

APPENDIX 2

Viability Study

Addendum to the 2020 Viability Study publication

May 2021

The Strategic Housing and Employment Land Availability Assessment (SHELAA) 2020 was accompanied by a Viability Study produced by Chelmsford City Council to inform the Achievability aspect of the assessment.

In preparing the SHELAA 2021, the Viability Study has been reviewed to ensure the study still reliably informs the Achievability aspect of the assessment. Though the methodology and majority of assumptions that inform the viability appraisals remain the same, this addendum identifies aspects of the study that have been updated for the 2021 assessment and the impact upon the typology appraisals.

1. Planning Fees & Agent Fees

Within the appraisals of the residential typologies, an error has been identified in the formulae used to calculate the planning fee. This has been corrected.

Further, following guidance provided by Homes England, the formulae used to calculate Agent Fees on each residential typology appraisal has also been amended to remove any charge for Affordable Rented and Social Rented tenures.

2. Community Infrastructure Levy (CIL) Charging Rates

In 2014, Chelmsford City Council established a CIL Charging Schedule for different types of development. Each year since then, we have increased the charge using an index of inflation.

The charges for 2021 are:

- £174.89 per square metre for Residential C3
- £209.87 per square metre for Retail A1
- £121.73 per square metre for Retail other

The CIL charge has been updated across both residential and non-residential typology appraisals to reflect the 2021 rates.

3. S106 Contributions

For contributions secured through S106 agreements, the 2019 publication of the Infrastructure Delivery Plan (IDP) had been used as a basis to calculate the required contributions for each residential typology. Within the 2021 revision of the Viability Study, this base S106 cost for all non-strategic residential typologies has been amended to adopt the lowest S106 contribution identified within the July 2019 IDP due to lack of typology specific evidence to support use of any higher charge.

Further, whilst provision of Open Space had been accounted for within the 2020 publication of the Viability Study, it was identified that the residential appraisal site make-up had formulae missing that would calculate a commuted sum value for any deficit in provision. This has now been added in

and where typologies have a commuted sum to pay in lieu of on-site Open Space provision, this has been added to the S106 contributions. Details on how Open Space commuted sums are calculated can be found within Chelmsford City Council's Planning Obligations Supplementary Planning Document.

In addition, an error in the calculation of Open Space maintenance costs has been identified and amended. The maintenance costs are dependent on the type and amount of Open Space to be provided, details of which can be found within Chelmsford City Council's Planning Obligations Supplementary Planning Document.

In the last year, Chelmsford City Council have clarified S106 contributions for the off-site provision of Specialist Accommodation and S106 contributions towards the recreational disturbance avoidance mitigation strategy (RAMS). The former applies only to residential typologies of over 100 dwellings, and a commuted sum is calculated to be £457.40/dwelling in lieu of on-site provision. The latter applies to all residential typologies and is applied at an indexed rate of £127.30/dwelling for the financial year 2021/22. Both contributions are included within the 2021 appraisals.

The total S106 contribution for each residential typology within the 2021 SHELAA therefore is the sum of the IDP base estimation, Open Space provision and maintenance commuted sums, Specialist Accommodation commuted sums, and RAMS contribution. The revised Table 18 below displays this breakdown and marries the cost assumptions with the appropriate residential typologies:

Table 18: SHELAA S106 Cost Assumptions						
Residential Typology	A: S106 Contribution (£/unit) – as set out in IDP	B: RAMS Contribution (£/unit)	C: Open Space Provision Commuted Sum (£/unit)	D: Open Space Maintenance Commuted Sum (£/unit)	E: Specialist Housing Provision Commuted Sum (£/unit)	TOTAL S106 Contribution (£/unit) (A+B+C+D+E)
1	£34,532	£127.3	£0	£1,271	£457.5	£36,405.8
2	£21,309	£127.3	£0	£1,271	£457.5	£23,164.8
3	£14,584	£127.3	£0	£1,271	£457.5	£16,439.8
4	£31,100	£127.3	£0	£1,271	£457.5	£32,955.8
5 – 6	£8,756	£127.3	£0	£1,271	£457.5	£10,611.8
7	£8,756	£127.3	£336.84	£1,271	£0	£10,491.14
8	£8,756	£127.3	£336.84	£164	£0	£9,384.14
9	£8,756	£127.3	£0	£164	£0	£9,047.3
10	£8,756	£127.3	£752.69	£1,271	£457.5	£11,364.49
11	£8,756	£127.3	£1,376.46	£1,271	£457.5	£11,988.26
12	£8,756	£127.3	£496.78	£1,271	£0	£10,651.08
13	£8,756	£127.3	£336.84	£164	£0	£9,384.14
14	£8,756	£127.3	£0	£1,271	£457.5	£10,611.8
15	£8,756	£127.3	£2,926	£1,271	£0	£13,080.3
16 – 22	£8,756	£127.3	£0	£164	£0	£9,047.3

4. Revised Residual Values – Residential Typologies

In light of the amendments detailed above, the revised Tables 21, 22, 23 and 24 below detail the updated residual values on the residential typologies in Chelmsford and Elsewhere, and in South Woodham Ferrers; older people's housing; and non-residential typologies. It is these results that have informed the Achievability aspect of the SHELAA 2021:

Table 21: Residual Values Compared to Viability Threshold Strategic Sites, Chelmsford and Elsewhere					
			Alternative Use Value	Viability Threshold	Residual Value
			£/ha	£/ha	£/ha
Site 1	Strategic Site - 3000 units	Strategic Area	50,000	560,000	372,209
Site 2	Strategic Site - 1000 units	Strategic Area	20,000	524,000	513,583
Site 3	Strategic Site - 800 units	Strategic Area	20,000	524,000	1,044,265
Site 4	Strategic Site - 450 units	Strategic Area	20,000	524,000	819,047
Site 5	Large GF - 300 units, urban edge	Urban Edge	20,000	524,000	1,448,769
Site 6	Large GF - 100 units, urban edge	Urban Edge	20,000	524,000	1,383,503
Site 7	Large GF - 40 units, urban edge	Urban Edge	20,000	524,000	1,600,431
Site 8	Medium GF - 20 units, urban edge	Urban Edge	20,000	524,000	2,001,703
Site 9	Medium GF - 12 units, urban edge	Urban Edge	20,000	524,000	1,712,424
Site 10	Large BF - 300 units, urban area	Urban Area	1,100,000	1,320,000	2,263,249
Site 11	Large BF - 125 units, urban area	Urban Area	1,100,000	1,320,000	3,195,285
Site 12	Large BF - 50 units, urban area	Urban Area	1,100,000	1,320,000	2,064,464
Site 13	Medium BF - 25 units, urban area	Urban Area	1,100,000	1,320,000	1,355,683
Site 14	Large BF - 155 units, rural area	Rural Area	1,100,000	1,320,000	1,503,101
Site 15	Urban Flats BF - 75 units, urban area	Urban Area	1,100,000	1,320,000	7,056,084
Site 16	Medium BF - 20 units, rural area	Rural Area	1,100,000	1,320,000	1,804,749
Site 17	Small GF - 9 units, settlement edge	Settlement Edge	50,000	560,000	3,747,021
Site 18	Small GF - 4 units, settlement edge	Settlement Edge	50,000	560,000	3,540,480
Site 19	Green Plot, settlement edge	Settlement Edge	50,000	560,000	6,803,680
Site 20	Small BF - 9 units, urban area	Urban Area	1,100,000	1,320,000	3,291,822
Site 21	Small BF - 6 units, rural area	Urban Area	1,100,000	1,320,000	2,194,684
Site 22	Brown Plot, urban area	Urban Area	1,100,000	1,320,000	2,873,506

Table 22: Residual Values Compared to Viability Threshold South Woodham Ferrers					
			Alternative Use Value	Viability Threshold	Residual Value
			£/ha	£/ha	£/ha
Site 5	Large GF - 300 units, urban edge	Urban Edge	20,000	524,000	1,033,168
Site 6	Large GF - 100 units, urban edge	Urban Edge	20,000	524,000	950,168
Site 7	Large GF - 40 units, urban edge	Urban Edge	20,000	524,000	1,096,171
Site 8	Medium GF - 20 units, urban edge	Urban Edge	20,000	524,000	2,001,703
Site 9	Medium GF - 12 units, urban edge	Urban Edge	20,000	524,000	1,712,424
Site 10	Large BF - 300 units, urban area	Urban Area	1,100,000	1,320,000	1,469,902
Site 11	Large BF - 125 units, urban area	Urban Area	1,100,000	1,320,000	1,946,549
Site 12	Large BF - 50 units, urban area	Urban Area	1,100,000	1,320,000	1,337,275
Site 13	Medium BF - 25 units, urban area	Urban Area	1,100,000	1,320,000	899,247
Site 14	Large BF - 155 units, rural area	Rural Area	1,100,000	1,320,000	1,017,196
Site 16	Medium BF - 20 units, rural area	Rural Area	1,100,000	1,320,000	1,297,833
Site 17	Small GF - 9 units, settlement edge	Settlement Edge	50,000	560,000	3,747,021
Site 18	Small GF - 4 units, settlement edge	Settlement Edge	50,000	560,000	3,540,480
Site 19	Green Plot, settlement edge	Settlement Edge	50,000	560,000	6,803,680
Site 20	Small BF - 9 units, urban area	Urban Area	1,100,000	1,320,000	2,340,695
Site 21	Small BF - 6 units, rural area	Urban Area	1,100,000	1,320,000	1,600,986
Site 22	Brown Plot, urban area	Urban Area	1,100,000	1,320,000	1,765,802

Table 23: Older People's Housing Appraisal Results						
Typology	Affordable (%)	CIL (£/m ²)	Residual Land Worth (Site)	Existing Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
23 Sheltered						
Greenfield	35%	174.89	2,272,484	20,000	524,000	4,544,968
Brownfield	35%	174.89	1,722,394	1,100,000	1,320,000	3,444,789
24 Extracare						
Greenfield	35%	174.89	388,360	20,000	524,000	776,720
Brownfield	35%	174.89	-766,134	1,100,000	1,320,000	-1,532,269

Table 24: Employment Appraisal Results					
Typology	CIL (£/m²)	Residual Land Worth (Site)	Existing Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
25 Offices					
Greenfield	0	224,754	20,000	524,000	561,885
Brownfield	0	-183,289	1,100,000	1,100,000	-229,111
26 Prime Offices					
Greenfield	0	3,391,546	20,000	524,000	25,436,598
Brownfield	0	2,542,544	1,100,000	1,100,000	4,767,270
27 Research & Development / Start-up					
Greenfield	0	3,843,307	20,000	524,000	5,380,630
Brownfield	0	3,122,862	1,100,000	1,100,000	2,186,004
28 Rural Employment					
Greenfield	0	512,757	20,000	524,000	1,538,270
Brownfield	0	305,556	1,100,000	1,100,000	458,334
29 Industrial					
Greenfield	0	-537,546	20,000	524,000	-1,612,638
Brownfield	0	-689,369	1,100,000	1,100,000	-2,068,107
30 Distribution					
Greenfield	0	92,351	20,000	524,000	92,351
Brownfield	0	-262,695	1,100,000	1,320,000	-262,695
31 Supermarket					
Greenfield	209.87	4,442,435	20,000	524,000	3,331,826
Brownfield	209.87	3,759,145	1,100,000	1,320,000	2,819,359
32 Smaller Supermarket					
Greenfield	209.87	889,915	20,000	524,000	2,224,789
Brownfield	209.87	684,929	1,100,000	1,320,000	1,712,321
33 Retail Warehouse					
Greenfield	121.73	5,961,210	20,000	524,000	7,451,513
Brownfield	121.73	5,562,195	1,100,000	1,320,000	6,952,744
34 Town Centre Retail					
Greenfield	121.73	207,684	20,000	524,000	11,074,549
Brownfield	121.73	189,279	1,100,000	1,320,000	10,094,876
35 Secondary Retail					
Greenfield	121.73	-3,751	20,000	524,000	-200,051
Brownfield	121.73	-22,120	1,100,000	1,320,000	-1,179,724
36 Hotel					
Greenfield	0	-2,080,294	20,000	524,000	-4,741,410
Brownfield	0	-2,478,319	1,100,000	1,320,000	-5,648,590

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1. Introduction

- 1.1 In line with national guidance, Chelmsford City Council have developed a Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 1.2 Previously referred to by the Council as the Strategic Land Availability Assessment (SLAA), the SHELAA is a desktop assessment that gauges the suitability, availability and achievability status of sites put forward by members of the public.
- 1.3 Sites that perform well against these three categories can be considered more thoroughly by the Council to be included within Chelmsford's five-year trajectory.

2. Background

- 2.1 HDH produced the Local Plan Viability Study Including CIL Viability Review January 2018 for Chelmsford to assess the deliverability of sites coming forward for development in the Local Plan period. The document provides an explanation of the methodology applied to test 25 residential typologies (considered typical at the time of its writing), and a handful of non-residential typologies including supermarkets, distribution centres and hotels.
- 2.2 The Local Plan Viability Study Including CIL Review January 2018 was considered by the Inspector at the Local Plan Examination held in November and December 2018. Following this, the Inspector raised no issues with the Study and as such, the Council confidently consider this document to be sound and the modelling methodology applied to be robust.
- 2.3 Chelmsford City Council have produced this Viability Study to sit alongside the Local Plan Viability Study Including CIL Viability Review January 2018 to inform the Achievability aspect of the Councils Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 2.4 When assessing the achievability aspect of a site, Planning Practice Guidance advises that:
"A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site".
- 2.5 As such, the results determined within this viability study inform the economic viability aspect of the assessment. Note, where there are any recommendations not specifically mentioned in this report, it is advisable to refer to the Local Plan Viability Study for an explanation as to how these have been determined.

3. Methodology

3.1 This Viability Study follows the same methodology as the HDH study, which in turn applies the Harman Guidance¹, with the typical valuation formula detailed below.

Figure 1: Viability Methodology



Source: HDH 2017

3.2 With permission from HDH, this study has used the same viability modelling software as that used in the Local Plan Viability Study including CIL Review January 2018. The key difference being that for the purpose of the SHELAA only, the Council have updated a selection of variables to reflect the current market environment and account for the general typologies identified within the SHELAA.

3.3 To provide full transparency with this study, variables that have been updated for the purpose of this study are addressed through the remainder of this report.

4. Residential Market

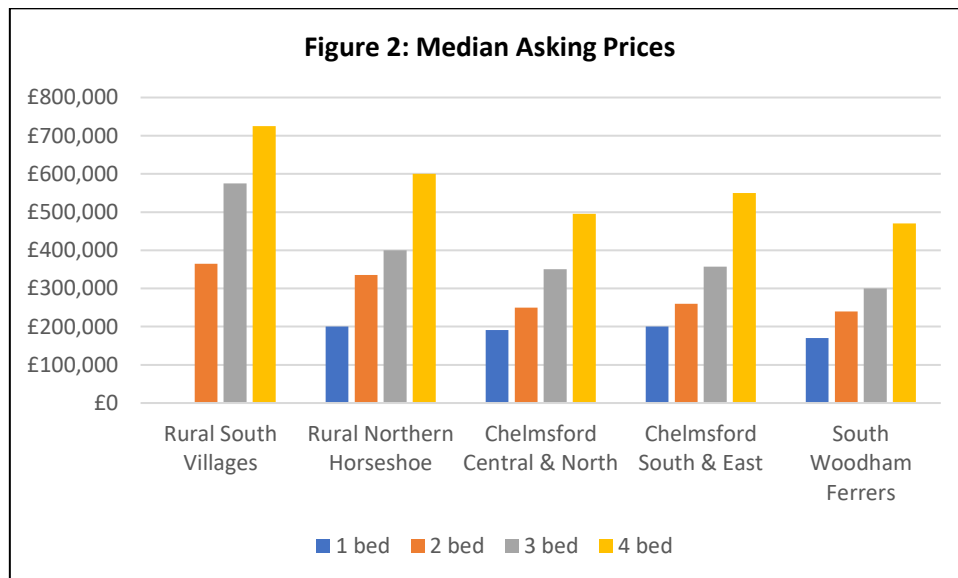
4.1 The evidence shown in Table 1 below details the change in residential market values since the time period in which the Local Plan Viability Study was written. Given the consistent increase across all unit types the Council consider it justified to update the residential viability assumptions for the purpose of the SHELAA.

Table 1: Chelmsford Market Asking Price Comparison							
	1BF	2BF	2BH	3BF	3BH	4BH	5BH+
Median - Jun 2017	£180,000	£230,000	£300,000	£280,000	£350,000	£517,498	£799,995
Median - Dec 2019	£190,000	£235,000	£337,500	£330,998	£375,000	£550,000	£875,000
Difference	+5.56%	+2.17%	+12.50%	+18.21%	+7.14%	+6.28%	+9.38%

Source: CCC Historic Market Surveys

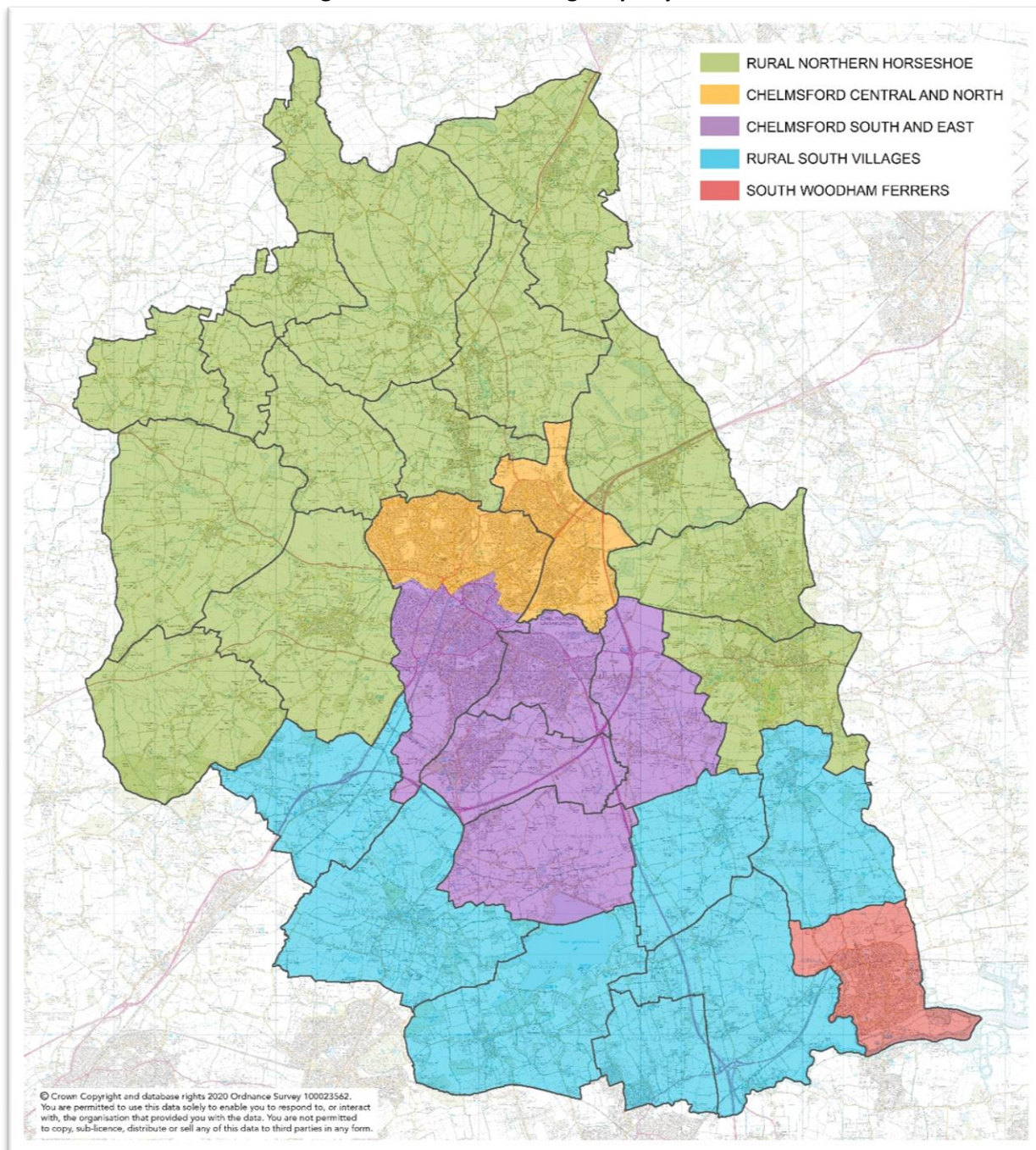
1. Viability Testing Local Plans – Advice for planning practitioners, LGA/HBF – Sir John Harman, June 2012 (known as the Harman Guidance)

4.2 Consistent with the Local Plan Viability Study, this study considers variations within the local market, identifying a number of typical development locations across Chelmsford to calculate assumptive values to represent each. To understand how market values currently differ within different areas of Chelmsford, Figure 2 below details median asking prices in five broad locations, visually represented in Figure 3. A full breakdown of this data collection can be seen in Appendix 1.



Source: Rightmove, December 2019

Figure 3: Areas of Differing Property Values



4.3 To determine the value (£/m²) to use for each residential typology within the viability testing, the Council undertook an exercise collecting new build sale prices over an 18month period and used this data along with individual EPC's to calculate a value (£/m²) for each unit – see Appendix 2. A summary of the findings can be seen in Table 2 below.

Table 2: Land Registry Prices Paid with EPC 01/04/2018 to 01/10/2019 (Newbuild Properties Only)					
	Detached	Semi-detached	Terraced	Flats	All
Count	226	75	37	250	588
Chelmsford - Price Paid					
Minimum	£310,000	£334,995	£280,000	£100,625	£100,625
Average	£595,958	£455,049	£490,687	£271,689	£433,491
Maximum	£1,380,000	£595,000	£1,185,000	£500,000	£1,380,000
Chelmsford - Value £/m ²					
Minimum	£2,236	£3,398	£2,859	£1,458	£1,458
Average	£4,053	£4,115	£3,864	£4,931	£4,418
Maximum	£11,121	£5,266	£5,266	£13,000	£13,000

Source: Land Registry and EPC

4.4 To gain a representation of how these values vary across the city, Table 3 below breaks down the data further, splitting up units by parish areas.

Table 3: Summary of Price Paid Data, with EPC by Settlement 01/04/2018 to 01/10/2019 (Newbuild Only)					
	Detached	Semi-detached	Terraced	Flats	All
Boreham					
Count	14	2	0	0	16
Minimum	£3,976	£4,500	£0	£0	£3,976
Average	£4,456	£4,720	£0	£0	£4,489
Maximum	£5,000	£4,940	£0	£0	£5,000
Broomfield					
Count	67	21	5	11	104
Minimum	£3,049	£3,398	£3,967	£3,400	£3,049
Average	£3,963	£4,081	£4,296	£3,805	£3,986
Maximum	£4,832	£4,402	£4,583	£4,267	£4,832
Chelmsford Unparished Area					
Count	6	10	12	206	234
Minimum	£4,027	£3,490	£3,835	£1,458	£1,458
Average	£5,731	£4,079	£4,436	£5,147	£5,082
Maximum	£11,121	£4,999	£5,133	£13,000	£13,000
Danbury					
Count	4	4	3	1	12
Minimum	£4,391	£4,348	£3,068	£5,000	£3,068
Average	£4,974	£4,770	£4,454	£5,000	£4,778
Maximum	£5,769	£5,266	£5,266	£5,000	£5,769

Great Baddow					
Count	0	0	2	22	24
Minimum	£0	£0	£4,118	£3,429	£3,429
Average	£0	£0	£4,186	£4,022	£4,036
Maximum	£0	£0	£4,254	£4,303	£4,303
Great Leighs					
Count	6	0	0	0	6
Minimum	£4,364	£0	£0	£0	£4,364
Average	£4,475	£0	£0	£0	£4,475
Maximum	£4,648	£0	£0	£0	£4,648
Little Waltham					
Count	14	0	6	0	20
Minimum	£3,688	£0	£2,950	£0	£2,950
Average	£4,143	£0	£3,104	£0	£3,831
Maximum	£4,474	£0	£3,370	£0	£4,474
Springfield					
Count	108	36	9	10	163
Minimum	£2,236	£3,549	£2,859	£1,542	£1,542
Average	£3,862	£4,000	£3,163	£3,724	£3,845
Maximum	£4,907	£4,931	£3,726	£4,667	£4,931
Writtle					
Count	7	2	0	0	9
Minimum	£4,333	£4,810	£0	£0	£4,333
Average	£4,545	£4,810	£0	£0	£4,604
Maximum	£4,897	£4,810	£0	£0	£4,897

Source: Land Registry and EPC

4.5 Due to the lack of development in South Woodham Ferrers, the data above does not feature any information on newbuild property prices for this area. However, the Local Plan Viability Study identified a gap in value between Chelmsford in general and South Woodham Ferrers.

4.6 To assess if there is still a difference between the values in South Woodham Ferrers compared with all other locations in Chelmsford, we collected price paid data from the Land Registry for both areas as detailed in Appendix 3. Table 4 below provides a summary of our findings.

Table 4: Land Registry Prices Paid 01/04/2018 to 01/10/2019 (Existing Properties Only)					
	Detached	Semi-detached	Terraced	Flats	All
Chelmsford	£581,757	£373,938	£311,574	£212,752	£371,729
South Woodham Ferrers	£437,908	£338,347	£262,409	£172,725	£334,451
Difference	£143,849	£35,591	£49,165	£40,027	£37,278
	25%	10%	16%	19%	10%

Source: Land Registry

4.7 Table 4 confirms that there is still a notable difference in property values comparing South Woodham Ferrers with the rest of Chelmsford. As such, aside from the strategic typologies, all residential typologies will be tested against assumptions relative to if the site is based in South Woodham Ferrers as well as assumptions relative to if the site is based anywhere else in Chelmsford.

4.8 The data presented above has led us to determine the following value assumptions to be used for viability testing the residential typologies.

Table 5: Price Assumptions (£/m²)	
Large BF – Chelmsford	£4,420
Large BF - South Woodham Ferrers	£3,980
Small BF – Chelmsford	£4,420
Small BF - South Woodham Ferrers	£3,980
Urban Flats – Chelmsford	£5,000
Large GF – Chelmsford	£4,100
Large GF - South Woodham Ferrers	£3,690
Medium GF - all areas	£4,350
Small GF - all areas	£4,450

Affordable Housing

4.9 For this viability model, it has been assumed that the affordable housing tenures consist of social rented or affordable rented, and shared ownership or similar home ownership product. As per Local Plan policy, it is expected that for schemes of 11 or more residential units, 35% of units will be provided as affordable accommodation, whereby approximately 22% will be of a rented tenure and the balance 13% to be an affordable home ownership tenure. This has been factored into the appraisal baselines.

4.10 For affordable home ownership units, a value of 65% of open market value has been assumed as there is little evidence to suggest this assumption should change from that in the Local Plan Viability Assessment 2017. Table 6 below details these assumptive values.

Table 6: Shared Ownership Price Assumptions (£/m²)	
Large BF – Chelmsford	£2,873
Large BF - South Woodham Ferrers	£2,587
Small BF – Chelmsford	£2,873
Small BF - South Woodham Ferrers	£2,587
Urban Flats – Chelmsford	£3,250
Large GF – Chelmsford	£2,665
Large GF - South Woodham Ferrers	£2,399
Medium GF - all areas	£2,828
Small GF - all areas	£2,893

4.11 For affordable rented units, Table 7 has been created using Chelmsford City Council's 2019-2020 Local Housing Allowances monthly rates. This information is then used in conjunction with the same conditions from HDH's study, set out below, to form Table 8 that calculates a value (£/m²) for affordable rented units with differing bedroom numbers.

- A service charge of £9/week is assumed for flats and £5.25/week for houses
- On-costs average 10% of the schemes total cost
- Management and maintenance costs around £500/year
- Voids and bad debts are assumed as 2.5%
- Payback period of 30 years

Table 7: Affordable Rent			
	1 Bedroom	2 Bedrooms	3 Bedrooms
Per Week	£141	£175	£214
Per Month	£564	£698	£854
Per Year	£6,767	£8,381	£10,250

Source: Chelmsford City Council 2020

Table 8: Capitalisation of Affordable Rents			
	1 Bedroom	2 Bedrooms	3 Bedrooms
Gross Rent	£6,767	£8,381	£10,250
Service Charges	£468	£370	£273
On Cost	£677	£838	£1,025
Management	£500	£500	£500
Voids	£169	£210	£256
Net Rent	£4,953	£6,463	£8,196
Value	£148,594	£193,901	£245,873
m²	50	70	84
£/m²	£2,972	£2,770	£2,927

4.12 For the viability assessment an assumptive value of £2,900/m² will be used for affordable rented units.

4.13 In a similar manner, data collected on social rented units has been collated to generate an assumptive value (£/m²) to be used within the viability assessment. Again, this is in line with the following conditions.

- A service charge of £9/week is assumed for flats and £5.25/week for houses
- On-costs average 10% of the schemes total cost
- Management and maintenance costs around £500/year
- Voids and bad debts are assumed as 2.5%
- Payback period of 30 years

Table 9: Social Rent			
	1 Bedroom	2 Bedrooms	3 Bedrooms
Per Week	£103	£114	£126
Per Month	£410	£456	£503
Per Year	£4,920	£5,472	£6,036

Source: HCA Statistical Return 2018

Table 10: Capitalisation of Social Rents			
	1 Bedroom	2 Bedrooms	3 Bedrooms
Gross Rent	£4,920	£5,472	£6,036
Service Charges	£468	£370	£273
On Cost	£492	£547	£604
Management	£500	£500	£500
Voids	£123	£137	£151
Net Rent	£3,337	£3,918	£4,508
Value	£116,678	£136,993	£157,622
m ²	50	70	84
£/m ²	£2,334	£1,957	£1,876

- 4.14 For the viability assessment an assumptive value of £1,750/m² will be used for social rented units.

Residential Typologies

- 4.15 The starting point to determine the residential typologies to feature within this study came from the Local Plan Viability Study. From there, we studied all sites submitted through previous Call for Sites and SLAA consultations to determine whether the typologies provided a reasonable representation.
- 4.16 The exercise identified a lack of representation for residential development on brownfield sites located within rural areas. As such, typologies 14, 16 and 21, detailed in Table 10 below, have been created to bridge this gap.
- 4.17 Additionally, to ensure the SHELAA remains a high-level assessment, we have opted not to use a handful of the typologies featured within the Local Plan Viability Study January 2019 as they were either not representative of the proposals coming forward in the SHELAA or broadly overlapped other typology characteristics. The final list of residential typologies tested within this study is detailed in Table 11 below.

Table 11: Residential Typologies					
No.	Typology	Units per ha	Min area needed (ha)	Gross to net ratio	Form and scale
1	Strategic Site - 3000 units	35	142.86	60%	Mix of family housing as per SHMA

2	Strategic Site - 1000 units	35	47.62	60%	Mix of family housing as per SHMA
3	Strategic Site - 800 units	35	38.1	60%	Mix of family housing as per SHMA
4	Strategic Site - 450 units	35	21.43	60%	Mix of family housing as per SHMA
5	Large GF - 300 units, urban edge	35	12.24	70%	Houses Only
6	Large GF - 100 units, urban edge	35	4.08	70%	Houses Only
7	Large GF - 40 units, urban edge	35	1.43	80%	Houses Only
8	Medium GF - 20 units, urban edge	35	0.71	80%	Houses Only
9	Medium GF - 12 units, urban edge	30	0.5	80%	Houses Only
10	Large BF - 300 units, urban area	75	5.71	70%	Houses and Flats
11	Large BF - 125 units, urban area	120	1.49	70%	Houses and Flats
12	Large BF - 50 units, urban area	65	1.1	70%	Houses and Flats
13	Medium BF - 25 units, urban area	35	0.89	80%	Houses Only
14	Large BF - 155 units, rural area	39	6.46	60%	Housing Only
15	Urban Flats BF - 75 units, urban area	150	0.5	100%	Flats only
16	Medium BF - 20 units, rural area	56	0.49	70%	Housing Only
17	Small GF - 9 units, settlement edge	30	0.3	100%	Unspecified
18	Small GF - 4 units, settlement edge	30	0.13	100%	Unspecified
19	Green Plot, settlement edge	50	0.02	100%	Unspecified
20	Small BF - 9 units, urban area	40	0.23	100%	Unspecified
21	Small BF - 6 units, rural area	30	0.25	80%	Houses Only
22	Brown Plot, urban area	30	0.03	100%	Unspecified

Gypsy & Traveller Pitches and Travelling Showperson's Plots

- 4.18 Implementation of a Gypsy & Travellers site or a Travelling Showperson's site occurs infrequently or as part of a larger development falling under an established residential or mixed-use typology. As such, for the purposes of the SHELAA, the council will assess the viability aspect of Gypsy & Traveller or Travelling Showperson site proposals as part of the typology that the submission most closely relates to in order to attain the closest and most realistic representation possible of the viability of the proposed scheme.

Older People's Housing

- 4.19 Having studied recently permitted and recently build developments under these typologies, it seems appropriate to keep the characteristics of the typologies as set out in HDH's document. The only significant finding that contradicted the typology detailed in the Local Plan Viability Study was for Extracare units, whereby for form and scale, the ratio of 1bed to 2bed units required amending. For the purposes of the SHELAA viability assessment, Table 12 below details the updated typologies for older people's housing.

Table 12: Older Person's Housing Typologies					
No.	Typology	Units per ha	Min area needed (ha)	Gross to net ratio	Form and Scale
23	Sheltered housing	90	0.5	72%	40% 1 bed, 60% 2 bed
24	Extracare	80	0.5	88%	40% 1 bed, 60% 2 bed

- 4.20 Again, following from the methodology applies in the Local Plan Viability Study 2017, we are applying the following net developable area assumptions for all typologies referenced above.

Table 13: SHELAA Typology Densities	
Gross Site Area (ha)	Percentage net (%)
Less than 0.4 ha	100%
0.4 ha to 2 ha	80%
Over 2 ha	70%

Source: HDH 2017

- 4.21 The Council appreciate that a typology approach to viability testing is not necessarily 100% accurate. However, for the purposes of the SHELAA, this approach enables the Council to undertake high level assessments of each site submitted to gain a broad understanding of the characteristics of a site. Officers acknowledge that there will be discrepancies with this type of testing and this study does not prohibit variations at development stage.

5. Non-Residential Market

5.1 The SHELAA is in place to look at sites proposed for employment uses as well as housing, so it is just as important to ensure employment typologies are represented within the viability study. As a basis for determining the employment typologies needed for this study, the Council have again looked at those featured within the Local Plan Viability Study and compared these against SHELAA submissions to identify if any amendments are required.

5.2 Resultantly, two additional typologies are required to ensure that the list is representative of proposals we have received or may receive for the SHELAA. Details of these are provided below.

Research & Development / Start-Up

5.3 As technology advances, we are seeing more and more companies set up in and around Chelmsford of predominant B1(b) use class (research and development of products or processes). Companies such as Teledyne E2V, BAE Systems and Global Marine Systems Limited, are all thriving with bases in Chelmsford and attracting additional investment into employment. It is therefore important to represent this typology for the purpose of the SHELAA to facilitate identification of future sites for this type of development.

5.4 In developing the typology, a yield of 7.00% has been assumed and research on existing sites within this typology has found rental costs for these units are on average £216/m² annually. This generates an overall value of £3,086/m².

Rural Employment

5.5 Chelmsford City Council has previously identified list of established rural employment sites within the Rural Employment Areas Technical Note January 2018 and Update to this in June 2018. Within the Technical Note is the following table outlining what we do and do not consider as rural employment.

Figure 4: Rural Employment Areas Selection Criteria

	Criteria
Include	Established, consolidated and authorised rural employment areas, which generally consist of more than one building and several individual businesses/tenants with B1, B2 and B8 uses dominating. Other non-employment uses on the site such as D1, D2 and A1 may be acceptable but must be in the minority. In exceptional cases sites immune to enforcement action have been included providing they meet all the requirements above.
Exclude	- Existing Rural Employment Areas predominantly containing a mix of non-employment uses including agricultural/equestrian uses, residential uses, and/or commercial uses where it is not possible to define a consolidated or easily recognisable area of employment uses. - Sites with a small number of employment uses (typically 3 or less) and/or where the uses are spread out and mixed with non-employment uses such as agriculture and retail. - Sites comprising a single tenant/business in a single building. - Sites with no reasonable prospect of it being used for employment purposes for the long-term (in accordance with paragraph of the NPPF).

Source: Rural Employment Areas Technical Note, January 2018

5.6 Again, a yield of 7.00% has been assumed and an average annual rental price of £125/m² recorded. This generates the value of this typology to be £1,786.

5.7 The final list of non-residential typologies featured within the SHELAA is detailed within Table 14 below.

Table 14: Employment & Retail Typologies				
No.	Typology	Min area needed (ha)	Gross to net ratio	Form and Scale
25	Large Office – larger business parks	0.4	25%	2 storeys, GIA 2,000m ²
26	Large Office – city centre	0.13	75%	4 storeys, GIA 4,000m ²
27	R&D / Start-up	0.5	35%	Predominantly B1(b) use
28	Rural Employment	0.2	30%	Predominantly Uses: Mix of class B, Sui Generis
29	Industrial – urban area	0.33	45%	Unspecified
30	Distribution Units – business parks	1	40%	Unspecified
31	Supermarket	1.33	30%	GIA 4,000m ²
32	Smaller Supermarket	0.4	30%	GIA 1,200m ²
33	Retail Warehouse	0.8	50%	GIA 4,000m ²
34	Town Centre Retail	0.19	80%	No provision for parking / loading space
35	Secondary Retail	0.19	80%	Unspecified
36	Hotel	0.4	40%	Approximately 60 bedrooms

Appraisal Assumptions

5.8 Having studied the commercial units listed on Rightmove in January 2020 (see Appendix 4), Table 15 below details the viability assumptions used in this study. Note that at the time of writing, there was no data on the value of supermarkets, retail warehouses, or hotels in Chelmsford, so these assumptions have been taken from the Local Plan Viability Study.

Table 15: Non-Residential Values				
	£/m²/year	Yield	Value	Assumption
Office	£250	7.00%	£3,571	£3,470
Prime Office	£280	6.50%	£4,308	£4,300
R&D / Start-Up	£216	7.00%	£3,086	£3,090
Rural Employment	£125	7.00%	£1,786	£1,790
Industrial	£80	7.00%	£1,179	£1,200
Distribution	£80	6.50%	£1,269	£1,300
Supermarket	£200	5.00%	£4,000	£4,000
Smaller Supermarket	£200	5.50%	£3,636	£3,650
Retail Warehouses	£180	5.50%	£3,273	£3,275
Town Centre Retail	£300	7.50%	£4,000	£4,000
Secondary Retail	£200	8.00%	£2,500	£2,500
Hotel		6.50%	£2,367	£2,375

6. Development Costs

6.1 In addition to the assumptions detailed above, it is important to understand the costs involved to have a reasonable idea as to whether development of a typology is likely to be economically viable or not. The Council appreciate that costs will vary from site to site and it is not always possible to foresee every cost involved. However, for the purpose of this high-level study, the costs used are evidenced to be representative of the typologies.

Policy Related Costs

6.2 Though no figure has been directly applied, costs calculated throughout the chapter have taken into consideration the following factors that are required to comply with Council policy:

- Residential units are built to sizes set out within the Nationally Described Spaces Standards
- Provision of electric car charging points on site in accordance with Local Plan policy
- Adherence to water measures

Construction Costs

6.3 The assumptive construction cost values have been derived from the Building Costs Information Service (BCIS). Cost assumptions used for non-residential typologies and residential typologies excluding those for older persons are detailed in Table 16 below.

Table 16: BCIS Costs – Residential and Non-Residential Developments				
Last Updated: 18-Jan-2020 00:39				
Description: Rate per m ² gross internal floor area for the building Cost including prelims.				
Rebased to Chelmsford				
	Mean	Median	Lower quartile	Upper quartile
Non-Residential				
282. Factories				
Generally	1082	878	608	1322
Up to 500m ² GFA	1400	1184	1024	1752
500 to 2000m ² GFA	1141	1017	669	1316
Over 2000m ² GFA	947	757	539	1069
282.12 Advance factories/offices – mixed facilities (class B1)				
Generally	1255	1213	760	1570
Up to 500m ² GFA	2127	2234		
500 to 2000m ² GFA	1289	1348	1085	1536
Over 2000m ² GFA	1032	803	644	1408
284.2 Purpose built warehouses/stores				
Generally	1037	796	635	1231
Up to 500m ² GFA	2022	1570	1178	2534
500 to 2000m ² GFA	916	794	664	1080
Over 2000m ² GFA	804	714	586	951
284.5 Cold stores/refrigerated stores	1334	1160	981	1813

320. Offices (air-conditioned)				
Generally	2133	1976	1601	2413
1-2 storey	1866	1720	1536	1994
3-5 storey	2219	1931	1547	2417
6 storey or above	2325	2215	2091	2418
341.1 Retail warehouses				
Generally	921	844	699	986
Up to 1000m ²	1046	879	788	1001
1000 to 7000m ² GFA	920	844	687	1024
7000 to 15000m ²	762	736	656	821
344. Hypermarkets, supermarkets				
Generally	1613	1450	1133	2147
Up to 1000m ²	1689	1471		
1000 to 7000m ² GFA	1602	1418	1051	2148
345. Shops				
Generally	1476	1098	861	1934
1-2 storey	1481	1049	860	1970
852. Hotels	2112	2024	1762	2517
Residential Units				
810. Housing, mixed developments	1320	1280	1151	1447
810.1 Estate housing				
Generally	1316	1271	1125	1438
Single storey	1474	1420	1255	1662
2-storey	1274	1242	1111	1395
3-storey	1334	1296	1088	1494
4-storey or above	2749	2431	2238	3606
810.11 Estate housing detached	1659	1460	1229	1735
810.12 Estate housing semi detached				
Generally	1311	1277	1130	1435
Single storey	1456	1426	1246	1628
2-storey	1277	1250	1124	1400
3-storey	1234	1188	984	1318
810.13 Estate housing terraced				
Generally	1353	1277	1123	1488
Single storey	1523	1468	1268	1782
2-storey	1308	1267	1112	1462
3-storey	1349	1283	1084	1488
816. Flats (apartments)				
Generally	1543	1472	1293	1742
1-2 storey	1473	1411	1257	1636
3-5 storey	1519	1455	1286	1716
6 storey or above	1879	1754	1538	2012

Source: BCIS

6.4 A slightly different approach has been taken to find assumptive costs for older persons typologies. The sheltered typology has been associated a construction cost per m² for the entire scheme, similar to the non-residential typologies. This better represents a sheltered scheme as development would generally consist of a block or blocks dedicated solely to this type of accommodation as opposed to a mix of houses and apartments. An assumptive cost of £1,548/m² from BCIS has been applied to test this typology as per Table 17 below.

Table 17: BCIS Costs – Older Person’s Housing				
Last Updated: 15-Feb-2020 00:46				
Description: Rate per m ² gross internal floor area for the building Cost including prelims.				
Rebased to Chelmsford				
	Mean	Median	Lower quartile	Upper quartile
843. Supported housing				
Generally	1680	1548	1402	1871
Single storey	1918	1799	1533	2047
2-storey	1679	1526	1386	1837
3-storey	1538	1475	1396	1702
4-storey or above	1748	1588	1380	1813

6.5 For the Extracare typology, having consulted Essex County Council, it was felt that BCIS did not accurately reflect the cost of construction of Extracare units. Instead, Essex County Council provided a cost breakdown for a scheme they have recently developed, from which we have calculated an assumptive construction cost of £1,556/m².

S106 Contributions and CIL

6.6 The Council often seek contribution from developers to mitigate the impact of development. These contributions are then spent on improving a wide range of local infrastructure, and includes – but is not limited to – the services and facilities detailed below:

Figure 5: Infrastructure funded by S106 & CIL contributions

Housing

- Affordable housing
- Specialist residential accommodation
- Self and custom build homes

Physical infrastructure

- Highways, access and transport
- Flood protection and water management
- Utilities

Green and Blue infrastructure

- Recreation and leisure facilities
- Environmental mitigation

Community infrastructure

- Early Years, childcare and education
- Health and social wellbeing
- Social and community facilities
- Public realm and public art
- Other community infrastructure

Source: Chelmsford Infrastructure Delivery Plan, July 2019

6.7 Contributions are secured either through S106 agreements or through the adopted CIL charging schedule. The Infrastructure Delivery Plan (IDP) has been used as a basis to calculate the S106 contributions for each residential typology. However, the IDP does not give consideration towards the Open Space commuted maintenance sum that is required from developers as this was established following the IDP's publication (see Appendix 5).

