2	Small housing scheme	9	75,000	838,748	794,902	765,671	751,055
3	Medium housing scheme	25	205,000	1,094,236	970,469	887,957	846,701
4	Large housing scheme	75	625,000	2,598,407	2,238,321	1,998,265	1,878,236
5	Large housing scheme	125	1,025,000	5,120,248	4,543,358	4,158,766	3,966,469
6	Small flatted scheme	9	37,500	137,405	98,144	71,971	58,884
7	Medium flatted scheme	25	50,000	548,225	420,776	345,220	300,385
8	Large flatted scheme	60	125,000	- 309,626	- 586,324	- 770,789	- 863,022
9	Large flatted scheme	100	200,000	- 448,793	- 930,019	- 1,250,835	- 1,411,244
10	Hotel scheme (75 beds)	-	75,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	87,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	112,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	62,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	125,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	62,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	62,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	250,000	2,986,738	2,785,818	2,785,818	2,685,358

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:C

Higher Benchmark Land Value (£1.5 million per hectare)

£3,577 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	350,195	333,851	322,954	317,505
2	Small housing scheme	9	375,000	935,615	891,768	862,538	847,922
3	Medium housing scheme	25	1,025,000	1,283,577	1,159,811	1,077,299	1,036,043
4	Large housing scheme	75	3,125,000	3,122,777	2,766,134	2,526,078	2,406,049
5	Large housing scheme	125	5,125,000	6,001,957	5,427,810	5,043,217	4,850,920
6	Small flatted scheme	9	187,500	199,666	160,406	134,232	121,145
7	Medium flatted scheme	25	250,000	681,722	554,273	478,717	433,881
8	Large flatted scheme	60	625,000	12,647	- 263,873	- 448,338	- 540,570
9	Large flatted scheme	100	1,000,000	111,130	- 368,522	- 689,339	- 849,747
10	Hotel scheme (75 beds)	-	375,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	437,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	562,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	312,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	625,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	1,250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	312,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	312,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	1,250,000	2,986,738	2,785,818	2,785,818	2,685,358

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	350,195	333,851	322,954	317,505
2	Small housing scheme	9	225,000	935,615	891,768	862,538	847,922
3	Medium housing scheme	25	615,000	1,283,577	1,159,811	1,077,299	1,036,043
4	Large housing scheme	75	1,875,000	3,122,777	2,766,134	2,526,078	2,406,049
5	Large housing scheme	125	3,075,000	6,001,957	5,427,810	5,043,217	4,850,920
6	Small flatted scheme	9	112,500	199,666	160,406	134,232	121,145
7	Medium flatted scheme	25	150,000	681,722	554,273	478,717	433,881
8	Large flatted scheme	60	375,000	12,647	- 263,873	- 448,338	- 540,570
9	Large flatted scheme	100	600,000	111,130	- 368,522	- 689,339	- 849,747
10	Hotel scheme (75 beds)	-	225,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	262,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	337,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	187,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	375,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	750,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	187,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	187,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	750,000	2,986,738	2,785,818	2,785,818	2,685,358

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	350,195	333,851	322,954	317,505
2	Small housing scheme	9	111,000	935,615	891,768	862,538	847,922
3	Medium housing scheme	25	303,400	1,283,577	1,159,811	1,077,299	1,036,043
4	Large housing scheme	75	925,000	3,122,777	2,766,134	2,526,078	2,406,049
5	Large housing scheme	125	1,517,000	6,001,957	5,427,810	5,043,217	4,850,920
6	Small flatted scheme	9	55,500	199,666	160,406	134,232	121,145
7	Medium flatted scheme	25	74,000	681,722	554,273	478,717	433,881
8	Large flatted scheme	60	185,000	12,647	- 263,873	- 448,338	- 540,570
9	Large flatted scheme	100	296,000	111,130	- 368,522	- 689,339	- 849,747
10	Hotel scheme (75 beds)	-	111,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	129,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	166,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	92,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	185,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	370,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	92,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	92,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	370,000	2,986,738	2,785,818	2,785,818	2,685,358

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	350,195	333,851	322,954	317,505
2	Small housing scheme	9	75,000	935,615	891,768	862,538	847,922
3	Medium housing scheme	25	205,000	1,283,577	1,159,811	1,077,299	1,036,043
4	Large housing scheme	75	625,000	3,122,777	2,766,134	2,526,078	2,406,049
5	Large housing scheme	125	1,025,000	6,001,957	5,427,810	5,043,217	4,850,920
6	Small flatted scheme	9	37,500	199,666	160,406	134,232	121,145
7	Medium flatted scheme	25	50,000	681,722	554,273	478,717	433,881
8	Large flatted scheme	60	125,000	12,647	- 263,873	- 448,338	- 540,570
9	Large flatted scheme	100	200,000	111,130	- 368,522	- 689,339	- 849,747
10	Hotel scheme (75 beds)	-	75,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	87,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	112,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	62,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	125,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	62,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	62,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	250,000	2,986,738	2,785,818	2,785,818	2,685,358

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:D

Higher Benchmark Land Value (£1.5 million per hectare)

£3,713 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	364,435	348,090	337,193	331,744
2	Small housing scheme	9	375,000	973,813	929,966	900,736	886,120
3	Medium housing scheme	25	1,025,000	1,373,980	1,250,214	1,167,702	1,126,446
4	Large housing scheme	75	3,125,000	3,353,129	2,998,069	2,758,070	2,638,042
5	Large housing scheme	125	5,125,000	6,410,944	5,838,329	5,453,736	5,261,439
6	Small flatted scheme	9	187,500	214,194	174,934	148,760	135,673
7	Medium flatted scheme	25	250,000	732,077	604,627	529,072	484,236
8	Large flatted scheme	60	625,000	129,063	- 145,808	- 330,274	- 422,506
9	Large flatted scheme	100	1,000,000	311,880	- 164,932	- 485,748	- 646,157
10	Hotel scheme (75 beds)	-	375,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	437,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	562,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	312,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	625,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	1,250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	312,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	312,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	1,250,000	2,986,738	2,785,818	2,785,818	2,685,358

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	364,435	348,090	337,193	331,744
2	Small housing scheme	9	225,000	973,813	929,966	900,736	886,120
3	Medium housing scheme	25	615,000	1,373,980	1,250,214	1,167,702	1,126,446
4	Large housing scheme	75	1,875,000	3,353,129	2,998,069	2,758,070	2,638,042
5	Large housing scheme	125	3,075,000	6,410,944	5,838,329	5,453,736	5,261,439
6	Small flatted scheme	9	112,500	214,194	174,934	148,760	135,673
7	Medium flatted scheme	25	150,000	732,077	604,627	529,072	484,236
8	Large flatted scheme	60	375,000	129,063	- 145,808	- 330,274	- 422,506
9	Large flatted scheme	100	600,000	311,880	- 164,932	- 485,748	- 646,157
10	Hotel scheme (75 beds)	-	225,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	262,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	337,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	187,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	375,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	750,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	187,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	187,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	750,000	2,986,738	2,785,818	2,785,818	2,685,358

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	364,435	348,090	337,193	331,744
2	Small housing scheme	9	111,000	973,813	929,966	900,736	886,120
3	Medium housing scheme	25	303,400	1,373,980	1,250,214	1,167,702	1,126,446
4	Large housing scheme	75	925,000	3,353,129	2,998,069	2,758,070	2,638,042
5	Large housing scheme	125	1,517,000	6,410,944	5,838,329	5,453,736	5,261,439
6	Small flatted scheme	9	55,500	214,194	174,934	148,760	135,673
7	Medium flatted scheme	25	74,000	732,077	604,627	529,072	484,236
8	Large flatted scheme	60	185,000	129,063	- 145,808	- 330,274	- 422,506
9	Large flatted scheme	100	296,000	311,880	- 164,932	- 485,748	- 646,157
10	Hotel scheme (75 beds)	-	111,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	129,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	166,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	92,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	185,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	370,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	92,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	92,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	370,000	2,986,738	2,785,818	2,785,818	2,685,358

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	364,435	348,090	337,193	331,744
2	Small housing scheme	9	75,000	973,813	929,966	900,736	886,120
3	Medium housing scheme	25	205,000	1,373,980	1,250,214	1,167,702	1,126,446
4	Large housing scheme	75	625,000	3,353,129	2,998,069	2,758,070	2,638,042
5	Large housing scheme	125	1,025,000	6,410,944	5,838,329	5,453,736	5,261,439
6	Small flatted scheme	9	37,500	214,194	174,934	148,760	135,673
7	Medium flatted scheme	25	50,000	732,077	604,627	529,072	484,236
8	Large flatted scheme	60	125,000	129,063	- 145,808	- 330,274	- 422,506
9	Large flatted scheme	100	200,000	311,880	- 164,932	- 485,748	- 646,157
10	Hotel scheme (75 beds)	-	75,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	87,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	112,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	62,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	125,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	62,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	62,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	250,000	2,986,738	2,785,818	2,785,818	2,685,358

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:E

Higher Benchmark Land Value (£1.5 million per hectare)

£3,849 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	400,565	384,220	373,323	367,875
2	Small housing scheme	9	375,000	1,070,733	1,026,887	997,656	983,040
3	Medium housing scheme	25	1,025,000	1,563,412	1,439,645	1,357,133	1,315,877
4	Large housing scheme	75	3,125,000	3,875,440	3,520,379	3,283,672	3,165,319
5	Large housing scheme	125	5,125,000	7,287,675	6,717,891	6,338,036	6,146,321
6	Small flatted scheme	9	187,500	276,498	237,238	211,064	197,977
7	Medium flatted scheme	25	250,000	865,649	738,200	662,645	617,809
8	Large flatted scheme	60	625,000	447,199	174,362	- 7,636	- 99,868
9	Large flatted scheme	100	1,000,000	865,862	391,351	75,011	- 84,336
10	Hotel scheme (75 beds)	-	375,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	437,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	562,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	312,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	625,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	1,250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	312,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	312,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	1,250,000	2,986,738	2,785,818	2,785,818	2,685,358

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	400,565	384,220	373,323	367,875
2	Small housing scheme	9	225,000	1,070,733	1,026,887	997,656	983,040
3	Medium housing scheme	25	615,000	1,563,412	1,439,645	1,357,133	1,315,877
4	Large housing scheme	75	1,875,000	3,875,440	3,520,379	3,283,672	3,165,319
5	Large housing scheme	125	3,075,000	7,287,675	6,717,891	6,338,036	6,146,321
6	Small flatted scheme	9	112,500	276,498	237,238	211,064	197,977
7	Medium flatted scheme	25	150,000	865,649	738,200	662,645	617,809
8	Large flatted scheme	60	375,000	447,199	174,362	- 7,636	- 99,868
9	Large flatted scheme	100	600,000	865,862	391,351	75,011	- 84,336
10	Hotel scheme (75 beds)	-	225,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	262,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	337,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	187,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	375,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	750,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	187,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	187,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	750,000	2,986,738	2,785,818	2,785,818	2,685,358

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	400,565	384,220	373,323	367,875
2	Small housing scheme	9	111,000	1,070,733	1,026,887	997,656	983,040
3	Medium housing scheme	25	303,400	1,563,412	1,439,645	1,357,133	1,315,877
4	Large housing scheme	75	925,000	3,875,440	3,520,379	3,283,672	3,165,319
5	Large housing scheme	125	1,517,000	7,287,675	6,717,891	6,338,036	6,146,321
6	Small flatted scheme	9	55,500	276,498	237,238	211,064	197,977
7	Medium flatted scheme	25	74,000	865,649	738,200	662,645	617,809
8	Large flatted scheme	60	185,000	447,199	174,362	- 7,636	- 99,868
9	Large flatted scheme	100	296,000	865,862	391,351	75,011	- 84,336
10	Hotel scheme (75 beds)	-	111,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	129,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	166,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	92,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	185,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	370,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	92,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	92,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	370,000	2,986,738	2,785,818	2,785,818	2,685,358

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	400,565	384,220	373,323	367,875
2	Small housing scheme	9	75,000	1,070,733	1,026,887	997,656	983,040
3	Medium housing scheme	25	205,000	1,563,412	1,439,645	1,357,133	1,315,877
4	Large housing scheme	75	625,000	3,875,440	3,520,379	3,283,672	3,165,319
5	Large housing scheme	125	1,025,000	7,287,675	6,717,891	6,338,036	6,146,321
6	Small flatted scheme	9	37,500	276,498	237,238	211,064	197,977
7	Medium flatted scheme	25	50,000	865,649	738,200	662,645	617,809
8	Large flatted scheme	60	125,000	447,199	174,362	- 7,636	- 99,868
9	Large flatted scheme	100	200,000	865,862	391,351	75,011	- 84,336
10	Hotel scheme (75 beds)	-	75,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	87,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	112,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	62,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	125,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	62,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	62,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	250,000	2,986,738	2,785,818	2,785,818	2,685,358

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:F

Higher Benchmark Land Value (£1.5 million per hectare)

£3,985 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	436,676	420,330	409,433	403,985
2	Small housing scheme	9	375,000	1,167,599	1,123,753	1,094,522	1,079,907
3	Medium housing scheme	25	1,025,000	1,752,753	1,628,986	1,546,474	1,505,218
4	Large housing scheme	75	3,125,000	4,397,484	4,042,424	3,805,718	3,687,364
5	Large housing scheme	125	5,125,000	8,163,982	7,594,198	7,214,342	7,024,414
6	Small flatted scheme	9	187,500	338,760	299,499	273,326	260,239
7	Medium flatted scheme	25	250,000	999,146	871,697	796,141	751,306
8	Large flatted scheme	60	625,000	765,151	492,314	310,423	219,478
9	Large flatted scheme	100	1,000,000	1,419,523	945,013	628,672	470,503
10	Hotel scheme (75 beds)	-	375,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	437,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	562,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	312,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	625,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	1,250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	312,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	312,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	1,250,000	2,986,738	2,785,818	2,785,818	2,685,358

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	436,676	420,330	409,433	403,985
2	Small housing scheme	9	225,000	1,167,599	1,123,753	1,094,522	1,079,907
3	Medium housing scheme	25	615,000	1,752,753	1,628,986	1,546,474	1,505,218
4	Large housing scheme	75	1,875,000	4,397,484	4,042,424	3,805,718	3,687,364
5	Large housing scheme	125	3,075,000	8,163,982	7,594,198	7,214,342	7,024,414
6	Small flatted scheme	9	112,500	338,760	299,499	273,326	260,239
7	Medium flatted scheme	25	150,000	999,146	871,697	796,141	751,306
8	Large flatted scheme	60	375,000	765,151	492,314	310,423	219,478
9	Large flatted scheme	100	600,000	1,419,523	945,013	628,672	470,503
10	Hotel scheme (75 beds)	-	225,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	262,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	337,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	187,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	375,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	750,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	187,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	187,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	750,000	2,986,738	2,785,818	2,785,818	2,685,358

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	436,676	420,330	409,433	403,985
2	Small housing scheme	9	111,000	1,167,599	1,123,753	1,094,522	1,079,907
3	Medium housing scheme	25	303,400	1,752,753	1,628,986	1,546,474	1,505,218
4	Large housing scheme	75	925,000	4,397,484	4,042,424	3,805,718	3,687,364
5	Large housing scheme	125	1,517,000	8,163,982	7,594,198	7,214,342	7,024,414
6	Small flatted scheme	9	55,500	338,760	299,499	273,326	260,239
7	Medium flatted scheme	25	74,000	999,146	871,697	796,141	751,306
8	Large flatted scheme	60	185,000	765,151	492,314	310,423	219,478
9	Large flatted scheme	100	296,000	1,419,523	945,013	628,672	470,503
10	Hotel scheme (75 beds)	-	111,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	129,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	166,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	92,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	185,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	370,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	92,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	92,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	370,000	2,986,738	2,785,818	2,785,818	2,685,358

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	436,676	420,330	409,433	403,985
2	Small housing scheme	9	75,000	1,167,599	1,123,753	1,094,522	1,079,907
3	Medium housing scheme	25	205,000	1,752,753	1,628,986	1,546,474	1,505,218
4	Large housing scheme	75	625,000	4,397,484	4,042,424	3,805,718	3,687,364
5	Large housing scheme	125	1,025,000	8,163,982	7,594,198	7,214,342	7,024,414
6	Small flatted scheme	9	37,500	338,760	299,499	273,326	260,239
7	Medium flatted scheme	25	50,000	999,146	871,697	796,141	751,306
8	Large flatted scheme	60	125,000	765,151	492,314	310,423	219,478
9	Large flatted scheme	100	200,000	1,419,523	945,013	628,672	470,503
10	Hotel scheme (75 beds)	-	75,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	87,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	112,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	62,500	3,827,788	3,741,144	3,741,144	3,697,822
14	Medium retail scheme	-	125,000	10,937,183	10,678,123	10,678,123	10,548,594
15	Large retail scheme	-	250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	62,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	62,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	250,000	2,986,738	2,785,818	2,785,818	2,685,358