6.8 As such, to generate S106 cost assumptions for the SHELAA, the IDP estimation has been combined with the appropriate Open Space commuted sum. The table below displays this breakdown and marries the cost assumptions with the appropriate typologies:

Table 18: SHELAA S106 Cost Assumptions				
General Area	A: S106 Contribution (£/unit) – as set out in IDP	B: Open Space Commuted Sum (£/unit)	TOTAL S106 CONTRIBUTION (A+B)	Applicable SHELAA Typologies
North East Chelmsford	£34,532	£1,107	£35,639	1
South Woodham Ferrers	£21,309	£1,107	£22,416	2
West Chelmsford	£14,584	£1,107	£15,691	3
North Broomfield	£31,100	£1,107	£32,207	4
South & East Chelmsford	£21,309	£164	£21,473	5 – 7
North Great Baddow	£23,093	£164	£23,257	8 – 9
Central Chelmsford	£8,756	£164	£8,920	10 – 22

6.9 The Council adopted CIL on 1st June 2014. The table below sets out the current indexed rates applicable to CIL liable developments. These rates have been included within the viability appraisals.

Table 19: CIL Charge – 2020 Index		
Type of Development	Adopted CIL Charge	Indexed CIL Charge
Residential (Use Class C3 including sheltered or specialist housing)	£125 per sqm	£175.42 per sqm
Retail – Convenience (Use Class A1 [food])	£150 per sqm	£210.50 per sqm
Retail – All other retail (Use Class A1 [non-food] and Use Classes A2-A5 and sui generis akin to non-food retail)	£87 per sqm	£122.09 per sqm
All other uses (including Use Classes B, C1, C2 and D and any other sui generis uses)	£0 per sqm	£0 per sqm

Source: Chelmsford City Council Community Infrastructure Levy Charging Schedule

6.10 In addition to this, the Council has set out a CIL Instalments Policy applicable to CIL liable phased developments. This policy has been applied to each phase of development on the strategic site typologies within the SHELAA.

Table 20: CIL Instalment Policy		
Amount of CIL liability	Number of instalments	Payment periods and amounts
Any amount less than £10,000	2	50% of the chargeable amount ¹ within 90 days of the commencement ² date, the remaining 50% of the chargeable amount within 150 days of the commencement date
Amounts equal to or greater than £10,000 and less than £40,000	3	25% of the chargeable amount within 90 days of the commencement date, 25% of the chargeable amount within 270 days of the commencement date, and the remaining 50% of the chargeable amount within 360 days of the commencement date
Amounts equal to or greater than £40,000 and less than £100,000	5	20% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 360 days, 480 days and 570 days of the commencement date
Amounts equal to or greater than £100,000	5	10% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 450 days, 570 days and 720 days of the commencement date

1 This is the amount as set out in the liability notice

2 The commencement date is the commencement notice date as advised by the developer under CIL Regulation 67

Source: Chelmsford City Council Community Infrastructure Levy Charging Schedule

Other Development Costs

6.11 As previously stated, this Viability Study has been designed to sit in conjunction with the Local Plan Viability Study. The same methodology and guidance have been followed but, as set out above, a selection of cost assumptions have been revisited and tailored to fit the purpose of the SHELAA.

6.12 All other costs are to remain the same as set out in the Local Plan Viability Study. This includes:

- Other normal development costs (site costs for roads, drainage and services within the site, parking, footpaths, landscaping and other external costs)
- Abnormal development costs
- Fees
- Contingencies
- VAT
- Interest rate
- Developers' return
- Voids
- Site acquisition and disposal costs

6.13 For any recommendation not specifically mentioned in this report, it is advisable to refer to the Local Plan Viability Study for an explanation as to how costs have been determined.

6.14 Similarly, the phasing timetable assumed follows the same approach as the Local Plan Viability Study whereby: a pre-construction period of six-months has been assumed; each dwelling is assumed to have been built over a nine-month period; and as a maximum, 50 units per year are developed per outlet

7. Viability Appraisals

7.1 The viability appraisals alone do not determine whether it is feasible to develop a site. It is acknowledged that a lot of high-level assumptions have been made in order to gain an overall indication of viability likeliness. There are a range of factors unique to each site, such as infrastructure requirements or ground constraints, that may impact deliverability. However, for the purpose of the SHELAA and given the use of typologies, these appraisals offer a strong indication as to whether a site, compliant with Local Plan policies, is likely to be viable for development or not.

7.2 The Residual Value has been calculated for each residential and non-residential typology. Where applicable this has been carried out for both Chelmsford and South Woodham Ferrers locations or for both greenfield and previously developed/brownfield land locations.

7.3 In the same manner to the Local Plan Viability Study, a traffic light system has been applied here, to visually indicate which development types are likely viable, marginal, or likely unviable as explained in more detail below:

- **Green** – indicates that the Residual Value per hectare exceeds the Viability Threshold per hectare and therefore that the development type is likely viable for development.
- **Amber** – indicates that the Residual Value per hectare lies between the Viability Threshold per hectare and the Existing Use Value per hectare and therefore viability of such sites is considered marginal.
- **Red** – indicates that the Residual Value per hectare falls below the Existing Use Value per hectare and therefore that the development type is likely unviable for development.

7.4 Table 21 below details a summary of the appraisals for each residential typology, excluding older person's housing, located at strategic sites, Chelmsford and elsewhere. Details of the full appraisals can be seen in Appendix 6.

No.	Typology	Alternative Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
1	Strategic Site - 3000 units	50,000	560,000	354,289
2	Strategic Site - 1000 units	20,000	524,000	493,473
3	Strategic Site - 800 units	20,000	524,000	1,023,624
4	Strategic Site - 450 units	20,000	524,000	799,678
5	Large GF - 300 units, urban edge	20,000	524,000	1,177,413
6	Large GF - 100 units, urban edge	20,000	524,000	1,098,787
7	Large GF - 40 units, urban edge	20,000	524,000	1,225,769
8	Medium GF - 20 units, urban edge	20,000	524,000	1,853,438
9	Medium GF - 12 units, urban edge	20,000	524,000	1,593,113

10	Large BF - 300 units, urban area	1,100,000	1,320,000	2,033,328
11	Large BF - 125 units, urban area	1,100,000	1,320,000	2,389,722
12	Large BF - 50 units, urban area	1,100,000	1,320,000	1,938,437
13	Medium BF - 25 units, urban area	1,100,000	1,320,000	1,294,219
14	Large BF - 155 units, rural area	1,100,000	1,320,000	2,511,815
15	Urban Flats BF - 75 units, urban area	1,100,000	1,320,000	7,515,923
16	Medium BF - 20 units, rural area	1,100,000	1,320,000	1,961,224
17	Small GF - 9 units, settlement edge	50,000	560,000	3,749,188
18	Small GF - 4 units, settlement edge	50,000	560,000	3,542,536
19	Green Plot, settlement edge	50,000	560,000	6,806,669
20	Small BF - 9 units, urban area	1,100,000	1,320,000	3,295,255
21	Small BF - 6 units, rural area	1,100,000	1,320,000	2,196,692
22	Brown Plot, urban area	1,100,000	1,320,000	2,875,627

7.5 Given the differing residential prices in South Woodham Ferrers compared with Chelmsford, as discussed earlier, Table 22 below details the appraisal results under the assumption the site lies within South Woodham Ferrers. Details of the full appraisals run can be seen in Appendix 7.

Table 22: Residual Values Compared to Viability Threshold South Woodham Ferrers				
No.	Typology	Alternative Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
5	Large GF - 300 units, urban edge	20,000	524,000	761,573
6	Large GF - 100 units, urban edge	20,000	524,000	665,452
7	Large GF - 40 units, urban edge	20,000	524,000	737,069
8	Medium GF - 20 units, urban edge	20,000	524,000	1,853,438
9	Medium GF - 12 units, urban edge	20,000	524,000	1,593,113
10	Large BF - 300 units, urban area	1,100,000	1,320,000	1,334,159
11	Large BF - 125 units, urban area	1,100,000	1,320,000	1,494,916
12	Large BF - 50 units, urban area	1,100,000	1,320,000	1,263,126
13	Medium BF - 25 units, urban area	1,100,000	1,320,000	851,866
14	Large BF - 155 units, rural area	1,100,000	1,320,000	1,701,973
16	Medium BF - 20 units, rural area	1,100,000	1,320,000	1,399,768
17	Small GF - 9 units, settlement edge	50,000	560,000	3,749,188
18	Small GF - 4 units, settlement edge	50,000	560,000	3,542,536
19	Green Plot, settlement edge	50,000	560,000	6,806,669
20	Small BF - 9 units, urban area	1,100,000	1,320,000	2,344,128
21	Small BF - 6 units, rural area	1,100,000	1,320,000	1,602,995
22	Brown Plot, urban area	1,100,000	1,320,000	1,767,923

7.6 Older person's housing has been tested for both greenfield and brownfield locations. Table 23 below details the results. Details of the full appraisals run can be seen in Appendix 8.

Table 23: Older People's Housing Appraisal Results						
Typology	Affordable (%)	CIL (£/m ²)	Residual Land Worth (Site)	Existing Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
23 Sheltered						
Greenfield	35%	174.89	2,329,213	20,000	524,000	4,658,425

Brownfield	35%	174.89	1,779,123	1,100,000	1,320,000	3,558,246
24 Extracare						
Greenfield	35%	174.89	475,969	20,000	524,000	951,938
Brownfield	35%	174.89	-678,526	1,100,000	1,320,000	-1,357,051

7.7 Table 24 below provides a summary of the appraisals for each non-residential typology in both a greenfield location and a brownfield location. Details of the full appraisals run can be seen in Appendix 9.

Table 24: Employment Appraisal Results					
Typology	CIL (£/m²)	Residual Land Worth (Site)	Existing Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
25 Offices					
Greenfield	0	224,754	20,000	524,000	561,885
Brownfield	0	-183,289	1,100,000	1,100,000	-229,111
26 Prime Offices					
Greenfield	0	3,391,546	20,000	524,000	25,436,598
Brownfield	0	2,542,544	1,100,000	1,100,000	4,767,270
27 Research & Development / Start-up					
Greenfield	0	3,843,307	20,000	524,000	5,380,630
Brownfield	0	3,122,862	1,100,000	1,100,000	2,186,004
28 Rural Employment					
Greenfield	0	512,757	20,000	524,000	1,538,270
Brownfield	0	305,556	1,100,000	1,100,000	458,334
29 Industrial					
Greenfield	0	-537,546	20,000	524,000	-1,612,638
Brownfield	0	-689,369	1,100,000	1,100,000	-2,068,107
30 Distribution					
Greenfield	0	92,351	20,000	524,000	92,351
Brownfield	0	-262,695	1,100,000	1,320,000	-262,695
31 Supermarket					
Greenfield	210.5	4,439,320	20,000	524,000	3,329,490
Brownfield	210.5	3,756,030	1,100,000	1,320,000	2,817,023
32 Smaller Supermarket					
Greenfield	210.5	888,981	20,000	524,000	2,222,453
Brownfield	210.5	683,994	1,100,000	1,320,000	1,709,985
33 Retail Warehouse					
Greenfield	122.09	5,959,431	20,000	524,000	7,449,288
Brownfield	122.09	5,560,415	1,100,000	1,320,000	6,950,519
34 Town Centre Retail					
Greenfield	122.09	207,581	20,000	524,000	11,070,989
Brownfield	122.09	189,212	1,100,000	1,320,000	6,950,519
35 Secondary Retail					
Greenfield	122.09	-3,818	20,000	524,000	-203,611
Brownfield	122.09	-22,187	1,100,000	1,320,000	-1,183,284
36 Hotel					
Greenfield	0	-2,080,294	20,000	524,000	-4,741,410
Brownfield	0	-2,478,319	1,100,000	1,320,000	-5,648,590

7.8 Overall, the appraisal results show that the majority of development within the administrative district of Chelmsford is likely to be viable, which is not surprising as it was to be expected that the study would broadly reflect the findings within the Local Plan Viability Study.

8. Reflecting the Appraisal Outcomes within the SHELAA

8.1 The green, amber and red results detailed above are fed directly into the SHELAA database. Each site submitted for assessment is assigned one or more typologies based upon the site's characteristics, and the associated viability likelihood is applied to determine a viability score. More detail on scoring can be found in the Criteria Note associated with the assessment.

Appendices

Appendix 1: Sale Asking Prices Split by Area, Rightmove, December 2019

Appendix 2: Land Registry Price Paid & EPC on Newbuilds sold in Chelmsford between April 2018 and October 2019

Appendix 3: Land Registry Price Paid & EPC on Existing Dwellings sold in Chelmsford between April 2018 and October 2019

Appendix 4: Employment Units Asking Price, Rightmove, 2020

Appendix 5: Open Space Maintenance Commuted Sum Calculations

Appendix 6: Residential Appraisals – Chelmsford & Elsewhere

Appendix 7: Residential Appraisals – South Woodham Ferrers

Appendix 8: Residential Appraisals – Older Person's Accommodation

Appendix 9: Non-residential Appraisals

Appendix 1: Sale Asking Prices Split by Area, Rightmove, December 2019

Properties for sale Rural Villages South December 2019										
		Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
	CM3 8				£375,000	£550,000		£379,995	£765,000	£1,750,000
	Rettendon				£205,000	£420,000		£360,000	£600,000	£1,500,000
	East Hanningfield					£270,000		£325,000	£540,000	£1,295,000
	Woodham Ferrers							£295,000	£480,000	
									£450,000	
									£450,000	
	CM4 9 & CM4 0				£550,000	£700,000		£1,650,000	£1,400,000	£2,250,000
	Stock					£675,000		£800,000	£1,349,500	£2,000,000
	Margaretting					£500,000		£795,000	£1,075,000	£1,725,000
						£375,000		£780,000	£935,000	£1,650,000
						£310,000		£780,000	£875,000	£1,650,000
								£775,000	£780,000	£1,449,000
								£700,000	£780,000	£1,449,000
								£600,000	£675,000	£1,350,000
								£585,000	£629,000	£862,500
								£585,000		
								£575,000		
								£535,000		
								£495,000		
								£405,000		
								£400,000		
	CM11 1					£439,995		£539,995	£1,250,000	£2,000,000
	Ramsden Heath					£365,000			£1,150,000	£1,650,000
									£940,000	£875,000
									£875,000	£775,000
									£775,000	
									£725,000	
									£700,000	
									£575,000	
									£475,000	
									£425,000	
	SS11 7				£365,000	£480,000	£449,950	£1,400,000	£1,350,000	£2,000,000
	Runwell				£325,000	£450,000		£675,000	£1,095,000	£1,150,000
	Battlesbridge					£365,000		£650,000	£995,000	£995,000
						£365,000		£650,000	£835,000	£875,000
						£350,000		£575,000	£795,000	£875,000
						£350,000		£575,000	£750,000	£850,000
						£350,000		£575,000	£725,000	£850,000
						£340,000		£545,000	£725,000	£850,000
						£320,000		£525,000	£619,995	£634,995
						£310,000		£450,000	£550,000	
						£310,000		£400,000	£549,995	
								£365,000	£535,000	
								£345,000	£535,000	
								£325,000	£525,000	
									£525,000	
									£464,995	
									£400,000	
									£340,000	
	Totals	0	0	0	5	21	1	34	43	25
	Total properties	129								
	Median	N/A	N/A	N/A	£365,000	£365,000	£449,950	£575,000	£725,000	£1,350,000

Properties for sale Rural Northern Horseshoe December 2019										
		Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
	CM1 3	£140,000	£199,995		£240,000	£450,000		£750,000	£925,000	£2,000,000
	Writtle		£199,950		£240,000	£350,000		£550,000	£800,000	£1,250,000
	West Chelmsford				£220,000	£345,000		£499,995	£795,000	£830,000
					£200,000	£300,000		£499,950	£775,000	£750,000
					£200,000			£450,000	£675,000	
					£200,000			£450,000	£650,000	
					£185,000			£400,000	£650,000	
					£168,000			£399,950	£625,000	
								£375,000	£575,000	
								£370,000	£562,500	
								£365,000	£560,000	
								£350,000	£475,000	
								£350,000	£450,000	
								£350,000	£375,000	
								£345,000	£315,000	
								£340,000		
								£260,000		
	CM1 4	£115,000			£220,000	£425,000	£240,000	£750,000	£1,100,000	£2,200,000
	Chignall				£200,000	£415,000	£235,000	£600,000	£950,000	£1,100,000
	Mashbury					£380,000		£515,000	£900,000	£799,995
	Roxwell					£350,000		£490,000	£799,995	£600,000
	Good Easter					£350,000		£485,000	£775,000	£600,000
	Newlands Spring					£350,000		£450,000	£750,000	£600,000
	North Chelmsford					£320,000		£435,000	£750,000	
						£260,000		£415,000	£700,000	
						£250,000		£415,000	£650,000	
								£410,000	£565,000	
								£390,000	£525,000	

								£370,000	£475,000	
								£360,000	£460,000	
								£349,995	£450,000	
								£335,000	£450,000	
								£330,000		
								£325,000		
								£325,000		
								£325,000		
	CM1 7			£219,000	£400,000			£525,000	£975,000	£875,000
	Broomfield				£375,000			£440,000	£675,000	£690,000
	South East Springfield				£350,000			£430,000	£675,000	£599,950
					£340,000			£425,000	£650,000	
					£335,000			£415,000	£649,995	
					£332,000			£410,000	£625,000	
					£325,000			£400,000	£624,995	
					£315,000			£400,000	£609,995	
					£270,000			£400,000	£600,000	
								£399,995	£600,000	
								£399,950	£550,000	
								£350,000	£550,000	
								£350,000	£485,000	
								£345,000	£460,000	
								£340,000	£384,995	
								£340,000		
								£335,000		
								£330,000		
								£315,000		
								£309,995		
	CM3 1				£475,000			£650,000	£795,000	£1,550,000
	Great & Little Leighs				£450,000			£625,000	£725,000	£850,000
	Great Waltham				£375,000			£550,000	£725,000	£750,000
	Pleshey				£270,000			£500,000	£679,995	£650,000
	Ford End				£250,000			£450,000	£659,995	
								£449,995	£650,000	
								£439,995	£600,000	
								£430,000	£575,000	
								£424,995	£550,000	
								£360,000	£550,000	
								£325,000	£529,995	
								£320,000	£475,000	
								£300,000	£440,000	
								£300,000	£425,000	
								£300,000	£425,000	
								£290,000	£375,000	
								£375,000		
								£375,000		
	CM3 3		£219,950	£160,000	£465,000			£650,000	£1,200,000	£975,000
	Boreham		£170,000		£310,000			£545,000	£890,000	£960,000
	Little Waltham				£290,000			£475,000	£679,995	£875,000
								£450,000	£550,000	£700,000
								£425,000	£535,000	£700,000
								£410,000	£450,000	
								£370,000	£425,000	
								£350,000	£425,000	
								£325,000	£374,995	
								£320,000		
								£300,000		
								£300,000		
	CM3 4		£250,000		£675,000	£495,000		£765,000	£1,000,000	£2,850,000
	Danbury				£599,950	£425,000		£650,000	£950,000	£2,500,000
	Little Baddow					£375,000		£650,000	£920,000	£2,000,000
	Bicknacre					£375,000		£550,000	£900,000	£1,795,000
						£349,995		£550,000	£900,000	£1,750,000
								£549,995	£860,000	£1,650,000
								£525,000	£860,000	£1,350,000
								£500,000	£750,000	£1,150,000
								£500,000	£700,000	£1,150,000
								£475,000	£695,000	£1,100,000
								£425,000	£600,000	£1,100,000
								£400,000	£600,000	£800,000
								£325,000	£600,000	£800,000
								£280,000	£600,000	£650,000
									£595,000	£530,000
									£530,000	£500,000
									£525,000	
									£525,000	
									£500,000	
									£475,000	
									£475,000	
									£460,000	
									£435,000	
									£430,000	
									£400,000	
									£350,000	
									£350,000	
									£330,000	
									£290,000	
	CM6 3								£1,450,000	£2,850,000
	North End								£1,100,000	£1,050,000
									£550,000	
	Totals	2	3	2	14	35	2	98	104	40

Total properties	300									
Median	£127,500	£199,995	£194,975	£209,500	£350,000	£237,500	£400,000	£600,000	£917,500	

Properties for sale Chelmsford Central & North December 2019										
		Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
	CM1 1		£261,995		£425,000			£325,000		
	Chelmsford		£240,000		£420,000			£320,000		
	Town Centre		£240,000		£349,995			£270,000		
			£225,000		£340,995					
			£220,000		£335,000					
			£220,000		£325,000					
			£200,000		£325,000					
			£190,000		£325,000					
			£170,000		£325,000					
			£170,000		£325,000					
					£323,000					
					£310,000					
					£310,000					
					£310,000					
					£300,000					
					£300,000					
					£300,000					
					£300,000					
					£290,000					
					£285,000					
					£280,000					
					£280,000					
					£280,000					
					£260,000					
					£260,000					
					£255,000					
					£250,000					
					£250,000					
					£230,000					
					£230,000					
					£230,000					
					£215,000					
					£200,000					
					£200,000					
					£184,995					
	CM1 2		£170,000		£250,000	£300,000		£445,000	£620,000	£425,000
	Town Centre West		£160,000		£250,000	£284,995		£425,000	£450,000	£320,000
	Melbourne		£150,000		£250,000	£265,000		£415,000	£445,000	
	Chignal Estate				£215,000	£250,000		£410,000	£435,000	
	Westlands				£210,000	£220,000		£400,000	£430,000	
					£190,000			£350,000	£425,000	
					£180,000			£350,000	£425,000	
					£180,000			£325,000	£385,000	
					£160,000			£325,000	£375,000	
								£325,000	£350,000	
								£320,000	£350,000	
								£300,000		
								£300,000		
								£299,995		
								£295,000		
								£265,000		
								£265,000		
	CM1 6		£244,995	£210,000	£215,000	£500,000		£519,995	£899,995	£1,250,000
	Springfield		£160,000		£180,000	£400,000		£500,000	£679,995	£974,995
	Beaulieu Park		£150,000		£175,995	£365,000		£499,995	£659,995	£934,995
			£150,000		£175,995	£300,000		£475,000	£649,995	£900,000
					£175,000			£459,995	£640,000	£779,995
					£175,000			£429,995	£624,995	£719,995
					£175,000			£400,000	£600,000	
					£145,000			£395,000	£600,000	
								£385,000	£580,000	
								£375,000	£570,000	
								£365,000	£550,000	
								£365,000	£550,000	
								£350,000	£539,995	
								£350,000	£535,000	
								£340,000	£515,000	
								£335,000	£515,000	
								£335,000	£495,000	
								£325,000	£485,000	
								£315,000	£485,000	
								£310,000	£450,000	
								£310,000	£425,000	
								£300,000	£400,000	
								£300,000	£399,995	
								£295,000	£399,995	
								£290,000	£315,000	
								£290,000		
								£270,000		
	CM2 6	£120,000	£240,000	£234,950	£400,000	£325,000	£425,000	£625,000	£850,000	£850,000
	Chelmer Village		£218,500	£200,000	£336,995	£280,000	£366,995	£430,000	£800,000	£695,000
	Chancellor Park		£210,000	£192,000	£319,995	£250,000	£366,995	£425,000	£575,000	£680,000
	Springfield Park Road		£197,000	£180,000	£319,995	£249,950	£366,995	£390,000	£575,000	£600,000

			£180,000		£290,000	£230,000	£290,000	£375,000	£545,000	£600,000
			£180,000		£290,000	£230,000		£375,000	£540,000	£590,000
			£180,000		£275,000			£375,000	£525,000	
			£179,950		£270,000			£375,000	£515,000	
			£175,000		£250,000			£340,000	£475,000	
			£160,000		£250,000			£330,000	£465,000	
					£250,000			£280,000	£460,000	
					£240,000				£450,000	
					£235,000				£450,000	
					£225,000				£425,000	
					£225,000				£365,000	
					£225,000					
					£220,000					
					£215,000					
					£215,000					
					£214,995					
					£210,000					
	Totals	1	27	5	73	15	5	58	51	14
	Total properties	249								
	Median	£120,000	£180,000	£200,000	£250,000	£280,000	£366,995	£345,000	£495,000	£707,498

Properties for sale Chelmsford South & East Great Baddow & Galleywood December 2019										
		Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
	CM2 0		£230,000		£350,000	£450,000	£295,000	£465,000	£700,000	£690,000
	Chelmsford		£220,000		£325,000	£325,000		£400,000	£550,000	£595,000
	Old Moulsham		£218,000		£300,000	£320,000		£400,000	£550,000	
	London Road		£215,000		£289,950	£320,000		£395,000	£400,000	
	New Writtle Street		£210,000		£275,000	£320,000		£360,000		
			£210,000		£275,000	£300,000				
			£200,000		£275,000	£290,000				
			£190,000		£275,000	£290,000				
			£170,000		£275,000					
					£270,000					
					£265,000					
					£260,000					
					£255,000					
					£250,000					
					£250,000					
					£250,000					
					£240,000					
					£235,000					
					£235,000					
					£235,000					
					£235,000					
					£230,000					
					£230,000					
					£225,000					
					£215,000					
					£205,000					
	CM2 7		£220,000		£235,000	£485,000		£850,000	£1,250,000	£2,500,000
	Great Baddow East		£220,000		£230,000	£370,000		£625,000	£1,100,000	£1,350,000
	Sandon		£220,000		£225,000	£300,000		£450,000	£850,000	£1,150,000
	Howe Green		£200,000		£220,000	£280,000		£450,000	£775,000	£1,000,000
			£170,000		£220,000	£275,000		£450,000	£775,000	£895,000
			£170,000		£210,000	£220,000		£440,000	£650,000	£875,000
			£160,000			£220,000		£400,000	£600,000	£875,000
			£150,000					£389,950	£565,000	£650,000
			£140,000					£385,000	£550,000	
			£140,000					£375,000	£500,000	
			£140,000					£375,000	£475,000	
								£340,000	£475,000	
								£330,000	£439,995	
								£325,000	£400,000	
								£300,000	£375,000	
								£300,000		
								£300,000		
								£290,000		
								£290,000		
								£290,000		
	CM2 8		£175,000		£190,000	£695,000		£490,000	£1,250,000	£835,000
	Galleywood		£150,000		£190,000	£500,000		£460,000	£1,000,000	£730,000
	West Hanningfield				£185,000	£300,000		£460,000	£1,000,000	£635,000
	Tile Kiln				£165,000			£450,000	£995,000	£545,000
								£380,000	£850,000	
								£375,000	£835,000	
								£355,000	£675,000	
								£350,000	£675,000	
								£350,000	£650,000	
								£350,000	£650,000	
								£350,000	£625,000	
								£330,000	£600,000	
								£330,000	£599,950	
								£325,000	£575,000	
								£300,000	£575,000	
								£300,000	£525,000	
								£295,000	£500,000	
								£290,000	£500,000	
								£284,995	£460,000	
								£280,000	£460,000	

							£270,000	£450,000		
							£260,000	£440,000		
								£425,000		
								£425,000		
								£385,000		
	CM2 9		£200,000		£317,500	£385,000	£510,000	£650,000	£580,000	
	Great Baddow West		£200,000		£280,000	£375,000	£500,000	£550,000	£575,000	
	Moulsham Lodge		£200,000		£275,000	£340,000	£495,000	£550,000	£560,000	
	Beehive Lane		£160,000		£270,000	£330,000	£465,000	£500,000	£550,000	
	Wood Street		£160,000		£270,000	£260,000	£410,000	£500,000		
					£270,000		£400,000	£500,000		
					£240,000		£395,000	£500,000		
					£235,000		£395,000	£475,000		
					£235,000		£385,000	£450,000		
					£230,000		£385,000	£425,000		
					£230,000		£375,000	£400,000		
					£200,000		£375,000			
					£195,000		£370,000			
					£190,000		£370,000			
					£190,000		£365,000			
					£180,000		£350,000			
					£180,000		£350,000			
							£340,000			
							£335,000			
							£335,000			
							£335,000			
							£330,000			
							£325,000			
							£325,000			
							£299,995			
							£280,000			
	Totals	0	27	0	53	23	1	73	55	18
	Total properties	250								
	Median	N/A	£200,000	N/A	£235,000	£320,000	£295,000	£360,000	£550,000	£710,000

Properties for sale South Woodham Ferrers December 2019										
		Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
	CM3 5 & CM3 7	£110,000	£180,000	£212,500	£232,000	£350,000	£215,000	£450,000	£650,000	£625,000
	South Woodham Ferrers		£160,000	£185,000	£185,000	£350,000		£385,000	£600,000	£600,000
			£147,500	£170,000	£180,000	£350,000		£365,000	£565,000	£550,000
			£140,000		£180,000	£340,000		£360,000	£560,000	£512,500
					£180,000	£325,000		£350,000	£530,000	£500,000
					£175,000	£280,000		£350,000	£525,000	£400,000
					£175,000	£270,000		£345,000	£500,000	
					£170,000	£260,000		£330,000	£500,000	
					£120,000			£325,000	£485,000	
						£250,000		£300,000	£480,000	
						£240,000		£300,000	£475,000	
						£200,000		£300,000	£475,000	
								£300,000	£470,000	
								£300,000	£470,000	
								£300,000	£450,000	
								£299,995	£450,000	
								£295,000	£439,995	
								£290,000	£400,000	
								£290,000	£400,000	
									£400,000	
									£399,995	
									£390,000	
									£390,000	
									£375,000	
									£365,000	
									£365,000	
	Totals	1	4	3	9	12	1	19	26	6
	Total properties	81								
	Lowest Quartiles	£110,000	£145,625	£177,500	£175,000	£257,500	£215,000	£300,000	£400,000	£503,125
	Median	£110,000	£153,750	£185,000	£180,000	£275,000	£215,000	£300,000	£470,000	£531,250

Appendix 2: Land Registry Price Paid & EPC on Newbuilds sold in Chelmsford between April 2018 and October 2019

Date	Price Paid	Type	SAON	PAON		Street	Locality	Town	Postcode	m ²	£/m ²
11/04/2019	£232,500	Flat			41	HARDY CLOSE		CHELMSFORD	CM1 1AE	48	£4,844
28/02/2019	£240,000	Flat			42	HARDY CLOSE		CHELMSFORD	CM1 1AE	54	£4,444
26/02/2019	£387,500	Flat			46	HARDY CLOSE		CHELMSFORD	CM1 1AE	85	£4,559
05/04/2019	£385,000	Terraced			48	HARDY CLOSE		CHELMSFORD	CM1 1AE	75	£5,133
29/03/2019	£385,000	Terraced			49	HARDY CLOSE		CHELMSFORD	CM1 1AE	97	£3,969
02/04/2019	£365,000	Terraced			50	HARDY CLOSE		CHELMSFORD	CM1 1AE	75	£4,867
17/05/2019	£375,000	Terraced			51	HARDY CLOSE		CHELMSFORD	CM1 1AE	75	£5,000
29/03/2019	£372,000	Terraced			52	HARDY CLOSE		CHELMSFORD	CM1 1AE	97	£3,835
29/03/2019	£385,000	Terraced			53	HARDY CLOSE		CHELMSFORD	CM1 1AE	75	£5,133
05/04/2019	£455,000	Terraced			54	HARDY CLOSE		CHELMSFORD	CM1 1AE	110	£4,136
29/03/2019	£405,000	Terraced			55	HARDY CLOSE		CHELMSFORD	CM1 1AE	99	£4,091
29/03/2019	£395,000	Terraced			56	HARDY CLOSE		CHELMSFORD	CM1 1AE	99	£3,990
29/03/2019	£400,000	Terraced			57	HARDY CLOSE		CHELMSFORD	CM1 1AE	98	£4,082
10/05/2019	£325,000	Flat			59	HARDY CLOSE		CHELMSFORD	CM1 1AE	66	£4,924
17/05/2019	£360,000	Flat			61	HARDY CLOSE		CHELMSFORD	CM1 1AE	77	£4,675
17/05/2019	£250,000	Flat			64	HARDY CLOSE		CHELMSFORD	CM1 1AE	55	£4,545
21/09/2018	£316,250	Flat	FLAT 16		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,392
21/09/2018	£320,000	Flat	FLAT 11		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,444
21/09/2018	£320,000	Flat	FLAT 12		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,507
08/10/2018	£312,495	Flat	FLAT 13		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,464
26/09/2018	£245,000	Flat	FLAT 14		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,900
03/10/2018	£245,000	Flat	FLAT 15		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,804
27/09/2018	£337,500	Flat	FLAT 17		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,821
28/09/2018	£252,500	Flat	FLAT 18		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,951
24/09/2018	£342,500	Flat	FLAT 21		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,757
28/09/2018	£330,000	Flat	FLAT 22		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,648
27/09/2018	£260,000	Flat	FLAT 24		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£5,200
27/09/2018	£245,000	Flat	FLAT 25		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,804
31/01/2019	£294,995	Flat	FLAT 26		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,097
09/11/2018	£312,495	Flat	FLAT 27		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,464
22/10/2018	£236,500	Flat	FLAT 28		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,637
08/10/2018	£335,000	Flat	FLAT 31		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,653
26/04/2019	£289,995	Flat	FLAT 32		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,084
08/11/2018	£249,995	Flat	FLAT 34		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£5,000
05/04/2019	£214,995	Flat	FLAT 35		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,216
09/11/2018	£322,500	Flat	FLAT 36		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,479
12/10/2018	£338,000	Flat	FLAT 37		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,829
17/01/2019	£242,495	Flat	FLAT 38		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,755
25/10/2018	£345,500	Flat	FLAT 41		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,799
25/01/2019	£299,995	Flat	FLAT 42		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,225
16/04/2019	£224,995	Flat	FLAT 44		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,500
11/10/2018	£250,000	Flat	FLAT 45		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,902
21/12/2018	£325,000	Flat	FLAT 46		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,514
28/06/2019	£290,000	Flat	FLAT 47		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,143
15/03/2019	£224,995	Flat	FLAT 48		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,412
12/10/2018	£352,500	Flat	FLAT 51		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,896
26/10/2018	£335,000	Flat	FLAT 52		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£4,718
31/05/2019	£304,995	Flat	FLAT 53		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,357
29/03/2019	£229,995	Flat	FLAT 54		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,600
26/04/2019	£224,995	Flat	FLAT 55		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,412
11/10/2018	£352,500	Flat	FLAT 56		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,896
26/10/2018	£335,000	Flat	FLAT 57		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,786
18/04/2019	£227,995	Flat	FLAT 58		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,470

05/10/2018	£357,500	Flat	FLAT 61	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,965
21/12/2018	£337,000	Flat	FLAT 62	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,681
03/05/2019	£309,995	Flat	FLAT 63	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,429
26/04/2019	£239,995	Flat	FLAT 64	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,800
13/06/2019	£233,000	Flat	FLAT 65	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,569
22/10/2018	£357,500	Flat	FLAT 66	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£4,965
23/10/2018	£360,000	Flat	FLAT 67	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£5,143
01/07/2019	£230,000	Flat	FLAT 68	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,510
30/10/2018	£372,500	Flat	FLAT 71	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	72	£5,174
08/10/2018	£367,500	Flat	FLAT 72	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	71	£5,176
10/12/2018	£360,000	Flat	FLAT 73	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£5,143
01/11/2018	£292,500	Flat	FLAT 75	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	54	£5,417
23/10/2018	£297,500	Flat	FLAT 76	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	57	£5,219
25/10/2018	£372,500	Flat	FLAT 77	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£5,321
31/01/2019	£277,500	Flat	FLAT 78	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£5,441
14/08/2019	£468,000	Flat	1	MAYNETREES	WATERLOO LANE		CHELMSFORD	CM1 1BD	36	£13,000
24/07/2018	£500,000	Flat	3	MAYNETREES	WATERLOO LANE		CHELMSFORD	CM1 1BD	41	£12,195
14/06/2019	£280,000	Flat	FLAT 2	ONSLow HOUSE	BROOMFIELD ROAD		CHELMSFORD	CM1 1EW	No data available	
01/02/2019	£340,000	Flat	FLAT 1	54	NEW STREET		CHELMSFORD	CM1 1NE	No data available	
24/01/2019	£342,000	Flat	FLAT 2	54	NEW STREET		CHELMSFORD	CM1 1NE	No data available	
26/09/2018	£485,000	Terraced		55	NEW STREET		CHELMSFORD	CM1 1NE	No data available	
24/07/2019	£470,000	Flat	FLAT 2	56	NEW STREET		CHELMSFORD	CM1 1NE	No data available	
25/06/2019	£477,000	Flat	FLAT 5	56	NEW STREET		CHELMSFORD	CM1 1NE	No data available	
29/03/2019	£299,995	Flat	FLAT 1	3	VICTORIA ROAD		CHELMSFORD	CM1 1NZ	73	£4,110
05/04/2019	£314,250	Flat	FLAT 2	3	VICTORIA ROAD		CHELMSFORD	CM1 1NZ	74	£4,247
12/09/2019	£100,625	Flat	12	WATERHOUSE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	69	£1,458
14/09/2018	£174,375	Flat	14	WATERHOUSE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	50	£3,488
30/11/2018	£236,250	Flat	18	WATERHOUSE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	70	£3,375
19/10/2018	£138,000	Flat	22	WATERHOUSE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	54	£2,556
14/01/2019	£280,000	Flat	FLAT 3	ONSLow HOUSE	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	58	£4,828
22/08/2018	£330,000	Flat	FLAT 4	ONSLow HOUSE	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	75	£4,400
19/12/2018	£300,000	Flat	FLAT 6	ONSLow HOUSE	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	75	£4,000
18/04/2019	£395,000	Detached		75A	COVAL LANE		CHELMSFORD	CM1 1TG	76	£5,197
08/04/2019	£610,000	Detached		1	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	139	£4,388
14/06/2019	£715,000	Detached		3	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	146	£4,897
18/01/2019	£380,000	Semi-detached		6	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	79	£4,810
25/01/2019	£380,000	Semi-detached		7	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	79	£4,810
21/06/2019	£725,000	Detached		8	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	154	£4,708
06/02/2019	£800,000	Detached		10	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	179	£4,469
19/07/2019	£800,000	Detached		11	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	179	£4,469
31/05/2019	£780,000	Detached		12	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	180	£4,333
16/10/2019	£855,000	Detached		13	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	188	£4,548
31/07/2018	£520,000	Detached		92	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	119	£4,370
29/06/2019	£565,000	Detached		105	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	157	£3,599
30/05/2018	£575,000	Detached		107	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	157	£3,662
27/07/2018	£645,000	Detached		109	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	183	£3,525
10/05/2018	£750,000	Detached		14	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	187	£4,011
30/04/2018	£755,000	Detached		16	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	187	£4,037
27/04/2018	£755,000	Detached		18	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	187	£4,037
04/07/2018	£855,000	Detached		20	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	213	£4,014
14/09/2018	£845,000	Detached		9	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	213	£3,967
23/05/2018	£750,000	Detached		11	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	187	£4,011
24/08/2018	£845,000	Detached		18	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	213	£3,967
20/12/2018	£485,000	Semi-detached		22	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,975
17/12/2018	£485,000	Semi-detached		24	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,975
31/01/2019	£675,000	Detached		26	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	165	£4,091
31/01/2019	£700,000	Detached		28	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	160	£4,375

28/06/2019	£815,000	Detached		30	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	202	£4,035
22/02/2019	£469,995	Semi-detached		31	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,852
28/06/2019	£450,000	Semi-detached		33	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,689
31/07/2019	£995,000	Detached		34	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	275	£3,618
08/03/2019	£470,000	Semi-detached		35	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,852
31/07/2019	£770,000	Detached		36	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	175	£4,400
25/02/2019	£470,000	Semi-detached		37	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,852
24/07/2019	£995,000	Detached		38	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	275	£3,618
25/01/2019	£470,000	Semi-detached		39	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,852
29/01/2019	£700,000	Detached		40	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	160	£4,375
28/02/2019	£474,995	Semi-detached		41	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,893
30/08/2019	£640,000	Detached		42	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	139	£4,604
27/03/2019	£600,000	Detached		43	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	139	£4,317
30/08/2019	£500,000	Detached		44	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	105	£4,762
30/08/2019	£699,995	Detached		45	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	160	£4,375
25/09/2019	£451,701	Detached		47	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,702
30/08/2019	£465,000	Detached		48	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	110	£4,227
20/09/2019	£450,000	Semi-detached		49	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,689
20/09/2019	£499,995	Detached		50	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	105	£4,762
27/09/2019	£465,000	Detached		51	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,811
26/09/2019	£417,500	Detached		52	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	106	£3,939
26/09/2019	£465,000	Detached		53	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,811
27/09/2019	£482,500	Detached		54	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,955
30/09/2019	£455,000	Semi-detached		55	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	122	£3,730
27/09/2019	£420,000	Detached		58	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	106	£3,962
23/09/2019	£499,995	Detached		60	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	105	£4,762
25/05/2018	£650,000	Detached		2	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	175	£3,714
19/04/2018	£772,500	Detached		12	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	209	£3,696
29/06/2018	£760,000	Detached		14	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	209	£3,636
28/03/2019	£459,995	Detached		5	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	105	£4,381
28/03/2019	£474,995	Detached		6	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	122	£3,893
21/06/2019	£427,970	Detached		8	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	122	£3,508
28/02/2019	£494,995	Semi-detached		10	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	106	£4,670
28/02/2019	£810,000	Detached		2	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	215	£3,767
27/02/2019	£750,000	Detached		4	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	204	£3,676
27/02/2019	£810,000	Detached		6	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	215	£3,767
27/02/2019	£749,995	Detached		8	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	204	£3,676
26/07/2018	£280,000	Flat		38	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£3,889
13/07/2018	£111,000	Flat		48	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,542
30/04/2018	£555,000	Detached		68	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,426
11/05/2018	£565,000	Detached		82	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,488
27/04/2018	£555,000	Detached		84	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,426
27/04/2018	£565,000	Detached		88	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,488
16/11/2018	£575,000	Detached		92	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,549
26/10/2018	£575,000	Semi-detached		96	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	162	£3,549
25/01/2019	£660,000	Detached		144	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	183	£3,607
04/01/2019	£570,000	Detached		146	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,631
18/12/2018	£575,000	Semi-detached		148	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,662
18/12/2018	£575,000	Detached		150	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,662
19/12/2018	£572,500	Detached		152	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,646
19/12/2018	£575,000	Detached		154	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,662
30/11/2018	£660,000	Detached		156	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	183	£3,607
24/05/2019	£550,000	Detached		158	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,503
20/04/2018	£494,995	Detached		3	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	127	£3,898
27/04/2018	£495,000	Detached		7	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	127	£3,898
20/12/2018	£675,000	Terraced		58	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	234	£2,885
12/03/2019	£735,000	Detached		60	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	208	£3,534