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:G

Higher Benchmark Land Value (£1.5 million per hectare)

£4,121 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	455,616	439,270	428,373	422,925
2	Small housing scheme	9	375,000	1,218,408	1,174,561	1,145,330	1,130,714
3	Medium housing scheme	25	1,025,000	1,864,421	1,740,654	1,658,143	1,616,887
4	Large housing scheme	75	3,125,000	4,690,532	4,335,472	4,098,764	3,980,412
5	Large housing scheme	125	5,125,000	8,673,412	8,103,628	7,723,773	7,533,844
6	Small flatted scheme	9	187,500	363,547	324,287	298,113	285,026
7	Medium flatted scheme	25	250,000	1,049,299	921,850	846,294	801,458
8	Large flatted scheme	60	625,000	924,885	652,049	470,157	379,211
9	Large flatted scheme	100	1,000,000	1,696,125	1,221,615	905,275	747,105
10	Hotel scheme (75 beds)	-	375,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	437,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	562,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	312,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	625,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	1,250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	312,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	312,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	1,250,000	2,986,738	2,785,818	2,785,818	2,685,358

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	455,616	439,270	428,373	422,925
2	Small housing scheme	9	225,000	1,218,408	1,174,561	1,145,330	1,130,714
3	Medium housing scheme	25	615,000	1,864,421	1,740,654	1,658,143	1,616,887
4	Large housing scheme	75	1,875,000	4,690,532	4,335,472	4,098,764	3,980,412
5	Large housing scheme	125	3,075,000	8,673,412	8,103,628	7,723,773	7,533,844
6	Small flatted scheme	9	112,500	363,547	324,287	298,113	285,026
7	Medium flatted scheme	25	150,000	1,049,299	921,850	846,294	801,458
8	Large flatted scheme	60	375,000	924,885	652,049	470,157	379,211
9	Large flatted scheme	100	600,000	1,696,125	1,221,615	905,275	747,105
10	Hotel scheme (75 beds)	-	225,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	262,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	337,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	187,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	375,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	750,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	187,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	187,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	750,000	2,986,738	2,785,818	2,785,818	2,685,358

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	455,616	439,270	428,373	422,925
2	Small housing scheme	9	111,000	1,218,408	1,174,561	1,145,330	1,130,714
3	Medium housing scheme	25	303,400	1,864,421	1,740,654	1,658,143	1,616,887
4	Large housing scheme	75	925,000	4,690,532	4,335,472	4,098,764	3,980,412
5	Large housing scheme	125	1,517,000	8,673,412	8,103,628	7,723,773	7,533,844
6	Small flatted scheme	9	55,500	363,547	324,287	298,113	285,026
7	Medium flatted scheme	25	74,000	1,049,299	921,850	846,294	801,458
8	Large flatted scheme	60	185,000	924,885	652,049	470,157	379,211
9	Large flatted scheme	100	296,000	1,696,125	1,221,615	905,275	747,105
10	Hotel scheme (75 beds)	-	111,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	129,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	166,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	92,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	185,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	370,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	92,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	92,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	370,000	2,986,738	2,785,818	2,785,818	2,685,358

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	455,616	439,270	428,373	422,925
2	Small housing scheme	9	75,000	1,218,408	1,174,561	1,145,330	1,130,714
3	Medium housing scheme	25	205,000	1,864,421	1,740,654	1,658,143	1,616,887
4	Large housing scheme	75	625,000	4,690,532	4,335,472	4,098,764	3,980,412
5	Large housing scheme	125	1,025,000	8,673,412	8,103,628	7,723,773	7,533,844
6	Small flatted scheme	9	37,500	363,547	324,287	298,113	285,026
7	Medium flatted scheme	25	50,000	1,049,299	921,850	846,294	801,458
8	Large flatted scheme	60	125,000	924,885	652,049	470,157	379,211
9	Large flatted scheme	100	200,000	1,696,125	1,221,615	905,275	747,105
10	Hotel scheme (75 beds)	-	75,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	87,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	112,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	62,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	125,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	62,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	62,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	250,000	2,986,738	2,785,818	2,785,818	2,685,358

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:H

Higher Benchmark Land Value (£1.5 million per hectare)

£4,257 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	491,726	475,381	464,484	459,035
2	Small housing scheme	9	375,000	1,315,275	1,271,428	1,242,198	1,227,582
3	Medium housing scheme	25	1,025,000	2,053,763	1,929,996	1,847,484	1,806,228
4	Large housing scheme	75	3,125,000	5,212,577	4,857,517	4,620,810	4,502,457
5	Large housing scheme	125	5,125,000	9,549,718	8,979,935	8,600,078	8,410,151
6	Small flatted scheme	9	187,500	425,808	386,548	360,375	347,287
7	Medium flatted scheme	25	250,000	1,182,796	1,055,346	979,791	934,955
8	Large flatted scheme	60	625,000	1,242,838	970,000	788,109	697,163
9	Large flatted scheme	100	1,000,000	2,249,786	1,775,276	1,458,936	1,300,766
10	Hotel scheme (75 beds)	-	375,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	437,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	562,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	312,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	625,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	1,250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	312,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	312,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	1,250,000	2,986,738	2,785,818	2,785,818	2,685,358

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	491,726	475,381	464,484	459,035
2	Small housing scheme	9	225,000	1,315,275	1,271,428	1,242,198	1,227,582
3	Medium housing scheme	25	615,000	2,053,763	1,929,996	1,847,484	1,806,228
4	Large housing scheme	75	1,875,000	5,212,577	4,857,517	4,620,810	4,502,457
5	Large housing scheme	125	3,075,000	9,549,718	8,979,935	8,600,078	8,410,151
6	Small flatted scheme	9	112,500	425,808	386,548	360,375	347,287
7	Medium flatted scheme	25	150,000	1,182,796	1,055,346	979,791	934,955
8	Large flatted scheme	60	375,000	1,242,838	970,000	788,109	697,163
9	Large flatted scheme	100	600,000	2,249,786	1,775,276	1,458,936	1,300,766
10	Hotel scheme (75 beds)	-	225,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	262,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	337,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	187,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	375,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	750,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	187,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	187,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	750,000	2,986,738	2,785,818	2,785,818	2,685,358

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	491,726	475,381	464,484	459,035
2	Small housing scheme	9	111,000	1,315,275	1,271,428	1,242,198	1,227,582
3	Medium housing scheme	25	303,400	2,053,763	1,929,996	1,847,484	1,806,228
4	Large housing scheme	75	925,000	5,212,577	4,857,517	4,620,810	4,502,457
5	Large housing scheme	125	1,517,000	9,549,718	8,979,935	8,600,078	8,410,151
6	Small flatted scheme	9	55,500	425,808	386,548	360,375	347,287
7	Medium flatted scheme	25	74,000	1,182,796	1,055,346	979,791	934,955
8	Large flatted scheme	60	185,000	1,242,838	970,000	788,109	697,163
9	Large flatted scheme	100	296,000	2,249,786	1,775,276	1,458,936	1,300,766
10	Hotel scheme (75 beds)	-	111,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	129,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	166,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	92,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	185,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	370,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	92,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	92,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	370,000	2,986,738	2,785,818	2,785,818	2,685,358

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	491,726	475,381	464,484	459,035
2	Small housing scheme	9	75,000	1,315,275	1,271,428	1,242,198	1,227,582
3	Medium housing scheme	25	205,000	2,053,763	1,929,996	1,847,484	1,806,228
4	Large housing scheme	75	625,000	5,212,577	4,857,517	4,620,810	4,502,457
5	Large housing scheme	125	1,025,000	9,549,718	8,979,935	8,600,078	8,410,151
6	Small flatted scheme	9	37,500	425,808	386,548	360,375	347,287
7	Medium flatted scheme	25	50,000	1,182,796	1,055,346	979,791	934,955
8	Large flatted scheme	60	125,000	1,242,838	970,000	788,109	697,163
9	Large flatted scheme	100	200,000	2,249,786	1,775,276	1,458,936	1,300,766
10	Hotel scheme (75 beds)	-	75,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	87,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	112,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	62,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	125,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	62,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	62,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	250,000	2,986,738	2,785,818	2,785,818	2,685,358

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:£4,394 per sqm

Higher Benchmark Land Value (£1.5 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	528,101	511,756	500,860	495,411
2	Small housing scheme	9	375,000	1,412,853	1,369,007	1,339,776	1,325,160
3	Medium housing scheme	25	1,025,000	2,244,496	2,120,729	2,038,218	1,996,962
4	Large housing scheme	75	3,125,000	5,738,461	5,383,401	5,146,694	5,028,340
5	Large housing scheme	125	5,125,000	10,432,468	9,862,684	9,482,829	9,292,900
6	Small flatted scheme	9	187,500	488,527	449,267	423,094	410,006
7	Medium flatted scheme	25	250,000	1,317,275	1,189,826	1,114,270	1,069,435
8	Large flatted scheme	60	625,000	1,563,128	1,290,291	1,108,400	1,017,454
9	Large flatted scheme	100	1,000,000	2,803,830	2,333,008	2,016,668	1,858,498
10	Hotel scheme (75 beds)	-	375,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	437,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	562,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	312,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	625,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	1,250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	312,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	312,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	1,250,000	2,986,738	2,785,818	2,785,818	2,685,358

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	528,101	511,756	500,860	495,411
2	Small housing scheme	9	225,000	1,412,853	1,369,007	1,339,776	1,325,160
3	Medium housing scheme	25	615,000	2,244,496	2,120,729	2,038,218	1,996,962
4	Large housing scheme	75	1,875,000	5,738,461	5,383,401	5,146,694	5,028,340
5	Large housing scheme	125	3,075,000	10,432,468	9,862,684	9,482,829	9,292,900
6	Small flatted scheme	9	112,500	488,527	449,267	423,094	410,006
7	Medium flatted scheme	25	150,000	1,317,275	1,189,826	1,114,270	1,069,435
8	Large flatted scheme	60	375,000	1,563,128	1,290,291	1,108,400	1,017,454
9	Large flatted scheme	100	600,000	2,803,830	2,333,008	2,016,668	1,858,498
10	Hotel scheme (75 beds)	-	225,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	262,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	337,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	187,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	375,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	750,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	187,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	187,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	750,000	2,986,738	2,785,818	2,785,818	2,685,358

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	528,101	511,756	500,860	495,411
2	Small housing scheme	9	111,000	1,412,853	1,369,007	1,339,776	1,325,160
3	Medium housing scheme	25	303,400	2,244,496	2,120,729	2,038,218	1,996,962
4	Large housing scheme	75	925,000	5,738,461	5,383,401	5,146,694	5,028,340
5	Large housing scheme	125	1,517,000	10,432,468	9,862,684	9,482,829	9,292,900
6	Small flatted scheme	9	55,500	488,527	449,267	423,094	410,006
7	Medium flatted scheme	25	74,000	1,317,275	1,189,826	1,114,270	1,069,435
8	Large flatted scheme	60	185,000	1,563,128	1,290,291	1,108,400	1,017,454
9	Large flatted scheme	100	296,000	2,803,830	2,333,008	2,016,668	1,858,498
10	Hotel scheme (75 beds)	-	111,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	129,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	166,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	92,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	185,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	370,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	92,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	92,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	370,000	2,986,738	2,785,818	2,785,818	2,685,358

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	528,101	511,756	500,860	495,411
2	Small housing scheme	9	75,000	1,412,853	1,369,007	1,339,776	1,325,160
3	Medium housing scheme	25	205,000	2,244,496	2,120,729	2,038,218	1,996,962
4	Large housing scheme	75	625,000	5,738,461	5,383,401	5,146,694	5,028,340
5	Large housing scheme	125	1,025,000	10,432,468	9,862,684	9,482,829	9,292,900
6	Small flatted scheme	9	37,500	488,527	449,267	423,094	410,006
7	Medium flatted scheme	25	50,000	1,317,275	1,189,826	1,114,270	1,069,435
8	Large flatted scheme	60	125,000	1,563,128	1,290,291	1,108,400	1,017,454
9	Large flatted scheme	100	200,000	2,803,830	2,333,008	2,016,668	1,858,498
10	Hotel scheme (75 beds)	-	75,000	1,956,589	1,727,572	1,727,572	1,613,065
11	Hotel scheme (100 beds)	-	87,500	2,515,348	2,212,352	2,212,352	2,060,854
12	Hotel scheme (150 beds)	-	112,500	3,664,643	3,213,652	3,213,652	2,988,158
13	Small retail scheme	-	62,500	3,716,868	3,630,224	3,630,224	3,586,902
14	Medium retail scheme	-	125,000	10,627,762	10,368,702	10,368,702	10,239,173
15	Large retail scheme	-	250,000	6,772,189	6,529,181	6,529,181	6,407,677
16	Employment - B1 scheme	-	62,500	1,418,327	1,193,129	1,193,129	1,080,530
17	Employment - B1 scheme	-	62,500	2,602,624	2,197,267	2,197,267	1,994,589
18	Employment - B8 scheme	-	250,000	2,986,738	2,785,818	2,785,818	2,685,358

Appendix 9 - Sensitivity analysis – downside

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:A

Higher Benchmark Land Value (£1.5 million per hectare)

£3,305 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	204,817	188,710	177,972	172,604
2	Small housing scheme	9	375,000	545,632	502,424	473,619	459,217
3	Medium housing scheme	25	1,025,000	467,196	345,230	263,921	223,266
4	Large housing scheme	75	3,125,000	848,127	493,285	256,724	138,444
5	Large housing scheme	125	5,125,000	2,183,525	1,606,993	1,222,638	1,030,460
6	Small flatted scheme	9	187,500	- 46,264	- 85,500	- 111,657	- 124,736
7	Medium flatted scheme	25	250,000	- 32,074	- 94,843	- 170,351	- 215,159
8	Large flatted scheme	60	625,000	- 1,347,787	- 1,620,454	- 1,802,234	- 1,893,123
9	Large flatted scheme	100	1,000,000	- 2,256,671	- 2,730,889	- 3,047,033	- 3,205,105
10	Hotel scheme (75 beds)	-	375,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	437,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	562,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	312,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	625,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	1,250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	312,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	312,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	1,250,000	2,256,489	2,058,494	2,058,494	1,959,497

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	204,817	188,710	177,972	172,604
2	Small housing scheme	9	225,000	545,632	502,424	473,619	459,217
3	Medium housing scheme	25	615,000	467,196	345,230	263,921	223,266
4	Large housing scheme	75	1,875,000	848,127	493,285	256,724	138,444
5	Large housing scheme	125	3,075,000	2,183,525	1,606,993	1,222,638	1,030,460
6	Small flatted scheme	9	112,500	- 46,264	- 85,500	- 111,657	- 124,736
7	Medium flatted scheme	25	150,000	- 32,074	- 94,843	- 170,351	- 215,159
8	Large flatted scheme	60	375,000	- 1,347,787	- 1,620,454	- 1,802,234	- 1,893,123
9	Large flatted scheme	100	600,000	- 2,256,671	- 2,730,889	- 3,047,033	- 3,205,105
10	Hotel scheme (75 beds)	-	225,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	262,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	337,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	187,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	375,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	750,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	187,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	187,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	750,000	2,256,489	2,058,494	2,058,494	1,959,497

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	204,817	188,710	177,972	172,604
2	Small housing scheme	9	111,000	545,632	502,424	473,619	459,217
3	Medium housing scheme	25	303,400	467,196	345,230	263,921	223,266
4	Large housing scheme	75	925,000	848,127	493,285	256,724	138,444
5	Large housing scheme	125	1,517,000	2,183,525	1,606,993	1,222,638	1,030,460
6	Small flatted scheme	9	55,500	- 46,264	- 85,500	- 111,657	- 124,736
7	Medium flatted scheme	25	74,000	- 32,074	- 94,843	- 170,351	- 215,159
8	Large flatted scheme	60	185,000	- 1,347,787	- 1,620,454	- 1,802,234	- 1,893,123
9	Large flatted scheme	100	296,000	- 2,256,671	- 2,730,889	- 3,047,033	- 3,205,105
10	Hotel scheme (75 beds)	-	111,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	129,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	166,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	92,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	185,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	370,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	92,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	92,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	370,000	2,256,489	2,058,494	2,058,494	1,959,497

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	204,817	188,710	177,972	172,604
2	Small housing scheme	9	75,000	545,632	502,424	473,619	459,217
3	Medium housing scheme	25	205,000	467,196	345,230	263,921	223,266
4	Large housing scheme	75	625,000	848,127	493,285	256,724	138,444
5	Large housing scheme	125	1,025,000	2,183,525	1,606,993	1,222,638	1,030,460
6	Small flatted scheme	9	37,500	- 46,264	- 85,500	- 111,657	- 124,736
7	Medium flatted scheme	25	50,000	- 32,074	- 94,843	- 170,351	- 215,159
8	Large flatted scheme	60	125,000	- 1,347,787	- 1,620,454	- 1,802,234	- 1,893,123
9	Large flatted scheme	100	200,000	- 2,256,671	- 2,730,889	- 3,047,033	- 3,205,105
10	Hotel scheme (75 beds)	-	75,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	87,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	112,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	62,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	125,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	62,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	62,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	250,000	2,256,489	2,058,494	2,058,494	1,959,497