29/05/2018	£499,995	Detached			62	EDWARD HARVEY LINK	BROOMFIELD	CHELMSFORD	CM1 6BU		127	£3,937
29/05/2018	£500,000	Detached			68	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU		127	£3,937
07/12/2018	£465,000	Detached			1	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		208	£2,236
27/09/2018	£714,995	Terraced			2	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		234	£3,056
07/11/2018	£668,995	Terraced			3	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		234	£2,859
19/12/2018	£680,000	Detached			4	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		234	£2,906
22/06/2018	£500,000	Detached			5	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		136	£3,676
22/06/2018	£499,995	Detached			6	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		143	£3,496
27/06/2018	£534,995	Detached			7	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		142	£3,768
22/06/2018	£524,995	Detached			8	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		144	£3,646
28/06/2018	£500,000	Detached			9	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		136	£3,676
28/06/2018	£499,995	Detached			10	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		143	£3,496
12/06/2018	£500,000	Detached			11	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		143	£3,497
27/07/2018	£525,000	Detached			12	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		144	£3,646
01/11/2018	£705,000	Terraced			13	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		234	£3,013
21/11/2018	£670,000	Terraced			14	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		234	£2,863
17/08/2018	£719,995	Terraced			15	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		234	£3,077
30/10/2018	£750,000	Detached			16	JAMES DANIELS VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BW		208	£3,606
27/09/2019	£545,000	Detached			1	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY		137	£3,978
25/09/2019	£540,000	Detached			5	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY		137	£3,942
07/09/2018	£514,995	Detached			39	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY		136	£3,787
21/09/2018	£509,995	Detached			41	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY		136	£3,750
27/09/2018	£520,000	Detached			43	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY		143	£3,636
29/05/2018	£499,995	Detached			44	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY		127	£3,937
14/12/2018	£775,000	Detached			55	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY		221	£3,507
28/11/2018	£575,000	Semi-detached			2	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		157	£3,662
25/03/2019	£565,000	Detached			4	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		157	£3,599
26/09/2018	£660,000	Detached			6	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		165	£4,000
05/10/2018	£475,000	Semi-detached			8	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		122	£3,893
05/10/2018	£470,000	Semi-detached			10	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		122	£3,852
05/10/2018	£470,000	Semi-detached			12	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		122	£3,852
12/10/2018	£470,000	Semi-detached			14	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		122	£3,852
31/10/2018	£670,000	Detached			16	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		165	£4,061
12/10/2018	£865,000	Detached			18	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		238	£3,634
10/08/2018	£475,000	Semi-detached			20	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		122	£3,893
10/08/2018	£470,000	Semi-detached			22	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		122	£3,852
31/07/2018	£469,995	Semi-detached			24	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		122	£3,852
10/08/2018	£475,000	Semi-detached			26	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6BZ		122	£3,893
29/03/2019	£515,000	Detached			5	FITCH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DA		136	£3,787
28/03/2019	£525,000	Detached			9	FITCH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DA		144	£3,646
28/03/2019	£500,000	Detached			10	FITCH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DA		142	£3,521
11/03/2019	£487,500	Detached			11	FITCH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DA		142	£3,433
23/08/2018	£650,000	Detached			1	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6DB		183	£3,552
31/07/2018	£520,000	Detached			3	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6DB		136	£3,824
29/06/2018	£515,000	Detached			7	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6DB		106	£4,858
01/10/2018	£740,000	Detached			9	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB		185	£4,000
21/09/2018	£650,000	Detached			11	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB		139	£4,676
26/09/2018	£800,000	Detached			13	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB		184	£4,348
21/09/2018	£655,000	Detached			15	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB		139	£4,712
21/09/2018	£760,000	Detached			17	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB		175	£4,343
26/09/2018	£675,000	Detached			19	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB		165	£4,091
31/08/2018	£835,000	Detached			21	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB		202	£4,134
11/09/2018	£530,000	Semi-detached			23	JOSEPH PRENTICE WAY		CHELMSFORD	CM1 6DB		149	£3,557
07/09/2018	£520,000	Detached			25	JOSEPH PRENTICE WAY	BROOMFIELD	CHELMSFORD	CM1 6DB		149	£3,490
21/09/2018	£519,995	Semi-detached			27	JOSEPH PRENTICE WAY		CHELMSFORD	CM1 6DB		149	£3,490
26/09/2018	£525,000	Semi-detached			29	JOSEPH PRENTICE WAY		CHELMSFORD	CM1 6DB		149	£3,523
29/06/2018	£505,000	Detached			1	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD		106	£4,764

29/06/2018	£377,995	Semi-detached		2	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	88	£4,295
29/06/2018	£380,000	Semi-detached		3	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	88	£4,318
31/07/2018	£500,000	Detached		4	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	135	£3,704
30/08/2018	£509,995	Detached		5	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	135	£3,778
31/08/2018	£475,000	Detached		6	ARTHUR TURP CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6DD	106	£4,481
30/08/2019	£519,995	Terraced		33	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DE	158	£3,291
30/08/2019	£650,000	Detached		37	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DE	183	£3,552
16/08/2019	£570,000	Detached		4	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	157	£3,631
16/08/2019	£550,000	Detached		8	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	158	£3,481
29/07/2019	£580,000	Detached		28	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	158	£3,671
29/07/2019	£580,000	Semi-detached		30	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	157	£3,694
31/07/2019	£585,000	Terraced		34	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	157	£3,726
31/07/2019	£585,000	Detached		36	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DF	157	£3,726
05/07/2019	£560,000	Detached		2	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	158	£3,544
15/08/2019	£565,000	Detached		4	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	157	£3,599
26/04/2019	£585,000	Detached		6	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	157	£3,726
30/08/2019	£580,000	Terraced		8	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	157	£3,694
19/06/2019	£599,995	Detached		14	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6DJ	183	£3,279
26/07/2019	£484,995	Semi-detached		1	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	130	£3,731
28/06/2019	£275,000	Flat		2	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	72	£3,819
26/07/2019	£470,000	Semi-detached		3	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	130	£3,615
31/05/2019	£245,000	Flat		4	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	55	£4,455
31/05/2019	£295,000	Flat		6	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	79	£3,734
31/07/2019	£334,995	Semi-detached		7	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	72	£4,653
30/06/2019	£339,995	Semi-detached		9	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	72	£4,722
31/05/2019	£325,000	Flat		10	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	110	£2,955
30/08/2019	£310,000	Detached		11	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	75	£4,133
31/05/2019	£300,000	Flat		12	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	79	£3,797
30/08/2019	£414,995	Semi-detached		15	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	92	£4,511
26/07/2019	£279,995	Flat		16	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	60	£4,667
25/09/2019	£420,000	Semi-detached		21	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	92	£4,565
27/09/2019	£399,995	Semi-detached		23	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	92	£4,348
20/09/2019	£494,995	Detached		25	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	107	£4,626
29/04/2019	£470,000	Semi-detached		2	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	130	£3,615
31/05/2019	£810,000	Detached		3	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	215	£3,767
30/04/2019	£465,000	Semi-detached		4	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	130	£3,577
29/04/2019	£355,000	Semi-detached		6	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	72	£4,931
30/04/2019	£420,000	Semi-detached		8	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	92	£4,565
31/05/2019	£599,995	Detached		10	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	129	£4,651
28/06/2019	£525,000	Detached		11	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	107	£4,907
27/09/2019	£499,995	Detached		13	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	107	£4,673
30/09/2019	£489,995	Detached		19	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP	107	£4,579
10/10/2019	£470,000	Detached		10	ALICK HORNSNELL VIEW	SPRINGFIELD	CHELMSFORD	CM1 6DQ	110	£4,273
29/03/2019	£245,000	Flat		171	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	52	£4,712
29/03/2019	£295,000	Flat		173	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	71	£4,155
29/03/2019	£255,000	Flat		175	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	52	£4,904
29/03/2019	£255,000	Flat		177	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	52	£4,904
29/03/2019	£299,999	Flat		179	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	71	£4,225
29/03/2019	£299,999	Flat		181	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	79	£3,797
29/03/2019	£295,000	Flat		185	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	72	£4,097
29/03/2019	£300,000	Flat		187	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	79	£3,797
29/03/2019	£325,000	Flat		189	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	110	£2,955
29/03/2019	£295,000	Flat		191	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	72	£4,097
29/03/2019	£260,000	Flat		193	ARMISTICE AVENUE		CHELMSFORD	CM1 6DS	60	£4,333
11/05/2018	£1,250,000	Detached	7		OLD LODGE COURT					
04/05/2018	£1,185,000	Terraced	8		OLD LODGE COURT					
15/03/2019	£365,000	Terraced		70	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AA	84	£4,345

19/12/2018	£385,000	Terraced		72	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AA	84	£4,583
01/03/2019	£365,000	Terraced		74	MAIN ROAD	BROOMFIELD	COLCHESTER	CM1 7AA	84	£4,345
18/12/2018	£365,000	Terraced		1	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£3,967
30/11/2018	£320,000	Flat		3	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	75	£4,267
30/11/2018	£390,000	Terraced		5	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,239
28/11/2018	£449,995	Semi-detached		6	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,091
27/09/2018	£384,995	Semi-detached		8	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,185
30/01/2019	£400,000	Semi-detached		9	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,348
30/01/2019	£400,000	Semi-detached		11	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,348
23/11/2018	£395,000	Detached		12	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,293
28/03/2019	£449,995	Semi-detached		13	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,091
24/05/2019	£444,995	Semi-detached		15	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,045
19/12/2018	£405,000	Semi-detached		16	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,402
28/02/2019	£465,000	Semi-detached		20	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,227
28/02/2019	£465,000	Semi-detached		22	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	110	£4,227
27/09/2018	£590,000	Detached		7	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	136	£4,338
30/11/2018	£625,000	Detached		9	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	143	£4,371
28/02/2019	£199,995	Flat		59	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	52	£3,846
28/02/2019	£204,995	Flat		63	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	51	£4,020
28/02/2019	£204,995	Flat		65	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	52	£3,942
29/03/2019	£255,000	Flat		67	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	74	£3,446
28/02/2019	£205,000	Flat		69	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	51	£4,020
28/02/2019	£209,995	Flat		71	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	52	£4,038
29/03/2019	£259,995	Flat		73	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	74	£3,513
25/03/2019	£255,000	Flat		75	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	75	£3,400
26/03/2019	£267,500	Flat		77	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	75	£3,567
18/02/2019	£285,000	Flat		79	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	75	£3,800
29/10/2018	£474,995	Detached		4	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FP	118	£4,025
15/11/2018	£474,995	Detached		6	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FP	118	£4,025
21/09/2018	£479,995	Detached		8	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FP	118	£4,068
26/09/2019	£460,000	Semi-detached		83	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FQ	110	£4,182
24/09/2019	£490,000	Semi-detached		93	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FQ	117	£4,188
26/09/2018	£460,000	Semi-detached		26	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	110	£4,182
26/09/2018	£460,000	Semi-detached		28	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	110	£4,182
28/06/2019	£625,000	Detached		36	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	143	£4,371
30/09/2019	£600,000	Detached		40	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	143	£4,196
30/08/2019	£525,000	Detached		44	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	118	£4,449
30/08/2019	£525,000	Detached		46	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	118	£4,449
29/08/2019	£650,000	Detached		50	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	143	£4,545
18/09/2019	£610,000	Detached		58	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	143	£4,266
28/06/2019	£490,000	Detached		60	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	117	£4,188
28/06/2019	£525,000	Detached		68	PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	118	£4,449
31/08/2018	£599,995	Detached		1	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	143	£4,196
31/08/2018	£439,995	Semi-detached		2	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	128	£3,437
31/08/2018	£434,995	Semi-detached		3	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	128	£3,398
31/08/2018	£444,995	Detached		4	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	128	£3,477
21/09/2018	£449,995	Semi-detached		6	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	110	£4,091
30/08/2019	£469,995	Detached		7	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	118	£3,983
27/09/2019	£475,000	Detached		8	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	118	£4,025
30/08/2019	£469,995	Detached		9	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT	118	£3,983
31/07/2019	£499,950	Detached		12	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	124	£4,032
27/02/2019	£480,000	Semi-detached		14	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	127	£3,780
18/04/2019	£595,000	Semi-detached		19	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	150	£3,967
17/04/2019	£555,000	Detached		22	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	119	£4,664
26/06/2019	£575,000	Detached		23	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	119	£4,832
03/05/2019	£464,500	Detached		29	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	122	£3,807
16/08/2019	£525,000	Semi-detached		37	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	146	£3,596

20/05/2019	£600,000	Detached		39	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	134	£4,478
26/07/2019	£485,000	Detached		1	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7YA	118	£4,110
30/04/2019	£430,000	Semi-detached		7	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7YA	98	£4,388
26/07/2019	£425,000	Semi-detached		13	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7YA	98	£4,337
19/06/2018	£285,000	Flat	FLAT 1	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,377
24/01/2019	£230,000	Flat	FLAT 10	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	37	£6,216
21/06/2018	£190,000	Flat	FLAT 11	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	31	£6,129
19/12/2018	£220,000	Flat	FLAT 12	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	41	£5,366
08/02/2019	£200,000	Flat	FLAT 13	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,061
18/09/2018	£285,000	Flat	FLAT 14	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,377
08/06/2018	£219,000	Flat	FLAT 15	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	34	£6,441
18/06/2018	£215,000	Flat	FLAT 16	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,515
13/11/2018	£255,000	Flat	FLAT 17	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	47	£5,426
26/09/2018	£265,000	Flat	FLAT 18	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	50	£5,300
08/06/2018	£239,000	Flat	FLAT 19	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,975
08/06/2018	£223,000	Flat	FLAT 2	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	34	£6,559
30/07/2018	£277,000	Flat	FLAT 20	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	46	£6,022
18/09/2018	£240,000	Flat	FLAT 21	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	43	£5,581
13/06/2018	£225,000	Flat	FLAT 22	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	42	£5,357
03/10/2018	£220,000	Flat	FLAT 23	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	37	£5,946
15/06/2018	£200,000	Flat	FLAT 24	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	31	£6,452
12/10/2018	£235,000	Flat	FLAT 25	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	41	£5,732
19/06/2018	£219,000	Flat	FLAT 26	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,636
08/06/2018	£293,000	Flat	FLAT 27	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,528
13/02/2019	£210,000	Flat	FLAT 28	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	34	£6,176
20/06/2018	£220,000	Flat	FLAT 29	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,667
19/07/2018	£215,000	Flat	FLAT 3	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,515
08/06/2018	£230,000	Flat	FLAT 30	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	47	£4,894
25/06/2018	£275,000	Flat	FLAT 31	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	50	£5,500
02/10/2018	£225,000	Flat	FLAT 32	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,625
20/07/2018	£270,000	Flat	FLAT 33	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	46	£5,870
08/06/2018	£274,000	Flat	FLAT 34	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	43	£6,372
29/05/2018	£259,000	Flat	FLAT 35	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	42	£6,167
07/09/2018	£225,000	Flat	FLAT 36	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	37	£6,081
17/08/2018	£210,000	Flat	FLAT 37	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	31	£6,774
16/11/2018	£235,000	Flat	FLAT 38	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	41	£5,732
08/06/2018	£230,000	Flat	FLAT 39	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	33	£6,970
08/06/2018	£260,000	Flat	FLAT 4	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	47	£5,532
25/06/2018	£330,000	Flat	FLAT 40	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	61	£5,410
13/08/2018	£280,000	Flat	FLAT 41	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,283
14/09/2018	£300,000	Flat	FLAT 42	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,660
29/06/2018	£280,000	Flat	FLAT 43	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,283
13/08/2018	£300,000	Flat	FLAT 44	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	53	£5,660
29/06/2018	£350,000	Flat	FLAT 45	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	62	£5,645
07/08/2018	£320,000	Flat	FLAT 46	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	58	£5,517
31/08/2018	£270,000	Flat	FLAT 5	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	50	£5,400
23/11/2018	£225,000	Flat	FLAT 6	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,625
31/07/2018	£275,000	Flat	FLAT 7	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	46	£5,978
05/10/2018	£252,000	Flat	FLAT 8	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	43	£5,860
10/07/2018	£250,000	Flat	FLAT 9	49	BADDOW ROAD		CHELMSFORD	CM2 0DD	42	£5,952
30/05/2019	£249,500	Flat		18	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£3,724
18/02/2019	£260,000	Flat		20	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,000
31/01/2019	£255,000	Flat		21	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£3,806
29/10/2018	£260,000	Flat		22	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,000
07/12/2018	£260,000	Flat		23	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,000
14/06/2019	£249,500	Flat		24	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£3,724
05/07/2019	£252,500	Flat		25	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£4,856

04/06/2019	£249,500	Flat			27	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£3,724
10/05/2019	£305,000	Flat			29	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	68	£4,485
29/10/2018	£265,000	Flat			31	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,818
06/02/2019	£255,000	Flat			33	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	59	£4,322
31/07/2019	£320,000	Flat			35	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	75	£4,267
31/05/2019	£310,000	Flat			37	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£4,627
01/02/2019	£315,000	Flat			39	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	68	£4,632
22/03/2019	£250,000	Flat			41	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,545
31/05/2019	£261,500	Flat			43	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	59	£4,432
18/04/2019	£305,000	Flat			45	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	75	£4,067
05/07/2019	£310,000	Flat			47	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£4,627
11/12/2018	£320,000	Flat			49	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	68	£4,706
02/11/2018	£272,500	Flat			51	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,955
21/01/2019	£265,000	Flat			53	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	59	£4,492
30/08/2019	£310,000	Flat			55	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	75	£4,133
26/10/2018	£322,500	Flat			57	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	67	£4,813
31/05/2018	£283,950	Flat	FLAT 27	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,568
27/06/2018	£265,950	Flat	FLAT 28	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,215
31/05/2018	£376,950	Flat	FLAT 3	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	73	£5,164
29/06/2018	£291,950	Flat	FLAT 34	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,725
29/06/2018	£290,950	Flat	FLAT 37	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,705
08/02/2019	£280,950	Flat	FLAT 39	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,509
27/04/2018	£307,950	Flat	FLAT 43	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	50	£6,159
31/05/2018	£286,450	Flat	FLAT 46	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£5,617
31/05/2018	£302,595	Flat	FLAT 48	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	50	£6,052
06/07/2018	£299,000	Flat	FLAT 49	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	50	£5,980
27/04/2018	£324,950	Flat	FLAT 55	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	58	£5,603
27/04/2018	£310,950	Flat	FLAT 9	CHELMER LODGE, 111		NEW LONDON ROAD		CHELMSFORD	CM2 0FY	51	£6,097
26/09/2019	£215,000	Flat	FLAT 1	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	38	£5,658
16/07/2019	£210,000	Flat	FLAT 10	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	32	£6,563
16/07/2019	£205,000	Flat	FLAT 12	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	34	£6,029
15/08/2019	£217,500	Flat	FLAT 14	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	38	£5,724
18/09/2019	£217,500	Flat	FLAT 18	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	36	£6,042
26/09/2019	£215,000	Flat	FLAT 2	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	39	£5,513
16/07/2019	£207,500	Flat	FLAT 20	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	33	£6,288
16/07/2019	£212,500	Flat	FLAT 21	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	34	£6,250
18/09/2019	£217,500	Flat	FLAT 22	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	36	£6,042
16/07/2019	£212,500	Flat	FLAT 23	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	32	£6,641
16/07/2019	£207,500	Flat	FLAT 25	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	34	£6,103
01/08/2019	£180,000	Flat	FLAT 26	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	30	£6,000
18/09/2019	£220,000	Flat	FLAT 28	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	40	£5,500
01/08/2019	£220,000	Flat	FLAT 29	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	39	£5,641
16/07/2019	£210,000	Flat	FLAT 3	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	36	£5,833
16/07/2019	£215,000	Flat	FLAT 31	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	32	£6,719
15/08/2019	£215,000	Flat	FLAT 32	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	35	£6,143
18/09/2019	£220,000	Flat	FLAT 34	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	37	£5,946
26/09/2019	£215,000	Flat	FLAT 4	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	37	£5,811
16/07/2019	£205,000	Flat	FLAT 7	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	33	£6,212
16/07/2019	£210,000	Flat	FLAT 8	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	34	£6,176
15/08/2019	£215,000	Flat	FLAT 9	CENTRAL HOUSE		PARKWAY		CHELMSFORD	CM2 0GE	36	£5,972
20/11/2018	£262,500	Flat	43	FRIARS HOUSE 6		PARKWAY		CHELMSFORD	CM2 0NF	68	£3,860
05/09/2018	£245,000	Flat	13	FRIARS HOUSE, 6		PARKWAY		CHELMSFORD	CM2 0NF	68	£3,603
11/05/2018	£270,000	Flat	15	FRIARS HOUSE, 6		PARKWAY		CHELMSFORD	CM2 0NF	77	£3,506
06/04/2018	£180,000	Flat			47	GODFREYS MEWS		CHELMSFORD	CM2 0XF	40	£4,500
17/04/2018	£222,000	Flat			135	WHARF ROAD		CHELMSFORD	CM2 6FS	51	£4,353
19/04/2018	£225,000	Flat			139	WHARF ROAD		CHELMSFORD	CM2 6FS	57	£3,947
19/04/2018	£312,000	Flat			141	WHARF ROAD		CHELMSFORD	CM2 6FS	42	£7,429

23/04/2018	£225,000	Flat			145	WHARF ROAD		CHELMSFORD	CM2 6FS		57	£3,947
20/04/2018	£314,000	Flat			147	WHARF ROAD		CHELMSFORD	CM2 6FS		42	£7,476
20/04/2018	£314,000	Flat			153	WHARF ROAD		CHELMSFORD	CM2 6FS		42	£7,476
26/04/2018	£325,000	Flat			155	WHARF ROAD		CHELMSFORD	CM2 6FS		82	£3,963
26/04/2018	£314,000	Flat			157	WHARF ROAD		CHELMSFORD	CM2 6FS		74	£4,243
26/04/2018	£235,000	Flat			159	WHARF ROAD		CHELMSFORD	CM2 6FS		55	£4,273
26/04/2018	£314,000	Flat			161	WHARF ROAD		CHELMSFORD	CM2 6FS		73	£4,301
27/04/2018	£314,000	Flat			163	WHARF ROAD		CHELMSFORD	CM2 6FS		74	£4,243
26/04/2018	£235,000	Flat			165	WHARF ROAD		CHELMSFORD	CM2 6FS		55	£4,273
04/05/2018	£313,000	Flat			167	WHARF ROAD		CHELMSFORD	CM2 6FS		73	£4,288
27/04/2018	£330,000	Flat			169	WHARF ROAD		CHELMSFORD	CM2 6FS		82	£4,024
27/04/2018	£330,000	Flat			171	WHARF ROAD		CHELMSFORD	CM2 6FS		82	£4,024
20/04/2018	£265,000	Flat	47	RIVERS HOUSE, 129		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL		65	£4,077
20/04/2018	£285,000	Terraced			128	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7FJ		67	£4,254
24/10/2018	£280,000	Terraced			130	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7FJ		68	£4,118
25/05/2018	£264,000	Flat	1	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,940
18/05/2018	£266,000	Flat	10	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	No data available		
08/05/2018	£198,000	Flat	11	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		47	£4,213
14/05/2018	£193,000	Flat	12	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		47	£4,106
18/05/2018	£261,000	Flat	13	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		66	£3,955
06/04/2018	£288,000	Flat	15	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		84	£3,429
09/04/2018	£268,000	Flat	16	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£4,000
09/04/2018	£268,000	Flat	17	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£4,000
03/04/2018	£263,000	Flat	19	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,925
29/05/2018	£264,000	Flat	2	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,940
10/05/2018	£261,500	Flat	3	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,903
27/04/2018	£272,000	Flat	34	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£4,060
23/04/2018	£201,000	Flat	35	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		48	£4,188
30/04/2018	£198,500	Flat	36	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		48	£4,135
05/06/2018	£280,000	Flat	37	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£4,179
30/04/2018	£266,000	Flat	4	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,970
03/04/2018	£282,000	Flat	44	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		66	£4,273
23/04/2018	£266,000	Flat	5	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,970
04/05/2018	£263,500	Flat	6	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		69	£3,819
30/04/2018	£261,000	Flat	7	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		67	£3,896
24/05/2018	£196,000	Flat	8	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		46	£4,261
18/05/2018	£284,000	Flat	9	ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR		66	£4,303
29/06/2018	£399,950	Semi-detached			86	WOOD STREET		CHELMSFORD	CM2 9FQ		93	£4,301
29/06/2018	£404,950	Semi-detached			88	WOOD STREET		CHELMSFORD	CM2 9FQ		93	£4,354
29/06/2018	£364,950	Semi-detached			90	WOOD STREET		CHELMSFORD	CM2 9FQ		73	£4,999
29/06/2018	£500,000	Semi-detached			92	WOOD STREET		CHELMSFORD	CM2 9FQ		124	£4,032
20/04/2018	£720,000	Detached			9	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY		142	£5,070
18/06/2018	£1,200,000	Detached			11	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY		298	£4,027
27/04/2018	£1,380,000	Detached			13	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY		298	£4,631
13/04/2018	£616,000	Detached			21	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY		142	£4,338
29/08/2019	£419,995	Detached			4	WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL		91	£4,615
30/04/2019	£504,995	Detached			5	WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL		114	£4,430
31/05/2019	£519,995	Detached			1	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN		118	£4,407
31/07/2019	£499,995	Detached			2	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN		114	£4,386
10/10/2019	£514,995	Detached			4	RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN		118	£4,364
18/09/2019	£329,995	Detached			5	SEARLE PLACE	GREAT LEIGHS	CHELMSFORD	CM3 1FP		71	£4,648
03/06/2019	£811,807	Detached			1	RYE FIELD CLOSE		CHELMSFORD	CM3 1FQ		73	£11,121
03/08/2018	£637,995	Detached			7	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		189	£3,376
28/06/2018	£584,995	Detached			9	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		163	£3,589
26/10/2018	£519,995	Detached			11	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		164	£3,171
29/06/2018	£580,000	Detached			13	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		163	£3,558
29/06/2018	£600,000	Detached			17	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG		160	£3,750

30/04/2018	£600,000	Detached		19	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG	160	£3,750
30/04/2018	£600,000	Detached		21	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG	174	£3,448
20/06/2019	£600,000	Detached		29	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FG	174	£3,448
06/07/2018	£399,995	Semi-detached		22	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	97	£4,124
21/02/2019	£409,995	Semi-detached		34	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	97	£4,227
27/07/2018	£405,895	Semi-detached		36	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	97	£4,184
23/07/2018	£414,995	Detached		38	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FH	97	£4,278
25/04/2019	£559,000	Detached		48	FAIRWAY DRIVE	BROOMFIELD	CHELMSFORD	CM3 3FH	174	£3,213
27/07/2018	£439,995	Detached		13	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	97	£4,536
30/07/2018	£554,995	Detached		14	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	140	£3,964
31/01/2019	£559,995	Detached		15	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	140	£4,000
30/04/2019	£564,995	Detached		16	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	174	£3,247
28/02/2019	£649,995	Detached		17	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	189	£3,439
29/06/2018	£449,995	Detached		18	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	97	£4,639
29/06/2018	£449,995	Detached		19	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	97	£4,639
31/01/2019	£579,995	Detached		20	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	160	£3,625
01/06/2018	£439,995	Detached		28	MASHIE LINK	BROOMFIELD	CHELMSFORD	CM3 3FN	97	£4,536
10/07/2018	£430,000	Detached		67	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FP	100	£4,300
29/03/2019	£599,995	Detached		4	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	174	£3,448
30/11/2018	£600,000	Detached		6	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	163	£3,681
29/03/2019	£659,995	Detached		8	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	189	£3,492
24/08/2018	£649,995	Detached		14	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	189	£3,439
30/07/2018	£600,000	Detached		16	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	174	£3,448
30/07/2018	£600,000	Detached		18	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	174	£3,448
04/09/2018	£636,996	Detached		20	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	189	£3,370
28/02/2019	£539,995	Detached		28	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	129	£4,186
07/06/2019	£834,995	Detached		30	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	246	£3,394
28/05/2019	£564,995	Detached		32	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	174	£3,247
14/06/2019	£749,995	Detached		34	BRASSIE WOOD	BROOMFIELD	CHELMSFORD	CM3 3FQ	246	£3,049
25/07/2018	£599,995	Detached		4	NIBLICK GREEN	BROOMFIELD	CHELMSFORD	CM3 3FS	152	£3,947
12/04/2018	£670,000	Detached		6	NIBLICK GREEN	BROOMFIELD	CHELMSFORD	CM3 3FS	191	£3,508
17/05/2018	£440,000	Detached		10	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	118	£3,729
19/04/2018	£495,000	Detached		17	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	116	£4,267
08/05/2018	£699,950	Detached		19	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	166	£4,217
08/06/2018	£785,000	Detached		21	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	202	£3,886
16/04/2018	£485,000	Detached		22	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	116	£4,181
22/06/2018	£785,000	Detached		23	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	185	£4,243
06/09/2018	£745,000	Detached		24	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	202	£3,688
12/09/2018	£699,950	Detached		25	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	168	£4,166
16/05/2018	£699,950	Detached		26	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	166	£4,217
29/08/2018	£595,000	Detached		27	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	133	£4,474
16/05/2018	£820,000	Detached		35	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3FU	185	£4,432
11/05/2018	£499,950	Terraced		14	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	158	£3,164
01/08/2018	£492,000	Terraced		20	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	146	£3,370
20/04/2018	£485,000	Terraced		22	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	160	£3,031
20/04/2018	£475,000	Terraced		26	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	158	£3,006
19/06/2018	£490,000	Terraced		32	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	158	£3,101
26/06/2018	£475,000	Terraced		34	ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3FX	161	£2,950
26/07/2019	£450,000	Detached		2	ROYAL BIRKDALE GARDENS	LITTLE WALTHAM	CHELMSFORD	CM3 3GF	110	£4,091
26/07/2019	£585,000	Detached		8	ROYAL BIRKDALE GARDENS	LITTLE WALTHAM	CHELMSFORD	CM3 3GF	147	£3,980
01/08/2019	£381,000	Detached		9	ROYAL BIRKDALE GARDENS	LITTLE WALTHAM	CHELMSFORD	CM3 3GF	86	£4,430
28/06/2019	£414,995	Detached		1	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	83	£5,000
28/06/2019	£409,995	Detached		3	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	83	£4,940
09/07/2019	£549,995	Detached		5	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	131	£4,198
11/07/2019	£474,995	Detached		7	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	105	£4,524
19/07/2019	£399,995	Detached		9	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,444
19/07/2019	£524,995	Detached		11	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	119	£4,412

25/07/2019	£425,000	Detached		13	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,722
26/07/2019	£449,995	Detached		15	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£5,000
20/09/2019	£600,000	Detached		19	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	144	£4,167
30/09/2019	£559,995	Detached		21	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	130	£4,308
09/10/2019	£629,995	Detached		23	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	144	£4,375
23/10/2019	£405,000	Semi-detached		27	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,500
29/08/2019	£659,995	Detached		2	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	166	£3,976
30/08/2019	£539,995	Detached		4	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	131	£4,122
30/08/2019	£544,995	Detached		6	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	130	£4,192
08/10/2019	£414,995	Semi-detached		140	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	84	£4,940
12/04/2018	£500,000	Semi-detached		21	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	115	£4,348
08/06/2018	£510,000	Semi-detached		34	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,359
15/05/2018	£600,000	Detached		39	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	132	£4,545
25/10/2018	£405,000	Terraced		40	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	132	£3,068
07/03/2019	£400,000	Flat	FLAT 2	QUINLAN COURT, 78	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	80	£5,000
11/01/2019	£522,500	Detached		2	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	119	£4,391
29/04/2019	£495,000	Semi-detached		4	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	94	£5,266
15/01/2019	£480,000	Semi-detached		6	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	94	£5,106
22/10/2018	£550,000	Detached		8	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	106	£5,189
28/08/2018	£450,000	Detached		7	EVES CORNER	DANBURY	CHELMSFORD	CM3 4QF	78	£5,769
28/06/2019	£472,500	Terraced	7A		EVES CORNER	DANBURY	CHELMSFORD	CM3 4QF	94	£5,027
17/12/2018	£495,000	Terraced	7B		EVES CORNER	DANBURY	CHELMSFORD	CM3 4QF	94	£5,266

Appendix 3: Land Registry Price Paid & EPC on Existing Dwellings sold in Chelmsford & South Woodham Ferrers between April 2018 and October 2019

Date	Price Paid	Type	SAON	PAON	Street	Locality	Town	Postcode
22/03/2019	£310,000	Flat			10 HARDY CLOSE		CHELMSFORD	CM1 1AE
31/05/2019	£465,000	Terraced			24 HARDY CLOSE		CHELMSFORD	CM1 1AE
28/02/2019	£295,000	Flat			36 HARDY CLOSE		CHELMSFORD	CM1 1AE
28/06/2019	£212,000	Flat			37 HARDY CLOSE		CHELMSFORD	CM1 1AE
20/06/2019	£285,000	Flat			38 HARDY CLOSE		CHELMSFORD	CM1 1AE
29/03/2019	£230,000	Flat			39 HARDY CLOSE		CHELMSFORD	CM1 1AE
25/06/2019	£221,500	Flat			40 HARDY CLOSE		CHELMSFORD	CM1 1AE
28/02/2019	£320,000	Flat			43 HARDY CLOSE		CHELMSFORD	CM1 1AE
16/05/2019	£230,000	Flat			44 HARDY CLOSE		CHELMSFORD	CM1 1AE
21/03/2019	£225,000	Flat			45 HARDY CLOSE		CHELMSFORD	CM1 1AE
04/07/2019	£242,500	Flat			47 HARDY CLOSE		CHELMSFORD	CM1 1AE
17/05/2019	£225,000	Flat			58 HARDY CLOSE		CHELMSFORD	CM1 1AE
14/05/2019	£350,000	Flat			60 HARDY CLOSE		CHELMSFORD	CM1 1AE
15/05/2019	£240,000	Flat			62 HARDY CLOSE		CHELMSFORD	CM1 1AE
21/06/2019	£230,000	Flat			63 HARDY CLOSE		CHELMSFORD	CM1 1AE
24/08/2018	£310,000	Flat			26 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
28/08/2019	£327,000	Flat			36 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
27/04/2018	£320,000	Flat			44 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
09/08/2019	£237,500	Flat			48 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
23/04/2019	£335,000	Flat			50 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
24/10/2019	£240,000	Flat			58 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
03/09/2018	£325,000	Flat			92 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
01/10/2018	£250,000	Flat			116 WATSON HEIGHTS		CHELMSFORD	CM1 1AF
13/08/2019	£235,000	Flat			5 WATSON HEIGHTS		CHELMSFORD	CM1 1AG
13/04/2018	£250,000	Flat			29 WATSON HEIGHTS		CHELMSFORD	CM1 1AG
03/05/2019	£300,000	Flat			31 WATSON HEIGHTS		CHELMSFORD	CM1 1AG
27/04/2018	£322,000	Flat			166 WATSON HEIGHTS		CHELMSFORD	CM1 1AP
19/12/2018	£270,000	Flat			174 WATSON HEIGHTS		CHELMSFORD	CM1 1AP
04/10/2019	£310,000	Flat			232 WATSON HEIGHTS		CHELMSFORD	CM1 1AP
01/03/2019	£275,000	Flat			242 WATSON HEIGHTS		CHELMSFORD	CM1 1AP
13/04/2018	£77,500	Flat			31 CUNARD SQUARE		CHELMSFORD	CM1 1AQ
28/01/2019	£78,750	Flat			33 CUNARD SQUARE		CHELMSFORD	CM1 1AQ
10/09/2019	£412,000	Flat	FLAT 2	1A	HIGH STREET		CHELMSFORD	CM1 1BE
16/08/2019	£320,000	Flat	FLAT 3	1A	HIGH STREET		CHELMSFORD	CM1 1BE
11/10/2019	£253,000	Flat	FLAT 6	1A	HIGH STREET		CHELMSFORD	CM1 1BE
30/08/2019	£345,000	Flat	FLAT 7	1A	HIGH STREET		CHELMSFORD	CM1 1BE
18/12/2018	£99,995	Flat			14 DUNN SIDE		CHELMSFORD	CM1 1BY
03/09/2019	£468,000	Terraced			24 DUNN SIDE		CHELMSFORD	CM1 1BY
07/06/2019	£323,000	Flat			60 DUNN SIDE		CHELMSFORD	CM1 1BY
12/07/2019	£486,500	Terraced			27 DUNN SIDE		CHELMSFORD	CM1 1DL
17/10/2019	£275,000	Flat			107 DUNN SIDE		CHELMSFORD	CM1 1DL
26/07/2019	£343,000	Flat			123 DUNN SIDE		CHELMSFORD	CM1 1DL
04/05/2018	£340,000	Flat			129 DUNN SIDE		CHELMSFORD	CM1 1DL
07/09/2018	£140,000	Flat	113	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
31/10/2019	£133,000	Flat	116	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
08/08/2018	£150,000	Flat	118	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
31/05/2019	£149,995	Flat	17	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
09/08/2019	£130,000	Flat	208	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
31/07/2018	£120,000	Flat	214	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA
02/08/2019	£390,000	Terraced			5 TINDAL SQUARE		CHELMSFORD	CM1 1EH
07/08/2018	£225,000	Flat	41	CANSIDE	MEADOW WALK		CHELMSFORD	CM1 1FU
11/04/2018	£425,000	Flat			43 BOND STREET		CHELMSFORD	CM1 1GD
12/08/2019	£180,000	Flat			57 BOND STREET		CHELMSFORD	CM1 1GD

24/09/2019	£285,000	Flat			81	BOND STREET		CHELMSFORD	CM1 1GD
02/05/2019	£622,500	Flat			99	BOND STREET		CHELMSFORD	CM1 1GD
03/08/2018	£555,000	Flat			105	BOND STREET		CHELMSFORD	CM1 1GD
21/12/2018	£250,000	Flat			11	VICTORIA COURT		CHELMSFORD	CM1 1GL
25/05/2018	£250,000	Flat			29	VICTORIA COURT		CHELMSFORD	CM1 1GL
05/04/2019	£189,000	Flat	FLAT 14	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
31/01/2019	£280,000	Flat	FLAT 19	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
09/08/2018	£210,000	Flat	FLAT 34	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
19/07/2019	£180,000	Flat	FLAT 48	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
28/08/2018	£210,000	Flat	FLAT 6	WELLS CRESCENT		MARCONI PLAZA		CHELMSFORD	CM1 1GN
05/09/2018	£205,000	Flat			8	VICTORIA COURT		CHELMSFORD	CM1 1GP
08/11/2018	£220,000	Flat			16	VICTORIA COURT		CHELMSFORD	CM1 1GP
10/09/2019	£265,000	Flat			60	VICTORIA COURT		CHELMSFORD	CM1 1GP
10/07/2018	£252,000	Flat			68	VICTORIA COURT		CHELMSFORD	CM1 1GP
24/08/2018	£215,000	Flat			84	VICTORIA COURT		CHELMSFORD	CM1 1GP
20/09/2019	£227,000	Flat			90	VICTORIA COURT		CHELMSFORD	CM1 1GP
14/06/2018	£284,000	Flat			104	VICTORIA COURT		CHELMSFORD	CM1 1GP
19/12/2018	£277,500	Flat			106	VICTORIA COURT		CHELMSFORD	CM1 1GP
20/08/2019	£290,000	Flat	11	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
30/11/2018	£220,000	Flat	18	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
27/04/2018	£225,000	Flat	28	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
11/10/2019	£255,000	Flat	32	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
15/03/2019	£305,000	Flat	42	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
25/05/2018	£318,000	Flat	51	KINGS TOWER		MARCONI PLAZA		CHELMSFORD	CM1 1GS
01/08/2019	£225,000	Flat	FLAT 11	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW
21/06/2018	£77,500	Flat	FLAT 12	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW
25/09/2018	£280,000	Flat	FLAT 7	FENTON COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1HW
29/08/2019	£242,000	Flat			19	WELLS STREET		CHELMSFORD	CM1 1HX
28/02/2019	£395,000	Terraced			41	MARCONI ROAD		CHELMSFORD	CM1 1LR
28/02/2019	£422,495	Terraced			41	MARCONI ROAD		CHELMSFORD	CM1 1LR
12/04/2019	£377,000	Terraced			43	MARCONI ROAD		CHELMSFORD	CM1 1LR
20/12/2018	£215,000	Flat	FLAT 10	THE PHOENIX, 41		NEW STREET		CHELMSFORD	CM1 1PT
12/04/2019	£215,000	Flat	FLAT 5	THE PHOENIX, 41		NEW STREET		CHELMSFORD	CM1 1PT
15/03/2019	£203,000	Flat	FLAT 9	THE PHOENIX, 41		NEW STREET		CHELMSFORD	CM1 1PT
25/01/2019	£325,000	Terraced			7	BISHOP ROAD		CHELMSFORD	CM1 1PX
25/10/2019	£377,000	Terraced			22	BISHOP ROAD		CHELMSFORD	CM1 1PX
20/05/2019	£410,000	Terraced			25	BISHOP ROAD		CHELMSFORD	CM1 1PX
24/09/2019	£372,500	Semi-detached			26	BISHOP ROAD		CHELMSFORD	CM1 1PX
07/12/2018	£430,000	Terraced			29	BISHOP ROAD		CHELMSFORD	CM1 1PX
05/06/2019	£285,000	Terraced			50	BISHOP ROAD		CHELMSFORD	CM1 1PX
09/07/2019	£346,500	Terraced			63	BISHOP ROAD		CHELMSFORD	CM1 1PY
12/04/2019	£437,500	Detached			85	BISHOP ROAD		CHELMSFORD	CM1 1PY
30/08/2019	£399,995	Terraced			89	BISHOP ROAD		CHELMSFORD	CM1 1QA
25/10/2019	£350,000	Terraced			114	BISHOP ROAD		CHELMSFORD	CM1 1QA
27/09/2019	£345,000	Terraced			14	MARCONI ROAD		CHELMSFORD	CM1 1QB
04/10/2019	£285,000	Terraced			24	MARCONI ROAD		CHELMSFORD	CM1 1QB
26/07/2019	£372,000	Terraced			42	MARCONI ROAD		CHELMSFORD	CM1 1QD
20/07/2018	£410,000	Terraced			50	MARCONI ROAD		CHELMSFORD	CM1 1QD
09/08/2018	£306,000	Terraced			8	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF
06/04/2018	£365,000	Terraced			2	GLEBE ROAD		CHELMSFORD	CM1 1QG
28/06/2018	£200,000	Flat			13	GLEBE ROAD		CHELMSFORD	CM1 1QG
10/04/2018	£200,000	Flat		19B		GLEBE ROAD		CHELMSFORD	CM1 1QG
31/05/2018	£290,000	Terraced			6	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ
03/05/2019	£280,000	Terraced			23	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ
02/08/2019	£275,000	Semi-detached			24	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ
01/10/2019	£350,000	Terraced			1	STEAMER TERRACE		CHELMSFORD	CM1 1QP
26/10/2018	£318,000	Terraced			4	STEAMER TERRACE		CHELMSFORD	CM1 1QP