WARWICK DC - NZC DPD

Aff Hsg:40%

Value: B

Higher Benchmark Land Value (£1.5 million per hectare)

£3,441 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	237,591	221,483	210,746	205,376
2	Small housing scheme	9	375,000	633,548	590,340	561,535	547,132
3	Medium housing scheme	25	1,025,000	639,040	517,075	435,765	395,110
4	Large housing scheme	75	3,125,000	1,327,164	972,323	735,762	617,482
5	Large housing scheme	125	5,125,000	2,993,894	2,419,363	2,035,008	1,842,830
6	Small flatted scheme	9	187,500	10,890	- 28,193	- 54,351	- 67,429
7	Medium flatted scheme	25	250,000	153,235	27,641	- 47,476	- 92,284
8	Large flatted scheme	60	625,000	- 1,055,132	- 1,327,801	- 1,509,580	- 1,600,470
9	Large flatted scheme	100	1,000,000	- 1,747,064	- 2,221,280	- 2,537,425	- 2,695,498
10	Hotel scheme (75 beds)	-	375,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	437,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	562,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	312,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	625,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	1,250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	312,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	312,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	1,250,000	2,256,489	2,058,494	2,058,494	1,959,497

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	237,591	221,483	210,746	205,376
2	Small housing scheme	9	225,000	633,548	590,340	561,535	547,132
3	Medium housing scheme	25	615,000	639,040	517,075	435,765	395,110
4	Large housing scheme	75	1,875,000	1,327,164	972,323	735,762	617,482
5	Large housing scheme	125	3,075,000	2,993,894	2,419,363	2,035,008	1,842,830
6	Small flatted scheme	9	112,500	10,890	- 28,193	- 54,351	- 67,429
7	Medium flatted scheme	25	150,000	153,235	27,641	- 47,476	- 92,284
8	Large flatted scheme	60	375,000	- 1,055,132	- 1,327,801	- 1,509,580	- 1,600,470
9	Large flatted scheme	100	600,000	- 1,747,064	- 2,221,280	- 2,537,425	- 2,695,498
10	Hotel scheme (75 beds)	-	225,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	262,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	337,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	187,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	375,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	750,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	187,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	187,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	750,000	2,256,489	2,058,494	2,058,494	1,959,497

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	237,591	221,483	210,746	205,376
2	Small housing scheme	9	111,000	633,548	590,340	561,535	547,132
3	Medium housing scheme	25	303,400	639,040	517,075	435,765	395,110
4	Large housing scheme	75	925,000	1,327,164	972,323	735,762	617,482
5	Large housing scheme	125	1,517,000	2,993,894	2,419,363	2,035,008	1,842,830
6	Small flatted scheme	9	55,500	10,890	- 28,193	- 54,351	- 67,429
7	Medium flatted scheme	25	74,000	153,235	27,641	- 47,476	- 92,284
8	Large flatted scheme	60	185,000	- 1,055,132	- 1,327,801	- 1,509,580	- 1,600,470
9	Large flatted scheme	100	296,000	- 1,747,064	- 2,221,280	- 2,537,425	- 2,695,498
10	Hotel scheme (75 beds)	-	111,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	129,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	166,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	92,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	185,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	370,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	92,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	92,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	370,000	2,256,489	2,058,494	2,058,494	1,959,497

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	237,591	221,483	210,746	205,376
2	Small housing scheme	9	75,000	633,548	590,340	561,535	547,132
3	Medium housing scheme	25	205,000	639,040	517,075	435,765	395,110
4	Large housing scheme	75	625,000	1,327,164	972,323	735,762	617,482
5	Large housing scheme	125	1,025,000	2,993,894	2,419,363	2,035,008	1,842,830
6	Small flatted scheme	9	37,500	10,890	- 28,193	- 54,351	- 67,429
7	Medium flatted scheme	25	50,000	153,235	27,641	- 47,476	- 92,284
8	Large flatted scheme	60	125,000	- 1,055,132	- 1,327,801	- 1,509,580	- 1,600,470
9	Large flatted scheme	100	200,000	- 1,747,064	- 2,221,280	- 2,537,425	- 2,695,498
10	Hotel scheme (75 beds)	-	75,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	87,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	112,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	62,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	125,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	62,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	62,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	250,000	2,256,489	2,058,494	2,058,494	1,959,497

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:C

Higher Benchmark Land Value (£1.5 million per hectare)

£3,577 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	270,364	254,257	243,519	238,149
2	Small housing scheme	9	375,000	721,463	678,255	649,449	635,047
3	Medium housing scheme	25	1,025,000	810,885	688,919	607,609	566,954
4	Large housing scheme	75	3,125,000	1,806,202	1,451,361	1,214,801	1,096,519
5	Large housing scheme	125	5,125,000	3,796,613	3,228,125	2,847,377	2,655,200
6	Small flatted scheme	9	187,500	67,397	28,708	2,916	- 10,122
7	Medium flatted scheme	25	250,000	274,396	148,802	74,348	30,164
8	Large flatted scheme	60	625,000	- 762,479	- 1,035,147	- 1,216,926	- 1,307,815
9	Large flatted scheme	100	1,000,000	- 1,237,456	- 1,711,672	- 2,027,817	- 2,185,890
10	Hotel scheme (75 beds)	-	375,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	437,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	562,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	312,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	625,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	1,250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	312,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	312,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	1,250,000	2,256,489	2,058,494	2,058,494	1,959,497

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	270,364	254,257	243,519	238,149
2	Small housing scheme	9	225,000	721,463	678,255	649,449	635,047
3	Medium housing scheme	25	615,000	810,885	688,919	607,609	566,954
4	Large housing scheme	75	1,875,000	1,806,202	1,451,361	1,214,801	1,096,519
5	Large housing scheme	125	3,075,000	3,796,613	3,228,125	2,847,377	2,655,200
6	Small flatted scheme	9	112,500	67,397	28,708	2,916	- 10,122
7	Medium flatted scheme	25	150,000	274,396	148,802	74,348	30,164
8	Large flatted scheme	60	375,000	- 762,479	- 1,035,147	- 1,216,926	- 1,307,815
9	Large flatted scheme	100	600,000	- 1,237,456	- 1,711,672	- 2,027,817	- 2,185,890
10	Hotel scheme (75 beds)	-	225,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	262,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	337,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	187,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	375,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	750,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	187,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	187,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	750,000	2,256,489	2,058,494	2,058,494	1,959,497

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	270,364	254,257	243,519	238,149
2	Small housing scheme	9	111,000	721,463	678,255	649,449	635,047
3	Medium housing scheme	25	303,400	810,885	688,919	607,609	566,954
4	Large housing scheme	75	925,000	1,806,202	1,451,361	1,214,801	1,096,519
5	Large housing scheme	125	1,517,000	3,796,613	3,228,125	2,847,377	2,655,200
6	Small flatted scheme	9	55,500	67,397	28,708	2,916	- 10,122
7	Medium flatted scheme	25	74,000	274,396	148,802	74,348	30,164
8	Large flatted scheme	60	185,000	- 762,479	- 1,035,147	- 1,216,926	- 1,307,815
9	Large flatted scheme	100	296,000	- 1,237,456	- 1,711,672	- 2,027,817	- 2,185,890
10	Hotel scheme (75 beds)	-	111,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	129,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	166,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	92,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	185,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	370,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	92,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	92,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	370,000	2,256,489	2,058,494	2,058,494	1,959,497

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	270,364	254,257	243,519	238,149
2	Small housing scheme	9	75,000	721,463	678,255	649,449	635,047
3	Medium housing scheme	25	205,000	810,885	688,919	607,609	566,954
4	Large housing scheme	75	625,000	1,806,202	1,451,361	1,214,801	1,096,519
5	Large housing scheme	125	1,025,000	3,796,613	3,228,125	2,847,377	2,655,200
6	Small flatted scheme	9	37,500	67,397	28,708	2,916	- 10,122
7	Medium flatted scheme	25	50,000	274,396	148,802	74,348	30,164
8	Large flatted scheme	60	125,000	- 762,479	- 1,035,147	- 1,216,926	- 1,307,815
9	Large flatted scheme	100	200,000	- 1,237,456	- 1,711,672	- 2,027,817	- 2,185,890
10	Hotel scheme (75 beds)	-	75,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	87,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	112,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	62,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	125,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	62,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	62,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	250,000	2,256,489	2,058,494	2,058,494	1,959,497