01/06/2018	£292,000	Terraced			8	STEAMER TERRACE		CHELMSFORD	CM1 1QP
14/05/2018	£185,000	Flat			40	RAILWAY STREET		CHELMSFORD	CM1 1QS
27/09/2019	£388,500	Terraced			92	RECTORY LANE		CHELMSFORD	CM1 1RF
13/07/2018	£410,000	Terraced			5	HENRY ROAD		CHELMSFORD	CM1 1RG
01/04/2019	£316,000	Semi-detached		32A		HENRY ROAD		CHELMSFORD	CM1 1RG
22/10/2019	£305,000	Terraced			35	HENRY ROAD		CHELMSFORD	CM1 1RG
01/11/2018	£335,000	Flat	FLAT 1	CEDAR HURST, 130		BROOMFIELD ROAD		CHELMSFORD	CM1 1RN
16/04/2018	£1,150,000	Detached		132A		BROOMFIELD ROAD		CHELMSFORD	CM1 1RN
08/06/2018	£235,000	Flat	FLAT 8	WINCHESTER COURT, 173		BROOMFIELD ROAD		CHELMSFORD	CM1 1RT
16/08/2019	£601,287	Semi-detached			14	FIRST AVENUE		CHELMSFORD	CM1 1RU
18/01/2019	£445,000	Semi-detached			24	FIRST AVENUE		CHELMSFORD	CM1 1RU
24/08/2018	£560,000	Detached			29	FIRST AVENUE		CHELMSFORD	CM1 1RX
25/10/2019	£475,000	Semi-detached			57	FIRST AVENUE		CHELMSFORD	CM1 1RX
04/01/2019	£572,000	Semi-detached			61	FIRST AVENUE		CHELMSFORD	CM1 1RX
10/07/2018	£200,000	Flat	FLAT 18	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY
19/07/2019	£220,000	Flat	FLAT 21	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY
25/06/2019	£220,000	Flat	FLAT 30	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY
02/08/2019	£208,000	Flat	FLAT 5	CHANCELLOR COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1RY
01/05/2018	£210,000	Flat	FLAT 15	HODGE COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SD
28/09/2018	£229,000	Flat	FLAT 18	HODGE COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SD
04/10/2019	£292,000	Terraced			4	JUBILEE TERRACE		CHELMSFORD	CM1 1SE
27/09/2019	£300,000	Terraced			4	JUBILEE TERRACE		CHELMSFORD	CM1 1SE
24/01/2019	£555,000	Detached			2	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF
09/04/2018	£850,000	Detached			3	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF
29/11/2018	£815,000	Detached			5	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF
21/06/2019	£525,000	Detached			6	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF
01/10/2018	£267,500	Flat	13	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
26/06/2019	£197,000	Flat	18	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
31/07/2018	£250,000	Flat	19	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
30/09/2019	£170,000	Flat	29	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
23/09/2019	£195,000	Flat	37	THOMPSON COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ
11/05/2018	£180,000	Flat	FLAT 1	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
21/05/2018	£168,000	Flat	FLAT 2	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
01/11/2018	£186,000	Flat	FLAT 3	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
29/05/2018	£182,500	Flat	FLAT 4	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
04/05/2018	£170,000	Flat	FLAT 5	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
25/05/2018	£199,000	Flat	FLAT 6	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
20/06/2018	£197,500	Flat	FLAT 7	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
31/05/2018	£195,000	Flat	FLAT 8	6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN
07/06/2018	£170,000	Flat		84F		BROOMFIELD ROAD		CHELMSFORD	CM1 1SS
17/09/2018	£275,000	Flat	FLAT 1	ONSLow HOUSE		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
15/03/2019	£212,000	Flat	15	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
11/04/2018	£190,000	Flat	17	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
14/05/2018	£185,000	Flat	27	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
11/04/2018	£208,500	Flat	3	LYTTLETON HOUSE, 64		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW
22/08/2019	£245,000	Flat	FLAT 1	BELLAMY COURT, 1		BROOMFIELD ROAD		CHELMSFORD	CM1 1SY
31/05/2018	£206,000	Flat	FLAT 8	BELLAMY COURT, 1		BROOMFIELD ROAD		CHELMSFORD	CM1 1SY
12/07/2018	£390,000	Semi-detached		55A		COVAL LANE		CHELMSFORD	CM1 1TG
25/01/2019	£310,000	Terraced			63	COVAL LANE		CHELMSFORD	CM1 1TG
27/04/2018	£171,000	Flat			64	COVAL LANE		CHELMSFORD	CM1 1TG
26/10/2018	£525,000	Detached			67	COVAL LANE		CHELMSFORD	CM1 1TG
19/10/2018	£399,950	Semi-detached			4	ELGIN AVENUE		CHELMSFORD	CM1 1TN
23/11/2018	£470,000	Semi-detached			4	PRYKES DRIVE		CHELMSFORD	CM1 1TP
16/11/2018	£421,000	Semi-detached			6	PRYKES DRIVE		CHELMSFORD	CM1 1TP
12/07/2018	£475,000	Semi-detached			7	PRYKES DRIVE		CHELMSFORD	CM1 1TP
09/10/2019	£295,000	Detached			2	ALMA DRIVE		CHELMSFORD	CM1 1TW
12/02/2019	£216,000	Flat			101	DURRANT COURT		CHELMSFORD	CM1 1UE

12/04/2019	£212,500	Flat			217	DURRANT COURT		CHELMSFORD	CM1 1UE
29/06/2018	£230,000	Flat			407	DURRANT COURT		CHELMSFORD	CM1 1UE
12/07/2019	£205,000	Flat			412	DURRANT COURT		CHELMSFORD	CM1 1UE
15/06/2018	£235,000	Flat			416	DURRANT COURT		CHELMSFORD	CM1 1UE
01/03/2019	£243,000	Flat			420	DURRANT COURT		CHELMSFORD	CM1 1UE
09/09/2019	£310,000	Terraced			4	PARK AVENUE		CHELMSFORD	CM1 2AA
08/11/2018	£560,000	Semi-detached			20	PARK AVENUE		CHELMSFORD	CM1 2AA
07/06/2019	£330,000	Terraced			39	PARK AVENUE		CHELMSFORD	CM1 2AB
18/07/2018	£400,000	Semi-detached			18	SWISS AVENUE		CHELMSFORD	CM1 2AD
29/05/2019	£500,000	Semi-detached			21	SWISS AVENUE		CHELMSFORD	CM1 2AD
12/10/2018	£460,000	Semi-detached			38	SWISS AVENUE		CHELMSFORD	CM1 2AD
10/08/2018	£383,000	Detached			65	SWISS AVENUE		CHELMSFORD	CM1 2AE
03/12/2018	£380,000	Semi-detached			107	SWISS AVENUE		CHELMSFORD	CM1 2AF
21/06/2019	£440,000	Terraced			126	SWISS AVENUE		CHELMSFORD	CM1 2AF
06/07/2018	£490,000	Semi-detached			130	SWISS AVENUE		CHELMSFORD	CM1 2AF
22/08/2019	£280,000	Semi-detached			140	SWISS AVENUE		CHELMSFORD	CM1 2AF
27/11/2018	£269,000	Semi-detached			17	DIXON AVENUE		CHELMSFORD	CM1 2AH
09/08/2018	£264,500	Semi-detached			39	NORTH AVENUE		CHELMSFORD	CM1 2AN
15/03/2019	£267,000	Terraced			40	OCKELFORD AVENUE		CHELMSFORD	CM1 2AP
10/10/2019	£318,000	Semi-detached			31	DIXON AVENUE		CHELMSFORD	CM1 2AQ
28/06/2019	£311,000	Semi-detached		7A		CORPORATION ROAD		CHELMSFORD	CM1 2AR
31/08/2018	£290,000	Semi-detached			42	CORPORATION ROAD		CHELMSFORD	CM1 2AR
20/12/2018	£285,000	Semi-detached			5	WOODLAND ROAD		CHELMSFORD	CM1 2AT
06/04/2018	£360,000	Semi-detached			11	WOODLAND ROAD		CHELMSFORD	CM1 2AT
25/10/2018	£326,000	Semi-detached			43	OCKELFORD AVENUE		CHELMSFORD	CM1 2AW
20/03/2019	£370,000	Terraced			145	KINGS ROAD		CHELMSFORD	CM1 2BA
20/07/2018	£338,000	Semi-detached			71	KINGS ROAD		CHELMSFORD	CM1 2BB
24/08/2018	£295,000	Semi-detached			77	KINGS ROAD		CHELMSFORD	CM1 2BB
29/03/2019	£147,000	Flat		133A		KINGS ROAD		CHELMSFORD	CM1 2BD
19/10/2018	£262,000	Terraced			8	CHRISTY AVENUE		CHELMSFORD	CM1 2BG
29/06/2018	£265,000	Semi-detached			10	CHRISTY AVENUE		CHELMSFORD	CM1 2BG
27/11/2018	£242,500	Terraced			59	THE GREEN		CHELMSFORD	CM1 2BQ
06/11/2018	£270,000	Semi-detached			24	LANGTON AVENUE		CHELMSFORD	CM1 2BS
19/10/2018	£296,000	Semi-detached			3	TAYLOR AVENUE		CHELMSFORD	CM1 2BT
30/01/2019	£143,670	Terraced			69	LANGTON AVENUE		CHELMSFORD	CM1 2BW
08/02/2019	£315,000	Semi-detached			14	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ
05/10/2018	£250,000	Semi-detached			64	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ
15/03/2019	£275,000	Terraced			39	ANDERSON AVENUE		CHELMSFORD	CM1 2DA
14/09/2018	£260,000	Terraced			65	WEST AVENUE		CHELMSFORD	CM1 2DD
27/09/2019	£243,500	Terraced			87	WEST AVENUE		CHELMSFORD	CM1 2DD
27/06/2018	£300,000	Semi-detached			14	WEST AVENUE		CHELMSFORD	CM1 2DE
29/10/2018	£314,000	Semi-detached			154	WEST AVENUE		CHELMSFORD	CM1 2DF
11/10/2019	£810,000	Detached			22	PINES ROAD		CHELMSFORD	CM1 2DL
23/01/2019	£307,000	Semi-detached			7	MELBOURNE AVENUE		CHELMSFORD	CM1 2DN
25/01/2019	£200,000	Flat			67	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR
30/04/2019	£265,000	Semi-detached			95	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR
05/07/2018	£270,000	Semi-detached			105	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR
20/09/2018	£335,000	Semi-detached			14	MELBOURNE AVENUE		CHELMSFORD	CM1 2DX
26/03/2019	£137,000	Flat			37	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2DZ
12/02/2019	£256,000	Terraced			24	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EA
07/11/2018	£272,500	Terraced			48	QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EB
17/04/2019	£300,000	Terraced			4	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE
17/06/2019	£270,000	Terraced			11	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE
21/06/2019	£303,000	Terraced			12	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE
08/03/2019	£292,000	Terraced			17	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE
08/06/2018	£195,000	Flat			13	CANBERRA CLOSE		CHELMSFORD	CM1 2EF
07/06/2019	£198,000	Flat			20	CANBERRA CLOSE		CHELMSFORD	CM1 2EF

25/06/2018	£295,000	Terraced		32	CANBERRA CLOSE	CHELMSFORD	CM1 2EF
09/01/2019	£300,000	Terraced		25	ST NAZAIRE ROAD	CHELMSFORD	CM1 2EG
23/08/2019	£330,000	Semi-detached		47	ST NAZAIRE ROAD	CHELMSFORD	CM1 2EG
18/05/2018	£270,000	Semi-detached		50	SALERNO WAY	CHELMSFORD	CM1 2EH
16/08/2019	£290,000	Terraced		12	HOBART CLOSE	CHELMSFORD	CM1 2ES
23/11/2018	£335,000	Terraced		20	HOBART CLOSE	CHELMSFORD	CM1 2ES
06/07/2018	£203,000	Flat		33	HOBART CLOSE	CHELMSFORD	CM1 2ES
08/09/2019	£195,000	Flat		37	HOBART CLOSE	CHELMSFORD	CM1 2ES
23/04/2019	£280,000	Semi-detached		16	CHEVIOT DRIVE	CHELMSFORD	CM1 2EU
12/12/2018	£275,000	Semi-detached		29	CHEVIOT DRIVE	CHELMSFORD	CM1 2EU
05/04/2019	£312,000	Semi-detached		74	CHEVIOT DRIVE	CHELMSFORD	CM1 2EX
30/05/2018	£258,000	Terraced		75	CHEVIOT DRIVE	CHELMSFORD	CM1 2EX
17/08/2018	£290,000	Semi-detached		113	PINES ROAD	CHELMSFORD	CM1 2EZ
05/07/2019	£265,000	Semi-detached		125	PINES ROAD	CHELMSFORD	CM1 2EZ
31/05/2019	£275,000	Semi-detached		125	PINES ROAD	CHELMSFORD	CM1 2EZ
28/09/2018	£249,500	Semi-detached		127	PINES ROAD	CHELMSFORD	CM1 2EZ
05/09/2018	£385,000	Terraced	16	DERWENT COURT	HOBART CLOSE	CHELMSFORD	CM1 2FN
30/09/2019	£200,000	Flat	28	DERWENT COURT	HOBART CLOSE	CHELMSFORD	CM1 2FN
30/07/2019	£210,000	Flat	3	DERWENT COURT	HOBART CLOSE	CHELMSFORD	CM1 2FN
31/08/2018	£200,000	Flat	32	DERWENT COURT	HOBART CLOSE	CHELMSFORD	CM1 2FN
31/07/2018	£420,000	Semi-detached		2	BEECHES CRESCENT	CHELMSFORD	CM1 2FU
24/05/2018	£79,500	Flat	17	PRIMULA COURT	PRIMROSE HILL	CHELMSFORD	CM1 2FZ
15/08/2019	£105,000	Flat	42	PRIMULA COURT	PRIMROSE HILL	CHELMSFORD	CM1 2FZ
21/08/2019	£670,000	Detached		16	RIDDIFORD DRIVE	CHELMSFORD	CM1 2GB
11/05/2018	£385,000	Semi-detached		19	RIDDIFORD DRIVE	CHELMSFORD	CM1 2GB
11/12/2018	£225,000	Flat		25	RIDDIFORD DRIVE	CHELMSFORD	CM1 2GB
22/03/2019	£750,000	Detached		2	RICHARDSON PLACE	CHELMSFORD	CM1 2GD
31/05/2019	£660,000	Detached		6	RICHARDSON PLACE	CHELMSFORD	CM1 2GD
16/05/2019	£650,000	Detached		5	MACE WALK	CHELMSFORD	CM1 2GE
21/08/2019	£540,000	Semi-detached		7	GOODIER ROAD	CHELMSFORD	CM1 2GG
09/09/2019	£221,000	Flat		18	GOODIER ROAD	CHELMSFORD	CM1 2GG
08/05/2018	£225,000	Flat		65	GOODIER ROAD	CHELMSFORD	CM1 2GG
18/12/2018	£220,000	Flat		77	GOODIER ROAD	CHELMSFORD	CM1 2GG
08/06/2018	£242,500	Flat		7	WICKS PLACE	CHELMSFORD	CM1 2GH
31/08/2018	£230,000	Flat		9	WICKS PLACE	CHELMSFORD	CM1 2GH
29/10/2018	£240,000	Flat		12	WICKS PLACE	CHELMSFORD	CM1 2GH
12/06/2018	£240,000	Flat		17	WICKS PLACE	CHELMSFORD	CM1 2GH
31/05/2018	£172,500	Flat		1	CHILTERN CLOSE	CHELMSFORD	CM1 2GJ
24/08/2018	£190,000	Flat		11	CHILTERN CLOSE	CHELMSFORD	CM1 2GJ
29/06/2018	£172,500	Flat		23	CHILTERN CLOSE	CHELMSFORD	CM1 2GJ
20/07/2018	£170,000	Flat		24	CHILTERN CLOSE	CHELMSFORD	CM1 2GJ
18/07/2018	£267,000	Flat		2	FOREMANS	CHELMSFORD	CM1 2GQ
17/12/2018	£245,000	Flat		8	FOREMANS	CHELMSFORD	CM1 2GQ
01/10/2018	£590,000	Terraced		9	WINDLEY TYE	CHELMSFORD	CM1 2GR
25/09/2019	£585,000	Terraced		17	WINDLEY TYE	CHELMSFORD	CM1 2GR
23/11/2018	£431,000	Semi-detached		20	WINDLEY TYE	CHELMSFORD	CM1 2GR
04/09/2018	£320,000	Terraced		7	PAN WALK	CHELMSFORD	CM1 2HD
15/07/2019	£325,000	Terraced		5	BEAUMONT WALK	CHELMSFORD	CM1 2HF
12/10/2018	£268,500	Terraced		8	BEAUMONT WALK	CHELMSFORD	CM1 2HF
01/10/2018	£290,000	Terraced		27	PENNINE ROAD	CHELMSFORD	CM1 2HG
09/08/2019	£262,000	Semi-detached		57	PENNINE ROAD	CHELMSFORD	CM1 2HG
25/07/2019	£250,000	Semi-detached		57	PENNINE ROAD	CHELMSFORD	CM1 2HG
31/10/2018	£275,000	Terraced		1	GRAMPIAN GROVE	CHELMSFORD	CM1 2HJ
30/09/2019	£277,000	Semi-detached		14	GRAMPIAN GROVE	CHELMSFORD	CM1 2HJ
11/01/2019	£265,000	Terraced		4	MALVERN CLOSE	CHELMSFORD	CM1 2HL
26/07/2019	£265,000	Terraced		47	MENDIP ROAD	CHELMSFORD	CM1 2HN
18/07/2019	£295,000	Semi-detached		56	WICKLOW AVENUE	CHELMSFORD	CM1 2HQ

20/12/2018	£200,000	Flat		62	MENDIP ROAD	CHELMSFORD	CM1 2HR
07/12/2018	£265,000	Semi-detached		20	COTSWOLD CRESCENT	CHELMSFORD	CM1 2HS
12/12/2018	£295,000	Semi-detached		24	COTSWOLD CRESCENT	CHELMSFORD	CM1 2HS
01/08/2018	£362,000	Detached		13	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
28/06/2019	£460,000	Detached		19	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
21/11/2018	£465,000	Detached		25	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
15/02/2019	£380,000	Detached		43	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
18/12/2018	£500,000	Detached		101	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
31/10/2019	£400,000	Detached		105	CHIGNAL ROAD	CHELMSFORD	CM1 2JA
14/05/2019	£445,000	Detached		127	CHIGNAL ROAD	CHELMSFORD	CM1 2JD
24/09/2019	£400,000	Semi-detached		157	CHIGNAL ROAD	CHELMSFORD	CM1 2JD
18/10/2018	£675,000	Detached		161	CHIGNAL ROAD	CHELMSFORD	CM1 2JD
04/07/2018	£385,000	Semi-detached		177	CHIGNAL ROAD	CHELMSFORD	CM1 2JE
20/09/2018	£447,000	Semi-detached		183	CHIGNAL ROAD	CHELMSFORD	CM1 2JE
27/04/2018	£680,000	Detached		189	CHIGNAL ROAD	CHELMSFORD	CM1 2JE
25/07/2018	£375,000	Semi-detached		41	CHERWELL DRIVE	CHELMSFORD	CM1 2JJ
28/02/2019	£275,000	Semi-detached		53	CHERWELL DRIVE	CHELMSFORD	CM1 2JJ
18/05/2018	£295,000	Semi-detached		83	CHERWELL DRIVE	CHELMSFORD	CM1 2JJ
24/08/2018	£282,500	Terraced		14	CHERWELL DRIVE	CHELMSFORD	CM1 2JL
28/06/2019	£280,000	Terraced		16	CHERWELL DRIVE	CHELMSFORD	CM1 2JL
20/12/2018	£275,000	Terraced		46	CHERWELL DRIVE	CHELMSFORD	CM1 2JL
16/04/2019	£272,500	Semi-detached		14	KENNET WAY	CHELMSFORD	CM1 2JP
13/11/2018	£339,000	Terraced		13	AVON ROAD	CHELMSFORD	CM1 2JX
27/08/2019	£400,000	Semi-detached		75	AVON ROAD	CHELMSFORD	CM1 2JX
13/07/2018	£215,000	Flat		36	AVON ROAD	CHELMSFORD	CM1 2JZ
03/10/2018	£330,000	Semi-detached		74	AVON ROAD	CHELMSFORD	CM1 2JZ
29/06/2018	£212,200	Flat		82	AVON ROAD	CHELMSFORD	CM1 2JZ
20/06/2018	£207,000	Flat		88	AVON ROAD	CHELMSFORD	CM1 2JZ
05/06/2019	£325,000	Semi-detached		92	AVON ROAD	CHELMSFORD	CM1 2JZ
08/05/2019	£275,000	Semi-detached		102	AVON ROAD	CHELMSFORD	CM1 2JZ
04/05/2018	£320,000	Semi-detached		108	AVON ROAD	CHELMSFORD	CM1 2LA
19/12/2018	£320,000	Semi-detached		137	AVON ROAD	CHELMSFORD	CM1 2LA
01/10/2018	£287,500	Semi-detached		160	AVON ROAD	CHELMSFORD	CM1 2LB
18/12/2018	£250,000	Terraced		235	AVON ROAD	CHELMSFORD	CM1 2LB
05/09/2018	£350,000	Semi-detached		251	AVON ROAD	CHELMSFORD	CM1 2LB
17/08/2018	£280,000	Terraced		2	MERSEY WAY	CHELMSFORD	CM1 2LE
18/07/2019	£280,000	Terraced		7	EDEN WAY	CHELMSFORD	CM1 2LF
16/09/2019	£250,000	Terraced		9	EDEN WAY	CHELMSFORD	CM1 2LF
16/04/2018	£273,000	Terraced		17	TRENT ROAD	CHELMSFORD	CM1 2LG
06/03/2019	£220,000	Flat		11	MEDWAY CLOSE	CHELMSFORD	CM1 2LH
15/11/2018	£200,000	Semi-detached		12	MEDWAY CLOSE	CHELMSFORD	CM1 2LH
25/05/2018	£342,500	Terraced		48	CLYDE CRESCENT	CHELMSFORD	CM1 2LL
09/11/2018	£250,000	Terraced		19	THAMES AVENUE	CHELMSFORD	CM1 2LN
19/06/2019	£320,000	Semi-detached		45	THAMES AVENUE	CHELMSFORD	CM1 2LN
15/02/2019	£285,000	Semi-detached		76	TRENT ROAD	CHELMSFORD	CM1 2LQ
17/05/2018	£550,000	Detached		11	SACKVILLE CLOSE	CHELMSFORD	CM1 2LU
25/03/2019	£332,500	Semi-detached		42	THAMES AVENUE	CHELMSFORD	CM1 2LW
27/04/2018	£275,000	Semi-detached		62	THAMES AVENUE	CHELMSFORD	CM1 2LW
27/09/2019	£850,000	Detached		43	ROXWELL ROAD	CHELMSFORD	CM1 2LY
14/06/2019	£775,000	Detached		64	ROXWELL ROAD	CHELMSFORD	CM1 2ND
13/07/2018	£791,000	Detached		82	ROXWELL ROAD	CHELMSFORD	CM1 2NE
25/01/2019	£650,000	Semi-detached		5	HIGHFIELD ROAD	CHELMSFORD	CM1 2NF
13/11/2018	£480,000	Semi-detached		67	HIGHFIELD ROAD	CHELMSFORD	CM1 2NG
20/04/2018	£447,500	Semi-detached		67	HIGHFIELD ROAD	CHELMSFORD	CM1 2NG
25/05/2018	£604,000	Detached		73	HIGHFIELD ROAD	CHELMSFORD	CM1 2NG
07/10/2019	£550,000	Semi-detached		4	SUNNINGDALE ROAD	CHELMSFORD	CM1 2NH
01/06/2018	£405,000	Semi-detached		4	BEACHS DRIVE	CHELMSFORD	CM1 2NJ

10/04/2019	£360,000	Semi-detached		10	BEACHS DRIVE	CHELMSFORD	CM1 2NJ
11/09/2018	£355,000	Flat	FLAT 6		ROXWELL ROAD	CHELMSFORD	CM1 2NN
04/09/2019	£377,500	Semi-detached		12	CLIVEDEN CLOSE	CHELMSFORD	CM1 2NP
31/07/2018	£675,000	Detached		3	ROXWELL AVENUE	CHELMSFORD	CM1 2NR
05/07/2019	£620,000	Semi-detached		18	ROXWELL AVENUE	CHELMSFORD	CM1 2NR
15/08/2018	£300,000	Terraced		69	ROXWELL ROAD	CHELMSFORD	CM1 2NT
17/07/2018	£440,000	Detached		47	ROXWELL AVENUE	CHELMSFORD	CM1 2NX
01/05/2018	£140,000	Terraced	40A		MALTESE ROAD	CHELMSFORD	CM1 2PA
11/07/2019	£536,100	Detached		52	MALTESE ROAD	CHELMSFORD	CM1 2PA
24/06/2019	£825,000	Detached		49	MALTESE ROAD	CHELMSFORD	CM1 2PB
31/07/2019	£535,000	Detached		81	MALTESE ROAD	CHELMSFORD	CM1 2PB
28/03/2019	£375,000	Terraced	1		RAINSFORD ROAD	CHELMSFORD	CM1 2PD
04/04/2019	£318,000	Terraced	2		RAINSFORD ROAD	CHELMSFORD	CM1 2PD
18/12/2018	£295,000	Terraced		182	RAINSFORD ROAD	CHELMSFORD	CM1 2PD
08/11/2018	£331,000	Terraced		208	RAINSFORD ROAD	CHELMSFORD	CM1 2PD
28/08/2019	£335,000	Terraced		17	SCHOOL VIEW ROAD	CHELMSFORD	CM1 2PE
28/06/2019	£335,000	Terraced		18	SCHOOL VIEW ROAD	CHELMSFORD	CM1 2PE
13/09/2018	£215,000	Flat		20	SCHOOL VIEW ROAD	CHELMSFORD	CM1 2PE
01/11/2018	£785,000	Detached		24	RAINSFORD AVENUE	CHELMSFORD	CM1 2PJ
07/06/2019	£447,500	Detached		224	RAINSFORD ROAD	CHELMSFORD	CM1 2PN
22/03/2019	£430,000	Terraced		254	RAINSFORD ROAD	CHELMSFORD	CM1 2PN
29/08/2019	£740,000	Detached		24	ROXWELL ROAD	CHELMSFORD	CM1 2PP
05/10/2018	£950,000	Detached		7	ST FABIAN DRIVE	CHELMSFORD	CM1 2PR
15/11/2018	£595,000	Detached		9	ST FABIAN DRIVE	CHELMSFORD	CM1 2PR
05/10/2018	£300,000	Terraced		40	ST FABIAN DRIVE	CHELMSFORD	CM1 2PR
28/08/2018	£332,000	Terraced		100	ST FABIAN DRIVE	CHELMSFORD	CM1 2PR
28/06/2019	£580,000	Detached		3	TOWER AVENUE	CHELMSFORD	CM1 2PW
08/06/2018	£350,000	Semi-detached		25	TOWER AVENUE	CHELMSFORD	CM1 2PW
05/04/2018	£532,000	Detached		23	CEDAR AVENUE	CHELMSFORD	CM1 2QH
01/03/2019	£346,000	Semi-detached		46	CEDAR AVENUE	CHELMSFORD	CM1 2QH
29/10/2019	£162,500	Flat		39	RAINSFORD ROAD	CHELMSFORD	CM1 2QJ
16/11/2018	£275,000	Flat		81	RAINSFORD ROAD	CHELMSFORD	CM1 2QJ
14/10/2019	£320,000	Terraced	10		CRITCHETT TERRACE	CHELMSFORD	CM1 2QN
09/11/2018	£300,000	Semi-detached		51	RAINSFORD LANE	CHELMSFORD	CM1 2QS
04/10/2019	£342,500	Semi-detached		118	WATERHOUSE LANE	CHELMSFORD	CM1 2QT
09/05/2018	£147,500	Flat		99	WHEATFIELD WAY	CHELMSFORD	CM1 2RB
02/07/2018	£275,000	Semi-detached		49	CRAMPHORN WALK	CHELMSFORD	CM1 2RE
10/10/2018	£265,000	Terraced		68	CRAMPHORN WALK	CHELMSFORD	CM1 2RE
18/01/2019	£200,000	Flat	3B		SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
20/04/2018	£350,000	Terraced		29	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
31/07/2019	£434,000	Semi-detached		37	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
11/07/2019	£360,000	Semi-detached		45	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
08/03/2019	£350,000	Terraced		51	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
20/09/2018	£340,000	Terraced		57	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
11/12/2018	£350,000	Terraced		75	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
11/06/2018	£380,000	Terraced		85	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF
12/04/2019	£325,000	Semi-detached		50	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RG
15/06/2018	£347,500	Terraced		56	SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RG
21/09/2018	£365,000	Semi-detached		29	PRIMROSE HILL	CHELMSFORD	CM1 2RH
05/04/2019	£385,000	Semi-detached		30	PRIMROSE HILL	CHELMSFORD	CM1 2RH
04/04/2019	£387,000	Semi-detached		30	PRIMROSE HILL	CHELMSFORD	CM1 2RH
08/03/2019	£305,000	Terraced		43	PRIMROSE HILL	CHELMSFORD	CM1 2RH
12/09/2019	£330,000	Terraced		60	PRIMROSE HILL	CHELMSFORD	CM1 2RH
16/11/2018	£240,000	Flat		63	PRIMROSE HILL	CHELMSFORD	CM1 2RH
07/06/2019	£140,000	Flat		73	PRIMROSE HILL	CHELMSFORD	CM1 2RH
15/02/2019	£190,000	Flat		12	METEOR WAY	CHELMSFORD	CM1 2RL
21/09/2018	£325,000	Terraced		8	ASHTREE CRESCENT	CHELMSFORD	CM1 2RP

20/06/2018	£185,000	Flat	FLAT 6	CEDRUS COURT		PRIMROSE HILL		CHELMSFORD	CM1 2RQ
06/09/2018	£210,000	Flat			10	PRIMROSE HILL		CHELMSFORD	CM1 2RQ
02/08/2019	£392,000	Terraced			20	PRIMROSE HILL		CHELMSFORD	CM1 2RQ
29/08/2019	£310,000	Semi-detached		20B		PRIMROSE HILL		CHELMSFORD	CM1 2RQ
17/05/2019	£407,000	Semi-detached		21D		BEECHES ROAD		CHELMSFORD	CM1 2RX
11/02/2019	£337,500	Semi-detached			71	BEECHES ROAD		CHELMSFORD	CM1 2RX
25/05/2018	£530,000	Semi-detached			115	WATERHOUSE LANE		CHELMSFORD	CM1 2RY
03/10/2018	£350,000	Semi-detached			85	BEECHES ROAD		CHELMSFORD	CM1 2RZ
09/08/2019	£420,000	Semi-detached			126	BEECHES ROAD		CHELMSFORD	CM1 2RZ
09/08/2018	£420,000	Semi-detached			126	BEECHES ROAD		CHELMSFORD	CM1 2RZ
08/06/2018	£407,500	Semi-detached			131	BEECHES ROAD		CHELMSFORD	CM1 2SA
06/09/2019	£315,000	Semi-detached			143	BEECHES ROAD		CHELMSFORD	CM1 2SA
09/04/2018	£441,000	Terraced			172	BEECHES ROAD		CHELMSFORD	CM1 2SA
19/12/2018	£375,000	Semi-detached			7	BENEDICT DRIVE		CHELMSFORD	CM1 2SD
31/07/2018	£415,000	Semi-detached			22	BENEDICT DRIVE		CHELMSFORD	CM1 2SD
11/05/2018	£325,000	Semi-detached			12	RAVENSBORNE DRIVE		CHELMSFORD	CM1 2SJ
17/05/2018	£430,000	Semi-detached			25	RAVENSBORNE DRIVE		CHELMSFORD	CM1 2SJ
29/10/2019	£450,000	Terraced			36	RAVENSBORNE DRIVE		CHELMSFORD	CM1 2SJ
28/06/2019	£340,000	Semi-detached			4	HAWKHURST CLOSE		CHELMSFORD	CM1 2SN
28/08/2019	£372,500	Semi-detached			45	ST CATHERINES ROAD		CHELMSFORD	CM1 2SP
26/07/2018	£363,000	Semi-detached			17	ST PETERS ROAD		CHELMSFORD	CM1 2SR
28/08/2018	£450,000	Semi-detached			24	ST PETERS ROAD		CHELMSFORD	CM1 2SR
25/10/2019	£430,000	Semi-detached			27	DANE ROAD		CHELMSFORD	CM1 2SS
31/08/2018	£390,000	Semi-detached			31	DANE ROAD		CHELMSFORD	CM1 2SS
11/03/2019	£385,000	Semi-detached			10	ASHFORD ROAD		CHELMSFORD	CM1 2ST
19/12/2018	£365,000	Terraced			12	ASHFORD ROAD		CHELMSFORD	CM1 2ST
10/05/2018	£322,000	Semi-detached			29	CANUDEN ROAD		CHELMSFORD	CM1 2SU
15/08/2019	£420,000	Semi-detached			41	CANUDEN ROAD		CHELMSFORD	CM1 2SU
29/08/2019	£215,000	Flat			21	WATERHOUSE LANE		CHELMSFORD	CM1 2TE
13/09/2019	£350,000	Terraced			10	WATERHOUSE LANE		CHELMSFORD	CM1 2TF
30/09/2019	£437,000	Semi-detached			26	WATERHOUSE LANE		CHELMSFORD	CM1 2TF
10/04/2019	£248,000	Terraced			9	DELAMERE ROAD		CHELMSFORD	CM1 2TG
06/11/2018	£305,000	Terraced			5	EPPING CLOSE		CHELMSFORD	CM1 2TH
21/11/2018	£255,000	Terraced			29	EPPING CLOSE		CHELMSFORD	CM1 2TH
08/10/2018	£275,000	Terraced			8	WINDSOR WAY		CHELMSFORD	CM1 2TN
03/08/2018	£250,000	Terraced			10	WINDSOR WAY		CHELMSFORD	CM1 2TN
28/06/2019	£240,000	Terraced			8	HAINAULT GROVE		CHELMSFORD	CM1 2TP
03/05/2019	£300,000	Terraced			51	HAINAULT GROVE		CHELMSFORD	CM1 2TP
26/10/2018	£267,500	Terraced			11	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ
03/05/2019	£255,000	Terraced			15	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ
12/07/2019	£155,000	Flat			24	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ
12/07/2019	£245,000	Terraced			33	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ
04/10/2019	£255,000	Terraced			3	FOREST DRIVE		CHELMSFORD	CM1 2TR
16/10/2018	£278,000	Semi-detached			38	FOREST DRIVE		CHELMSFORD	CM1 2TR
28/11/2018	£275,000	Semi-detached			1	STANSTED CLOSE		CHELMSFORD	CM1 2TW
01/08/2018	£305,000	Terraced			2	STANSTED CLOSE		CHELMSFORD	CM1 2TW
26/07/2018	£275,000	Semi-detached			3	STANSTED CLOSE		CHELMSFORD	CM1 2TW
31/05/2019	£268,000	Semi-detached			25	STANSTED CLOSE		CHELMSFORD	CM1 2TW
05/06/2018	£285,000	Terraced			32	STANSTED CLOSE		CHELMSFORD	CM1 2TW
18/05/2018	£285,000	Terraced			35	STANSTED CLOSE		CHELMSFORD	CM1 2TW
26/10/2018	£335,000	Terraced			5	WATERHOUSE STREET		CHELMSFORD	CM1 2TY
04/06/2018	£362,000	Semi-detached			12	WATERHOUSE STREET		CHELMSFORD	CM1 2TY
24/04/2019	£342,500	Terraced			34	WATERHOUSE STREET		CHELMSFORD	CM1 2TY
18/04/2019	£305,000	Terraced			68	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ
05/07/2019	£315,000	Terraced			74	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ
18/09/2018	£335,000	Semi-detached			81	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ
27/04/2018	£327,500	Terraced			86	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ

11/03/2019	£400,000	Semi-detached		1	ROSSENDALE		CHELMSFORD	CM1 2UA
26/07/2019	£400,000	Semi-detached		18	ROSSENDALE		CHELMSFORD	CM1 2UA
05/08/2019	£335,000	Semi-detached		21	ROSSENDALE		CHELMSFORD	CM1 2UA
01/11/2018	£142,500	Flat	FLAT 17		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
23/04/2018	£195,000	Flat	FLAT 18		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
16/12/2018	£165,000	Flat	FLAT 2		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
16/11/2018	£149,950	Flat	FLAT 21		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
22/02/2019	£114,000	Flat	FLAT 22		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
24/04/2019	£125,000	Flat	FLAT 24		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
28/09/2018	£160,000	Flat	FLAT 32		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
24/08/2018	£145,000	Flat	FLAT 5		SPALDING COURT		CEDAR AVENUE	CM1 2UZ
01/10/2018	£240,000	Flat		1	LESLEY COURT		RAINSFORD ROAD	CM1 2WS
17/10/2019	£492,500	Semi-detached		16			CEDAR AVENUE WEST	CM1 2XA
01/02/2019	£585,000	Semi-detached		28			CEDAR AVENUE WEST	CM1 2XA
27/09/2019	£258,000	Flat		3	KING EDWARD COURT		CEDAR AVENUE WEST	CM1 2XD
14/09/2018	£642,500	Detached			1A		CANTERBURY WAY	CM1 2XN
25/01/2019	£640,000	Detached		18			CANTERBURY WAY	CM1 2XN
17/07/2019	£600,000	Detached				8	ACRES END	CM1 2XR
16/04/2018	£600,000	Detached				10	ACRES END	CM1 2XR
03/10/2018	£300,000	Semi-detached				12	ROBJOHNS ROAD	CM1 3AF
09/05/2018	£405,000	Semi-detached				7	LONGACRE	CM1 3BJ
16/01/2019	£410,000	Semi-detached				22	LONGACRE	CM1 3BJ
07/06/2019	£375,000	Detached				27	LONGACRE	CM1 3BJ
31/01/2019	£328,000	Detached				27	LONGACRE	CM1 3BJ
23/05/2019	£470,000	Semi-detached				30	LONGACRE	CM1 3BJ
27/04/2018	£370,000	Semi-detached				35	LONGACRE	CM1 3BJ
26/10/2018	£352,500	Semi-detached				38	LONGACRE	CM1 3BJ
25/10/2018	£440,000	Detached				43	LONGACRE	CM1 3BJ
31/05/2018	£410,000	Detached				59	LONGACRE	CM1 3BJ
13/08/2018	£350,000	Semi-detached				62	LONGACRE	CM1 3BJ
18/04/2019	£375,000	Semi-detached				68	LONGACRE	CM1 3BJ
10/05/2019	£330,000	Terraced			5 PERTWEE MEWS		WRITTLE ROAD	CM1 3BL
13/06/2019	£450,000	Semi-detached			LODGE HOUSE		WRITTLE ROAD	CM1 3BL
01/10/2019	£375,000	Semi-detached				41	WRITTLE ROAD	CM1 3BS
05/04/2018	£310,000	Semi-detached				67	WRITTLE ROAD	CM1 3BS
23/11/2018	£527,000	Semi-detached				81	WRITTLE ROAD	CM1 3BS
24/08/2018	£385,000	Semi-detached				93	WRITTLE ROAD	CM1 3BS
28/02/2019	£495,000	Semi-detached				120	WRITTLE ROAD	CM1 3BT
27/09/2018	£350,000	Detached				52	WRITTLE ROAD	CM1 3BU
15/11/2018	£300,000	Detached				90	WRITTLE ROAD	CM1 3BU
25/10/2019	£310,000	Terraced				25	CROMPTON STREET	CM1 3BW
07/06/2019	£300,000	Terraced				35	CROMPTON STREET	CM1 3BW
20/07/2018	£315,000	Terraced				49	CROMPTON STREET	CM1 3BW
31/10/2019	£300,000	Terraced				63	CROMPTON STREET	CM1 3BW
25/05/2018	£355,000	Semi-detached				8	WRITTLE ROAD	CM1 3BX
06/08/2019	£305,000	Semi-detached				34	MILBURN CRESCENT	CM1 3BZ
20/08/2019	£287,050	Terraced				39	MILBURN CRESCENT	CM1 3DA
09/04/2018	£265,000	Terraced				16	ROTHBURY ROAD	CM1 3DE
19/07/2019	£237,500	Terraced				24	ROTHBURY ROAD	CM1 3DE
11/05/2018	£242,500	Terraced				24	ROTHBURY ROAD	CM1 3DE
11/10/2019	£250,000	Terraced				40	HATFIELD GROVE	CM1 3DF
10/08/2018	£225,000	Terraced				9	EXMOOR CLOSE	CM1 3DG
12/07/2018	£275,000	Terraced				40	HAREWOOD ROAD	CM1 3DH
15/08/2019	£265,000	Semi-detached				5	SHERWOOD DRIVE	CM1 3DL
12/04/2019	£320,000	Semi-detached				7	HAREWOOD ROAD	CM1 3DQ
03/12/2018	£1,350,000	Detached			BARNYARD		THE GREEN	CM1 3DT
06/02/2019	£500,000	Detached				3	LAWFORD LANE	CM1 3EA

30/08/2019	£230,000	Flat	FLAT 2	29	ST JOHNS ROAD	WRITTLE	CHELMSFORD	CM1 3EB
23/07/2019	£750,000	Detached		41	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ
04/05/2018	£370,000	Semi-detached		63	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ
18/04/2018	£570,000	Semi-detached		18	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL
14/08/2019	£550,000	Detached		32	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL
28/06/2018	£460,000	Semi-detached		74	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL
06/02/2019	£372,800	Detached		1	LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3EQ
09/08/2018	£225,000	Flat		11	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW
15/02/2019	£217,000	Flat		63	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW
24/08/2018	£215,000	Flat		75	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW
22/07/2019	£345,000	Semi-detached		8	BRIDGE STREET	WRITTLE	CHELMSFORD	CM1 3EX
05/08/2019	£645,000	Detached		17	ROMANS WAY	WRITTLE	CHELMSFORD	CM1 3EZ
15/07/2019	£595,000	Terraced		2	USBORNE MEWS	WRITTLE	CHELMSFORD	CM1 3FD
28/09/2018	£515,000	Terraced		4	USBORNE MEWS	WRITTLE	CHELMSFORD	CM1 3FD
09/07/2019	£885,000	Detached		1	THE PASTURES	WRITTLE	CHELMSFORD	CM1 3FH
17/08/2018	£765,000	Detached		4	THE PASTURES	WRITTLE	CHELMSFORD	CM1 3FH
29/09/2018	£635,000	Detached		6	THE PASTURES	WRITTLE	CHELMSFORD	CM1 3FH
14/12/2018	£520,000	Detached		2	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL
18/04/2019	£160,000	Flat		26	ROOKES CRESCENT		CHELMSFORD	CM1 3GF
24/08/2018	£196,000	Flat		2	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
10/08/2018	£195,000	Terraced		16	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
17/12/2018	£185,000	Flat		26	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
31/05/2019	£195,000	Flat		70	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
29/03/2019	£190,000	Flat		84	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
02/11/2018	£162,000	Flat		100	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
22/07/2019	£155,000	Flat		102	PARKINSON DRIVE		CHELMSFORD	CM1 3GH
08/04/2019	£730,000	Detached		9	WHITEHEAD CLOSE	WRITTLE	CHELMSFORD	CM1 3GJ
09/11/2018	£230,000	Flat		21	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
10/09/2019	£180,000	Flat		25	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
11/05/2018	£200,000	Flat		27	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
31/07/2018	£156,000	Flat		31	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
12/04/2019	£452,500	Terraced		43	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
04/06/2018	£360,000	Terraced		51	ROOKES CRESCENT		CHELMSFORD	CM1 3GL
06/04/2018	£360,000	Terraced		135	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
17/01/2019	£175,000	Flat		145	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
09/01/2019	£177,000	Flat		147	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
19/06/2019	£174,500	Flat		149	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
21/06/2019	£175,000	Flat		151	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
30/04/2018	£157,000	Flat		167	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
02/08/2019	£142,500	Flat		169	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
12/11/2018	£155,000	Flat		171	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
23/08/2019	£175,000	Flat		191	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
13/04/2018	£175,000	Flat		195	ROOKES CRESCENT		CHELMSFORD	CM1 3GN
23/10/2018	£187,500	Flat		76	CROMPTON STREET		CHELMSFORD	CM1 3GP
29/06/2018	£200,000	Flat		116	CROMPTON STREET		CHELMSFORD	CM1 3GP
14/09/2018	£197,000	Flat		126	CROMPTON STREET		CHELMSFORD	CM1 3GP
04/10/2019	£198,000	Flat		135	CROMPTON STREET		CHELMSFORD	CM1 3GR
17/06/2019	£170,000	Flat		118	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
16/08/2019	£165,000	Flat		158	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
12/09/2018	£435,000	Terraced		162	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
04/01/2019	£428,000	Terraced		164	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
13/07/2018	£210,000	Flat		182	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
04/02/2019	£210,000	Flat		194	PARKINSON DRIVE		CHELMSFORD	CM1 3GS
08/02/2019	£220,000	Flat		3	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
20/08/2019	£205,000	Flat		17	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
03/08/2018	£184,000	Flat		23	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
28/09/2018	£180,000	Flat		31	PARKINSON DRIVE		CHELMSFORD	CM1 3GU