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:D

Higher Benchmark Land Value (£1.5 million per hectare)

£3,713 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	281,266	265,160	254,421	249,052
2	Small housing scheme	9	375,000	750,709	707,502	678,696	664,293
3	Medium housing scheme	25	1,025,000	883,790	761,825	680,516	639,860
4	Large housing scheme	75	3,125,000	1,989,419	1,634,578	1,398,018	1,279,737
5	Large housing scheme	125	5,125,000	4,125,400	3,556,912	3,177,920	2,986,932
6	Small flatted scheme	9	187,500	76,171	37,482	11,690	- 1,223
7	Medium flatted scheme	25	250,000	312,413	186,820	112,366	68,182
8	Large flatted scheme	60	625,000	- 674,213	- 946,880	- 1,128,659	- 1,219,549
9	Large flatted scheme	100	1,000,000	- 1,085,753	- 1,559,969	- 1,876,114	- 2,034,187
10	Hotel scheme (75 beds)	-	375,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	437,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	562,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	312,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	625,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	1,250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	312,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	312,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	1,250,000	2,256,489	2,058,494	2,058,494	1,959,497

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	281,266	265,160	254,421	249,052
2	Small housing scheme	9	225,000	750,709	707,502	678,696	664,293
3	Medium housing scheme	25	615,000	883,790	761,825	680,516	639,860
4	Large housing scheme	75	1,875,000	1,989,419	1,634,578	1,398,018	1,279,737
5	Large housing scheme	125	3,075,000	4,125,400	3,556,912	3,177,920	2,986,932
6	Small flatted scheme	9	112,500	76,171	37,482	11,690	- 1,223
7	Medium flatted scheme	25	150,000	312,413	186,820	112,366	68,182
8	Large flatted scheme	60	375,000	- 674,213	- 946,880	- 1,128,659	- 1,219,549
9	Large flatted scheme	100	600,000	- 1,085,753	- 1,559,969	- 1,876,114	- 2,034,187
10	Hotel scheme (75 beds)	-	225,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	262,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	337,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	187,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	375,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	750,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	187,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	187,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	750,000	2,256,489	2,058,494	2,058,494	1,959,497

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	281,266	265,160	254,421	249,052
2	Small housing scheme	9	111,000	750,709	707,502	678,696	664,293
3	Medium housing scheme	25	303,400	883,790	761,825	680,516	639,860
4	Large housing scheme	75	925,000	1,989,419	1,634,578	1,398,018	1,279,737
5	Large housing scheme	125	1,517,000	4,125,400	3,556,912	3,177,920	2,986,932
6	Small flatted scheme	9	55,500	76,171	37,482	11,690	- 1,223
7	Medium flatted scheme	25	74,000	312,413	186,820	112,366	68,182
8	Large flatted scheme	60	185,000	- 674,213	- 946,880	- 1,128,659	- 1,219,549
9	Large flatted scheme	100	296,000	- 1,085,753	- 1,559,969	- 1,876,114	- 2,034,187
10	Hotel scheme (75 beds)	-	111,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	129,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	166,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	92,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	185,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	370,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	92,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	92,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	370,000	2,256,489	2,058,494	2,058,494	1,959,497

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	281,266	265,160	254,421	249,052
2	Small housing scheme	9	75,000	750,709	707,502	678,696	664,293
3	Medium housing scheme	25	205,000	883,790	761,825	680,516	639,860
4	Large housing scheme	75	625,000	1,989,419	1,634,578	1,398,018	1,279,737
5	Large housing scheme	125	1,025,000	4,125,400	3,556,912	3,177,920	2,986,932
6	Small flatted scheme	9	37,500	76,171	37,482	11,690	- 1,223
7	Medium flatted scheme	25	50,000	312,413	186,820	112,366	68,182
8	Large flatted scheme	60	125,000	- 674,213	- 946,880	- 1,128,659	- 1,219,549
9	Large flatted scheme	100	200,000	- 1,085,753	- 1,559,969	- 1,876,114	- 2,034,187
10	Hotel scheme (75 beds)	-	75,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	87,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	112,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	62,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	125,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	62,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	62,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	250,000	2,256,489	2,058,494	2,058,494	1,959,497

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:E

Higher Benchmark Land Value (£1.5 million per hectare)

£3,849 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	314,060	297,952	287,214	281,845
2	Small housing scheme	9	375,000	838,678	795,470	766,665	752,262
3	Medium housing scheme	25	1,025,000	1,055,725	933,760	852,449	811,794
4	Large housing scheme	75	3,125,000	2,468,725	2,113,885	1,877,324	1,759,044
5	Large housing scheme	125	5,125,000	4,928,550	4,360,062	3,981,070	3,791,574
6	Small flatted scheme	9	187,500	132,722	94,033	68,241	55,345
7	Medium flatted scheme	25	250,000	433,649	308,057	233,602	189,419
8	Large flatted scheme	60	625,000	- 381,373	- 654,041	- 835,820	- 926,709
9	Large flatted scheme	100	1,000,000	- 575,819	- 1,050,036	- 1,366,181	- 1,524,253
10	Hotel scheme (75 beds)	-	375,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	437,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	562,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	312,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	625,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	1,250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	312,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	312,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	1,250,000	2,256,489	2,058,494	2,058,494	1,959,497

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	314,060	297,952	287,214	281,845
2	Small housing scheme	9	225,000	838,678	795,470	766,665	752,262
3	Medium housing scheme	25	615,000	1,055,725	933,760	852,449	811,794
4	Large housing scheme	75	1,875,000	2,468,725	2,113,885	1,877,324	1,759,044
5	Large housing scheme	125	3,075,000	4,928,550	4,360,062	3,981,070	3,791,574
6	Small flatted scheme	9	112,500	132,722	94,033	68,241	55,345
7	Medium flatted scheme	25	150,000	433,649	308,057	233,602	189,419
8	Large flatted scheme	60	375,000	- 381,373	- 654,041	- 835,820	- 926,709
9	Large flatted scheme	100	600,000	- 575,819	- 1,050,036	- 1,366,181	- 1,524,253
10	Hotel scheme (75 beds)	-	225,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	262,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	337,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	187,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	375,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	750,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	187,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	187,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	750,000	2,256,489	2,058,494	2,058,494	1,959,497

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	314,060	297,952	287,214	281,845
2	Small housing scheme	9	111,000	838,678	795,470	766,665	752,262
3	Medium housing scheme	25	303,400	1,055,725	933,760	852,449	811,794
4	Large housing scheme	75	925,000	2,468,725	2,113,885	1,877,324	1,759,044
5	Large housing scheme	125	1,517,000	4,928,550	4,360,062	3,981,070	3,791,574
6	Small flatted scheme	9	55,500	132,722	94,033	68,241	55,345
7	Medium flatted scheme	25	74,000	433,649	308,057	233,602	189,419
8	Large flatted scheme	60	185,000	- 381,373	- 654,041	- 835,820	- 926,709
9	Large flatted scheme	100	296,000	- 575,819	- 1,050,036	- 1,366,181	- 1,524,253
10	Hotel scheme (75 beds)	-	111,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	129,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	166,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	92,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	185,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	370,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	92,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	92,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	370,000	2,256,489	2,058,494	2,058,494	1,959,497

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	314,060	297,952	287,214	281,845
2	Small housing scheme	9	75,000	838,678	795,470	766,665	752,262
3	Medium housing scheme	25	205,000	1,055,725	933,760	852,449	811,794
4	Large housing scheme	75	625,000	2,468,725	2,113,885	1,877,324	1,759,044
5	Large housing scheme	125	1,025,000	4,928,550	4,360,062	3,981,070	3,791,574
6	Small flatted scheme	9	37,500	132,722	94,033	68,241	55,345
7	Medium flatted scheme	25	50,000	433,649	308,057	233,602	189,419
8	Large flatted scheme	60	125,000	- 381,373	- 654,041	- 835,820	- 926,709
9	Large flatted scheme	100	200,000	- 575,819	- 1,050,036	- 1,366,181	- 1,524,253
10	Hotel scheme (75 beds)	-	75,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	87,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	112,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	62,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	125,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	62,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	62,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	250,000	2,256,489	2,058,494	2,058,494	1,959,497

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:F

Higher Benchmark Land Value (£1.5 million per hectare)