31/10/2018	£180,000	Flat			33	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
27/06/2019	£174,000	Flat			65	PARKINSON DRIVE		CHELMSFORD	CM1 3GU
03/05/2019	£161,000	Flat			99	PARKINSON DRIVE		CHELMSFORD	CM1 3GW
30/07/2018	£400,000	Terraced			141	PARKINSON DRIVE		CHELMSFORD	CM1 3GW
24/07/2018	£165,000	Flat			159	PARKINSON DRIVE		CHELMSFORD	CM1 3GW
06/08/2018	£197,500	Flat			173	PARKINSON DRIVE		CHELMSFORD	CM1 3GW
02/07/2019	£170,000	Flat			2	EVELYN PLACE		CHELMSFORD	CM1 3GY
14/05/2018	£190,000	Flat			6	EVELYN PLACE		CHELMSFORD	CM1 3GY
13/08/2018	£215,000	Flat			10	EVELYN PLACE		CHELMSFORD	CM1 3GY
11/12/2018	£192,500	Flat			30	EVELYN PLACE		CHELMSFORD	CM1 3GY
14/05/2018	£220,000	Flat			34	EVELYN PLACE		CHELMSFORD	CM1 3GY
04/10/2019	£314,000	Semi-detached		BRIDGE COTTAGE, 2		LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB
23/08/2018	£1,070,000	Detached			12	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB
20/07/2018	£310,000	Semi-detached			62	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HD
26/04/2019	£390,000	Terraced			11	MARGARETTING ROAD	WRITTLE	CHELMSFORD	CM1 3HF
18/05/2018	£332,000	Terraced			11	MARGARETTING ROAD	WRITTLE	CHELMSFORD	CM1 3HF
22/11/2018	£395,000	Semi-detached			2	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH
30/04/2019	£252,000	Flat		10A		HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH
24/08/2018	£300,000	Semi-detached			66	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH
05/04/2019	£320,000	Semi-detached			15	HUNTS CLOSE	WRITTLE	CHELMSFORD	CM1 3HJ
08/11/2018	£290,000	Semi-detached			9	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HL
18/09/2018	£320,000	Semi-detached			50	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HL
08/07/2019	£290,000	Semi-detached			30	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HN
07/01/2019	£220,000	Semi-detached			32	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HN
05/04/2019	£500,000	Detached			28	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP
10/07/2018	£355,000	Semi-detached			13	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ
23/09/2019	£220,000	Semi-detached			69	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ
04/06/2019	£387,000	Terraced			131	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ
20/07/2018	£450,000	Semi-detached			15	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HW
25/10/2018	£512,000	Detached			107	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3JA
22/03/2019	£105,000	Flat			15	THE PRIORY	WRITTLE	CHELMSFORD	CM1 3JE
29/04/2019	£240,000	Semi-detached			26	THE PRIORY	WRITTLE	CHELMSFORD	CM1 3JE
07/09/2018	£340,000	Terraced			41	THE PRIORY	WRITTLE	CHELMSFORD	CM1 3JE
13/07/2018	£375,000	Semi-detached			3	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3JJ
20/09/2019	£320,000	Semi-detached			83	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JL
21/10/2019	£430,000	Semi-detached			99	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JN
30/09/2019	£360,000	Terraced			113	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JN
12/07/2018	£600,000	Detached			116	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR
15/03/2019	£312,000	Terraced			122	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR
27/09/2019	£210,000	Terraced			134	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR
22/05/2019	£383,000	Semi-detached			10	FURTHER MEADOW	WRITTLE	CHELMSFORD	CM1 3LE
01/08/2018	£375,000	Terraced			18	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF
22/06/2018	£225,000	Flat			33	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF
31/05/2019	£360,000	Terraced			44	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG
30/04/2019	£312,000	Terraced			70	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG
19/08/2019	£380,000	Terraced			88	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG
16/04/2019	£470,000	Detached			1	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH
11/10/2018	£385,000	Terraced			10	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH
20/07/2018	£350,000	Terraced			14	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH
29/06/2018	£435,000	Semi-detached			27	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH
14/09/2018	£380,000	Terraced			5	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL
05/11/2018	£297,500	Terraced			17	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL
31/10/2019	£390,000	Semi-detached			21	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL
05/06/2019	£362,000	Terraced			31	LAURENCE CROFT	WRITTLE	CHELMSFORD	CM1 3LN
15/08/2019	£520,000	Detached			29	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP
23/08/2019	£480,000	Detached			35	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP
30/05/2019	£245,000	Flat			46	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP

10/07/2018	£230,000	Flat			58	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP
13/12/2018	£300,000	Terraced			34	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS
12/11/2018	£360,000	Detached			18	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT
24/04/2019	£375,000	Terraced			87	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW
12/12/2018	£380,000	Terraced			88	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW
21/06/2019	£835,000	Detached			2	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY
23/09/2019	£455,000	Semi-detached			37	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA
11/01/2019	£587,500	Detached			115	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3ND
31/07/2019	£252,000	Semi-detached			17	CHEQUERS ROAD	WRITTLE	CHELMSFORD	CM1 3NG
27/04/2018	£399,995	Semi-detached			25	CHEQUERS ROAD	WRITTLE	CHELMSFORD	CM1 3NG
10/08/2018	£338,000	Terraced			7	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH
04/05/2018	£475,000	Detached			27	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH
18/10/2018	£390,000	Semi-detached			17	THE SHRUBBERIES	WRITTLE	CHELMSFORD	CM1 3NJ
04/07/2019	£360,000	Semi-detached			11	TOWER ROAD	WRITTLE	CHELMSFORD	CM1 3NR
29/03/2019	£220,000	Flat			7	FOSTERS CLOSE	WRITTLE	CHELMSFORD	CM1 3NW
11/01/2019	£551,250	Semi-detached			25	FOSTERS CLOSE	WRITTLE	CHELMSFORD	CM1 3NW
06/02/2019	£485,000	Semi-detached			110	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX
11/05/2018	£300,000	Terraced			118	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX
31/05/2019	£325,000	Terraced			122	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX
30/09/2019	£496,000	Semi-detached			148	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX
19/07/2018	£210,000	Flat		11 OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY
19/10/2018	£215,000	Flat		4 OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY
18/10/2018	£712,000	Detached			250	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NZ
24/04/2019	£332,500	Terraced			10	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD
02/11/2018	£452,500	Detached			12	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD
30/10/2019	£625,000	Detached			33	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD
28/09/2018	£300,000	Terraced			56	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD
15/02/2019	£1,175,000	Detached		THE GRANARY		MARGARETTING ROAD	WRITTLE	CHELMSFORD	CM1 3PN
30/11/2018	£345,000	Terraced	10	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR
18/07/2019	£443,000	Terraced	2	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR
02/08/2019	£560,000	Terraced	4	CAUSEWAY COTTAGES		HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR
10/08/2018	£440,000	Semi-detached			3	LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QG
20/07/2018	£611,000	Semi-detached		ROSE COTTAGE		BLACKMORE ROAD	HIGHWOOD	CHELMSFORD	CM1 3QP
05/07/2019	£345,000	Terraced	6	HIGHWOOD COTTAGES		INGATESTONE ROAD	HIGHWOOD	CHELMSFORD	CM1 3QT
08/08/2018	£820,000	Detached		ROSEBANK		COCK LANE	HIGHWOOD	CHELMSFORD	CM1 3RB
22/10/2019	£330,000	Semi-detached	1	WOODSIDE COTTAGES		NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD
08/11/2018	£440,000	Semi-detached	11	WOODSIDE COTTAGES		NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD
03/05/2019	£230,000	Flat	FLAT 5	CROMPTON HOUSE		WRITTLE ROAD		CHELMSFORD	CM1 3RW
18/07/2019	£776,000	Detached		MANOR COTTAGE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RZ
24/08/2018	£735,000	Detached		ORCHARD HOUSE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3SA
07/06/2018	£455,000	Detached		THE LODGE			NEWNEY GREEN	CHELMSFORD	CM1 3SF
24/07/2019	£540,000	Semi-detached			2	KINGSCOURT COTTAGES	COOKSMILL GREEN	CHELMSFORD	CM1 3SJ
14/09/2018	£210,000	Flat	19	JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ
16/07/2018	£290,000	Semi-detached			5	WOODHALL ROAD		CHELMSFORD	CM1 4AE
02/11/2018	£306,500	Semi-detached			7	WOODHALL ROAD		CHELMSFORD	CM1 4AE
25/06/2018	£190,000	Flat			149	WOODHALL ROAD		CHELMSFORD	CM1 4AF
17/05/2018	£350,000	Semi-detached			38	CUMBERLAND CRESCENT		CHELMSFORD	CM1 4AJ
01/11/2018	£317,500	Semi-detached		12A		BERWICK AVENUE		CHELMSFORD	CM1 4AS
27/09/2019	£370,000	Semi-detached			26	BERWICK AVENUE		CHELMSFORD	CM1 4AS
25/10/2018	£460,000	Semi-detached			56	BERWICK AVENUE		CHELMSFORD	CM1 4AS
22/08/2019	£280,000	Semi-detached			28	PEMBROKE PLACE		CHELMSFORD	CM1 4AT
01/03/2019	£225,000	Flat			52	PEMBROKE PLACE		CHELMSFORD	CM1 4AT
25/10/2019	£400,000	Semi-detached			21	NALLA GARDENS		CHELMSFORD	CM1 4AU
20/08/2019	£380,000	Semi-detached			65	BERWICK AVENUE		CHELMSFORD	CM1 4AW
01/02/2019	£310,000	Semi-detached			8	NALLA GARDENS		CHELMSFORD	CM1 4AX
20/07/2018	£305,000	Semi-detached			10	NALLA GARDENS		CHELMSFORD	CM1 4AX
29/05/2018	£314,500	Semi-detached			16	NALLA GARDENS		CHELMSFORD	CM1 4AX

17/05/2018	£305,000	Semi-detached		36	NALLA GARDENS		CHELMSFORD	CM1 4AX
05/07/2019	£285,000	Semi-detached		54	NALLA GARDENS		CHELMSFORD	CM1 4AX
30/11/2018	£365,000	Semi-detached		35	PENTLAND AVENUE		CHELMSFORD	CM1 4AY
09/09/2019	£395,000	Semi-detached		45	PENTLAND AVENUE		CHELMSFORD	CM1 4AY
19/07/2019	£375,000	Semi-detached		94	BERWICK AVENUE		CHELMSFORD	CM1 4BD
27/03/2019	£245,000	Terraced		92	RUTLAND ROAD		CHELMSFORD	CM1 4BH
23/04/2019	£290,000	Semi-detached		4	RUTLAND ROAD		CHELMSFORD	CM1 4BJ
17/06/2019	£295,000	Terraced		14	RUTLAND ROAD		CHELMSFORD	CM1 4BJ
05/11/2018	£217,000	Terraced		7	RUTLAND ROAD		CHELMSFORD	CM1 4BL
16/04/2019	£225,000	Semi-detached		25	RUTLAND ROAD		CHELMSFORD	CM1 4BL
30/05/2019	£277,500	Terraced		121	RUTLAND ROAD		CHELMSFORD	CM1 4BN
05/10/2018	£230,000	Terraced		131	RUTLAND ROAD		CHELMSFORD	CM1 4BN
30/05/2018	£590,000	Detached		42	PATCHING HALL LANE		CHELMSFORD	CM1 4BZ
30/10/2019	£730,000	Detached		62	PATCHING HALL LANE		CHELMSFORD	CM1 4DA
17/08/2018	£660,000	Detached		82	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
10/07/2019	£775,000	Detached		88	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
18/09/2019	£630,000	Semi-detached		92	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
04/07/2019	£375,000	Semi-detached		122	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
12/09/2019	£440,000	Semi-detached		124	PATCHING HALL LANE		CHELMSFORD	CM1 4DB
02/11/2018	£220,000	Flat		3	COURTLANDS		CHELMSFORD	CM1 4DD
25/07/2018	£232,500	Flat		9	COURTLANDS		CHELMSFORD	CM1 4DD
31/01/2019	£193,000	Flat		21	COURTLANDS		CHELMSFORD	CM1 4DD
07/05/2019	£189,500	Flat		37	COURTLANDS		CHELMSFORD	CM1 4DD
22/06/2018	£215,000	Flat		51	COURTLANDS		CHELMSFORD	CM1 4DD
20/09/2018	£225,000	Flat		57	COURTLANDS		CHELMSFORD	CM1 4DD
03/10/2018	£310,000	Terraced		6	BARNFIELD MEWS		CHELMSFORD	CM1 4DF
31/05/2019	£260,000	Terraced		10	BARNFIELD MEWS		CHELMSFORD	CM1 4DF
19/07/2019	£280,000	Terraced		38	BARNFIELD MEWS		CHELMSFORD	CM1 4DF
16/07/2019	£395,000	Detached	2A		KELVEDON CLOSE		CHELMSFORD	CM1 4DG
30/11/2018	£232,000	Flat		14	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
13/11/2018	£213,500	Flat		48	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
06/07/2018	£390,000	Detached		62	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
03/07/2019	£389,000	Detached		64	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
29/11/2018	£415,000	Detached		70	KELVEDON CLOSE		CHELMSFORD	CM1 4DG
02/08/2019	£830,000	Detached		9	LONGLEAT CLOSE		CHELMSFORD	CM1 4DQ
08/03/2019	£850,000	Detached		299	BROOMFIELD ROAD		CHELMSFORD	CM1 4DU
05/06/2018	£233,750	Semi-detached		212	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY
27/11/2018	£555,000	Detached		268	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY
15/04/2019	£316,150	Detached		284	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY
12/04/2019	£350,000	Detached		332	BROOMFIELD ROAD		CHELMSFORD	CM1 4DZ
07/06/2019	£400,000	Detached		4	SIXTH AVENUE		CHELMSFORD	CM1 4ED
06/07/2018	£470,000	Semi-detached		10	SIXTH AVENUE		CHELMSFORD	CM1 4ED
20/04/2018	£350,000	Semi-detached		22	SIXTH AVENUE		CHELMSFORD	CM1 4ED
26/07/2018	£550,000	Semi-detached		42	SIXTH AVENUE		CHELMSFORD	CM1 4ED
12/08/2019	£422,000	Semi-detached		52	SIXTH AVENUE		CHELMSFORD	CM1 4ED
03/09/2018	£400,000	Semi-detached		55	SIXTH AVENUE		CHELMSFORD	CM1 4ED
10/07/2019	£440,000	Semi-detached		60	SIXTH AVENUE		CHELMSFORD	CM1 4ED
06/09/2019	£395,000	Semi-detached		62	SIXTH AVENUE		CHELMSFORD	CM1 4ED
29/06/2018	£470,000	Semi-detached		11	SEVENTH AVENUE		CHELMSFORD	CM1 4EE
21/08/2018	£425,000	Detached		12	SEVENTH AVENUE		CHELMSFORD	CM1 4EE
08/08/2018	£285,000	Semi-detached		14	SEVENTH AVENUE		CHELMSFORD	CM1 4EE
23/08/2019	£260,000	Detached		33	SEVENTH AVENUE		CHELMSFORD	CM1 4EE
24/08/2018	£580,000	Semi-detached		2	GREENWAYS		CHELMSFORD	CM1 4EF
15/03/2019	£360,000	Semi-detached		13	GREENWAYS		CHELMSFORD	CM1 4EF
22/05/2019	£393,000	Semi-detached		1	SKERRY RISE		CHELMSFORD	CM1 4EG
17/09/2019	£385,000	Semi-detached		18	SKERRY RISE		CHELMSFORD	CM1 4EG
22/08/2018	£322,000	Semi-detached		20	SKERRY RISE		CHELMSFORD	CM1 4EG

04/07/2018	£292,000	Semi-detached		21	SKERRY RISE		CHELMSFORD	CM1 4EG
23/10/2018	£350,000	Semi-detached		24	SKERRY RISE		CHELMSFORD	CM1 4EG
29/10/2019	£320,000	Semi-detached		44	SKERRY RISE		CHELMSFORD	CM1 4EG
07/09/2018	£315,000	Detached		2	BURNSIDE CRESCENT		CHELMSFORD	CM1 4EH
09/09/2019	£380,000	Semi-detached		3	BURNSIDE CRESCENT		CHELMSFORD	CM1 4EH
30/08/2019	£365,000	Semi-detached		29	BURNSIDE CRESCENT		CHELMSFORD	CM1 4EH
13/09/2018	£422,500	Detached		7	AUBREY CLOSE		CHELMSFORD	CM1 4EJ
26/04/2019	£390,000	Semi-detached		21	AUBREY CLOSE		CHELMSFORD	CM1 4EJ
29/06/2018	£420,000	Detached		31	DARRELL CLOSE		CHELMSFORD	CM1 4EL
29/03/2019	£423,000	Detached		8	PETERSFIELD		CHELMSFORD	CM1 4EP
05/09/2018	£430,000	Detached		15	PETERSFIELD		CHELMSFORD	CM1 4EP
18/04/2019	£455,000	Detached		35	PETERSFIELD		CHELMSFORD	CM1 4EP
21/12/2018	£118,000	Flat	4	WINGROVE COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 4ES
25/10/2018	£485,000	Semi-detached		5	THIRD AVENUE		CHELMSFORD	CM1 4EX
04/06/2018	£450,000	Semi-detached		9	THIRD AVENUE		CHELMSFORD	CM1 4EX
11/10/2019	£480,000	Semi-detached		24	THIRD AVENUE		CHELMSFORD	CM1 4EY
30/08/2019	£535,000	Detached	1A		FOURTH AVENUE		CHELMSFORD	CM1 4EZ
27/03/2019	£400,000	Semi-detached		27	FOURTH AVENUE		CHELMSFORD	CM1 4EZ
28/06/2018	£320,000	Semi-detached		27	FOURTH AVENUE		CHELMSFORD	CM1 4EZ
02/04/2019	£195,000	Flat		51	FOURTH AVENUE		CHELMSFORD	CM1 4EZ
10/06/2019	£650,000	Detached		8	EMBERSON CROFT		CHELMSFORD	CM1 4FD
16/10/2019	£570,000	Semi-detached		28	EMBERSON CROFT		CHELMSFORD	CM1 4FD
04/10/2019	£395,000	Semi-detached		28	EMBERSON CROFT		CHELMSFORD	CM1 4FD
08/11/2018	£415,000	Semi-detached		30	EMBERSON CROFT		CHELMSFORD	CM1 4FD
08/04/2019	£431,500	Semi-detached		2	WOOD LEYS		CHELMSFORD	CM1 4FG
23/08/2018	£325,000	Terraced		6	COWLIN MEAD		CHELMSFORD	CM1 4FJ
28/06/2019	£420,000	Detached		12	COWLIN MEAD	BROOMFIELD	CHELMSFORD	CM1 4FJ
19/12/2018	£955,000	Detached		1	EDEN WATERS		CHELMSFORD	CM1 4FQ
30/04/2018	£185,000	Flat	11	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
10/08/2018	£182,000	Flat	12	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
30/04/2018	£180,000	Flat	7	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
26/07/2019	£193,000	Flat	8	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
30/04/2018	£190,000	Flat	8	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
18/05/2018	£200,000	Flat	9	SAINTS COURT	KINGS ROAD		CHELMSFORD	CM1 4FS
27/07/2018	£450,000	Semi-detached	2B		FOURTH AVENUE		CHELMSFORD	CM1 4HA
18/04/2018	£450,000	Semi-detached		8	FOURTH AVENUE		CHELMSFORD	CM1 4HA
10/10/2018	£500,000	Detached		68	FOURTH AVENUE		CHELMSFORD	CM1 4HA
27/09/2018	£570,000	Semi-detached		39	FIFTH AVENUE		CHELMSFORD	CM1 4HB
08/03/2019	£575,000	Semi-detached		45	FIFTH AVENUE		CHELMSFORD	CM1 4HB
11/10/2019	£450,000	Semi-detached		40	FIFTH AVENUE		CHELMSFORD	CM1 4HD
09/11/2018	£665,000	Detached		16	POTTERY LANE		CHELMSFORD	CM1 4HH
04/09/2019	£327,000	Semi-detached		24	NORTH AVENUE		CHELMSFORD	CM1 4JE
17/07/2019	£271,000	Terraced		92	NORTH AVENUE		CHELMSFORD	CM1 4JF
15/08/2019	£275,000	Terraced		96	NORTH AVENUE		CHELMSFORD	CM1 4JF
25/05/2018	£577,000	Detached		9	PARTRIDGE AVENUE		CHELMSFORD	CM1 4JG
23/05/2018	£610,000	Detached		11	PARTRIDGE AVENUE		CHELMSFORD	CM1 4JG
21/09/2018	£360,000	Detached		35	SUNRISE AVENUE		CHELMSFORD	CM1 4JN
12/08/2019	£310,000	Terraced		43	SUNRISE AVENUE		CHELMSFORD	CM1 4JN
28/09/2018	£311,000	Terraced		57	SUNRISE AVENUE		CHELMSFORD	CM1 4JN
31/05/2019	£315,000	Detached		22	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
11/07/2018	£360,000	Detached		46	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
17/04/2018	£285,000	Terraced		60	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
26/11/2018	£339,950	Terraced		66	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
25/09/2018	£388,000	Terraced		70	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
28/02/2019	£350,000	Terraced		76	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
27/02/2019	£365,000	Terraced		76	SUNRISE AVENUE		CHELMSFORD	CM1 4JP
24/08/2018	£270,000	Terraced		86	SUNRISE AVENUE		CHELMSFORD	CM1 4JP

08/10/2018	£195,000	Flat	FLAT 3	42	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ
28/10/2019	£186,000	Flat	FLAT 4	42	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ
31/05/2019	£181,000	Flat	FLAT 4	42	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ
11/02/2019	£195,000	Flat	FLAT 3	44	EASTERN CRESCENT		CHELMSFORD	CM1 4JQ
12/07/2019	£423,000	Terraced		130	SUNRISE AVENUE		CHELMSFORD	CM1 4JR
18/12/2018	£408,000	Detached		5	THE DRIVE		CHELMSFORD	CM1 4JS
23/04/2018	£236,000	Flat		20	THE DRIVE		CHELMSFORD	CM1 4JS
29/06/2018	£305,000	Terraced		61	CHESTNUT WALK		CHELMSFORD	CM1 4JT
22/08/2018	£350,000	Terraced		17	CHESTNUT WALK		CHELMSFORD	CM1 4JU
10/08/2018	£415,000	Detached		30	CHESTNUT WALK		CHELMSFORD	CM1 4JU
17/10/2018	£325,000	Semi-detached		111	SUNRISE AVENUE		CHELMSFORD	CM1 4JW
03/12/2018	£380,000	Terraced		117	SUNRISE AVENUE		CHELMSFORD	CM1 4JW
10/07/2018	£318,000	Terraced		24	TOWN CROFT		CHELMSFORD	CM1 4JX
31/01/2019	£318,000	Terraced		31	TOWN CROFT		CHELMSFORD	CM1 4JX
04/07/2019	£310,000	Terraced		42	TOWN CROFT		CHELMSFORD	CM1 4JX
30/10/2019	£340,000	Semi-detached		43	TOWN CROFT		CHELMSFORD	CM1 4JX
30/09/2019	£915,000	Detached			BRICK KILN COTTAGE	BOYTON CROSS LANE	ROXWELL	CM1 4LD
17/08/2019	£700,000	Terraced	1		THE KEYS	BOYTON CROSS LANE	ROXWELL	CM1 4LE
01/04/2019	£525,000	Semi-detached	3		THE KEYS	BOYTON CROSS LANE	ROXWELL	CM1 4LE
29/06/2018	£475,000	Terraced	3		CLATTER FOOT COTTAGES	BOYTON CROSS	ROXWELL	CM1 4LS
31/08/2018	£286,001	Semi-detached		45	GREEN LANE		ROXWELL	CM1 4NA
31/10/2019	£300,500	Terraced		42	GLOUCESTER CRESCENT		CHELMSFORD	CM1 4NG
17/05/2019	£708,000	Semi-detached			BARN 1	ELM LANE	ROXWELL	CM1 4NJ
02/07/2019	£350,000	Terraced		16	CHESTER PLACE		CHELMSFORD	CM1 4NQ
11/05/2018	£162,000	Flat		85	CHESTER PLACE		CHELMSFORD	CM1 4NQ
17/05/2019	£320,000	Terraced		24	ST MICHAELS DRIVE		ROXWELL	CM1 4NU
19/12/2018	£340,000	Semi-detached		44	ST MICHAELS DRIVE		ROXWELL	CM1 4NU
28/02/2019	£195,000	Flat		1	ST MICHAELS DRIVE		ROXWELL	CM1 4NX
25/05/2018	£520,000	Detached		73	ST MICHAELS DRIVE		ROXWELL	CM1 4NX
23/05/2019	£620,000	Detached		7	CHURCH GREEN		ROXWELL	CM1 4NZ
23/08/2019	£798,000	Detached		9	CHURCH GREEN		ROXWELL	CM1 4NZ
15/04/2019	£323,000	Terraced	2		CHERRY TREE COTTAGES	THE STREET	ROXWELL	CM1 4PD
26/04/2019	£525,000	Detached		3	STONEHILL ROAD		ROXWELL	CM1 4PF
05/10/2018	£292,500	Terraced		39	STONEHILL ROAD		ROXWELL	CM1 4PH
31/10/2018	£340,000	Semi-detached			BLUE HOUSE FARM COTTAGE	CHELMSFORD ROAD	GOOD EASTER	CM1 4PU
24/07/2018	£490,000	Detached		11	SOUTHER CROSS		GOOD EASTER	CM1 4RX
01/11/2018	£352,500	Semi-detached		14	SOUTHER CROSS		GOOD EASTER	CM1 4RX
31/05/2019	£310,000	Terraced		19	SOUTHER CROSS		GOOD EASTER	CM1 4RX
31/07/2018	£788,020	Detached		213	CHIGNAL ROAD		CHELMSFORD	CM1 4SS
26/07/2019	£515,000	Detached			CHOBINGS FARM HOUSE		CHIGNAL ST JAMES	CM1 4ST
13/12/2018	£866,000	Semi-detached			CHIGNAL GRANGE	CHIGNAL ROAD	CHIGNAL SMEALEY	CM1 4SZ
23/07/2019	£938,000	Detached			THE BELLS		CHIGNAL SMEALEY	CM1 4TD
28/06/2019	£500,000	Semi-detached			ALPHA	FOX ROAD	MASHBURY	CM1 4TJ
10/05/2019	£475,001	Semi-detached	2		FOX COTTAGE	FOX ROAD	MASHBURY	CM1 4TJ
02/11/2018	£930,000	Detached			BRICK BARN	MASHBURY ROAD	CHIGNAL ST JAMES	CM1 4UA
15/08/2018	£1,236,667	Detached			BRICK BARN FARM	MASHBURY ROAD	CHIGNAL ST JAMES	CM1 4UA
21/08/2019	£355,000	Detached		42	MICAWBER WAY		CHELMSFORD	CM1 4UE
23/01/2019	£408,000	Detached		59	MICAWBER WAY		CHELMSFORD	CM1 4UE
28/05/2019	£264,000	Terraced		44	NICKLEBY ROAD		CHELMSFORD	CM1 4UF
28/09/2018	£299,000	Semi-detached		10	NICKLEBY ROAD		CHELMSFORD	CM1 4UL
27/09/2019	£325,000	Semi-detached		12	NICKLEBY ROAD		CHELMSFORD	CM1 4UL
22/08/2019	£325,000	Semi-detached		6	PICKWICK AVENUE		CHELMSFORD	CM1 4UN
29/06/2018	£315,000	Semi-detached		19	PICKWICK AVENUE		CHELMSFORD	CM1 4UN
16/05/2019	£305,000	Semi-detached		48	PICKWICK AVENUE		CHELMSFORD	CM1 4UN
04/10/2019	£290,000	Terraced		10	TUPMAN CLOSE		CHELMSFORD	CM1 4UP
07/06/2019	£285,000	Semi-detached		22	TUPMAN CLOSE		CHELMSFORD	CM1 4UP
18/09/2019	£450,000	Detached		17	SPENLOW DRIVE		CHELMSFORD	CM1 4UQ

20/08/2019	£480,000	Detached		51	PICKWICK AVENUE	CHELMSFORD	CM1 4UR
21/08/2019	£330,000	Semi-detached		64	PICKWICK AVENUE	CHELMSFORD	CM1 4UR
23/05/2019	£370,000	Detached		86	PICKWICK AVENUE	CHELMSFORD	CM1 4UR
11/10/2019	£412,500	Detached		13	WICKFIELD ASH	CHELMSFORD	CM1 4UT
30/09/2019	£335,000	Detached		17	WICKFIELD ASH	CHELMSFORD	CM1 4UT
18/10/2018	£472,500	Detached		19	WICKFIELD ASH	CHELMSFORD	CM1 4UT
28/02/2019	£330,000	Terraced		4	BARKIS CLOSE	CHELMSFORD	CM1 4UW
28/02/2019	£269,000	Terraced		9	BARKIS CLOSE	CHELMSFORD	CM1 4UW
14/11/2018	£420,000	Detached		31	HAVISHAM WAY	CHELMSFORD	CM1 4UY
28/06/2019	£435,000	Detached		35	TROTWOOD CLOSE	CHELMSFORD	CM1 4UZ
27/08/2019	£185,000	Flat		50	WICKHAM CRESCENT	CHELMSFORD	CM1 4WD
29/06/2018	£210,000	Flat		68	WICKHAM CRESCENT	CHELMSFORD	CM1 4WD
08/07/2019	£490,000	Detached		4	GRANGER ROW	CHELMSFORD	CM1 4WF
15/11/2018	£520,000	Terraced		6	GRANGER ROW	CHELMSFORD	CM1 4WF
21/11/2018	£350,000	Terraced		18	GRANGER ROW	CHELMSFORD	CM1 4WF
08/06/2018	£625,000	Detached		6	LEEFORD	CHELMSFORD	CM1 4WT
29/05/2019	£176,200	Flat		11	DARNAY RISE	CHELMSFORD	CM1 4XA
31/07/2018	£105,000	Flat		12	DARNAY RISE	CHELMSFORD	CM1 4XA
21/09/2018	£119,000	Flat		20	DARNAY RISE	CHELMSFORD	CM1 4XA
03/05/2019	£120,000	Flat		36	DARNAY RISE	CHELMSFORD	CM1 4XA
14/03/2019	£317,500	Semi-detached		68	DARNAY RISE	CHELMSFORD	CM1 4XA
20/04/2018	£265,000	Semi-detached		2	MADELINE PLACE	CHELMSFORD	CM1 4XD
07/10/2019	£241,000	Terraced		12	MADELINE PLACE	CHELMSFORD	CM1 4XD
28/06/2019	£285,000	Terraced		31	MADELINE PLACE	CHELMSFORD	CM1 4XD
12/07/2019	£245,000	Terraced		32	MADELINE PLACE	CHELMSFORD	CM1 4XD
18/05/2018	£267,000	Terraced		34	MADELINE PLACE	CHELMSFORD	CM1 4XD
30/08/2018	£94,500	Flat		20	NICHOLAS COURT	CHELMSFORD	CM1 4XE
24/08/2018	£91,000	Flat		22	NICHOLAS COURT	CHELMSFORD	CM1 4XE
17/10/2019	£475,000	Detached		59	NICKLEBY ROAD	CHELMSFORD	CM1 4XG
24/07/2019	£117,500	Flat		5	TUGBY PLACE	CHELMSFORD	CM1 4XL
29/08/2019	£163,000	Flat		29	TUGBY PLACE	CHELMSFORD	CM1 4XL
18/05/2018	£173,500	Terraced		43	TUGBY PLACE	CHELMSFORD	CM1 4XL
27/11/2018	£310,000	Semi-detached		45	TUGBY PLACE	CHELMSFORD	CM1 4XL
08/02/2019	£185,000	Flat		55	TUGBY PLACE	CHELMSFORD	CM1 4XL
04/09/2019	£168,000	Flat		23	BOUNDERBY GROVE	CHELMSFORD	CM1 4XN
28/06/2019	£280,000	Terraced		37	BOUNDERBY GROVE	CHELMSFORD	CM1 4XN
15/05/2019	£290,000	Semi-detached		5	OLIVER WAY	CHELMSFORD	CM1 4XR
02/09/2019	£320,000	Semi-detached		10	PIPCHIN ROAD	CHELMSFORD	CM1 4XT
14/02/2019	£268,500	Terraced		31	PEGGOTTY CLOSE	CHELMSFORD	CM1 4XU
13/11/2018	£270,000	Terraced		65	PEGGOTTY CLOSE	CHELMSFORD	CM1 4XU
17/05/2018	£255,000	Detached		24	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
06/09/2019	£95,000	Flat		36	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
20/03/2019	£115,000	Flat		42	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
26/09/2019	£95,000	Flat		44	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
19/09/2018	£300,000	Semi-detached		62	BOUNDERBY GROVE	CHELMSFORD	CM1 4XW
23/08/2019	£370,000	Semi-detached		14	TAPLEY ROAD	CHELMSFORD	CM1 4XY
24/01/2019	£420,000	Detached		15	TAPLEY ROAD	CHELMSFORD	CM1 4XY
01/11/2018	£502,500	Detached		37	TAPLEY ROAD	CHELMSFORD	CM1 4XY
19/12/2018	£430,000	Semi-detached		51	TAPLEY ROAD	CHELMSFORD	CM1 4XY
12/07/2019	£500,000	Detached		35	SOWERBERRY CLOSE	CHELMSFORD	CM1 4YB
26/10/2018	£400,000	Detached		9	MAGWITCH CLOSE	CHELMSFORD	CM1 4YE
22/11/2018	£565,000	Detached		16	MAGWITCH CLOSE	CHELMSFORD	CM1 4YE
24/08/2018	£492,000	Detached		22	BARNABY RUDGE	CHELMSFORD	CM1 4YG
23/10/2018	£500,000	Detached		33	BARNABY RUDGE	CHELMSFORD	CM1 4YG
19/11/2018	£492,500	Detached		12	WELLER GROVE	CHELMSFORD	CM1 4YJ
13/07/2018	£480,000	Terraced		28	WELLER GROVE	CHELMSFORD	CM1 4YJ
06/07/2018	£497,850	Detached		6	LITTLE NELL	CHELMSFORD	CM1 4YL

21/08/2019	£260,000	Terraced		25	FLINTWICH MANOR		CHELMSFORD	CM1 4YP
20/08/2019	£307,500	Semi-detached		38	FLINTWICH MANOR		CHELMSFORD	CM1 4YP
06/07/2018	£535,000	Detached		2	LITTLE DORRIT		CHELMSFORD	CM1 4YQ
10/08/2018	£560,000	Detached		16	LITTLE DORRIT		CHELMSFORD	CM1 4YQ
07/11/2018	£155,000	Flat		1	BELVAWNEY CLOSE		CHELMSFORD	CM1 4YR
06/12/2018	£216,000	Flat		5	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY
12/06/2019	£635,000	Detached		4	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG
11/05/2018	£477,500	Detached		42	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG
04/03/2019	£600,000	Detached		45	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH
12/09/2019	£750,000	Detached		53	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH
20/04/2018	£106,000	Flat		61	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL
03/09/2019	£560,000	Terraced		6	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN
29/03/2019	£765,000	Detached		19	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN
22/01/2019	£450,000	Terraced		22	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN
27/08/2019	£470,000	Terraced		24	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN
06/02/2019	£343,000	Terraced		12	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP
07/12/2018	£355,000	Terraced		16	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP
22/11/2018	£478,000	Semi-detached		22	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP
28/11/2018	£664,995	Detached		2	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR
27/09/2018	£500,000	Detached		6	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR
18/02/2019	£650,000	Terraced		40	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR
30/04/2019	£140,000	Flat		186	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR
17/12/2018	£875,000	Detached		6	JOSEPH CLIBBON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AS
28/08/2019	£475,000	Detached		19	JOSEPH CLIBBON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AS
27/06/2019	£474,000	Detached		19	JOSEPH CLIBBON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AS
28/02/2019	£219,000	Flat		23	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU
17/09/2018	£750,000	Detached		93	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU
30/08/2018	£775,000	Detached		95	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU
26/09/2018	£870,000	Detached		97	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU
10/12/2018	£850,000	Detached		1	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ
06/04/2018	£680,000	Semi-detached		25	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA
15/07/2019	£575,000	Semi-detached		27	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA
30/04/2018	£875,000	Detached		12	SIDNEY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BE
29/10/2018	£875,000	Detached		17	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF
12/06/2018	£530,000	Detached		26	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF
09/08/2019	£640,000	Terraced		8	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG
29/08/2019	£1,500,000	Detached		29	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG
24/06/2019	£1,250,000	Detached		30	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG
24/05/2019	£881,250	Detached		2	CLUNFORD PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BH
11/05/2018	£640,000	Detached		5	CLUNFORD PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BH
25/09/2019	£534,000	Detached		7	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY
25/09/2019	£545,000	Detached		9	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY
30/08/2019	£510,000	Detached		27	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY
30/08/2019	£514,995	Detached		29	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY
10/08/2018	£525,000	Detached		5	JOSEPH PRENTICE WAY		CHELMSFORD	CM1 6DB
17/09/2019	£735,000	Detached		9	JOSEPH PRENTICE WAY	SPRINGFIELD	CHELMSFORD	CM1 6DB
30/05/2019	£644,995	Detached		1	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
30/07/2019	£645,000	Detached		5	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
28/06/2019	£599,995	Detached		9	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
27/06/2019	£599,995	Detached		12	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
28/06/2019	£659,995	Detached		14	WRIGHT CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6DP
27/09/2019	£599,995	Detached		1	ALICK HORNSNELL VIEW	SPRINGFIELD	CHELMSFORD	CM1 6DQ
09/11/2018	£208,000	Flat		65	BURNELL GATE		CHELMSFORD	CM1 6ED
14/12/2018	£227,000	Flat		81	BURNELL GATE		CHELMSFORD	CM1 6ED
31/10/2019	£305,000	Flat		103	BURNELL GATE		CHELMSFORD	CM1 6ED
31/10/2018	£652,500	Detached		1	ANJOU GREEN		CHELMSFORD	CM1 6EE
05/09/2018	£402,000	Detached		9	MULTON LEA		CHELMSFORD	CM1 6EF

28/05/2019	£347,500	Terraced			5	CHURCHILL RISE		CHELMSFORD	CM1 6FD
11/06/2018	£355,000	Terraced			5	CHURCHILL RISE		CHELMSFORD	CM1 6FD
19/04/2018	£280,000	Semi-detached			25	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE
17/08/2018	£230,000	Terraced			27	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE
11/01/2019	£220,000	Terraced			50	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE
15/10/2018	£390,000	Semi-detached			84	TRENCHARD CRESCENT		CHELMSFORD	CM1 6FG
15/03/2019	£137,000	Flat			34	LUPIN DRIVE		CHELMSFORD	CM1 6FH
22/06/2018	£166,500	Flat			40	LUPIN DRIVE		CHELMSFORD	CM1 6FH
31/10/2019	£270,000	Semi-detached			70	LUPIN DRIVE		CHELMSFORD	CM1 6FH
31/07/2018	£310,000	Semi-detached			80	LUPIN DRIVE		CHELMSFORD	CM1 6FJ
25/05/2018	£650,000	Semi-detached			80	LUPIN DRIVE		CHELMSFORD	CM1 6FJ
10/08/2018	£135,000	Flat			104	LUPIN DRIVE		CHELMSFORD	CM1 6FJ
19/07/2019	£415,000	Semi-detached			158	LUPIN DRIVE		CHELMSFORD	CM1 6FJ
03/05/2019	£371,000	Detached			1	HUNTERS WAY		CHELMSFORD	CM1 6FL
30/04/2019	£440,000	Terraced			24	HUNTERS WAY		CHELMSFORD	CM1 6FL
25/05/2018	£285,000	Terraced			10	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN
24/08/2018	£437,000	Detached			25	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN
07/09/2018	£440,000	Detached			47	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN
25/01/2019	£280,000	Semi-detached		2A		RENOIR PLACE		CHELMSFORD	CM1 6FP
27/09/2018	£281,000	Terraced			13	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ
19/09/2018	£150,000	Flat	FLAT 13	WOODROSE LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FS
04/10/2019	£160,000	Flat	FLAT 10	WISTERIA LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FT
07/09/2018	£140,000	Flat	FLAT 14	WISTERIA LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FT
17/05/2018	£124,500	Flat	FLAT 22	WISTERIA LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FT
07/09/2018	£118,000	Flat	FLAT 8	WISTERIA LODGE		LUPIN DRIVE		CHELMSFORD	CM1 6FT
04/10/2019	£320,000	Terraced			27	SHIRE CLOSE		CHELMSFORD	CM1 6FW
09/08/2019	£184,999	Semi-detached			42	VERMEER RIDE		CHELMSFORD	CM1 6GA
03/05/2019	£308,250	Semi-detached			10	BONINGTON CHASE		CHELMSFORD	CM1 6GB
25/01/2019	£195,000	Terraced			46	BONINGTON CHASE		CHELMSFORD	CM1 6GB
03/08/2018	£188,500	Terraced			72	BONINGTON CHASE		CHELMSFORD	CM1 6GB
12/11/2018	£330,000	Semi-detached			9	REMBRANDT GROVE		CHELMSFORD	CM1 6GD
01/03/2019	£185,000	Flat	FLAT 15	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE
23/11/2018	£177,000	Flat	FLAT 25	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE
11/09/2018	£137,500	Flat	FLAT 6	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE
07/06/2018	£165,000	Flat	FLAT 1	RAEBURN COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GF
31/01/2019	£176,000	Flat	FLAT 6	RAEBURN COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GF
25/01/2019	£139,500	Flat	FLAT 7	RAEBURN COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GF
21/06/2019	£267,000	Semi-detached			15	BONINGTON CHASE		CHELMSFORD	CM1 6GG
02/05/2019	£210,000	Semi-detached			22	REMBRANDT GROVE		CHELMSFORD	CM1 6GH
15/03/2019	£388,000	Detached			58	REMBRANDT GROVE		CHELMSFORD	CM1 6GH
09/10/2019	£355,000	Semi-detached			77	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ
19/10/2018	£289,000	Terraced			119	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ
05/08/2019	£360,000	Semi-detached			121	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ
07/06/2018	£380,000	Semi-detached			145	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ
29/07/2019	£181,000	Flat			2	CLEMATIS TYE		CHELMSFORD	CM1 6GL
07/03/2019	£550,000	Detached			2	RUBENS GATE		CHELMSFORD	CM1 6GN
16/04/2018	£175,000	Terraced			60	RUBENS GATE		CHELMSFORD	CM1 6GN
29/05/2019	£362,500	Terraced			82	RUBENS GATE		CHELMSFORD	CM1 6GN
31/05/2019	£207,500	Terraced			12	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ
02/10/2018	£230,000	Terraced			13	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ
08/06/2019	£218,000	Terraced			16	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ
30/11/2018	£375,000	Detached			21	RUBENS GATE		CHELMSFORD	CM1 6GW
13/12/2018	£380,000	Detached			25	RUBENS GATE		CHELMSFORD	CM1 6GW
19/03/2019	£300,000	Semi-detached			29	RUBENS GATE		CHELMSFORD	CM1 6GW
05/07/2018	£425,000	Semi-detached			57	RUBENS GATE		CHELMSFORD	CM1 6GW
31/10/2018	£520,000	Detached			37	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY
19/10/2018	£405,000	Detached			30	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GZ