£3,985 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	346,833	330,726	319,987	314,618
2	Small housing scheme	9	375,000	926,593	883,385	854,580	840,177
3	Medium housing scheme	25	1,025,000	1,227,569	1,105,604	1,024,294	983,638
4	Large housing scheme	75	3,125,000	2,947,446	2,592,923	2,356,362	2,238,082
5	Large housing scheme	125	5,125,000	5,731,269	5,162,780	4,783,788	4,594,292
6	Small flatted scheme	9	187,500	189,230	150,541	124,749	111,853
7	Medium flatted scheme	25	250,000	554,810	429,217	354,762	310,580
8	Large flatted scheme	60	625,000	- 88,719	- 361,387	- 543,166	- 634,055
9	Large flatted scheme	100	1,000,000	- 66,211	- 540,429	- 856,573	- 1,014,645
10	Hotel scheme (75 beds)	-	375,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	437,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	562,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	312,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	625,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	1,250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	312,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	312,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	1,250,000	2,256,489	2,058,494	2,058,494	1,959,497

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	346,833	330,726	319,987	314,618
2	Small housing scheme	9	225,000	926,593	883,385	854,580	840,177
3	Medium housing scheme	25	615,000	1,227,569	1,105,604	1,024,294	983,638
4	Large housing scheme	75	1,875,000	2,947,446	2,592,923	2,356,362	2,238,082
5	Large housing scheme	125	3,075,000	5,731,269	5,162,780	4,783,788	4,594,292
6	Small flatted scheme	9	112,500	189,230	150,541	124,749	111,853
7	Medium flatted scheme	25	150,000	554,810	429,217	354,762	310,580
8	Large flatted scheme	60	375,000	- 88,719	- 361,387	- 543,166	- 634,055
9	Large flatted scheme	100	600,000	- 66,211	- 540,429	- 856,573	- 1,014,645
10	Hotel scheme (75 beds)	-	225,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	262,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	337,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	187,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	375,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	750,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	187,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	187,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	750,000	2,256,489	2,058,494	2,058,494	1,959,497

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	346,833	330,726	319,987	314,618
2	Small housing scheme	9	111,000	926,593	883,385	854,580	840,177
3	Medium housing scheme	25	303,400	1,227,569	1,105,604	1,024,294	983,638
4	Large housing scheme	75	925,000	2,947,446	2,592,923	2,356,362	2,238,082
5	Large housing scheme	125	1,517,000	5,731,269	5,162,780	4,783,788	4,594,292
6	Small flatted scheme	9	55,500	189,230	150,541	124,749	111,853
7	Medium flatted scheme	25	74,000	554,810	429,217	354,762	310,580
8	Large flatted scheme	60	185,000	- 88,719	- 361,387	- 543,166	- 634,055
9	Large flatted scheme	100	296,000	- 66,211	- 540,429	- 856,573	- 1,014,645
10	Hotel scheme (75 beds)	-	111,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	129,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	166,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	92,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	185,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	370,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	92,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	92,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	370,000	2,256,489	2,058,494	2,058,494	1,959,497

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	346,833	330,726	319,987	314,618
2	Small housing scheme	9	75,000	926,593	883,385	854,580	840,177
3	Medium housing scheme	25	205,000	1,227,569	1,105,604	1,024,294	983,638
4	Large housing scheme	75	625,000	2,947,446	2,592,923	2,356,362	2,238,082
5	Large housing scheme	125	1,025,000	5,731,269	5,162,780	4,783,788	4,594,292
6	Small flatted scheme	9	37,500	189,230	150,541	124,749	111,853
7	Medium flatted scheme	25	50,000	554,810	429,217	354,762	310,580
8	Large flatted scheme	60	125,000	- 88,719	- 361,387	- 543,166	- 634,055
9	Large flatted scheme	100	200,000	- 66,211	- 540,429	- 856,573	- 1,014,645
10	Hotel scheme (75 beds)	-	75,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	87,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	112,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	62,500	3,293,682	3,208,298	3,208,298	3,165,607
14	Medium retail scheme	-	125,000	9,384,862	9,129,575	9,129,575	9,001,931
15	Large retail scheme	-	250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	62,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	62,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	250,000	2,256,489	2,058,494	2,058,494	1,959,497

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:G

Higher Benchmark Land Value (£1.5 million per hectare)

£4,121 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	362,436	346,328	335,591	330,222
2	Small housing scheme	9	375,000	968,450	925,242	896,437	882,034
3	Medium housing scheme	25	1,025,000	1,321,740	1,199,775	1,118,465	1,077,810
4	Large housing scheme	75	3,125,000	3,192,252	2,839,722	2,603,161	2,484,881
5	Large housing scheme	125	5,125,000	6,161,921	5,593,433	5,214,440	5,024,944
6	Small flatted scheme	9	187,500	208,264	169,576	143,782	130,886
7	Medium flatted scheme	25	250,000	592,626	467,033	392,578	348,396
8	Large flatted scheme	60	625,000	42,871	- 229,191	- 410,970	- 501,860
9	Large flatted scheme	100	1,000,000	160,151	- 311,799	- 627,943	- 786,016
10	Hotel scheme (75 beds)	-	375,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	437,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	562,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	312,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	625,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	1,250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	312,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	312,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	1,250,000	2,256,489	2,058,494	2,058,494	1,959,497

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	362,436	346,328	335,591	330,222
2	Small housing scheme	9	225,000	968,450	925,242	896,437	882,034
3	Medium housing scheme	25	615,000	1,321,740	1,199,775	1,118,465	1,077,810
4	Large housing scheme	75	1,875,000	3,192,252	2,839,722	2,603,161	2,484,881
5	Large housing scheme	125	3,075,000	6,161,921	5,593,433	5,214,440	5,024,944
6	Small flatted scheme	9	112,500	208,264	169,576	143,782	130,886
7	Medium flatted scheme	25	150,000	592,626	467,033	392,578	348,396
8	Large flatted scheme	60	375,000	42,871	- 229,191	- 410,970	- 501,860
9	Large flatted scheme	100	600,000	160,151	- 311,799	- 627,943	- 786,016
10	Hotel scheme (75 beds)	-	225,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	262,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	337,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	187,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	375,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	750,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	187,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	187,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	750,000	2,256,489	2,058,494	2,058,494	1,959,497

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	362,436	346,328	335,591	330,222
2	Small housing scheme	9	111,000	968,450	925,242	896,437	882,034
3	Medium housing scheme	25	303,400	1,321,740	1,199,775	1,118,465	1,077,810
4	Large housing scheme	75	925,000	3,192,252	2,839,722	2,603,161	2,484,881
5	Large housing scheme	125	1,517,000	6,161,921	5,593,433	5,214,440	5,024,944
6	Small flatted scheme	9	55,500	208,264	169,576	143,782	130,886
7	Medium flatted scheme	25	74,000	592,626	467,033	392,578	348,396
8	Large flatted scheme	60	185,000	42,871	- 229,191	- 410,970	- 501,860
9	Large flatted scheme	100	296,000	160,151	- 311,799	- 627,943	- 786,016
10	Hotel scheme (75 beds)	-	111,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	129,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	166,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	92,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	185,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	370,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	92,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	92,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	370,000	2,256,489	2,058,494	2,058,494	1,959,497

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	362,436	346,328	335,591	330,222
2	Small housing scheme	9	75,000	968,450	925,242	896,437	882,034
3	Medium housing scheme	25	205,000	1,321,740	1,199,775	1,118,465	1,077,810
4	Large housing scheme	75	625,000	3,192,252	2,839,722	2,603,161	2,484,881
5	Large housing scheme	125	1,025,000	6,161,921	5,593,433	5,214,440	5,024,944
6	Small flatted scheme	9	37,500	208,264	169,576	143,782	130,886
7	Medium flatted scheme	25	50,000	592,626	467,033	392,578	348,396
8	Large flatted scheme	60	125,000	42,871	- 229,191	- 410,970	- 501,860
9	Large flatted scheme	100	200,000	160,151	- 311,799	- 627,943	- 786,016
10	Hotel scheme (75 beds)	-	75,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	87,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	112,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	62,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	125,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	62,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	62,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	250,000	2,256,489	2,058,494	2,058,494	1,959,497

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:H

Higher Benchmark Land Value (£1.5 million per hectare)

£4,257 per sqm

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	395,209	379,102	368,364	362,994
2	Small housing scheme	9	375,000	1,056,365	1,013,158	984,352	969,949
3	Medium housing scheme	25	1,025,000	1,493,584	1,371,620	1,290,309	1,249,654
4	Large housing scheme	75	3,125,000	3,666,055	3,316,165	3,082,200	2,963,918
5	Large housing scheme	125	5,125,000	6,957,495	6,396,008	6,017,159	5,827,663
6	Small flatted scheme	9	187,500	264,772	226,083	200,291	187,394
7	Medium flatted scheme	25	250,000	713,787	588,194	513,739	469,557
8	Large flatted scheme	60	625,000	331,442	62,577	118,316	209,205
9	Large flatted scheme	100	1,000,000	662,649	195,049	118,336	276,408
10	Hotel scheme (75 beds)	-	375,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	437,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	562,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	312,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	625,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	1,250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	312,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	312,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	1,250,000	2,256,489	2,058,494	2,058,494	1,959,497

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	395,209	379,102	368,364	362,994
2	Small housing scheme	9	225,000	1,056,365	1,013,158	984,352	969,949
3	Medium housing scheme	25	615,000	1,493,584	1,371,620	1,290,309	1,249,654
4	Large housing scheme	75	1,875,000	3,666,055	3,316,165	3,082,200	2,963,918
5	Large housing scheme	125	3,075,000	6,957,495	6,396,008	6,017,159	5,827,663
6	Small flatted scheme	9	112,500	264,772	226,083	200,291	187,394
7	Medium flatted scheme	25	150,000	713,787	588,194	513,739	469,557
8	Large flatted scheme	60	375,000	331,442	62,577	118,316	209,205
9	Large flatted scheme	100	600,000	662,649	195,049	118,336	276,408
10	Hotel scheme (75 beds)	-	225,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	262,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	337,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	187,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	375,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	750,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	187,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	187,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	750,000	2,256,489	2,058,494	2,058,494	1,959,497

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	395,209	379,102	368,364	362,994
2	Small housing scheme	9	111,000	1,056,365	1,013,158	984,352	969,949
3	Medium housing scheme	25	303,400	1,493,584	1,371,620	1,290,309	1,249,654
4	Large housing scheme	75	925,000	3,666,055	3,316,165	3,082,200	2,963,918
5	Large housing scheme	125	1,517,000	6,957,495	6,396,008	6,017,159	5,827,663
6	Small flatted scheme	9	55,500	264,772	226,083	200,291	187,394
7	Medium flatted scheme	25	74,000	713,787	588,194	513,739	469,557
8	Large flatted scheme	60	185,000	331,442	62,577	118,316	209,205
9	Large flatted scheme	100	296,000	662,649	195,049	118,336	276,408
10	Hotel scheme (75 beds)	-	111,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	129,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	166,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	92,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	185,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	370,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	92,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	92,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	370,000	2,256,489	2,058,494	2,058,494	1,959,497

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	395,209	379,102	368,364	362,994
2	Small housing scheme	9	75,000	1,056,365	1,013,158	984,352	969,949
3	Medium housing scheme	25	205,000	1,493,584	1,371,620	1,290,309	1,249,654
4	Large housing scheme	75	625,000	3,666,055	3,316,165	3,082,200	2,963,918
5	Large housing scheme	125	1,025,000	6,957,495	6,396,008	6,017,159	5,827,663
6	Small flatted scheme	9	37,500	264,772	226,083	200,291	187,394
7	Medium flatted scheme	25	50,000	713,787	588,194	513,739	469,557
8	Large flatted scheme	60	125,000	331,442	62,577	118,316	209,205
9	Large flatted scheme	100	200,000	662,649	195,049	118,336	276,408
10	Hotel scheme (75 beds)	-	75,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	87,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	112,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	62,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	125,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	62,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	62,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	250,000	2,256,489	2,058,494	2,058,494	1,959,497

WARWICK DC - NZC DPD

Aff Hsg:40%

Value:£4,394 per sqm

Higher Benchmark Land Value (£1.5 million per hectare)

LP Ref	Site	No of units	BLV	Base residual land value	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	125,000	428,223	412,116	401,378	396,009
2	Small housing scheme	9	375,000	1,144,927	1,101,719	1,072,914	1,058,511
3	Medium housing scheme	25	1,025,000	1,666,692	1,544,728	1,463,417	1,422,762
4	Large housing scheme	75	3,125,000	4,143,342	3,793,452	3,560,192	3,443,562
5	Large housing scheme	125	5,125,000	7,758,670	7,197,184	6,822,860	6,635,697
6	Small flatted scheme	9	187,500	321,695	283,006	257,213	244,317
7	Medium flatted scheme	25	250,000	835,839	710,246	635,791	591,607
8	Large flatted scheme	60	625,000	622,133	353,270	174,028	84,406
9	Large flatted scheme	100	1,000,000	1,168,841	701,240	389,508	233,641
10	Hotel scheme (75 beds)	-	375,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	437,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	562,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	312,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	625,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	1,250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	312,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	312,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	1,250,000	2,256,489	2,058,494	2,058,494	1,959,497

Medium Benchmark Land Value (£0.75 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	75,000	428,223	412,116	401,378	396,009
2	Small housing scheme	9	225,000	1,144,927	1,101,719	1,072,914	1,058,511
3	Medium housing scheme	25	615,000	1,666,692	1,544,728	1,463,417	1,422,762
4	Large housing scheme	75	1,875,000	4,143,342	3,793,452	3,560,192	3,443,562
5	Large housing scheme	125	3,075,000	7,758,670	7,197,184	6,822,860	6,635,697
6	Small flatted scheme	9	112,500	321,695	283,006	257,213	244,317
7	Medium flatted scheme	25	150,000	835,839	710,246	635,791	591,607
8	Large flatted scheme	60	375,000	622,133	353,270	174,028	84,406
9	Large flatted scheme	100	600,000	1,168,841	701,240	389,508	233,641
10	Hotel scheme (75 beds)	-	225,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	262,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	337,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	187,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	375,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	750,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	187,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	187,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	750,000	2,256,489	2,058,494	2,058,494	1,959,497

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

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	37,000	428,223	412,116	401,378	396,009
2	Small housing scheme	9	111,000	1,144,927	1,101,719	1,072,914	1,058,511
3	Medium housing scheme	25	303,400	1,666,692	1,544,728	1,463,417	1,422,762
4	Large housing scheme	75	925,000	4,143,342	3,793,452	3,560,192	3,443,562
5	Large housing scheme	125	1,517,000	7,758,670	7,197,184	6,822,860	6,635,697
6	Small flatted scheme	9	55,500	321,695	283,006	257,213	244,317
7	Medium flatted scheme	25	74,000	835,839	710,246	635,791	591,607
8	Large flatted scheme	60	185,000	622,133	353,270	174,028	84,406
9	Large flatted scheme	100	296,000	1,168,841	701,240	389,508	233,641
10	Hotel scheme (75 beds)	-	111,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	129,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	166,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	92,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	185,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	370,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	92,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	92,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	370,000	2,256,489	2,058,494	2,058,494	1,959,497

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

LP Ref	Site	No of units	BLV	Adopted policies	NZC Scenario A and X	NZC Scenario B and Y	NZC Scenario C and Z
1	Very small housing scheme	3	25,000	428,223	412,116	401,378	396,009
2	Small housing scheme	9	75,000	1,144,927	1,101,719	1,072,914	1,058,511
3	Medium housing scheme	25	205,000	1,666,692	1,544,728	1,463,417	1,422,762
4	Large housing scheme	75	625,000	4,143,342	3,793,452	3,560,192	3,443,562
5	Large housing scheme	125	1,025,000	7,758,670	7,197,184	6,822,860	6,635,697
6	Small flatted scheme	9	37,500	321,695	283,006	257,213	244,317
7	Medium flatted scheme	25	50,000	835,839	710,246	635,791	591,607
8	Large flatted scheme	60	125,000	622,133	353,270	174,028	84,406
9	Large flatted scheme	100	200,000	1,168,841	701,240	389,508	233,641
10	Hotel scheme (75 beds)	-	75,000	1,319,592	1,093,911	1,093,911	981,070
11	Hotel scheme (100 beds)	-	87,500	1,679,354	1,380,771	1,380,771	1,231,480
12	Hotel scheme (150 beds)	-	112,500	2,430,353	1,985,932	1,985,932	1,763,721
13	Small retail scheme	-	62,500	3,182,760	3,097,378	3,097,378	3,054,687
14	Medium retail scheme	-	125,000	9,075,440	8,820,154	8,820,154	8,692,510
15	Large retail scheme	-	250,000	5,586,985	5,347,516	5,347,516	5,227,782
16	Employment - B1 scheme	-	62,500	834,789	612,870	612,870	501,911
17	Employment - B1 scheme	-	62,500	1,552,255	1,152,802	1,152,802	953,075
18	Employment - B8 scheme	-	250,000	2,256,489	2,058,494	2,058,494	1,959,497