02/11/2018	£480,000	Detached		71	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GZ
14/01/2019	£280,000	Semi-detached		25	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HY
25/06/2019	£310,000	Semi-detached		49	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ
12/07/2019	£335,000	Semi-detached		53	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ
04/12/2018	£365,000	Detached		56	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ
02/11/2018	£385,000	Detached		59	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ
12/12/2018	£445,000	Detached		88	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JA
05/07/2019	£480,000	Semi-detached		105	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB
30/07/2018	£700,000	Detached		134	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB
22/10/2018	£490,000	Detached		15	HELSTON ROAD		CHELMSFORD	CM1 6JE
13/08/2018	£492,000	Detached		38	HELSTON ROAD		CHELMSFORD	CM1 6JF
30/05/2019	£330,000	Semi-detached		1	TAUNTON ROAD		CHELMSFORD	CM1 6JH
20/03/2019	£362,000	Semi-detached		3	PENZANCE CLOSE		CHELMSFORD	CM1 6JJ
21/06/2019	£365,000	Semi-detached		6	TAVISTOCK ROAD		CHELMSFORD	CM1 6JL
22/06/2018	£360,000	Semi-detached		10	TAVISTOCK ROAD		CHELMSFORD	CM1 6JL
08/02/2019	£322,000	Semi-detached		36	TAVISTOCK ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JN
13/07/2018	£305,000	Semi-detached		8	HAVENGORE		CHELMSFORD	CM1 6JR
21/06/2019	£295,000	Terraced		14	HAVENGORE		CHELMSFORD	CM1 6JR
01/08/2019	£315,000	Terraced		22	HAVENGORE		CHELMSFORD	CM1 6JR
19/10/2018	£320,000	Terraced		30	HAVENGORE		CHELMSFORD	CM1 6JR
31/05/2019	£295,000	Terraced		25	OSEA WAY		CHELMSFORD	CM1 6JS
29/11/2018	£265,000	Terraced		6	OSEA WAY		CHELMSFORD	CM1 6JT
27/04/2018	£194,500	Flat		30	THE RAY		CHELMSFORD	CM1 6JU
17/09/2018	£400,000	Detached		12	REDRUTH CLOSE		CHELMSFORD	CM1 6JW
03/05/2018	£340,000	Detached		1	RUSHLEYDALE		CHELMSFORD	CM1 6JX
12/07/2019	£330,000	Semi-detached		3	RUSHLEYDALE		CHELMSFORD	CM1 6JX
22/10/2018	£375,000	Semi-detached		11	RUSHLEYDALE		CHELMSFORD	CM1 6JX
06/12/2018	£165,000	Flat	18C		RUSHLEYDALE		CHELMSFORD	CM1 6JX
31/07/2019	£320,000	Semi-detached		29	WALLASEA GARDENS		CHELMSFORD	CM1 6JY
21/10/2019	£380,000	Semi-detached		75	WALLASEA GARDENS		CHELMSFORD	CM1 6JY
17/09/2018	£355,000	Semi-detached		75	WALLASEA GARDENS		CHELMSFORD	CM1 6JY
14/11/2018	£165,000	Terraced		26	GREAT COB		CHELMSFORD	CM1 6LA
24/05/2019	£290,000	Terraced		36	GREAT COB		CHELMSFORD	CM1 6LA
10/01/2019	£194,000	Flat		7	CANVEY WALK		CHELMSFORD	CM1 6LB
18/12/2018	£190,000	Flat		13	CANVEY WALK		CHELMSFORD	CM1 6LB
11/02/2019	£190,000	Flat		21	CANVEY WALK		CHELMSFORD	CM1 6LB
30/05/2019	£185,000	Flat		25	CANVEY WALK		CHELMSFORD	CM1 6LB
10/05/2019	£166,500	Terraced		32	CANVEY WALK		CHELMSFORD	CM1 6LB
20/07/2018	£191,000	Flat		51	CANVEY WALK		CHELMSFORD	CM1 6LB
03/08/2018	£185,000	Flat		53	CANVEY WALK		CHELMSFORD	CM1 6LB
01/10/2018	£185,000	Flat		55	CANVEY WALK		CHELMSFORD	CM1 6LB
11/09/2019	£520,000	Detached		7	BODMIN ROAD		CHELMSFORD	CM1 6LH
15/02/2019	£340,000	Semi-detached		18	BODMIN ROAD		CHELMSFORD	CM1 6LH
30/05/2019	£315,000	Detached		23	BODMIN ROAD		CHELMSFORD	CM1 6LJ
27/09/2019	£470,000	Detached		38	BODMIN ROAD		CHELMSFORD	CM1 6LJ
06/04/2018	£125,000	Flat		52	BODMIN ROAD		CHELMSFORD	CM1 6LJ
08/10/2019	£220,000	Flat		62	BODMIN ROAD		CHELMSFORD	CM1 6LJ
11/10/2019	£425,000	Semi-detached		51	BODMIN ROAD		CHELMSFORD	CM1 6LL
08/05/2018	£360,000	Detached		61	BODMIN ROAD		CHELMSFORD	CM1 6LL
15/07/2019	£380,000	Semi-detached		4	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR
09/08/2018	£440,000	Detached		28	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR
31/10/2019	£362,000	Semi-detached		31	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS
26/10/2018	£325,000	Terraced		52	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS
26/10/2018	£400,000	Terraced		54	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS
20/04/2018	£293,000	Terraced		69	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS
24/08/2018	£365,000	Semi-detached		11	DARTMOUTH ROAD		CHELMSFORD	CM1 6LT
15/05/2019	£360,000	Semi-detached		10	WEYMOUTH ROAD		CHELMSFORD	CM1 6LW

17/08/2018	£200,000	Semi-detached			26	TOTNES WALK		CHELMSFORD	CM1 6LX
21/10/2019	£282,000	Semi-detached			1	BRIDPORT ROAD		CHELMSFORD	CM1 6NA
15/02/2019	£196,000	Flat			1	TORQUAY ROAD		CHELMSFORD	CM1 6NF
25/02/2019	£225,500	Flat			11	TORQUAY ROAD		CHELMSFORD	CM1 6NF
11/02/2019	£325,000	Semi-detached			8	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
28/01/2019	£225,000	Terraced			29	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
19/09/2019	£212,000	Terraced			31	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
31/08/2018	£220,000	Terraced			36	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
18/10/2019	£285,000	Terraced			64	BEGONIA CLOSE		CHELMSFORD	CM1 6NL
08/10/2019	£315,000	Semi-detached			3	LAWN LANE		CHELMSFORD	CM1 6NP
12/11/2018	£585,000	Detached			32	LAWN LANE		CHELMSFORD	CM1 6NR
25/09/2018	£480,000	Semi-detached			40	LAWN LANE		CHELMSFORD	CM1 6NR
03/05/2019	£360,000	Detached			3	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
03/08/2018	£362,000	Semi-detached			12	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
11/05/2018	£430,000	Detached			21	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
21/06/2019	£590,000	Detached			25	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
15/02/2019	£310,000	Semi-detached			35	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
20/07/2018	£300,000	Terraced			39	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
16/08/2019	£192,500	Terraced			84	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
03/08/2018	£220,000	Terraced			92	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ
26/02/2019	£146,000	Flat			70	FOXGLOVE WAY		CHELMSFORD	CM1 6QR
10/09/2018	£110,000	Flat			86	FOXGLOVE WAY		CHELMSFORD	CM1 6QR
03/12/2018	£270,000	Terraced			6	FOXGLOVE WAY		CHELMSFORD	CM1 6QS
18/10/2019	£285,000	Terraced			15	PRIMULA WAY		CHELMSFORD	CM1 6QT
21/10/2019	£310,000	Terraced			50	PRIMULA WAY		CHELMSFORD	CM1 6QT
06/04/2018	£296,000	Terraced			50	PRIMULA WAY		CHELMSFORD	CM1 6QT
16/08/2019	£250,000	Terraced			4	DAISY COURT		CHELMSFORD	CM1 6QU
06/07/2018	£180,000	Flat			16	LARKSPUR COURT		CHELMSFORD	CM1 6QX
01/02/2019	£395,000	Semi-detached			4	PADDOCK DRIVE		CHELMSFORD	CM1 6SS
11/10/2019	£375,000	Detached			38	PADDOCK DRIVE		CHELMSFORD	CM1 6SS
24/05/2019	£437,000	Detached			16	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
03/12/2018	£350,000	Semi-detached			23	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
18/07/2018	£317,500	Terraced			29	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
07/06/2019	£375,000	Terraced			33	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
12/04/2019	£320,000	Semi-detached			52	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
27/06/2019	£165,000	Terraced			90	STIRRUP CLOSE		CHELMSFORD	CM1 6ST
25/05/2018	£300,000	Semi-detached			18	TYTHE CLOSE		CHELMSFORD	CM1 6SU
30/04/2018	£335,000	Terraced			19	TYTHE CLOSE		CHELMSFORD	CM1 6SU
01/02/2019	£320,000	Terraced			3	SADDLE RISE		CHELMSFORD	CM1 6SX
17/08/2018	£337,500	Terraced			8	SADDLE RISE		CHELMSFORD	CM1 6SX
07/05/2019	£325,000	Terraced			23	SADDLE RISE		CHELMSFORD	CM1 6SX
28/09/2018	£345,000	Terraced			42	SADDLE RISE		CHELMSFORD	CM1 6SX
22/10/2018	£480,000	Detached			3	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY
22/03/2019	£276,000	Terraced			24	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY
22/05/2019	£385,000	Detached			36	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY
06/12/2018	£520,000	Detached			44	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY
13/08/2018	£485,000	Detached			4	ANVIL WAY	SPRINGFIELD	CHELMSFORD	CM1 6SZ
22/08/2019	£500,000	Semi-detached	2	HOLDERS FARM COTTAGES		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TA
04/10/2018	£560,000	Detached		WELLBECK		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TA
16/11/2018	£326,000	Terraced			141	PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TA
30/04/2018	£339,500	Semi-detached		BRUNSWICK		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TB
11/10/2018	£339,500	Semi-detached		KESWICK		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TB
21/11/2018	£375,000	Semi-detached	1	ROSE COTTAGE		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TB
12/10/2018	£380,000	Semi-detached	2	ROSE COTTAGE		PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TB
08/10/2019	£300,000	Terraced			6	ASHURST DRIVE		CHELMSFORD	CM1 6TN
14/12/2018	£320,000	Terraced			37	ASHURST DRIVE		CHELMSFORD	CM1 6TN
17/05/2019	£360,000	Terraced			19	UPLANDS DRIVE		CHELMSFORD	CM1 6TR

11/10/2018	£375,000	Terraced		27	UPLANDS DRIVE	CHELMSFORD	CM1 6TR
10/05/2019	£353,500	Semi-detached		73	DOWNSWAY	CHELMSFORD	CM1 6TT
03/10/2018	£375,000	Semi-detached		77	DOWNSWAY	CHELMSFORD	CM1 6TT
21/08/2018	£390,000	Semi-detached		79	DOWNSWAY	CHELMSFORD	CM1 6TT
30/08/2019	£326,000	Terraced		98	DOWNSWAY	CHELMSFORD	CM1 6TU
27/09/2019	£360,000	Terraced		20	UPLANDS DRIVE	CHELMSFORD	CM1 6TW
11/10/2019	£300,000	Detached		30	UPLANDS DRIVE	CHELMSFORD	CM1 6TW
09/08/2019	£300,000	Terraced		19	LEYBOURNE DRIVE	CHELMSFORD	CM1 6TX
08/03/2019	£318,000	Detached		15	BELMONDE DRIVE	CHELMSFORD	CM1 6TY
07/02/2019	£375,000	Detached		34	MAYNE CREST	CHELMSFORD	CM1 6UB
17/07/2019	£340,000	Semi-detached		44	MAYNE CREST	CHELMSFORD	CM1 6UB
30/11/2018	£472,000	Detached		15	BRIARSWOOD	CHELMSFORD	CM1 6UH
17/08/2018	£537,000	Detached		37	BRIARSWOOD	CHELMSFORD	CM1 6UH
27/09/2019	£350,000	Semi-detached		11	WESTERDALE	CHELMSFORD	CM1 6UN
31/08/2018	£375,000	Terraced		15	NORTH DELL	CHELMSFORD	CM1 6UP
28/10/2019	£300,000	Semi-detached		2	GAIGER CLOSE	CHELMSFORD	CM1 6UR
07/03/2019	£353,000	Semi-detached		10	GAIGER CLOSE	CHELMSFORD	CM1 6UR
31/05/2018	£340,000	Semi-detached		12	GAIGER CLOSE	CHELMSFORD	CM1 6UR
19/11/2018	£395,000	Semi-detached		17	BELMONT CLOSE	CHELMSFORD	CM1 6UT
28/09/2018	£360,500	Semi-detached		9	WALKERS CLOSE	CHELMSFORD	CM1 6UW
03/05/2019	£370,000	Semi-detached		69	PADDOCK DRIVE	CHELMSFORD	CM1 6UX
07/12/2018	£193,250	Semi-detached		19	CARRIAGE DRIVE	CHELMSFORD	CM1 6UY
27/06/2018	£389,995	Detached		55	CARRIAGE DRIVE	CHELMSFORD	CM1 6UY
29/05/2018	£400,000	Detached		55	CARRIAGE DRIVE	CHELMSFORD	CM1 6UY
15/03/2019	£287,500	Semi-detached		22	DAFFODIL WAY	CHELMSFORD	CM1 6XB
28/06/2019	£278,000	Terraced		36	DAFFODIL WAY	CHELMSFORD	CM1 6XB
15/07/2019	£375,000	Terraced		47	DAFFODIL WAY	CHELMSFORD	CM1 6XB
20/06/2018	£163,000	Flat		30	SNOWDROP CLOSE	CHELMSFORD	CM1 6XD
28/01/2019	£308,500	Semi-detached		53	DAFFODIL WAY	CHELMSFORD	CM1 6XE
05/10/2018	£190,000	Flat		12	VIOLET CLOSE	CHELMSFORD	CM1 6XG
20/06/2018	£300,000	Terraced		15	VIOLET CLOSE	CHELMSFORD	CM1 6XG
28/11/2018	£315,000	Terraced		36	VIOLET CLOSE	CHELMSFORD	CM1 6XG
28/09/2018	£185,000	Flat		107	CROCUS WAY	CHELMSFORD	CM1 6XH
11/07/2018	£247,000	Semi-detached		108	CROCUS WAY	CHELMSFORD	CM1 6XH
04/09/2018	£180,000	Flat		115	CROCUS WAY	CHELMSFORD	CM1 6XH
31/07/2018	£248,250	Terraced		5	JASMINE CLOSE	CHELMSFORD	CM1 6XL
24/05/2019	£317,000	Terraced		10	JASMINE CLOSE	CHELMSFORD	CM1 6XL
06/04/2018	£180,000	Flat		31	CROCUS WAY	CHELMSFORD	CM1 6XP
30/09/2019	£273,500	Semi-detached		4	HYACINTH COURT	CHELMSFORD	CM1 6XQ
16/07/2018	£280,000	Terraced		7	HYACINTH COURT	CHELMSFORD	CM1 6XQ
03/04/2018	£290,000	Terraced		6	CARNATION CLOSE	CHELMSFORD	CM1 6XR
10/07/2019	£270,000	Terraced		8	CARNATION CLOSE	CHELMSFORD	CM1 6XR
29/10/2018	£315,000	Terraced		11	CARNATION CLOSE	CHELMSFORD	CM1 6XR
24/07/2019	£278,000	Terraced		13	CARNATION CLOSE	CHELMSFORD	CM1 6XR
26/09/2018	£280,000	Semi-detached		13	IRIS CLOSE	CHELMSFORD	CM1 6XS
28/02/2019	£274,000	Terraced		20	HONEYSUCKLE PATH	CHELMSFORD	CM1 6XT
13/08/2018	£292,000	Terraced		25	CORNFLOWER DRIVE	CHELMSFORD	CM1 6XY
09/05/2019	£143,500	Flat		49	CORNFLOWER DRIVE	CHELMSFORD	CM1 6XZ
17/08/2018	£145,000	Flat		55	CORNFLOWER DRIVE	CHELMSFORD	CM1 6XZ
20/09/2019	£180,000	Flat		137	CORNFLOWER DRIVE	CHELMSFORD	CM1 6XZ
05/10/2018	£215,000	Terraced		12	POPPY GREEN	CHELMSFORD	CM1 6YD
20/11/2018	£370,000	Terraced		4	LOBELIA CLOSE	CHELMSFORD	CM1 6YE
29/03/2019	£284,000	Terraced		2	DAHLIA CLOSE	CHELMSFORD	CM1 6YG
08/02/2019	£318,000	Semi-detached		13	DAHLIA CLOSE	CHELMSFORD	CM1 6YG
30/04/2018	£140,000	Flat		18	AZALEA COURT	CHELMSFORD	CM1 6YL
01/08/2019	£185,000	Flat		19	AZALEA COURT	CHELMSFORD	CM1 6YL
12/07/2018	£150,000	Flat		20	AZALEA COURT	CHELMSFORD	CM1 6YL

12/07/2019	£153,000	Flat		21	AZALEA COURT		CHELMSFORD	CM1 6YL
31/07/2019	£178,000	Flat		29	AZALEA COURT		CHELMSFORD	CM1 6YL
06/07/2018	£160,000	Flat		33	AZALEA COURT		CHELMSFORD	CM1 6YL
31/10/2018	£273,000	Semi-detached		3	LILY CLOSE		CHELMSFORD	CM1 6YN
22/03/2019	£370,000	Detached		11	LILY CLOSE		CHELMSFORD	CM1 6YN
20/06/2018	£390,000	Detached		23	LILY CLOSE		CHELMSFORD	CM1 6YN
07/09/2018	£325,000	Terraced		47	LILY CLOSE		CHELMSFORD	CM1 6YN
25/05/2018	£340,000	Semi-detached		51	LILY CLOSE		CHELMSFORD	CM1 6YN
15/03/2019	£370,000	Detached		6	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP
14/06/2019	£275,000	Semi-detached	9A		PETUNIA CRESCENT		CHELMSFORD	CM1 6YP
07/10/2019	£270,000	Semi-detached		25	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP
19/12/2018	£165,000	Flat		52	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP
26/06/2019	£232,650	Terraced		81	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR
26/10/2018	£297,500	Semi-detached		95	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR
11/10/2019	£400,000	Detached		96	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR
09/08/2018	£297,000	Terraced		97	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR
08/02/2019	£320,000	Semi-detached		5	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS
18/06/2018	£245,000	Semi-detached		5	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS
29/06/2018	£190,000	Terraced		16	FOREFIELD GREEN		CHELMSFORD	CM1 6YU
23/11/2018	£331,500	Terraced		21	FOREFIELD GREEN		CHELMSFORD	CM1 6YU
28/02/2019	£295,000	Terraced		10	SUNFLOWER CLOSE		CHELMSFORD	CM1 6YW
17/08/2018	£380,000	Terraced		9	STABLECROFT		CHELMSFORD	CM1 6YX
30/05/2019	£330,500	Terraced		39	STABLECROFT		CHELMSFORD	CM1 6YX
04/09/2019	£345,000	Semi-detached		60	STABLECROFT		CHELMSFORD	CM1 6YX
02/04/2019	£290,000	Semi-detached		132	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG
13/09/2018	£360,000	Semi-detached		160	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG
09/05/2019	£630,000	Detached		1	BEAUCHAMPS CLOSE		CHELMSFORD	CM1 6ZP
29/08/2019	£187,000	Terraced		88	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AA
19/04/2018	£250,000	Terraced		2	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB
16/05/2019	£200,000	Terraced		3	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB
25/01/2019	£248,500	Terraced		5	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB
21/06/2019	£637,500	Terraced		18	POST OFFICE ROAD	BROOMFIELD	CHELMSFORD	CM1 7AD
12/07/2019	£920,000	Detached		25	POST OFFICE ROAD	BROOMFIELD	CHELMSFORD	CM1 7AD
11/10/2019	£345,000	Semi-detached		20	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN
25/10/2018	£700,000	Detached		132	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AQ
03/05/2018	£295,000	Terraced		24	RIDLEY ROAD		CHELMSFORD	CM1 7AR
01/03/2019	£540,000	Detached	48A		RIDLEY ROAD		CHELMSFORD	CM1 7AR
29/10/2018	£395,000	Semi-detached		317	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AX
05/09/2019	£380,000	Semi-detached		3	JULIAN CLOSE		CHELMSFORD	CM1 7AZ
25/05/2018	£417,500	Detached		337	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BB
14/12/2018	£405,000	Detached		9	BUTLERS CLOSE		CHELMSFORD	CM1 7BE
28/06/2019	£545,000	Detached		11	BUTLERS CLOSE		CHELMSFORD	CM1 7BE
24/04/2019	£325,000	Semi-detached		24	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
12/04/2019	£360,000	Detached		26	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
15/02/2019	£322,500	Semi-detached		41	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
18/06/2019	£327,000	Semi-detached		77	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
31/01/2019	£355,000	Semi-detached		77	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG
13/09/2019	£420,000	Semi-detached		9	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BH
28/10/2019	£362,500	Semi-detached		47	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BH
24/04/2019	£363,000	Semi-detached		49	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BH
11/12/2018	£218,000	Flat		8	CRICKETERS CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BL
04/07/2019	£380,000	Semi-detached		11	MILL LANE	BROOMFIELD	CHELMSFORD	CM1 7BQ
07/02/2019	£490,000	Detached		27	MILL LANE	BROOMFIELD	CHELMSFORD	CM1 7BQ
06/09/2018	£1,200,000	Detached	GRYFFINDOR HOUSE		GUTTERS LANE	BROOMFIELD	CHELMSFORD	CM1 7BT
22/02/2019	£218,000	Flat	43A		MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU
23/07/2018	£335,000	Detached		53	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU
09/08/2019	£315,000	Semi-detached		23	HEATHFIELD ROAD		CHELMSFORD	CM1 7BZ

10/09/2018	£452,000	Semi-detached		2	MORAN AVENUE		CHELMSFORD	CM1 7DB
25/02/2019	£360,000	Detached		28	HEARSALL AVENUE		CHELMSFORD	CM1 7DD
15/02/2019	£410,000	Semi-detached		1	CAPEL CLOSE		CHELMSFORD	CM1 7DE
23/08/2019	£355,000	Semi-detached		20	COOMBE RISE	BROOMFIELD	CHELMSFORD	CM1 7DG
15/11/2018	£325,000	Terraced		129	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DJ
09/08/2018	£500,000	Detached		14	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN
26/10/2018	£455,000	Detached		18	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN
15/08/2019	£460,000	Detached		28	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN
23/05/2019	£475,000	Semi-detached		93	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DQ
31/07/2018	£337,000	Semi-detached		34	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DR
08/04/2019	£630,000	Detached		55	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DR
20/07/2018	£335,035	Semi-detached		57	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DR
26/07/2019	£1,350,000	Detached			SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS
22/02/2019	£1,790,000	Detached			PARSONAGE HOUSE	BROOMFIELD	CHELMSFORD	CM1 7DS
09/01/2019	£710,000	Detached			THE OLD GOOSE YARD	BROOMFIELD	CHELMSFORD	CM1 7DS
20/09/2019	£700,000	Detached		76	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS
23/10/2018	£880,000	Detached			78A	BROOMFIELD	CHELMSFORD	CM1 7DS
09/11/2018	£475,000	Detached		16	GOULTON ROAD		CHELMSFORD	CM1 7DW
17/08/2018	£450,000	Semi-detached		62	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX
12/08/2019	£327,500	Semi-detached		3	VELLACOTTS		CHELMSFORD	CM1 7EA
10/05/2018	£300,000	Detached		9	VELLACOTTS		CHELMSFORD	CM1 7EA
25/01/2019	£295,000	Terraced		11	VELLACOTTS		CHELMSFORD	CM1 7EA
05/04/2019	£225,000	Terraced		41	VELLACOTTS		CHELMSFORD	CM1 7EA
19/09/2019	£337,000	Terraced		12	VELLACOTTS		CHELMSFORD	CM1 7EB
13/09/2018	£540,000	Detached		46	VELLACOTTS		CHELMSFORD	CM1 7EB
28/06/2018	£370,000	Semi-detached		1	ROLAND CLOSE	BROOMFIELD	CHELMSFORD	CM1 7ED
05/09/2019	£335,000	Terraced		31	ROLAND CLOSE	BROOMFIELD	CHELMSFORD	CM1 7ED
14/11/2018	£338,000	Semi-detached		401	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ
05/10/2018	£975,000	Detached			WINDERMERE	BROOMFIELD	CHELMSFORD	CM1 7EL
26/11/2018	£340,000	Flat		9	LITTLE ORCHARDS	BROOMFIELD	CHELMSFORD	CM1 7EP
04/03/2019	£315,000	Semi-detached		21	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU
30/04/2018	£320,000	Semi-detached		23	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU
29/03/2019	£325,000	Semi-detached		25	WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU
29/11/2018	£260,000	Semi-detached		38	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7EZ
24/04/2019	£200,000	Terraced		42	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7EZ
20/08/2018	£300,000	Terraced		9	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD
29/10/2018	£255,000	Terraced		16	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD
27/09/2018	£339,995	Semi-detached		10	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL
15/02/2019	£407,500	Detached		18	HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL
05/10/2018	£594,995	Detached		1	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN
22/10/2018	£499,995	Detached		3	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN
26/09/2018	£499,995	Detached		5	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN
31/07/2019	£459,995	Detached		2	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FP
21/09/2018	£460,000	Semi-detached		5	LITTLE DUMPLINGS	BROOMFIELD	CHELMSFORD	CM1 7FT
19/12/2018	£207,500	Flat		13	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW
14/12/2018	£222,500	Flat		15	ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW
16/05/2019	£315,000	Terraced		9	BROOMHALL CLOSE		CHELMSFORD	CM1 7HD
31/08/2018	£400,000	Semi-detached		28	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE
26/10/2018	£565,000	Detached		16	MANDEVILLE WAY	BROOMFIELD	CHELMSFORD	CM1 7HN
22/05/2019	£417,000	Detached		30	MANDEVILLE WAY	BROOMFIELD	CHELMSFORD	CM1 7HN
10/08/2018	£467,000	Detached		33	MANDEVILLE WAY	BROOMFIELD	CHELMSFORD	CM1 7HN
09/05/2019	£580,000	Detached		14	SPRINGFIELD GREEN		CHELMSFORD	CM1 7HR
11/01/2019	£587,800	Detached		9	ALL SAINTS CLOSE		CHELMSFORD	CM1 7HT
09/09/2019	£695,000	Detached		2	AYLETTS	BROOMFIELD	CHELMSFORD	CM1 7LE
23/09/2019	£447,000	Detached		16	SHERBORNE ROAD		CHELMSFORD	CM1 7NT
27/09/2018	£375,000	Semi-detached		24	SHERBORNE ROAD		CHELMSFORD	CM1 7NU
25/06/2018	£350,000	Semi-detached		25	SHERBORNE ROAD		CHELMSFORD	CM1 7NU

14/09/2018	£575,000	Detached		69	TORQUAY ROAD	CHELMSFORD	CM1 7NX
22/10/2018	£520,000	Detached		72	TORQUAY ROAD	CHELMSFORD	CM1 7NX
05/11/2018	£407,500	Semi-detached		11	ALDEBURGH WAY	CHELMSFORD	CM1 7PB
26/09/2019	£470,000	Detached		3	HUMBER ROAD	CHELMSFORD	CM1 7PE
27/11/2018	£540,000	Detached		41	HUMBER ROAD	CHELMSFORD	CM1 7PE
01/04/2019	£500,000	Detached		36	HUMBER ROAD	CHELMSFORD	CM1 7PF
12/12/2018	£529,000	Detached		103	HUMBER ROAD	CHELMSFORD	CM1 7PG
14/09/2018	£207,000	Flat	12	BIRK BECK	WAVENEY DRIVE	CHELMSFORD	CM1 7PJ
18/05/2018	£105,000	Flat	15	BIRK BECK	WAVENEY DRIVE	CHELMSFORD	CM1 7PJ
29/06/2018	£190,000	Flat		1	WEAR DRIVE	CHELMSFORD	CM1 7PT
02/07/2019	£195,000	Flat		33	WEAR DRIVE	CHELMSFORD	CM1 7PT
29/04/2019	£305,000	Terraced		22	WAVENEY DRIVE	CHELMSFORD	CM1 7PY
11/01/2019	£342,500	Terraced		30	WAVENEY DRIVE	CHELMSFORD	CM1 7PY
31/05/2019	£190,000	Flat		81	WAVENEY DRIVE	CHELMSFORD	CM1 7PZ
15/04/2019	£340,000	Semi-detached		94	WAVENEY DRIVE	CHELMSFORD	CM1 7QA
07/11/2018	£300,000	Semi-detached		103	WAVENEY DRIVE	CHELMSFORD	CM1 7QA
09/07/2018	£330,000	Terraced		132	WAVENEY DRIVE	CHELMSFORD	CM1 7QB
11/05/2018	£325,000	Semi-detached		145	WAVENEY DRIVE	CHELMSFORD	CM1 7QB
28/03/2019	£322,000	Terraced		148	WAVENEY DRIVE	CHELMSFORD	CM1 7QB
19/03/2019	£325,000	Semi-detached		159	WAVENEY DRIVE	CHELMSFORD	CM1 7QD
15/08/2019	£357,000	Semi-detached		177	WAVENEY DRIVE	CHELMSFORD	CM1 7QD
03/05/2019	£213,000	Flat		185	WAVENEY DRIVE	CHELMSFORD	CM1 7QD
26/07/2019	£317,000	Terraced		6	WINDRUSH DRIVE	CHELMSFORD	CM1 7QF
02/07/2019	£320,000	Terraced		67	MEON CLOSE	CHELMSFORD	CM1 7QG
01/04/2019	£355,000	Semi-detached		15	TEES ROAD	CHELMSFORD	CM1 7QH
14/12/2018	£335,000	Terraced		18	TEES ROAD	CHELMSFORD	CM1 7QH
28/09/2018	£200,000	Flat		5	BLACKWATER CLOSE	CHELMSFORD	CM1 7QJ
21/08/2018	£375,000	Semi-detached		21	BLACKWATER CLOSE	CHELMSFORD	CM1 7QJ
21/09/2018	£225,000	Flat		29	TAMAR RISE	CHELMSFORD	CM1 7QL
27/09/2018	£185,000	Flat		79	TAMAR RISE	CHELMSFORD	CM1 7QL
07/10/2019	£205,000	Terraced		10	TAMAR RISE	CHELMSFORD	CM1 7QN
28/05/2019	£200,000	Flat		26	TAMAR RISE	CHELMSFORD	CM1 7QN
11/12/2018	£202,500	Flat		40	TAMAR RISE	CHELMSFORD	CM1 7QN
04/07/2018	£322,000	Semi-detached		88	TAMAR RISE	CHELMSFORD	CM1 7QN
05/04/2019	£308,000	Semi-detached		48	MEON CLOSE	CHELMSFORD	CM1 7QQ
10/04/2018	£335,000	Semi-detached		62	MEON CLOSE	CHELMSFORD	CM1 7QQ
20/04/2018	£336,000	Semi-detached		78	MEON CLOSE	CHELMSFORD	CM1 7QQ
24/10/2018	£340,000	Semi-detached		13	BOYNE DRIVE	CHELMSFORD	CM1 7QW
07/10/2019	£293,500	Semi-detached		15	BOYNE DRIVE	CHELMSFORD	CM1 7QW
09/08/2019	£300,000	Semi-detached		24	BOYNE DRIVE	CHELMSFORD	CM1 7QW
01/07/2019	£357,000	Terraced		16	CHINERY CLOSE	CHELMSFORD	CM1 7QY
18/05/2018	£355,000	Terraced		257	SPRINGFIELD ROAD	CHELMSFORD	CM1 7RA
05/10/2018	£470,000	Terraced		267	SPRINGFIELD ROAD	CHELMSFORD	CM1 7RA
27/11/2018	£455,000	Terraced		24	PERRY HILL	CHELMSFORD	CM1 7RD
16/11/2018	£450,000	Detached		1	LLEWELLYN CLOSE	CHELMSFORD	CM1 7RE
21/02/2019	£523,000	Detached		5	LLEWELLYN CLOSE	CHELMSFORD	CM1 7RE
11/05/2018	£250,000	Terraced		6	ARBOUR LANE	CHELMSFORD	CM1 7RG
25/10/2019	£313,000	Terraced		11	ARBOUR LANE	CHELMSFORD	CM1 7RG
26/09/2018	£303,000	Terraced		23	ARBOUR LANE	CHELMSFORD	CM1 7RG
21/03/2019	£317,500	Terraced		22	PARKLANDS DRIVE	CHELMSFORD	CM1 7RJ
02/08/2018	£312,500	Terraced		80	ARBOUR LANE	CHELMSFORD	CM1 7RL
24/08/2018	£465,000	Detached		102	ARBOUR LANE	CHELMSFORD	CM1 7RL
01/05/2018	£325,000	Semi-detached		2	HILLARY CLOSE	CHELMSFORD	CM1 7RP
13/06/2019	£335,000	Semi-detached		6	HILLARY CLOSE	CHELMSFORD	CM1 7RP
02/05/2019	£306,500	Semi-detached		37	HILLARY CLOSE	CHELMSFORD	CM1 7RP
05/07/2019	£260,000	Terraced		26	HILLARY CLOSE	CHELMSFORD	CM1 7RR
03/05/2019	£276,000	Semi-detached		29	HILLARY CLOSE	CHELMSFORD	CM1 7RR

16/07/2019	£275,000	Semi-detached		32	HILLARY CLOSE		CHELMSFORD	CM1 7RR
22/08/2018	£380,000	Semi-detached		1	HILL VIEW ROAD		CHELMSFORD	CM1 7RS
28/02/2019	£375,000	Semi-detached		65	HILL VIEW ROAD		CHELMSFORD	CM1 7RS
18/01/2019	£347,000	Semi-detached		24	HILL VIEW ROAD		CHELMSFORD	CM1 7RX
05/09/2019	£345,000	Semi-detached		26	HILL VIEW ROAD		CHELMSFORD	CM1 7RX
25/04/2018	£320,000	Semi-detached		44	HILL VIEW ROAD		CHELMSFORD	CM1 7RX
06/09/2019	£485,000	Semi-detached		66	HILL VIEW ROAD		CHELMSFORD	CM1 7RX
06/08/2018	£485,000	Detached		38	CHICHESTER DRIVE		CHELMSFORD	CM1 7RY
11/12/2018	£640,000	Detached		86	CHICHESTER DRIVE		CHELMSFORD	CM1 7RY
14/12/2018	£420,000	Semi-detached		93	ARBOUR LANE		CHELMSFORD	CM1 7SB
13/07/2018	£417,500	Semi-detached		105	ARBOUR LANE		CHELMSFORD	CM1 7SB
26/04/2019	£334,500	Semi-detached		111	ARBOUR LANE		CHELMSFORD	CM1 7SB
09/07/2018	£340,000	Semi-detached		154	ARBOUR LANE		CHELMSFORD	CM1 7SD
06/09/2019	£280,000	Semi-detached		1	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SF
28/09/2018	£269,000	Semi-detached		18	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SG
26/04/2019	£265,000	Terraced		20	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SG
17/09/2019	£1,250,000	Detached			BROAD OAKS		CHELMSFORD	CM1 7SJ
27/09/2019	£1,025,000	Detached		3	GREEN CLOSE		CHELMSFORD	CM1 7SL
05/07/2018	£640,000	Detached		15	GREEN CLOSE		CHELMSFORD	CM1 7SL
03/05/2018	£302,500	Semi-detached		5	TURKEY OAKS		CHELMSFORD	CM1 7SR
26/04/2019	£295,000	Semi-detached		6	TURKEY OAKS		CHELMSFORD	CM1 7SR
28/09/2018	£378,000	Detached		10	MATFIELD CLOSE		CHELMSFORD	CM1 7TP
21/08/2018	£522,000	Detached		12	MATFIELD CLOSE		CHELMSFORD	CM1 7TP
02/11/2018	£345,000	Terraced	22		OLD COURT		CHELMSFORD	CM1 7UF
02/10/2019	£525,000	Detached		3	WHITEMEAD	BROOMFIELD	CHELMSFORD	CM1 7YB
09/08/2018	£500,000	Detached		5	WHITEMEAD	BROOMFIELD	CHELMSFORD	CM1 7YB
17/12/2018	£450,000	Terraced		157	NEW LONDON ROAD		CHELMSFORD	CM2 0AA
19/10/2018	£870,200	Detached		7	SOUTHBOROUGH ROAD		CHELMSFORD	CM2 0AG
23/04/2018	£217,500	Flat		17	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS
05/10/2018	£366,000	Terraced		54	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AT
24/05/2018	£315,000	Terraced		59	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
08/03/2019	£290,000	Terraced		71	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
27/07/2018	£301,000	Terraced		72	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
16/08/2019	£287,500	Terraced		81	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
26/04/2019	£318,500	Terraced		83	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
11/12/2018	£345,000	Terraced		85	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
20/04/2018	£299,995	Terraced		88	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU
20/04/2018	£295,000	Terraced		182	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY
10/09/2018	£194,000	Flat		38	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ
12/10/2018	£265,000	Flat		55	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ
05/07/2019	£240,000	Flat		62	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ
13/11/2018	£390,000	Terraced		76	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
26/07/2019	£400,000	Semi-detached		79	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
31/07/2019	£415,000	Semi-detached		83	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
20/09/2019	£335,000	Semi-detached		108	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
12/10/2018	£465,000	Semi-detached		140	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA
09/04/2018	£326,000	Terraced		148	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB
13/09/2018	£330,000	Terraced		156	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB
26/04/2018	£395,000	Semi-detached		168	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB
04/06/2018	£290,000	Terraced		4	BELLE VUE		CHELMSFORD	CM2 0BD
30/11/2018	£279,000	Terraced		7	BELLE VUE		CHELMSFORD	CM2 0BD
29/03/2019	£153,000	Flat		69	BRADFORD STREET		CHELMSFORD	CM2 0BG
01/03/2019	£158,000	Flat		81	BRADFORD STREET		CHELMSFORD	CM2 0BG
24/05/2018	£185,000	Flat		11	HAIG COURT		CHELMSFORD	CM2 0BH
19/10/2018	£202,000	Flat		13	HAIG COURT		CHELMSFORD	CM2 0BH
05/12/2018	£202,000	Flat		28	HAIG COURT		CHELMSFORD	CM2 0BH
20/09/2019	£168,000	Flat		31	HAIG COURT		CHELMSFORD	CM2 0BH

18/05/2018	£180,000	Terraced			40	HAIG COURT		CHELMSFORD	CM2 0BH
08/02/2019	£205,000	Flat			46	HAIG COURT		CHELMSFORD	CM2 0BH
22/03/2019	£180,000	Flat			52	HAIG COURT		CHELMSFORD	CM2 0BH
18/01/2019	£415,000	Terraced			3	CHERRY GARDEN LANE		CHELMSFORD	CM2 0BL
07/06/2019	£400,000	Terraced			5	CHERRY GARDEN LANE		CHELMSFORD	CM2 0BL
07/06/2019	£390,000	Terraced			5	CHERRY GARDEN LANE		CHELMSFORD	CM2 0BL
30/09/2019	£535,000	Semi-detached			7	CHERRY GARDEN LANE		CHELMSFORD	CM2 0BL
08/06/2018	£140,000	Flat			4	UPPER CHASE		CHELMSFORD	CM2 0BN
12/07/2019	£233,600	Flat			7	UPPER CHASE		CHELMSFORD	CM2 0BN
11/01/2019	£122,500	Flat			8	UPPER CHASE		CHELMSFORD	CM2 0BN
27/03/2019	£92,750	Flat			12	UPPER CHASE		CHELMSFORD	CM2 0BN
08/02/2019	£97,000	Flat			20	UPPER CHASE		CHELMSFORD	CM2 0BN
14/08/2019	£250,000	Flat			22	UPPER CHASE		CHELMSFORD	CM2 0BN
25/10/2018	£238,000	Flat			50	UPPER CHASE		CHELMSFORD	CM2 0BN
31/08/2018	£243,500	Flat			58	UPPER CHASE		CHELMSFORD	CM2 0BN
11/01/2019	£173,000	Flat	FLAT 10	BELVEDERE COURT		UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BT
02/08/2019	£150,000	Flat			19	PERRIN PLACE		CHELMSFORD	CM2 0BU
29/10/2018	£110,000	Flat			27	PERRIN PLACE		CHELMSFORD	CM2 0BU
28/09/2018	£117,000	Flat			30	PERRIN PLACE		CHELMSFORD	CM2 0BU
05/04/2019	£220,000	Flat	FLAT 1		39	BADDOW ROAD		CHELMSFORD	CM2 0DA
14/06/2018	£249,950	Flat	FLAT 2		39	BADDOW ROAD		CHELMSFORD	CM2 0DA
28/09/2018	£250,000	Flat	FLAT 3		39	BADDOW ROAD		CHELMSFORD	CM2 0DA
15/05/2018	£205,000	Flat	FLAT 2		41	BADDOW ROAD		CHELMSFORD	CM2 0DP
07/09/2018	£412,500	Semi-detached			65	MILDMAY ROAD		CHELMSFORD	CM2 0DR
11/06/2018	£632,000	Detached			73	MILDMAY ROAD		CHELMSFORD	CM2 0DR
29/05/2019	£515,000	Semi-detached			89	MILDMAY ROAD		CHELMSFORD	CM2 0DR
13/04/2018	£367,000	Terraced			109	MILDMAY ROAD		CHELMSFORD	CM2 0DS
16/10/2018	£605,000	Semi-detached			111	MILDMAY ROAD		CHELMSFORD	CM2 0DS
13/07/2018	£360,000	Terraced			62	MILDMAY ROAD		CHELMSFORD	CM2 0DZ
31/05/2018	£100,000	Flat		74B		MILDMAY ROAD		CHELMSFORD	CM2 0DZ
27/09/2019	£238,500	Flat		132A		MILDMAY ROAD		CHELMSFORD	CM2 0EB
22/08/2018	£350,000	Terraced			23	ROCHFORD ROAD		CHELMSFORD	CM2 0EG
27/04/2018	£425,000	Terraced			51	GOLDLAY ROAD		CHELMSFORD	CM2 0EL
09/05/2019	£425,000	Terraced			8	MANOR ROAD		CHELMSFORD	CM2 0ER
24/08/2018	£550,000	Terraced			74	MANOR ROAD		CHELMSFORD	CM2 0ER
22/08/2019	£347,500	Semi-detached			76	MANOR ROAD		CHELMSFORD	CM2 0ER
01/06/2018	£310,000	Terraced			7	PARKER ROAD		CHELMSFORD	CM2 0ES
28/09/2018	£340,000	Terraced			11	PARKER ROAD		CHELMSFORD	CM2 0ES
02/08/2019	£314,000	Terraced			18	PARKER ROAD		CHELMSFORD	CM2 0ES
07/10/2019	£352,500	Terraced			23	HAMLET ROAD		CHELMSFORD	CM2 0EU
19/10/2018	£425,000	Semi-detached			3	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX
30/05/2019	£540,000	Terraced			10	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX
10/12/2018	£540,000	Semi-detached			28	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX
13/04/2018	£650,000	Semi-detached			31	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX
01/07/2019	£320,000	Terraced			16	GROVE ROAD		CHELMSFORD	CM2 0EY
14/12/2018	£755,000	Detached			28	GROVE ROAD		CHELMSFORD	CM2 0EY
07/11/2018	£137,500	Flat	14	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
22/03/2019	£230,000	Flat	17	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
28/06/2018	£235,000	Flat	38	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
11/05/2018	£265,000	Flat	44	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
31/08/2018	£315,000	Flat	62	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
20/04/2018	£300,000	Flat	67	CENTURY TOWER		SHIRE GATE		CHELMSFORD	CM2 0FQ
19/08/2019	£75,000	Flat			108	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
20/08/2018	£197,500	Flat			134	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
08/05/2019	£241,000	Flat			138	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
11/12/2018	£245,000	Flat			138	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
18/07/2019	£245,000	Flat			166	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR

11/12/2018	£212,524	Flat			204	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
16/09/2019	£225,000	Flat			214	LYNMOUTH AVENUE		CHELMSFORD	CM2 0FR
20/06/2018	£310,000	Flat	21	BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS
12/02/2019	£245,000	Flat	24	BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS
08/08/2018	£440,000	Detached			6	HONYWOOD GARDENS		CHELMSFORD	CM2 0GB
21/11/2018	£295,000	Terraced			10	DEVON MEWS		CHELMSFORD	CM2 0GD
24/06/2019	£320,000	Terraced			37	ROMAN ROAD		CHELMSFORD	CM2 0HA
28/06/2019	£297,750	Terraced			5	ORCHARD STREET		CHELMSFORD	CM2 0HD
29/08/2018	£178,000	Flat			20	ORCHARD STREET		CHELMSFORD	CM2 0HD
22/02/2019	£252,500	Terraced			76	MOULSHAM STREET		CHELMSFORD	CM2 0JD
05/09/2019	£265,000	Semi-detached			77	MOULSHAM STREET		CHELMSFORD	CM2 0JD
22/08/2019	£156,200	Flat		92B		MOULSHAM STREET		CHELMSFORD	CM2 0JF
16/04/2018	£465,000	Detached			103	MOULSHAM STREET		CHELMSFORD	CM2 0JG
07/09/2018	£290,000	Flat	FLAT B	104A		MOULSHAM STREET		CHELMSFORD	CM2 0JG
06/03/2019	£328,000	Terraced			4	ELM ROAD		CHELMSFORD	CM2 0JL
13/07/2018	£367,000	Semi-detached			106	MOULSHAM STREET		CHELMSFORD	CM2 0JN
21/06/2019	£315,000	Terraced			14	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR
21/06/2018	£348,000	Terraced			21	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR
30/08/2019	£307,000	Terraced			4	QUEEN STREET		CHELMSFORD	CM2 0JS
18/09/2018	£382,500	Terraced			140	MOULSHAM STREET		CHELMSFORD	CM2 0JT
19/12/2018	£380,000	Terraced	11	KING CHARLES COURT, 144		MOULSHAM STREET		CHELMSFORD	CM2 0JT
30/04/2018	£308,600	Terraced			4	ANCHOR STREET		CHELMSFORD	CM2 0JY
18/01/2019	£440,000	Semi-detached			17	ANCHOR STREET		CHELMSFORD	CM2 0JY
28/02/2019	£450,000	Flat			59	NEW LONDON ROAD		CHELMSFORD	CM2 0ND
01/10/2018	£300,000	Flat			1	FALCONS MEAD		CHELMSFORD	CM2 0NN
18/04/2018	£440,000	Detached			2	FALCONS MEAD		CHELMSFORD	CM2 0NN
18/05/2018	£440,000	Terraced			10	FALCONS MEAD		CHELMSFORD	CM2 0NN
23/07/2018	£300,000	Flat			13	FALCONS MEAD		CHELMSFORD	CM2 0NN
01/06/2018	£245,000	Flat			10	CREANCE COURT		CHELMSFORD	CM2 0NP
10/12/2018	£250,000	Flat			13	CREANCE COURT		CHELMSFORD	CM2 0NP
24/09/2018	£242,000	Flat			24	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB
14/12/2018	£300,000	Flat			1	COUNTY PLACE		CHELMSFORD	CM2 0RF
05/06/2018	£310,000	Flat			29	COUNTY PLACE		CHELMSFORD	CM2 0RF
24/07/2019	£310,000	Flat			35	COUNTY PLACE		CHELMSFORD	CM2 0RF
27/07/2018	£275,000	Flat			9	HAYES CLOSE		CHELMSFORD	CM2 0RN
09/11/2018	£280,000	Flat			10	HAYES CLOSE		CHELMSFORD	CM2 0RN
13/09/2019	£302,500	Terraced			14	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR
07/02/2019	£255,000	Flat			105	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR
02/04/2019	£225,000	Flat			110	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR
05/07/2019	£290,000	Flat			116	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR
20/09/2019	£319,000	Terraced			1	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
12/07/2018	£338,000	Semi-detached			10	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
01/02/2019	£310,000	Terraced			12	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
14/08/2019	£350,000	Terraced			20	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
10/10/2019	£270,000	Terraced			22	WOLSELEY ROAD		CHELMSFORD	CM2 0RS
06/12/2018	£318,000	Semi-detached			9	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RT
27/09/2018	£246,000	Flat			201	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU
29/07/2019	£215,000	Flat			225	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU
25/10/2019	£317,500	Flat	FLAT 34	CALLOW COURT		SEYMOUR STREET		CHELMSFORD	CM2 0RW
05/10/2018	£310,000	Flat	FLAT 45	CALLOW COURT		SEYMOUR STREET		CHELMSFORD	CM2 0RW
28/09/2018	£235,000	Flat			31	SEYMOUR STREET		CHELMSFORD	CM2 0RX
17/04/2019	£569,500	Detached			2	MOULSHAM CHASE		CHELMSFORD	CM2 0TA
18/09/2018	£669,500	Detached			11	MOULSHAM CHASE		CHELMSFORD	CM2 0TB
17/07/2018	£375,000	Semi-detached			3	FRASER CLOSE		CHELMSFORD	CM2 0TD
03/08/2018	£345,000	Semi-detached			23	FRASER CLOSE		CHELMSFORD	CM2 0TD
20/04/2018	£335,000	Detached			27	FRASER CLOSE		CHELMSFORD	CM2 0TD
26/04/2019	£337,500	Semi-detached			33	FRASER CLOSE		CHELMSFORD	CM2 0TD

12/08/2019	£327,000	Terraced			3	LADY LANE		CHELMSFORD	CM2 0TF
30/09/2019	£380,000	Terraced			13	LADY LANE		CHELMSFORD	CM2 0TF
25/05/2018	£367,000	Semi-detached			24	LADY LANE		CHELMSFORD	CM2 0TG
15/08/2019	£530,000	Detached			26	LADY LANE		CHELMSFORD	CM2 0TG
14/10/2019	£458,000	Semi-detached			62	LADY LANE		CHELMSFORD	CM2 0TH
08/08/2019	£375,000	Detached			77	LADY LANE		CHELMSFORD	CM2 0TH
06/07/2018	£300,000	Semi-detached			111	LADY LANE		CHELMSFORD	CM2 0TJ
15/02/2019	£540,000	Semi-detached			21	GOLDLAY AVENUE		CHELMSFORD	CM2 0TL
14/10/2019	£475,000	Semi-detached			30	GOLDLAY AVENUE		CHELMSFORD	CM2 0TN
01/05/2018	£525,000	Semi-detached			6	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP
28/02/2019	£550,000	Semi-detached			31	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP
31/07/2018	£692,500	Detached			40	LADY LANE		CHELMSFORD	CM2 0TQ
24/07/2019	£580,000	Semi-detached			65	LADY LANE		CHELMSFORD	CM2 0TQ
06/07/2018	£350,000	Semi-detached			63	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TR
15/06/2018	£422,500	Semi-detached			1	ROSEBERY ROAD		CHELMSFORD	CM2 0TT
05/09/2019	£560,000	Semi-detached			26	ROSEBERY ROAD		CHELMSFORD	CM2 0TU
05/06/2019	£332,500	Detached			31	ROSEBERY ROAD		CHELMSFORD	CM2 0TU
25/07/2018	£198,000	Flat	FLAT 28	BURWOOD COURT		GOLDLAY AVENUE		CHELMSFORD	CM2 0TW
04/10/2019	£475,000	Semi-detached			92	ST JOHNS ROAD		CHELMSFORD	CM2 0TY
27/06/2018	£397,000	Semi-detached			92	ST JOHNS ROAD		CHELMSFORD	CM2 0TY
18/07/2019	£570,000	Semi-detached			65	ST JOHNS ROAD		CHELMSFORD	CM2 0TZ
22/08/2018	£438,000	Semi-detached			75	ST JOHNS ROAD		CHELMSFORD	CM2 0TZ
28/09/2018	£480,000	Semi-detached			6	ST JOHNS AVENUE		CHELMSFORD	CM2 0UA
09/07/2019	£525,000	Semi-detached			14	ST JOHNS AVENUE		CHELMSFORD	CM2 0UA
06/07/2018	£495,000	Semi-detached			26	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB
07/12/2018	£460,000	Semi-detached			39	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB
15/02/2019	£398,000	Semi-detached			39	BOUVERIE ROAD		CHELMSFORD	CM2 0UE
09/07/2018	£275,000	Flat			5	LYNMOUTH GARDENS		CHELMSFORD	CM2 0UH
26/04/2018	£130,000	Flat			1	ALBION COURT		CHELMSFORD	CM2 0UT
12/10/2018	£165,000	Flat			4	ALBION COURT		CHELMSFORD	CM2 0UT
01/02/2019	£135,000	Flat			50	ALBION COURT		CHELMSFORD	CM2 0UT
11/05/2018	£210,000	Flat			4	GODFREYS MEWS		CHELMSFORD	CM2 0XE
29/08/2018	£200,000	Flat			6	GODFREYS MEWS		CHELMSFORD	CM2 0XE
29/08/2018	£158,000	Flat			18	GODFREYS MEWS		CHELMSFORD	CM2 0XE
18/06/2018	£177,500	Flat			36	GODFREYS MEWS		CHELMSFORD	CM2 0XE
30/11/2018	£159,995	Flat			54	GODFREYS MEWS		CHELMSFORD	CM2 0XE
26/10/2018	£176,500	Flat			74	GODFREYS MEWS		CHELMSFORD	CM2 0XE
28/06/2018	£190,000	Flat			76	GODFREYS MEWS		CHELMSFORD	CM2 0XE
18/10/2018	£148,000	Flat			92	GODFREYS MEWS		CHELMSFORD	CM2 0XE
20/04/2018	£178,000	Flat			114	GODFREYS MEWS		CHELMSFORD	CM2 0XE
02/05/2018	£225,000	Flat			37	GODFREYS MEWS		CHELMSFORD	CM2 0XF
06/09/2019	£212,000	Flat			39	GODFREYS MEWS		CHELMSFORD	CM2 0XF
25/06/2018	£205,000	Flat			121	BRADFORD STREET		CHELMSFORD	CM2 0XU
09/10/2019	£450,000	Semi-detached			87	CHELMER ROAD		CHELMSFORD	CM2 6AA
07/09/2018	£402,000	Semi-detached			93	CHELMER ROAD		CHELMSFORD	CM2 6AA
22/08/2019	£204,000	Flat			100	CHELMER ROAD		CHELMSFORD	CM2 6AB
18/03/2019	£235,000	Flat			108	CHELMER ROAD		CHELMSFORD	CM2 6AB
19/11/2018	£230,000	Flat			112	CHELMER ROAD		CHELMSFORD	CM2 6AB
08/11/2018	£383,000	Detached			124	CHELMER ROAD		CHELMSFORD	CM2 6AB
23/08/2019	£355,000	Semi-detached			128	CHELMER ROAD		CHELMSFORD	CM2 6AB
04/05/2018	£382,500	Detached			7	DUKES LANE		CHELMSFORD	CM2 6AD
21/08/2018	£385,000	Semi-detached			37	TIMSONS LANE		CHELMSFORD	CM2 6AF
10/06/2019	£530,000	Detached			4	TIMSONS LANE		CHELMSFORD	CM2 6AG
24/07/2019	£385,000	Detached			24	PEEL ROAD		CHELMSFORD	CM2 6AH
28/01/2019	£278,500	Semi-detached			29	PEEL ROAD		CHELMSFORD	CM2 6AJ
11/05/2018	£732,000	Semi-detached			417	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AP
09/08/2018	£348,000	Semi-detached			18	PEEL ROAD		CHELMSFORD	CM2 6AQ

13/09/2018	£300,000	Semi-detached		23	PEEL ROAD		CHELMSFORD	CM2 6AQ
24/04/2018	£1,300,000	Detached		268	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AS
12/04/2019	£220,000	Flat		358	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
03/10/2018	£230,000	Flat		372	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
04/01/2019	£225,000	Flat		382	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
25/06/2018	£230,000	Flat		384	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
16/07/2019	£223,000	Flat		386	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
21/08/2018	£235,000	Flat		388	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT
11/05/2018	£200,000	Flat		355	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW
17/08/2018	£170,000	Flat		355A	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW
23/10/2018	£235,000	Flat		367A	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW
19/10/2018	£280,000	Terraced		8	OXFORD COURT		CHELMSFORD	CM2 6AX
28/09/2018	£305,000	Terraced		9	OXFORD COURT		CHELMSFORD	CM2 6AX
03/08/2018	£320,000	Terraced		14	OXFORD COURT		CHELMSFORD	CM2 6AX
11/05/2018	£300,000	Terraced		21	OXFORD COURT		CHELMSFORD	CM2 6AX
12/06/2019	£640,000	Detached		10	COPPINS CLOSE		CHELMSFORD	CM2 6AY
06/09/2019	£635,000	Detached		2	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ
13/09/2019	£675,000	Detached		4	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ
24/04/2018	£830,000	Detached		17	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ
25/01/2019	£252,000	Semi-detached		27	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB
05/11/2018	£215,000	Flat		32	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB
21/06/2018	£225,000	Flat		64	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB
19/07/2019	£610,000	Detached		11	REDGATES PLACE		CHELMSFORD	CM2 6BG
20/09/2019	£580,000	Detached		15	REDGATES PLACE		CHELMSFORD	CM2 6BG
11/02/2019	£770,000	Detached		29	REDGATES PLACE		CHELMSFORD	CM2 6BG
13/07/2018	£250,000	Detached		7A	TYRELLS CLOSE		CHELMSFORD	CM2 6BT
16/08/2018	£623,200	Detached		7B	TYRELLS CLOSE		CHELMSFORD	CM2 6BT
13/07/2018	£250,000	Detached		7C	TYRELLS CLOSE		CHELMSFORD	CM2 6BT
31/07/2019	£725,000	Semi-detached		8	OAKLEA AVENUE		CHELMSFORD	CM2 6BY
19/10/2018	£450,000	Detached		18	OAKLEA AVENUE		CHELMSFORD	CM2 6BY
11/02/2019	£1,300,000	Detached			FAIRFIELD		CHELMSFORD	CM2 6DB
26/10/2018	£980,000	Detached			MEDLARS		CHELMSFORD	CM2 6DB
16/11/2018	£255,000	Flat			1 SANDFORD COURT		CHELMSFORD	CM2 6DD
20/05/2019	£241,000	Flat	FLAT 5		SANDFORD COURT		CHELMSFORD	CM2 6DD
06/04/2018	£250,000	Flat	FLAT 7		SANDFORD COURT		CHELMSFORD	CM2 6DD
16/08/2019	£375,000	Terraced		33	SANDFORD ROAD		CHELMSFORD	CM2 6DE
18/04/2019	£340,000	Terraced		47	SANDFORD ROAD		CHELMSFORD	CM2 6DE
18/04/2019	£340,000	Terraced		47	SANDFORD ROAD		CHELMSFORD	CM2 6DE
15/03/2019	£330,000	Semi-detached		57	SANDFORD ROAD		CHELMSFORD	CM2 6DE
03/08/2018	£370,000	Semi-detached		59	SANDFORD ROAD		CHELMSFORD	CM2 6DE
07/06/2018	£432,000	Semi-detached		69	SANDFORD ROAD		CHELMSFORD	CM2 6DE
08/02/2019	£335,000	Terraced		79	SANDFORD ROAD		CHELMSFORD	CM2 6DE
05/09/2019	£640,000	Semi-detached		91	SANDFORD ROAD		CHELMSFORD	CM2 6DF
28/06/2019	£198,000	Flat	13		STONHAM PLACE		CHELMSFORD	CM2 6DG
01/03/2019	£225,000	Flat	5		STONHAM PLACE		CHELMSFORD	CM2 6DG
26/06/2019	£202,500	Flat	6		STONHAM PLACE		CHELMSFORD	CM2 6DG
02/11/2018	£575,000	Semi-detached		86	SANDFORD ROAD		CHELMSFORD	CM2 6DH
31/05/2019	£325,000	Terraced		13	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
10/05/2019	£325,000	Terraced		19	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
30/11/2018	£330,000	Terraced		21	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
21/06/2019	£230,000	Terraced		32	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
03/09/2019	£251,000	Terraced		34	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
30/11/2018	£270,000	Terraced		36	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ
07/10/2019	£535,000	Semi-detached		8	KINGSTON CRESCENT		CHELMSFORD	CM2 6DL
21/01/2019	£435,000	Semi-detached		22	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN
12/04/2019	£575,000	Detached		24	KINGSTON AVENUE		CHELMSFORD	CM2 6DP
07/10/2019	£542,500	Semi-detached		24	SANDFORD ROAD		CHELMSFORD	CM2 6DQ

26/09/2019	£412,000	Terraced		1	REGENCY CLOSE		CHELMSFORD	CM2 6DU
16/08/2019	£178,000	Flat	2	LANGFORD PLACE	CHELMER ROAD		CHELMSFORD	CM2 6DY
19/07/2019	£232,000	Flat		4	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB
17/05/2019	£275,000	Semi-detached		64	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED
31/10/2019	£298,000	Semi-detached		78	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED
03/07/2018	£263,000	Semi-detached		4	YARWOOD ROAD		CHELMSFORD	CM2 6EJ
16/10/2018	£290,000	Terraced		13	YARWOOD ROAD		CHELMSFORD	CM2 6EJ
04/04/2019	£295,000	Terraced		34	YARWOOD ROAD		CHELMSFORD	CM2 6EJ
06/07/2018	£308,000	Semi-detached		36	YARWOOD ROAD		CHELMSFORD	CM2 6EJ
27/02/2019	£325,000	Semi-detached		22	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EL
08/06/2018	£285,000	Semi-detached		86	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN
17/08/2018	£300,000	Semi-detached		13	BYRON ROAD		CHELMSFORD	CM2 6EP
16/11/2018	£180,000	Semi-detached	32A		BYRON ROAD		CHELMSFORD	CM2 6EP
18/06/2019	£265,000	Terraced		64	SHELLEY ROAD		CHELMSFORD	CM2 6ET
03/07/2019	£160,000	Flat		125	SHELLEY ROAD		CHELMSFORD	CM2 6ET
21/08/2019	£315,000	Semi-detached		13	MORRIS ROAD		CHELMSFORD	CM2 6EU
24/09/2018	£290,000	Semi-detached		109	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EW
25/06/2019	£315,000	Semi-detached		9	ROBERT CLOSE		CHELMSFORD	CM2 6FJ
30/11/2018	£100,050	Flat		1	WHARF ROAD		CHELMSFORD	CM2 6FS
27/08/2019	£210,000	Flat		11	WHARF ROAD		CHELMSFORD	CM2 6FS
23/11/2018	£225,000	Flat		25	WHARF ROAD		CHELMSFORD	CM2 6FS
16/08/2019	£257,500	Flat		55	WHARF ROAD		CHELMSFORD	CM2 6FS
16/01/2019	£270,000	Flat		97	WHARF ROAD		CHELMSFORD	CM2 6FS
20/04/2018	£318,000	Flat		133	WHARF ROAD		CHELMSFORD	CM2 6FS
20/04/2018	£321,000	Flat		137	WHARF ROAD		CHELMSFORD	CM2 6FS
20/04/2018	£321,000	Flat		143	WHARF ROAD		CHELMSFORD	CM2 6FS
27/04/2018	£320,000	Flat		149	WHARF ROAD		CHELMSFORD	CM2 6FS
27/04/2018	£235,000	Flat		151	WHARF ROAD		CHELMSFORD	CM2 6FS
08/03/2019	£235,000	Flat		4	RIVER TERRACE		CHELMSFORD	CM2 6FW
08/03/2019	£235,000	Flat		5	RIVER TERRACE		CHELMSFORD	CM2 6FW
23/11/2018	£350,000	Semi-detached		11	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA
07/08/2019	£366,000	Semi-detached		1	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB
06/02/2019	£123,750	Flat		14	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB
07/12/2018	£123,750	Flat		17	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB
07/06/2018	£243,750	Detached		4	BARROW CHASE	SPRINGFIELD	CHELMSFORD	CM2 6GD
01/03/2019	£380,000	Semi-detached		3	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF
09/07/2019	£305,000	Terraced		29	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL
29/03/2019	£290,000	Terraced		29	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL
16/07/2019	£663,000	Detached		9	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN
02/05/2019	£635,000	Detached		8	WIGGINS VIEW	SPRINGFIELD	CHELMSFORD	CM2 6GP
10/09/2019	£200,000	Flat		24	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ
22/07/2019	£166,000	Flat		26	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ
21/05/2018	£165,000	Flat		40	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ
12/03/2019	£165,000	Flat		44	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ
17/12/2018	£291,250	Semi-detached		45	NAVIGATION ROAD		CHELMSFORD	CM2 6HD
16/09/2019	£345,000	Terraced		17	NAVIGATION ROAD		CHELMSFORD	CM2 6HE
19/12/2018	£97,500	Flat		23	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
25/01/2019	£87,400	Flat		28	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
26/04/2019	£87,400	Flat		29	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
24/08/2018	£290,000	Flat		89	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
23/05/2019	£280,000	Flat		94	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
03/05/2018	£265,000	Flat		97	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF
12/10/2018	£325,000	Terraced		5	HILL ROAD		CHELMSFORD	CM2 6HG
29/06/2018	£332,000	Semi-detached		10	CHAUCER ROAD		CHELMSFORD	CM2 6HL
23/09/2019	£320,000	Semi-detached		5	RUSKIN ROAD		CHELMSFORD	CM2 6HN
29/03/2019	£508,000	Semi-detached		37	HILL ROAD		CHELMSFORD	CM2 6HP
22/08/2018	£355,000	Semi-detached		41	HILL ROAD		CHELMSFORD	CM2 6HP

01/08/2019	£293,000	Flat			4	TRINITY ROAD		CHELMSFORD	CM2 6HR
31/05/2019	£387,500	Semi-detached			7	HILL CRESCENT		CHELMSFORD	CM2 6HT
23/07/2018	£235,000	Flat			1	COATES QUAY		CHELMSFORD	CM2 6HU
28/03/2019	£226,000	Flat			3	COATES QUAY		CHELMSFORD	CM2 6HU
28/06/2019	£225,000	Flat			22	COATES QUAY		CHELMSFORD	CM2 6HU
18/01/2019	£265,000	Flat			24	COATES QUAY		CHELMSFORD	CM2 6HU
30/08/2019	£220,000	Flat			34	COATES QUAY		CHELMSFORD	CM2 6HU
01/10/2018	£130,000	Flat			40	COATES QUAY		CHELMSFORD	CM2 6HU
10/08/2018	£320,000	Terraced			13	HILL ROAD		CHELMSFORD	CM2 6HW
24/07/2019	£450,000	Detached			17	HILL ROAD		CHELMSFORD	CM2 6HW
07/06/2018	£450,000	Semi-detached			20	HILL ROAD		CHELMSFORD	CM2 6HW
04/05/2018	£228,500	Flat	24	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA
31/08/2018	£229,000	Flat	36	TYRELL LODGE		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA
31/10/2019	£232,000	Flat	3	CELMERES COURT, 77		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JG
09/10/2018	£250,000	Flat	4	CELMERES COURT, 77		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JG
12/03/2019	£205,000	Flat	26	RIVERS HOUSE, 129		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL
25/01/2019	£190,000	Flat	FLAT 101	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
19/07/2019	£137,500	Flat	FLAT 104	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
16/07/2019	£145,000	Flat	FLAT 113	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
17/01/2019	£197,500	Flat	FLAT 115	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
27/04/2018	£195,000	Flat	FLAT 115	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
12/08/2019	£222,000	Flat	FLAT 14	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
27/09/2019	£190,000	Flat	FLAT 215	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
21/05/2019	£142,000	Flat	FLAT 5	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ
26/09/2019	£380,000	Detached			13	BOSWELLS DRIVE		CHELMSFORD	CM2 6LD
01/11/2018	£323,000	Terraced			13	WEIGHT ROAD		CHELMSFORD	CM2 6LE
29/10/2018	£350,000	Terraced			16	WEIGHT ROAD		CHELMSFORD	CM2 6LE
25/10/2019	£342,500	Terraced			17	WEIGHT ROAD		CHELMSFORD	CM2 6LE
03/04/2018	£378,000	Semi-detached			28	WEIGHT ROAD		CHELMSFORD	CM2 6LE
08/04/2019	£312,500	Semi-detached			29	WEIGHT ROAD		CHELMSFORD	CM2 6LE
28/10/2019	£350,000	Semi-detached			34	WEIGHT ROAD		CHELMSFORD	CM2 6LE
08/10/2018	£162,500	Flat	FLAT 2	DUNELM		VICTORIA ROAD		CHELMSFORD	CM2 6LH
14/12/2018	£600,000	Detached			25	RIVERSIDE		CHELMSFORD	CM2 6LL
29/05/2018	£242,000	Flat			16	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR
17/05/2019	£160,000	Flat			54	WHARF ROAD		CHELMSFORD	CM2 6LU
12/07/2018	£194,950	Flat			56	WHARF ROAD		CHELMSFORD	CM2 6LU
16/08/2019	£240,000	Flat			19	CHELMER ROAD		CHELMSFORD	CM2 6NH
22/02/2019	£285,000	Terraced			33	CHELMER ROAD		CHELMSFORD	CM2 6NH
08/04/2019	£380,000	Semi-detached			51	CHELMER ROAD		CHELMSFORD	CM2 6NH
12/04/2019	£350,000	Detached			4	MILL VUE ROAD		CHELMSFORD	CM2 6NP
26/07/2019	£331,000	Terraced			10	MILL VUE ROAD		CHELMSFORD	CM2 6NP
02/08/2019	£515,000	Detached			7	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS
03/10/2019	£565,000	Detached			27	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS
29/10/2018	£550,000	Semi-detached			51	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS
17/09/2018	£370,000	Semi-detached			32	BROOK END ROAD NORTH	SPRINGFIELD	CHELMSFORD	CM2 6NW
10/07/2018	£555,000	Detached			2	CURZON WAY		CHELMSFORD	CM2 6PF
15/06/2018	£582,500	Detached			19	CURZON WAY		CHELMSFORD	CM2 6PF
31/05/2019	£435,000	Detached			14	WALFORD PLACE		CHELMSFORD	CM2 6PG
08/07/2019	£440,000	Detached			15	WALFORD PLACE		CHELMSFORD	CM2 6PG
14/05/2019	£350,000	Detached			21	BEELEIGH LINK		CHELMSFORD	CM2 6PH
01/04/2019	£575,000	Detached			31	BEELEIGH LINK		CHELMSFORD	CM2 6PH
27/04/2018	£172,000	Flat			81	BEELEIGH LINK		CHELMSFORD	CM2 6PH
06/07/2018	£176,500	Flat	FLAT 16		85	BEELEIGH LINK		CHELMSFORD	CM2 6PH
18/10/2019	£392,000	Detached			113	BEELEIGH LINK		CHELMSFORD	CM2 6PH
25/01/2019	£317,000	Semi-detached			115	BEELEIGH LINK		CHELMSFORD	CM2 6PH
01/05/2018	£400,000	Detached			139	BEELEIGH LINK		CHELMSFORD	CM2 6PH
14/12/2018	£270,000	Semi-detached			149	BEELEIGH LINK		CHELMSFORD	CM2 6PH

14/12/2018	£420,000	Detached		37	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ
19/07/2019	£218,000	Flat		10	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL
30/10/2019	£206,000	Flat		16	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL
11/05/2018	£435,000	Detached		12	SAMUEL MANOR	SPRINGFIELD	CHELMSFORD	CM2 6PU
14/08/2019	£370,000	Semi-detached		15	SAMUEL MANOR	SPRINGFIELD	CHELMSFORD	CM2 6PU
15/06/2018	£465,000	Terraced		4	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW
02/01/2019	£400,000	Detached		9	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6QA
31/07/2019	£462,500	Detached		18	MILLSON BANK		CHELMSFORD	CM2 6QD
24/05/2018	£460,000	Detached		26	MILLSON BANK		CHELMSFORD	CM2 6QD
23/08/2019	£320,000	Semi-detached		5	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
30/11/2018	£270,000	Semi-detached		25	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
07/12/2018	£282,000	Detached		29	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
28/09/2018	£330,000	Detached		30	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
28/06/2019	£270,000	Terraced		35	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
11/02/2019	£295,000	Terraced		57	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE
04/01/2019	£280,000	Semi-detached		9	WILKINSONS MEAD		CHELMSFORD	CM2 6QF
01/05/2018	£140,000	Terraced		19	WILKINSONS MEAD		CHELMSFORD	CM2 6QF
22/10/2018	£270,000	Terraced		25	WILKINSONS MEAD		CHELMSFORD	CM2 6QF
09/09/2019	£360,000	Terraced		12	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG
17/04/2019	£285,000	Terraced		16	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG
31/05/2018	£285,000	Terraced		23	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG
14/03/2019	£315,000	Semi-detached		14	HENNIKER GATE		CHELMSFORD	CM2 6QH
27/09/2019	£319,000	Semi-detached		33	HENNIKER GATE		CHELMSFORD	CM2 6QH
14/12/2018	£425,000	Detached		7	PETREBROOK		CHELMSFORD	CM2 6QJ
30/09/2019	£325,000	Terraced		8	PETREBROOK		CHELMSFORD	CM2 6QJ
06/07/2018	£270,000	Terraced		13	PETREBROOK		CHELMSFORD	CM2 6QJ
09/08/2019	£295,000	Terraced		15	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
21/06/2018	£272,000	Terraced		16	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
14/06/2018	£295,000	Terraced		32	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
04/05/2018	£290,000	Terraced		40	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
10/12/2018	£295,000	Terraced		44	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL
16/07/2019	£452,000	Detached		3	FULCHER AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QN
24/08/2018	£172,000	Flat		21	FULCHER AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QN
20/06/2018	£322,500	Terraced		112	CHELMER VILLAGE WAY	SPRINGFIELD	CHELMSFORD	CM2 6QP
11/02/2019	£442,000	Terraced		118	CHELMER VILLAGE WAY	SPRINGFIELD	CHELMSFORD	CM2 6QP
22/06/2018	£322,000	Semi-detached		7	HERRINGHAM GREEN		CHELMSFORD	CM2 6QQ
25/02/2019	£294,995	Terraced		13	HERRINGHAM GREEN		CHELMSFORD	CM2 6QQ
25/03/2019	£300,000	Terraced		2	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
16/07/2019	£220,000	Flat		3	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
31/05/2019	£215,000	Flat		19	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
10/07/2019	£415,000	Detached		39	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
13/09/2018	£211,000	Flat		45	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW
05/06/2018	£210,000	Flat		9	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
18/02/2019	£203,000	Flat		12	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
04/01/2019	£196,000	Flat		15	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
25/07/2019	£215,000	Flat		26	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
04/03/2019	£200,000	Flat		28	ABBOTTS PLACE		CHELMSFORD	CM2 6RD
18/07/2018	£437,500	Detached		42	BEELEIGH LINK		CHELMSFORD	CM2 6RG
01/06/2018	£450,000	Detached		52	BEELEIGH LINK		CHELMSFORD	CM2 6RG
08/02/2019	£470,000	Detached		92	BEELEIGH LINK		CHELMSFORD	CM2 6RG
29/06/2018	£220,000	Semi-detached		9	SAYWELL BROOK		CHELMSFORD	CM2 6RJ
16/07/2019	£460,000	Detached		6	MARSTON BECK	SPRINGFIELD	CHELMSFORD	CM2 6RL
17/07/2019	£480,000	Detached		20	MARSTON BECK	SPRINGFIELD	CHELMSFORD	CM2 6RL
13/05/2019	£425,000	Semi-detached		5	YELDHAM LOCK		CHELMSFORD	CM2 6RP
11/10/2019	£380,000	Detached		15	YELDHAM LOCK		CHELMSFORD	CM2 6RP
09/05/2018	£325,000	Semi-detached		34	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS
24/10/2019	£270,000	Terraced		50	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS

16/04/2018	£380,000	Detached		18	MENISH WAY		CHELMSFORD	CM2 6RT
28/02/2019	£475,000	Detached		21	MENISH WAY		CHELMSFORD	CM2 6RT
30/08/2019	£290,000	Semi-detached		24	MENISH WAY		CHELMSFORD	CM2 6RT
24/05/2018	£355,000	Semi-detached		3	LAKIN CLOSE		CHELMSFORD	CM2 6RU
20/07/2018	£385,000	Semi-detached		16	LAKIN CLOSE		CHELMSFORD	CM2 6RU
16/05/2019	£175,000	Terraced		33	COLYERS REACH		CHELMSFORD	CM2 6RW
05/07/2019	£189,000	Terraced		45	COLYERS REACH		CHELMSFORD	CM2 6RW
09/10/2018	£173,000	Flat		65	COLYERS REACH		CHELMSFORD	CM2 6RW
04/10/2019	£190,000	Terraced		71	COLYERS REACH		CHELMSFORD	CM2 6RW
01/02/2019	£185,000	Terraced		75	COLYERS REACH		CHELMSFORD	CM2 6RW
28/01/2019	£186,000	Terraced		89	COLYERS REACH		CHELMSFORD	CM2 6RW
25/07/2019	£382,000	Semi-detached		8	DUNMORE ROAD		CHELMSFORD	CM2 6RY
01/10/2018	£310,000	Semi-detached		1	CLARENCE CLOSE		CHELMSFORD	CM2 6SE
10/05/2018	£326,000	Semi-detached		10	CLARENCE CLOSE		CHELMSFORD	CM2 6SE
18/05/2018	£350,000	Detached		5	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG
01/03/2019	£192,500	Terraced	2A		LITTELL TWEED		CHELMSFORD	CM2 6SH
03/04/2018	£287,000	Terraced		4	LITTELL TWEED		CHELMSFORD	CM2 6SH
14/12/2018	£290,000	Terraced		5	LITTELL TWEED		CHELMSFORD	CM2 6SH
20/09/2018	£375,000	Detached		12	LITTELL TWEED		CHELMSFORD	CM2 6SH
28/02/2019	£370,000	Semi-detached		35	LITTELL TWEED		CHELMSFORD	CM2 6SH
28/02/2019	£270,000	Semi-detached		39	LITTELL TWEED		CHELMSFORD	CM2 6SH
10/05/2018	£287,000	Terraced		40	LITTELL TWEED		CHELMSFORD	CM2 6SH
16/08/2018	£265,000	Terraced		6	JENNER MEAD		CHELMSFORD	CM2 6SJ
18/10/2019	£280,000	Terraced		16	JENNER MEAD		CHELMSFORD	CM2 6SJ
31/08/2018	£257,000	Semi-detached		22	JENNER MEAD		CHELMSFORD	CM2 6SJ
11/07/2018	£283,000	Terraced		37	JENNER MEAD		CHELMSFORD	CM2 6SJ
20/06/2018	£365,000	Detached		41	JENNER MEAD		CHELMSFORD	CM2 6SJ
21/02/2019	£255,000	Terraced		42	JENNER MEAD		CHELMSFORD	CM2 6SJ
12/08/2019	£279,995	Terraced		51	JENNER MEAD		CHELMSFORD	CM2 6SJ
30/08/2019	£400,000	Detached		21	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN
12/11/2018	£320,000	Semi-detached		38	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN
21/09/2018	£318,000	Semi-detached		45	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN
22/08/2018	£305,000	Terraced		51	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN
03/08/2018	£390,000	Detached		4	POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ
29/06/2018	£332,000	Detached		12	POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ
29/05/2019	£462,000	Detached		8	PALMERS CROFT		CHELMSFORD	CM2 6SR
28/09/2018	£340,000	Semi-detached		18	HOPKINS MEAD		CHELMSFORD	CM2 6SS
22/08/2019	£455,000	Detached		23	HOPKINS MEAD		CHELMSFORD	CM2 6SS
22/02/2019	£375,000	Detached		2	ASHTON PLACE		CHELMSFORD	CM2 6ST
03/04/2018	£350,000	Semi-detached		6	ASHTON PLACE		CHELMSFORD	CM2 6ST
30/05/2019	£342,500	Detached		42	ASHTON PLACE		CHELMSFORD	CM2 6ST
02/07/2018	£362,000	Semi-detached		9	MURRELL LOCK		CHELMSFORD	CM2 6SW
27/07/2018	£425,000	Detached		2	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
12/11/2018	£205,000	Flat		19	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
15/11/2018	£187,500	Flat		35	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
25/01/2019	£210,000	Flat		38	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
25/01/2019	£206,500	Flat		54	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX
25/10/2018	£570,500	Detached		3	CUTON GROVE	SPRINGFIELD	CHELMSFORD	CM2 6TA
26/04/2018	£575,000	Detached		5	CUTON GROVE	SPRINGFIELD	CHELMSFORD	CM2 6TA
15/05/2019	£375,000	Semi-detached		5	KIRK PLACE		CHELMSFORD	CM2 6TN
03/08/2018	£290,000	Semi-detached		28	KIRK PLACE		CHELMSFORD	CM2 6TN
06/07/2018	£112,500	Flat		49	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR
22/05/2019	£200,000	Flat		51	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR
10/01/2019	£287,500	Semi-detached		10	LOVIBOND PLACE		CHELMSFORD	CM2 6TS
24/05/2019	£280,000	Terraced		11	LOVIBOND PLACE		CHELMSFORD	CM2 6TS
17/08/2018	£115,000	Flat		10	MEARNS PLACE		CHELMSFORD	CM2 6TT
02/07/2018	£316,000	Semi-detached		16	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU

02/01/2019	£249,000	Detached		30	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU
15/06/2018	£370,000	Semi-detached		8	COOK PLACE		CHELMSFORD	CM2 6TW
15/05/2019	£280,000	Terraced		18	COOK PLACE		CHELMSFORD	CM2 6TW
09/08/2019	£207,000	Terraced		3	BURTON PLACE		CHELMSFORD	CM2 6TY
25/07/2019	£220,000	Terraced		30	BURTON PLACE		CHELMSFORD	CM2 6TY
22/05/2018	£285,000	Terraced		37	BURTON PLACE		CHELMSFORD	CM2 6TY
18/10/2019	£97,000	Flat		53	BURTON PLACE		CHELMSFORD	CM2 6TY
17/07/2019	£182,000	Flat		30	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
04/01/2019	£210,000	Flat		44	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
28/02/2019	£149,000	Flat		48	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
10/05/2019	£217,000	Flat		58	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
25/01/2019	£163,000	Flat		96	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
29/06/2018	£185,000	Flat		116	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
08/02/2019	£210,000	Flat		160	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB
15/08/2019	£455,000	Detached		2	INKERPOLE PLACE		CHELMSFORD	CM2 6UD
04/05/2018	£283,000	Semi-detached		13	INKERPOLE PLACE		CHELMSFORD	CM2 6UD
26/09/2018	£285,000	Detached		4	BURGESS FIELD		CHELMSFORD	CM2 6UE
22/02/2019	£265,000	Terraced		8	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
01/05/2018	£265,000	Terraced		12	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
31/07/2019	£202,000	Terraced		40	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
16/07/2018	£122,000	Flat		44	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
27/06/2019	£112,000	Flat		52	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
16/07/2019	£325,000	Terraced		78	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
31/05/2018	£275,000	Terraced		80	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE
04/01/2019	£295,000	Semi-detached		71	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
14/05/2019	£360,000	Detached		89	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
25/10/2019	£380,000	Semi-detached		105	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
17/07/2019	£312,000	Semi-detached		106	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
29/06/2018	£365,000	Detached		112	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF
28/02/2019	£495,000	Detached		8	FAIRFAX MEAD		CHELMSFORD	CM2 6UG
29/06/2018	£525,000	Detached		19	FAIRFAX MEAD		CHELMSFORD	CM2 6UG
25/07/2019	£508,500	Detached		10	POLLARDS GREEN		CHELMSFORD	CM2 6UH
10/08/2018	£442,000	Semi-detached		31	POLLARDS GREEN		CHELMSFORD	CM2 6UH
31/01/2019	£460,000	Detached		10	CARTWRIGHT WALK		CHELMSFORD	CM2 6UJ
15/03/2019	£362,000	Detached		14	CARTWRIGHT WALK		CHELMSFORD	CM2 6UJ
27/06/2018	£278,000	Terraced		65	POLLARDS GREEN		CHELMSFORD	CM2 6UL
09/01/2019	£295,000	Terraced		71	POLLARDS GREEN		CHELMSFORD	CM2 6UL
11/05/2018	£280,000	Terraced		79	POLLARDS GREEN		CHELMSFORD	CM2 6UL
04/09/2018	£420,000	Semi-detached		89	POLLARDS GREEN		CHELMSFORD	CM2 6UL
18/05/2018	£210,000	Flat		45	FAWKNER CLOSE		CHELMSFORD	CM2 6UP
12/10/2018	£207,500	Flat		49	FAWKNER CLOSE		CHELMSFORD	CM2 6UP
03/10/2018	£200,000	Flat		51	FAWKNER CLOSE		CHELMSFORD	CM2 6UP
17/12/2018	£176,000	Flat		71	FAWKNER CLOSE		CHELMSFORD	CM2 6UP
12/05/2018	£185,000	Terraced		11	GODDARD WAY		CHELMSFORD	CM2 6UR
02/07/2018	£285,000	Semi-detached		31	RAMSHAW DRIVE		CHELMSFORD	CM2 6US
09/08/2018	£297,500	Terraced		49	RAMSHAW DRIVE		CHELMSFORD	CM2 6US
18/12/2018	£225,000	Flat		27	SALTER PLACE		CHELMSFORD	CM2 6UU
25/06/2019	£210,000	Flat		169	POLLARDS GREEN		CHELMSFORD	CM2 6UX
09/10/2018	£165,000	Flat		3	KERBY RISE		CHELMSFORD	CM2 6UY
26/10/2018	£285,000	Terraced		6	KERBY RISE		CHELMSFORD	CM2 6UY
26/09/2019	£370,000	Detached		3	QUALE ROAD		CHELMSFORD	CM2 6WQ
25/06/2018	£670,000	Detached		10	CHANCELLOR AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6WS
15/08/2019	£405,000	Semi-detached		29	EGLINTON DRIVE		CHELMSFORD	CM2 6WT
20/09/2018	£425,000	Semi-detached		13	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU
03/01/2019	£407,000	Semi-detached		34	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU
16/05/2019	£180,000	Flat		3	GILSON CLOSE		CHELMSFORD	CM2 6XD
30/11/2018	£181,500	Flat		5	GILSON CLOSE		CHELMSFORD	CM2 6XD

22/10/2018	£325,000	Terraced			25	GILSON CLOSE		CHELMSFORD	CM2 6XD
14/02/2019	£210,000	Flat			33	GILSON CLOSE		CHELMSFORD	CM2 6XD
16/08/2018	£280,000	Terraced			43	CUSAK ROAD	CHELMER VILLAGE	CHELMSFORD	CM2 6XH
16/08/2018	£185,000	Terraced			10	BINLEY ROAD		CHELMSFORD	CM2 6XJ
17/04/2018	£190,000	Terraced			22	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
18/05/2018	£215,000	Flat			29	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
16/11/2018	£150,000	Flat			38	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
08/02/2019	£178,000	Terraced			60	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
31/07/2019	£185,000	Terraced			66	JEFFCUT ROAD		CHELMSFORD	CM2 6XN
30/08/2018	£437,000	Semi-detached			11	PEERS SQUARE		CHELMSFORD	CM2 6XP
04/07/2018	£470,000	Semi-detached			11	PEERS SQUARE		CHELMSFORD	CM2 6XP
18/07/2019	£480,000	Detached			1	DOLBY RISE		CHELMSFORD	CM2 6XQ
26/10/2018	£197,950	Flat			21	BERKELY DRIVE		CHELMSFORD	CM2 6XR
30/10/2018	£335,000	Terraced			5	BUCKINGHAM COURT	SPRINGFIELD	CHELMSFORD	CM2 6XW
29/03/2019	£338,000	Semi-detached			3	ALBRA MEAD		CHELMSFORD	CM2 6YG
31/08/2018	£610,000	Detached			17	ALBRA MEAD		CHELMSFORD	CM2 6YG
12/03/2019	£430,000	Semi-detached			61	EGLINTON DRIVE		CHELMSFORD	CM2 6YL
17/06/2019	£430,000	Detached			77	EGLINTON DRIVE		CHELMSFORD	CM2 6YL
20/09/2018	£235,000	Flat			78	EGLINTON DRIVE		CHELMSFORD	CM2 6YL
19/10/2018	£310,000	Terraced			87	EGLINTON DRIVE		CHELMSFORD	CM2 6YL
11/12/2018	£290,000	Semi-detached			13	PORTWAY		CHELMSFORD	CM2 6YP
25/10/2018	£396,000	Detached			26	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR
02/09/2019	£410,000	Detached			29	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR
30/08/2019	£407,000	Detached			29	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR
06/02/2019	£385,000	Semi-detached			3	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ
30/04/2018	£390,000	Semi-detached			24	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ
23/11/2018	£122,999	Flat			13	CRESSY QUAY		CHELMSFORD	CM2 6ZH
14/05/2019	£210,000	Flat			17	CRESSY QUAY		CHELMSFORD	CM2 6ZH
22/10/2019	£190,000	Flat			23	CRESSY QUAY		CHELMSFORD	CM2 6ZH
10/01/2019	£236,000	Flat			27	CRESSY QUAY		CHELMSFORD	CM2 6ZH
26/10/2018	£272,500	Flat			40	CRESSY QUAY		CHELMSFORD	CM2 6ZH
17/09/2018	£445,000	Semi-detached			1	BYRON VIEW		CHELMSFORD	CM2 6ZN
17/08/2018	£445,000	Semi-detached			2	BYRON VIEW		CHELMSFORD	CM2 6ZN
09/11/2018	£570,000	Terraced			3	BYRON VIEW		CHELMSFORD	CM2 6ZN
31/01/2019	£550,000	Terraced			5	BYRON VIEW		CHELMSFORD	CM2 6ZN
26/10/2018	£600,000	Semi-detached			6	BYRON VIEW		CHELMSFORD	CM2 6ZN
02/08/2018	£585,000	Terraced			7	BYRON VIEW		CHELMSFORD	CM2 6ZN
04/01/2019	£545,000	Semi-detached			8	BYRON VIEW		CHELMSFORD	CM2 6ZN
12/11/2018	£575,000	Terraced			9	BYRON VIEW		CHELMSFORD	CM2 6ZN
24/10/2018	£455,000	Terraced			10	BYRON VIEW		CHELMSFORD	CM2 6ZN
10/09/2018	£409,950	Terraced			11	BYRON VIEW		CHELMSFORD	CM2 6ZN
31/08/2018	£500,000	Detached		GATESGARTH		LADYWELL LANE		CHELMSFORD	CM2 7AE
09/10/2018	£385,000	Semi-detached			64	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AJ
05/09/2019	£370,000	Semi-detached			26	HARROW WAY		CHELMSFORD	CM2 7AU
27/09/2019	£379,000	Semi-detached			17	GILMORE WAY		CHELMSFORD	CM2 7AW
21/06/2018	£405,000	Semi-detached			36	GILMORE WAY		CHELMSFORD	CM2 7AW
13/05/2019	£370,000	Semi-detached			45	GILMORE WAY		CHELMSFORD	CM2 7AW
08/05/2018	£406,500	Detached			7	BARRINGTON CLOSE		CHELMSFORD	CM2 7AX
31/05/2019	£372,500	Semi-detached			56	PAWLE CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7AZ
11/09/2018	£380,000	Detached			14	NEWPORT CLOSE		CHELMSFORD	CM2 7BB
16/11/2018	£380,000	Semi-detached			2	GILMORE PLACE	GREAT BADDOW	CHELMSFORD	CM2 7BD
26/04/2018	£333,500	Semi-detached			31	BADDOW HALL AVENUE		CHELMSFORD	CM2 7BN
19/06/2019	£450,000	Semi-detached			95	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU
17/05/2019	£400,000	Semi-detached			131	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU
19/12/2018	£250,000	Semi-detached			68	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BX
08/11/2018	£445,000	Detached			6	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY
11/07/2018	£370,000	Semi-detached			26	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY

11/07/2018	£428,000	Semi-detached		32	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY
24/10/2018	£358,000	Semi-detached		38	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY
02/10/2019	£382,000	Semi-detached		21	JEFFERY ROAD		CHELMSFORD	CM2 7BZ
18/09/2018	£300,000	Semi-detached		35	JEFFERY ROAD		CHELMSFORD	CM2 7BZ
23/08/2019	£330,000	Semi-detached		28	CRESCENT ROAD		CHELMSFORD	CM2 7DB
18/03/2019	£360,000	Semi-detached		4	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DD
09/07/2019	£466,500	Detached		74	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DJ
14/10/2019	£290,000	Semi-detached		36	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DL
30/08/2019	£204,000	Terraced		35	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DN
13/02/2019	£236,000	Terraced		55	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DN
12/07/2019	£225,000	Flat		57	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DN
07/09/2018	£600,000	Detached		142	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DQ
21/06/2018	£410,000	Detached	2A		LODGE AVENUE		CHELMSFORD	CM2 7EA
16/08/2019	£620,000	Detached		9	LODGE AVENUE		CHELMSFORD	CM2 7EA
16/01/2019	£546,100	Detached		11	LODGE AVENUE		CHELMSFORD	CM2 7EA
02/08/2019	£485,000	Detached		11	OLDBURY AVENUE		CHELMSFORD	CM2 7EB
30/05/2019	£485,000	Detached		15	OLDBURY AVENUE		CHELMSFORD	CM2 7EB
16/08/2019	£545,000	Detached		10	OLDBURY AVENUE		CHELMSFORD	CM2 7ED
30/11/2018	£400,000	Detached		25	OLDBURY AVENUE		CHELMSFORD	CM2 7ED
17/12/2018	£290,000	Terraced		9	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EE
18/07/2018	£575,000	Semi-detached		40	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG
31/10/2019	£565,000	Detached		37	TABORS AVENUE		CHELMSFORD	CM2 7EJ
01/03/2019	£510,000	Detached		79	TABORS AVENUE		CHELMSFORD	CM2 7EN
31/10/2019	£470,000	Detached		94	TABORS AVENUE		CHELMSFORD	CM2 7EN
12/10/2018	£700,000	Detached		1	BRITTEN CRESCENT		CHELMSFORD	CM2 7EP
18/01/2019	£430,000	Detached		1	BRAMSTON CLOSE		CHELMSFORD	CM2 7EW
13/09/2019	£620,000	Detached		83	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EZ
28/06/2019	£375,000	Semi-detached		113	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EZ
19/10/2018	£377,450	Semi-detached	BEEHIVE COTTAGE		CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7FH
12/07/2018	£379,950	Semi-detached	CARPENTERS COTTAGE		CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7FH
23/04/2019	£295,000	Flat	7	ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR
25/06/2018	£415,000	Semi-detached		10	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
10/08/2018	£400,000	Detached		41	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
31/10/2019	£395,000	Detached		48	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
30/04/2019	£181,650	Flat		69	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
18/04/2018	£189,000	Flat		69	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
04/05/2018	£226,000	Flat		73	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
12/11/2018	£183,500	Flat		75	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
11/04/2018	£217,000	Flat		80	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA
15/06/2018	£140,000	Flat		1	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
11/05/2018	£135,000	Flat		2	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
18/10/2019	£232,000	Semi-detached		9	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
19/07/2019	£245,000	Semi-detached		10	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
29/03/2019	£250,000	Flat		28	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
07/03/2019	£140,000	Flat		30	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF
23/04/2018	£375,000	Semi-detached		72	HIGH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HH
31/10/2018	£385,000	Semi-detached		40	FOXHOLES ROAD		CHELMSFORD	CM2 7HR
04/10/2018	£365,000	Terraced		42	FOXHOLES ROAD		CHELMSFORD	CM2 7HR
12/04/2018	£415,000	Detached		75	FOXHOLES ROAD		CHELMSFORD	CM2 7HS
18/05/2018	£150,000	Flat		6	REYNARDS COURT		CHELMSFORD	CM2 7HU
07/09/2018	£220,000	Flat		9	REYNARDS COURT		CHELMSFORD	CM2 7HU
15/06/2018	£275,000	Flat	FLAT 8	BADDOW COURT	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7JB
29/06/2018	£220,000	Flat		4	SEABROOK ROAD	GREAT BADDOW	CHELMSFORD	CM2 7JF
21/09/2018	£175,000	Flat		12	SEABROOK ROAD	GREAT BADDOW	CHELMSFORD	CM2 7JG
28/06/2019	£375,000	Detached		17	COLLEY ROAD		CHELMSFORD	CM2 7JH
30/08/2018	£457,000	Semi-detached		32	JOHNSON ROAD		CHELMSFORD	CM2 7JL
20/09/2019	£520,000	Detached		3	SMITHERS DRIVE		CHELMSFORD	CM2 7JP

19/10/2018	£505,000	Detached			4	SMITHERS DRIVE		CHELMSFORD	CM2 7JP
22/07/2019	£410,000	Detached			6	SMITHERS DRIVE		CHELMSFORD	CM2 7JP
03/05/2019	£402,000	Detached			8	SMITHERS DRIVE		CHELMSFORD	CM2 7JP
06/07/2018	£620,000	Detached			11	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR
21/06/2018	£520,000	Detached			12	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR
27/07/2018	£273,000	Terraced		BANCOTT		BELL STREET		CHELMSFORD	CM2 7JS
16/08/2019	£128,000	Flat			39	THE CHASE	GREAT BADDOW	CHELMSFORD	CM2 7JU
22/03/2019	£460,000	Detached		SPRUCE HOUSE		THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7JW
23/09/2018	£300,250	Terraced			3	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY
16/08/2019	£385,000	Detached			27	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY
17/08/2018	£215,000	Flat			11	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ
11/01/2019	£197,500	Flat			113	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ
31/07/2018	£186,000	Flat			115	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ
03/07/2018	£300,000	Terraced			24	MEADGATE AVENUE		CHELMSFORD	CM2 7LG
10/09/2019	£155,000	Flat			130	MEADGATE AVENUE		CHELMSFORD	CM2 7LH
13/09/2018	£199,000	Flat			182	MEADGATE AVENUE		CHELMSFORD	CM2 7LI
18/05/2018	£182,500	Flat			192	MEADGATE AVENUE		CHELMSFORD	CM2 7LJ
16/10/2019	£260,000	Terraced			210	MEADGATE AVENUE		CHELMSFORD	CM2 7LL
15/02/2019	£367,500	Semi-detached			256	MEADGATE AVENUE		CHELMSFORD	CM2 7LL
08/06/2018	£205,000	Flat			19	BRAMWOODS ROAD		CHELMSFORD	CM2 7LS
12/12/2018	£300,000	Terraced			40	BRAMWOODS ROAD		CHELMSFORD	CM2 7LS
15/02/2019	£270,000	Terraced			71	BRAMWOODS ROAD		CHELMSFORD	CM2 7LS
19/12/2018	£250,000	Semi-detached			52	BRAMWOODS ROAD		CHELMSFORD	CM2 7LT
21/09/2018	£335,000	Terraced			8	LATHCOATES CRESCENT		CHELMSFORD	CM2 7LU
19/12/2018	£285,000	Semi-detached			38	LATHCOATES CRESCENT		CHELMSFORD	CM2 7LU
13/06/2018	£360,000	Semi-detached			28	WHITEHOUSE CRESCENT		CHELMSFORD	CM2 7LW
28/09/2018	£140,000	Flat			3	MEADGATE TERRACE		CHELMSFORD	CM2 7NB
26/10/2018	£375,000	Terraced			15	MEADGATE AVENUE		CHELMSFORD	CM2 7ND
18/03/2019	£290,000	Terraced			19	MEADGATE AVENUE		CHELMSFORD	CM2 7ND
22/03/2019	£351,000	Semi-detached			27	MEADGATE AVENUE		CHELMSFORD	CM2 7NF
14/05/2019	£241,000	Terraced			109	MEADGATE AVENUE		CHELMSFORD	CM2 7NH
25/01/2019	£140,000	Terraced			267	MEADGATE AVENUE		CHELMSFORD	CM2 7NJ
29/03/2019	£260,000	Terraced			445	MEADGATE AVENUE		CHELMSFORD	CM2 7NN
30/04/2019	£250,000	Terraced			99	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ
19/04/2018	£325,000	Semi-detached			6	MASCALLS WAY		CHELMSFORD	CM2 7NS
20/08/2018	£268,000	Semi-detached			5	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
30/10/2019	£300,000	Terraced			6	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
30/10/2019	£290,000	Terraced			6	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
05/10/2018	£340,000	Semi-detached			12	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
15/02/2019	£300,000	Detached			13	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
22/10/2019	£285,000	Semi-detached			18	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
13/06/2019	£425,000	Detached			22	LONGMORE AVENUE		CHELMSFORD	CM2 7NT
25/05/2018	£420,000	Detached			10	SPALDING WAY		CHELMSFORD	CM2 7NZ
27/04/2018	£392,000	Detached			11	SPALDING WAY		CHELMSFORD	CM2 7NZ
10/10/2018	£412,000	Detached			27	SPALDING WAY		CHELMSFORD	CM2 7NZ
25/05/2018	£590,000	Detached			37	SPALDING WAY		CHELMSFORD	CM2 7NZ
11/07/2019	£400,000	Detached			20	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP
24/04/2018	£365,000	Semi-detached			39	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP
19/10/2018	£417,000	Semi-detached			47	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP
16/07/2018	£362,500	Terraced			95	BADDOW ROAD		CHELMSFORD	CM2 7PY
03/04/2018	£240,000	Terraced			191	BADDOW ROAD		CHELMSFORD	CM2 7PZ
31/08/2018	£240,000	Terraced			205	BADDOW ROAD		CHELMSFORD	CM2 7PZ
11/05/2018	£329,995	Terraced			225	BADDOW ROAD		CHELMSFORD	CM2 7PZ
22/08/2018	£253,000	Terraced			237	BADDOW ROAD		CHELMSFORD	CM2 7PZ
28/09/2018	£280,000	Terraced			239	BADDOW ROAD		CHELMSFORD	CM2 7PZ
09/05/2018	£250,000	Terraced			273	BADDOW ROAD		CHELMSFORD	CM2 7QA
30/07/2018	£246,500	Terraced			279	BADDOW ROAD		CHELMSFORD	CM2 7QA

20/05/2019	£245,000	Terraced			281	BADDOW ROAD		CHELMSFORD	CM2 7QA
12/04/2019	£257,500	Terraced			283	BADDOW ROAD		CHELMSFORD	CM2 7QA
05/04/2019	£475,000	Semi-detached			325	BADDOW ROAD		CHELMSFORD	CM2 7QF
08/08/2019	£435,000	Detached			363	BADDOW ROAD		CHELMSFORD	CM2 7QF
23/10/2018	£460,000	Semi-detached			20	CHELMER LEA		CHELMSFORD	CM2 7QG
17/07/2019	£390,000	Semi-detached			2	LONGFIELD ROAD		CHELMSFORD	CM2 7QH
16/11/2018	£375,000	Semi-detached			21	LONGFIELD ROAD		CHELMSFORD	CM2 7QH
31/08/2018	£393,500	Detached			61	LONGFIELD ROAD		CHELMSFORD	CM2 7QH
18/12/2018	£152,000	Flat			56	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
31/07/2018	£155,000	Flat			57	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
14/02/2019	£160,000	Flat			69	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
02/11/2018	£156,000	Flat			72	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
29/06/2018	£150,000	Flat			76	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
26/10/2018	£160,000	Flat			79	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN
31/10/2019	£217,500	Flat			28	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
31/07/2018	£205,000	Flat			30	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
29/06/2018	£205,000	Flat			30	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
08/10/2018	£220,000	Flat			31	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
31/05/2019	£145,000	Flat			38	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
20/12/2018	£157,500	Flat			39	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS
28/06/2019	£615,000	Detached		39A		NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT
09/10/2018	£364,306	Semi-detached			51	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT
27/09/2019	£402,000	Semi-detached			58	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT
05/06/2018	£372,500	Semi-detached			1	CARDS ROAD	SANDON	CHELMSFORD	CM2 7RH
14/06/2019	£255,000	Terraced			19	HALL LANE	SANDON	CHELMSFORD	CM2 7RJ
03/05/2019	£725,000	Detached		THE LEAS		BUTTS GREEN ROAD	SANDON	CHELMSFORD	CM2 7RN
26/06/2019	£527,000	Detached		THE THICKETT		BUTTS GREEN ROAD	SANDON	CHELMSFORD	CM2 7RN
22/02/2019	£395,000	Semi-detached			76	HALL LANE	SANDON	CHELMSFORD	CM2 7RQ
26/09/2019	£657,000	Detached		MID-ON		MALDON ROAD	SANDON	CHELMSFORD	CM2 7RZ
30/01/2019	£590,000	Detached		FRAGRANCE		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE
05/08/2019	£975,000	Detached		ELM TREE COTTAGE		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SF
08/04/2019	£815,000	Detached		MONKS FIELD		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SF
28/02/2019	£400,000	Detached		BETHANY		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE
04/02/2019	£1,400,000	Detached		HILL TOPS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE
28/02/2019	£925,000	Detached			15	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH
16/08/2019	£722,100	Detached			46	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH
22/10/2018	£975,000	Detached		PAIGLES		EAST HANNINGFIELD ROAD	HOWE GREEN	CHELMSFORD	CM2 7TJ
11/06/2018	£387,000	Detached		4 HOLLYCROFT		MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7TL
14/11/2018	£365,000	Detached		WAKEFORD			HOWE GREEN	CHELMSFORD	CM2 7TN
12/07/2019	£795,000	Detached		AROSFA		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ
05/05/2019	£710,000	Semi-detached		BRAMCOTE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ
22/02/2019	£975,000	Detached		WILLOWSIDE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ
13/08/2019	£275,000	Terraced			5	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
26/10/2018	£340,000	Terraced			23	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
01/02/2019	£270,000	Terraced			31	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
22/03/2019	£260,000	Flat			33	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
09/05/2018	£263,000	Terraced			34	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
14/08/2019	£285,000	Terraced			40	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT
22/08/2019	£635,000	Detached			5	THE TYTHINGS	HOWE GREEN	CHELMSFORD	CM2 7TU
13/06/2019	£510,000	Detached		WOODMANS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TW
26/10/2018	£1,035,000	Detached			4	THE OLD ORCHARD	HOWE GREEN	CHELMSFORD	CM2 7TX
30/08/2018	£485,000	Detached			35	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA
31/08/2018	£633,000	Detached			38	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA
02/07/2019	£295,000	Flat	FLAT 1	SANDON BROOK MANOR		SANDON BROOK PLACE	SANDON	CHELMSFORD	CM2 7UJ
03/05/2019	£310,000	Terraced			74	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR
01/03/2019	£355,000	Semi-detached			78	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR
29/06/2018	£345,000	Detached			82	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR

07/02/2019	£205,000	Flat		126	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR
06/07/2018	£550,000	Detached		521	GALLEYWOOD ROAD		CHELMSFORD	CM2 8AA
18/01/2019	£390,000	Semi-detached		531	GALLEYWOOD ROAD		CHELMSFORD	CM2 8AA
21/06/2019	£360,000	Semi-detached		8	LINNET DRIVE		CHELMSFORD	CM2 8AD
30/04/2019	£410,000	Semi-detached		67	LINNET DRIVE		CHELMSFORD	CM2 8AE
13/07/2018	£311,350	Semi-detached		76	LINNET DRIVE		CHELMSFORD	CM2 8AF
29/03/2019	£385,000	Semi-detached		77	LINNET DRIVE		CHELMSFORD	CM2 8AF
30/04/2019	£297,500	Semi-detached		236	LINNET DRIVE		CHELMSFORD	CM2 8AJ
22/07/2019	£205,000	Flat		252	LINNET DRIVE		CHELMSFORD	CM2 8AJ
31/05/2019	£272,000	Terraced		272	LINNET DRIVE		CHELMSFORD	CM2 8AJ
17/12/2018	£295,000	Flat		274	LINNET DRIVE		CHELMSFORD	CM2 8AJ
03/01/2019	£310,000	Terraced		310	LINNET DRIVE		CHELMSFORD	CM2 8AJ
30/08/2019	£322,500	Terraced		318	LINNET DRIVE		CHELMSFORD	CM2 8AL
24/05/2019	£280,000	Terraced		326	LINNET DRIVE		CHELMSFORD	CM2 8AL
19/07/2019	£270,000	Terraced		394	LINNET DRIVE		CHELMSFORD	CM2 8AL
24/08/2018	£340,000	Terraced		396	LINNET DRIVE		CHELMSFORD	CM2 8AL
22/02/2019	£271,000	Terraced		426	LINNET DRIVE		CHELMSFORD	CM2 8AL
28/01/2019	£292,500	Terraced		438	LINNET DRIVE		CHELMSFORD	CM2 8AL
07/09/2018	£275,500	Terraced		466	LINNET DRIVE		CHELMSFORD	CM2 8AN
25/01/2019	£310,000	Terraced		470	LINNET DRIVE		CHELMSFORD	CM2 8AN
27/04/2018	£281,700	Terraced		480	LINNET DRIVE		CHELMSFORD	CM2 8AN
04/05/2018	£276,500	Semi-detached		492	LINNET DRIVE		CHELMSFORD	CM2 8AN
28/01/2019	£297,500	Terraced		500	LINNET DRIVE		CHELMSFORD	CM2 8AN
03/06/2019	£450,000	Semi-detached		147	LINNET DRIVE		CHELMSFORD	CM2 8AQ
23/11/2018	£335,000	Semi-detached		149	LINNET DRIVE		CHELMSFORD	CM2 8AQ
26/07/2019	£262,000	Terraced		176	LINNET DRIVE		CHELMSFORD	CM2 8AQ
18/04/2018	£260,000	Terraced		176	LINNET DRIVE		CHELMSFORD	CM2 8AQ
28/06/2019	£280,000	Terraced		10	MALLARD ROAD		CHELMSFORD	CM2 8AR
18/05/2018	£345,000	Semi-detached		21	MALLARD ROAD		CHELMSFORD	CM2 8AR
09/08/2018	£306,000	Terraced		22	MALLARD ROAD		CHELMSFORD	CM2 8AR
21/06/2019	£285,000	Terraced		43	MALLARD ROAD		CHELMSFORD	CM2 8AR
26/11/2018	£345,000	Semi-detached		8	ROBIN WAY		CHELMSFORD	CM2 8AS
23/07/2018	£317,000	Terraced		32	ROBIN WAY		CHELMSFORD	CM2 8AS
22/08/2018	£315,000	Semi-detached		71	ROBIN WAY		CHELMSFORD	CM2 8AT
01/02/2019	£310,000	Terraced		95	ROBIN WAY		CHELMSFORD	CM2 8AU
05/07/2019	£255,000	Terraced		123	ROBIN WAY		CHELMSFORD	CM2 8AU
30/05/2018	£296,000	Semi-detached		576	LINNET DRIVE		CHELMSFORD	CM2 8AW
01/10/2018	£375,000	Semi-detached		15	DOVE LANE		CHELMSFORD	CM2 8AX
13/06/2019	£362,500	Semi-detached		17	DOVE LANE		CHELMSFORD	CM2 8AX
30/05/2019	£310,000	Terraced		39	DOVE LANE		CHELMSFORD	CM2 8AX
03/06/2019	£312,000	Terraced		44	SKYLARK WALK		CHELMSFORD	CM2 8BA
12/04/2019	£264,000	Terraced		14	SKYLARK WALK		CHELMSFORD	CM2 8BB
16/09/2019	£290,000	Terraced		14	HAWFINCH WALK		CHELMSFORD	CM2 8BD
13/07/2018	£345,000	Terraced		43	HAWFINCH WALK		CHELMSFORD	CM2 8BD
14/12/2018	£280,000	Terraced		55	HAWFINCH WALK		CHELMSFORD	CM2 8BE
06/11/2018	£285,000	Terraced		65	HAWFINCH WALK		CHELMSFORD	CM2 8BE
05/04/2019	£300,000	Terraced		13	CORMORANT WALK		CHELMSFORD	CM2 8BG
21/09/2018	£565,500	Detached		96	WOOD STREET		CHELMSFORD	CM2 8BL
31/05/2018	£526,500	Detached		96	WOOD STREET		CHELMSFORD	CM2 8BL
15/02/2019	£385,000	Semi-detached		142	WOOD STREET		CHELMSFORD	CM2 8BN
31/07/2019	£545,000	Detached		156	WOOD STREET		CHELMSFORD	CM2 8BN
30/09/2019	£582,500	Semi-detached		607	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BS
01/05/2019	£570,000	Detached		651	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BT
03/08/2018	£1,330,000	Detached	685A		GALLEYWOOD ROAD		CHELMSFORD	CM2 8BT
13/07/2018	£739,000	Detached		558	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX
19/07/2018	£587,000	Semi-detached		682	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY
28/08/2019	£875,000	Detached		706	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY

06/07/2018	£495,000	Detached		5	RUSSELL GARDENS		CHELMSFORD	CM2 8DB
26/10/2018	£280,823	Detached		26	RUSSELL GARDENS		CHELMSFORD	CM2 8DB
21/06/2019	£490,000	Detached		31	RUSSELL GARDENS		CHELMSFORD	CM2 8DB
08/11/2018	£310,000	Semi-detached		20	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH
30/10/2019	£300,000	Terraced		24	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH
16/09/2019	£385,000	Detached		27	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH
21/06/2019	£395,000	Semi-detached		28	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH
07/03/2019	£470,000	Detached		117	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DR
29/03/2019	£350,000	Semi-detached		17	BELLS CHASE	GREAT BADDOW	CHELMSFORD	CM2 8DS
26/09/2019	£365,000	Terraced		8	HOLLYWOOD CLOSE		CHELMSFORD	CM2 8DU
21/06/2019	£372,500	Semi-detached		14	HOLLYWOOD CLOSE		CHELMSFORD	CM2 8DU
25/10/2019	£360,000	Semi-detached		28	HOLLYWOOD CLOSE		CHELMSFORD	CM2 8DU
20/09/2019	£364,500	Semi-detached		29	HOLLYWOOD CLOSE		CHELMSFORD	CM2 8DU
17/07/2019	£625,000	Detached		105	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW
02/11/2018	£425,000	Detached		1	ELM CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8DX
19/07/2019	£469,995	Detached		3	PERTWEE DRIVE		CHELMSFORD	CM2 8DY
06/07/2018	£385,000	Semi-detached		35	PERTWEE DRIVE		CHELMSFORD	CM2 8DY
08/02/2019	£445,000	Detached		8	PERTWEE DRIVE		CHELMSFORD	CM2 8DZ
02/07/2018	£625,000	Detached		32	PERTWEE DRIVE		CHELMSFORD	CM2 8EA
29/10/2018	£472,500	Detached		72	CRAISTON WAY		CHELMSFORD	CM2 8EB
27/09/2019	£380,000	Semi-detached		17	CRAISTON WAY		CHELMSFORD	CM2 8ED
16/10/2019	£280,000	Terraced		108	NOAKES AVENUE		CHELMSFORD	CM2 8EP
30/08/2019	£265,000	Semi-detached		114	NOAKES AVENUE		CHELMSFORD	CM2 8EP
10/07/2018	£312,000	Terraced		7	READERS COURT		CHELMSFORD	CM2 8EU
11/03/2019	£270,000	Terraced		20	READERS COURT		CHELMSFORD	CM2 8EU
05/06/2018	£310,000	Terraced		80	NOAKES AVENUE		CHELMSFORD	CM2 8EW
24/07/2018	£290,000	Terraced		94	NOAKES AVENUE		CHELMSFORD	CM2 8EW
19/09/2019	£285,000	Semi-detached		30	READERS COURT		CHELMSFORD	CM2 8EX
16/09/2019	£287,500	Terraced		43	READERS COURT		CHELMSFORD	CM2 8EX
16/08/2019	£287,000	Terraced		307	DORSET AVENUE		CHELMSFORD	CM2 8EY
22/08/2019	£203,000	Terraced		13	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ
11/02/2019	£210,000	Flat		14	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ
13/06/2019	£287,000	Terraced		279	DORSET AVENUE		CHELMSFORD	CM2 8HB
04/07/2019	£281,000	Terraced		283	DORSET AVENUE		CHELMSFORD	CM2 8HB
29/05/2019	£290,000	Terraced		283	DORSET AVENUE		CHELMSFORD	CM2 8HB
22/02/2019	£275,000	Terraced		285	DORSET AVENUE		CHELMSFORD	CM2 8HB
02/08/2018	£170,000	Flat		348	DORSET AVENUE		CHELMSFORD	CM2 8HD
24/04/2018	£310,000	Terraced		378	DORSET AVENUE		CHELMSFORD	CM2 8HD
24/09/2019	£300,000	Terraced		396	DORSET AVENUE		CHELMSFORD	CM2 8HD
25/05/2018	£425,000	Detached		53	PERTWEE DRIVE		CHELMSFORD	CM2 8HE
20/06/2018	£450,000	Detached		14	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
31/10/2018	£456,000	Semi-detached		17	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
26/11/2018	£525,000	Semi-detached		35	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
03/07/2018	£450,000	Semi-detached		36	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
11/01/2019	£450,000	Terraced		38	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
05/06/2019	£210,000	Flat		44	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
01/11/2018	£206,500	Flat		50	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
01/03/2019	£470,000	Detached		86	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF
18/01/2019	£237,500	Semi-detached		20	MALTINGS ROAD		CHELMSFORD	CM2 8HH
03/07/2019	£275,000	Semi-detached		28	MALTINGS ROAD		CHELMSFORD	CM2 8HH
20/09/2019	£333,000	Semi-detached		48	WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL
03/05/2019	£325,000	Semi-detached		64	MALTINGS ROAD		CHELMSFORD	CM2 8HP
30/08/2019	£330,000	Semi-detached		23	MALTINGS ROAD		CHELMSFORD	CM2 8HQ
28/06/2019	£295,000	Semi-detached		35	MALTINGS ROAD		CHELMSFORD	CM2 8HQ
30/10/2018	£285,000	Terraced		8	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HU
18/04/2019	£265,000	Terraced		1	LUCKSFIELD WAY		CHELMSFORD	CM2 8HW
31/01/2019	£240,000	Terraced		10	LUCKSFIELD WAY		CHELMSFORD	CM2 8HW

02/05/2018	£192,500	Flat			34	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
05/11/2018	£300,000	Semi-detached			40	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
10/10/2018	£205,000	Flat		40A		PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
17/10/2019	£240,000	Flat		40B		PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
27/07/2018	£305,000	Detached		40C		PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX
11/05/2018	£840,000	Detached			17	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY
12/03/2019	£495,000	Semi-detached			52	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY
30/05/2018	£450,000	Semi-detached			62	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY
28/06/2019	£790,000	Detached			74	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY
22/02/2019	£800,000	Detached			14	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HZ
15/11/2018	£482,500	Semi-detached			80	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8JB
05/06/2018	£445,000	Detached		RIVENDELL		HEYCROFT WAY		CHELMSFORD	CM2 8JG
04/10/2019	£125,000	Flat	FLAT 2	SPRINGBOK HOUSE		HEYCROFT WAY		CHELMSFORD	CM2 8JH
31/01/2019	£110,000	Flat	FLAT 6	SPRINGBOK HOUSE		HEYCROFT WAY		CHELMSFORD	CM2 8JH
14/02/2019	£795,000	Detached			1	THE SPIRES	GREAT BADDOW	CHELMSFORD	CM2 8JN
12/10/2018	£182,500	Terraced		1	BIRCH HOUSE	THE WESTERINGS		CHELMSFORD	CM2 8JQ
15/06/2018	£170,000	Flat	1A	BIRCH HOUSE		THE WESTERINGS		CHELMSFORD	CM2 8JQ
17/08/2018	£355,000	Semi-detached		5	SHIP COTTAGES	STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8LA
02/07/2018	£385,000	Semi-detached		8	SHIP COTTAGES	STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8LA
31/01/2019	£1,075,000	Detached			LONG LEY	BAKERS LANE	WEST HANNINGFIELD	CHELMSFORD	CM2 8LE
11/09/2018	£545,000	Detached			186	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8NB
04/07/2019	£650,000	Detached		PIPERS		WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NE
24/08/2018	£550,000	Detached			26	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL
23/10/2018	£545,000	Terraced			39	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL
19/12/2018	£320,000	Semi-detached			52	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL
03/05/2019	£1,040,000	Detached		PEAR TREE HOUSE, 78		BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NN
14/11/2018	£380,000	Semi-detached		PIPERS COTTAGE		PIPERS TYE		CHELMSFORD	CM2 8NP
01/08/2019	£325,000	Terraced			126	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NQ
25/01/2019	£360,000	Semi-detached			158	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NQ
22/02/2019	£362,500	Semi-detached			160	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NQ
28/08/2019	£490,000	Semi-detached			153	KEENE WAY		CHELMSFORD	CM2 8NR
30/04/2018	£353,750	Semi-detached			12	KEENE WAY		CHELMSFORD	CM2 8NT
08/06/2018	£335,000	Semi-detached			20	KEENE WAY		CHELMSFORD	CM2 8NT
31/07/2018	£345,000	Semi-detached			9	WILLOW BANK		CHELMSFORD	CM2 8NX
06/07/2018	£320,000	Semi-detached			77	CANNON LEYS		CHELMSFORD	CM2 8PB
16/11/2018	£410,000	Semi-detached			79	CANNON LEYS		CHELMSFORD	CM2 8PB
05/04/2019	£325,000	Semi-detached			1	ROUGHTONS		CHELMSFORD	CM2 8PE
29/10/2018	£370,000	Terraced			40	ROUGHTONS		CHELMSFORD	CM2 8PF
14/09/2018	£745,000	Detached		RUSSETS		GOAT HALL LANE		CHELMSFORD	CM2 8PG
25/04/2019	£820,000	Detached		WESTERING		HORSE & GROOM LANE		CHELMSFORD	CM2 8PJ
15/06/2018	£600,000	Semi-detached			38	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT
11/10/2019	£475,000	Semi-detached			42	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT
31/01/2019	£270,000	Semi-detached			42	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT
27/04/2018	£185,000	Flat			67	WATCHHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PU
21/01/2019	£249,000	Terraced			39	PYMS ROAD		CHELMSFORD	CM2 8PX
11/04/2018	£260,000	Terraced			39	PYMS ROAD		CHELMSFORD	CM2 8PX
14/08/2019	£260,000	Semi-detached			86	PYMS ROAD		CHELMSFORD	CM2 8PX
28/02/2019	£435,000	Semi-detached			104	PYMS ROAD		CHELMSFORD	CM2 8PX
17/07/2019	£358,500	Terraced			154	PYMS ROAD		CHELMSFORD	CM2 8PX
12/08/2019	£250,000	Semi-detached			13	PYMS ROAD		CHELMSFORD	CM2 8PY
13/12/2018	£279,500	Terraced			66	PYMS ROAD		CHELMSFORD	CM2 8PY
03/07/2018	£295,000	Terraced			14	GLEBE VIEW		CHELMSFORD	CM2 8PZ
18/07/2018	£660,000	Semi-detached			16	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG
28/02/2019	£581,250	Detached			21	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG
20/08/2019	£517,500	Detached			3	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ
14/10/2019	£395,000	Semi-detached			31	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ
21/10/2019	£285,000	Terraced			23	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL

11/05/2018	£625,000	Detached		37	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QN
20/09/2019	£430,000	Detached			GOLDLAY	PONDS ROAD	CHELMSFORD	CM2 8QP
16/10/2019	£500,000	Detached			MYERSCOUGH	PONDS ROAD	CHELMSFORD	CM2 8QP
26/06/2018	£585,000	Detached		4	COLVIN CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QQ
26/07/2019	£567,000	Detached		25	COLVIN CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QQ
01/10/2018	£615,000	Detached			KINGFISHER	LOWER GREEN	CHELMSFORD	CM2 8QS
17/05/2019	£405,000	Semi-detached		44	RIGNALS LANE		CHELMSFORD	CM2 8QT
03/08/2018	£385,000	Semi-detached		24	CHAPLIN CLOSE		CHELMSFORD	CM2 8QW
26/04/2019	£472,500	Semi-detached		41	CHAPLIN CLOSE		CHELMSFORD	CM2 8QW
24/08/2018	£325,000	Semi-detached		3	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY
25/09/2019	£550,000	Detached		15	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY
04/09/2019	£465,000	Semi-detached		66	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
08/10/2019	£360,000	Semi-detached		71	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
12/06/2018	£329,000	Detached		78	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
24/04/2019	£460,000	Detached		80	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
24/07/2018	£395,000	Detached		90	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ
14/09/2018	£550,000	Detached		5	THE LIMES	GALLEYWOOD	CHELMSFORD	CM2 8RA
13/07/2018	£600,000	Semi-detached		22	SKINNERS LANE		CHELMSFORD	CM2 8RH
10/07/2018	£322,500	Semi-detached		24	SKINNERS LANE		CHELMSFORD	CM2 8RH
14/08/2018	£650,000	Detached		459	BEEHIVE LANE		CHELMSFORD	CM2 8RJ
01/02/2019	£385,000	Detached		479	BEEHIVE LANE		CHELMSFORD	CM2 8RL
16/11/2018	£582,500	Detached		6	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ
04/04/2018	£530,000	Detached		44	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ
16/01/2019	£268,000	Terraced		145	BARNARD ROAD		CHELMSFORD	CM2 8RS
16/04/2019	£268,000	Terraced		38	BARNARD ROAD		CHELMSFORD	CM2 8RT
23/09/2019	£136,000	Flat		223	BARNARD ROAD		CHELMSFORD	CM2 8RU
28/03/2019	£290,000	Terraced		259	BARNARD ROAD		CHELMSFORD	CM2 8RU
04/01/2019	£142,000	Flat		275	BARNARD ROAD		CHELMSFORD	CM2 8RU
19/11/2018	£1,385,000	Detached			BRAMBLE LODGE	SLADES LANE	CHELMSFORD	CM2 8RW
08/03/2019	£288,000	Terraced		19	GALLEYDENE AVENUE		CHELMSFORD	CM2 8RY
08/11/2018	£277,000	Terraced		31	GALLEYDENE AVENUE		CHELMSFORD	CM2 8RY
31/05/2019	£300,000	Terraced		7	MARKLAND CLOSE		CHELMSFORD	CM2 8RZ
01/10/2018	£325,000	Terraced		26	MARKLAND CLOSE		CHELMSFORD	CM2 8RZ
17/05/2019	£282,000	Terraced		29	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA
13/08/2019	£255,000	Terraced		37	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA
20/08/2018	£176,000	Flat		13	ARCHERS WAY		CHELMSFORD	CM2 8SB
07/08/2019	£260,000	Terraced		40	ARCHERS WAY		CHELMSFORD	CM2 8SD
26/07/2019	£272,000	Terraced		47	HOUBLON DRIVE		CHELMSFORD	CM2 8SE
17/08/2018	£285,000	Terraced		13	PARKLANDS WAY	GALLEYWOOD	CHELMSFORD	CM2 8SF
28/09/2018	£285,000	Terraced		16	ST MICHAELS WALK		CHELMSFORD	CM2 8SG
06/07/2018	£175,000	Flat		38	ST MICHAELS WALK		CHELMSFORD	CM2 8SG
04/10/2019	£162,500	Flat		37	SPRING RISE		CHELMSFORD	CM2 8SH
27/04/2018	£285,000	Terraced		29	WEST LAWN		CHELMSFORD	CM2 8SJ
24/09/2018	£137,410	Flat		62	WEST LAWN		CHELMSFORD	CM2 8SJ
13/09/2019	£250,000	Terraced		90	WEST LAWN		CHELMSFORD	CM2 8SL
27/08/2019	£255,000	Terraced		25	HOMEMEAD	GALLEYWOOD	CHELMSFORD	CM2 8SN
17/12/2018	£315,000	Semi-detached		54	WIDFORD ROAD		CHELMSFORD	CM2 8SY
05/09/2019	£415,000	Detached		59	WIDFORD ROAD		CHELMSFORD	CM2 8SY
13/09/2019	£288,000	Semi-detached		68	WIDFORD ROAD		CHELMSFORD	CM2 8SY
04/01/2019	£770,000	Detached			CLOTTER GATE		CHELMSFORD	CM2 8TH
27/07/2018	£320,000	Semi-detached	3		ELM COTTAGES		CHELMSFORD	CM2 8TH
18/12/2018	£475,000	Detached			ROBINS NEST		CHELMSFORD	CM2 8TH
27/09/2018	£540,000	Detached		15	BUTTS WAY		CHELMSFORD	CM2 8TJ
30/09/2019	£575,000	Semi-detached			THE COTTAGE	BEKESWELL LANE	CHELMSFORD	CM2 8TL
20/06/2019	£590,000	Detached		9	MILL HILL	GALLEYWOOD	CHELMSFORD	CM2 8TW
17/05/2019	£367,500	Semi-detached		7	TANFIELD TYE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UD
27/06/2018	£385,000	Semi-detached		7	CROWSFIELD COTTAGES	WEST HANNINGFIELD	CHELMSFORD	CM2 8UH

07/06/2019	£1,875,000	Detached		BROOKSBYS	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ
21/06/2019	£550,000	Detached		ROSE COTTAGE	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ
24/01/2019	£1,250,000	Detached		CHURCH HOUSE	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UL
10/04/2018	£385,000	Detached			1 MIDDLEMEAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UT
14/03/2019	£415,000	Terraced			11 MIDDLEMEAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UT
17/10/2018	£710,000	Detached		BROOKSIDE	LOWER STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UY
17/12/2018	£295,000	Terraced			22 PETREL WAY		CHELMSFORD	CM2 8XH
22/07/2019	£435,000	Semi-detached			26 PETREL WAY		CHELMSFORD	CM2 8XH
28/01/2019	£375,000	Semi-detached			5 SANDPIPER WALK		CHELMSFORD	CM2 8XJ
31/10/2018	£270,000	Terraced			11 SANDPIPER WALK		CHELMSFORD	CM2 8XJ
31/05/2019	£312,500	Semi-detached			8 GOSHAWK DRIVE		CHELMSFORD	CM2 8XN
31/07/2019	£370,000	Semi-detached			19 GOSHAWK DRIVE		CHELMSFORD	CM2 8XN
29/04/2019	£402,500	Semi-detached			33 GOSHAWK DRIVE		CHELMSFORD	CM2 8XN
09/08/2018	£380,000	Semi-detached			54 GOSHAWK DRIVE		CHELMSFORD	CM2 8XP
01/03/2019	£405,000	Terraced			78 GOSHAWK DRIVE		CHELMSFORD	CM2 8XP
10/01/2019	£357,500	Semi-detached			125 GOSHAWK DRIVE		CHELMSFORD	CM2 8XP
26/07/2018	£295,000	Terraced			22 KESTREL WALK		CHELMSFORD	CM2 8XS
21/06/2018	£298,000	Terraced			19 SWALLOW PATH		CHELMSFORD	CM2 8XT
04/10/2019	£288,000	Terraced			26 SWALLOW PATH		CHELMSFORD	CM2 8XT
16/11/2018	£290,000	Terraced			28 SWALLOW PATH		CHELMSFORD	CM2 8XT
11/06/2019	£305,000	Terraced			40 OSPREY WAY		CHELMSFORD	CM2 8XU
05/04/2019	£300,000	Terraced			44 OSPREY WAY		CHELMSFORD	CM2 8XU
24/08/2018	£450,000	Semi-detached			38 GOSHAWK DRIVE		CHELMSFORD	CM2 8XW
28/02/2019	£285,000	Terraced			26 PLOVER WALK		CHELMSFORD	CM2 8XX
13/09/2019	£295,000	Terraced			27 PLOVER WALK		CHELMSFORD	CM2 8XX
18/05/2018	£390,000	Semi-detached			22 PEREGRINE DRIVE		CHELMSFORD	CM2 8XY
01/08/2018	£345,000	Terraced		27A	PEREGRINE DRIVE		CHELMSFORD	CM2 8XY
05/04/2019	£268,000	Terraced			41 PEREGRINE DRIVE		CHELMSFORD	CM2 8XY
05/06/2018	£540,000	Detached			61 PEREGRINE DRIVE		CHELMSFORD	CM2 8XY
25/10/2019	£409,000	Semi-detached			4 BROGRAVE CLOSE		CHELMSFORD	CM2 8YA
03/12/2018	£270,000	Terraced			6 BULLEN WALK		CHELMSFORD	CM2 8YF
20/12/2018	£224,000	Terraced			23 MOSS PATH	GALLEYWOOD	CHELMSFORD	CM2 8YG
09/04/2018	£435,000	Semi-detached			3 BRAZIER'S CLOSE		CHELMSFORD	CM2 8YJ
28/11/2018	£305,000	Terraced			6 MOSS PATH	GALLEYWOOD	CHELMSFORD	CM2 8YQ
17/08/2018	£250,000	Terraced			13 MOSS PATH	GALLEYWOOD	CHELMSFORD	CM2 8YQ
07/12/2018	£300,000	Terraced			15 MOSS PATH	GALLEYWOOD	CHELMSFORD	CM2 8YQ
10/07/2018	£300,000	Terraced			168 GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT
04/10/2019	£297,500	Terraced			176 GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT
29/06/2018	£300,000	Terraced			182 GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT
25/10/2019	£190,000	Flat			4 GARDENERS		CHELMSFORD	CM2 8YU
22/02/2019	£267,000	Terraced			15 GARDENERS		CHELMSFORD	CM2 8YU
31/05/2019	£91,000	Flat			30 GARDENERS		CHELMSFORD	CM2 8YU
22/07/2019	£285,000	Terraced			35 GARDENERS		CHELMSFORD	CM2 8YU
31/05/2019	£287,000	Terraced			51 GARDENERS		CHELMSFORD	CM2 8YU
26/10/2018	£295,000	Terraced			118 DORSET AVENUE		CHELMSFORD	CM2 8YY
24/09/2019	£146,000	Flat			238 DORSET AVENUE		CHELMSFORD	CM2 8YZ
24/06/2019	£86,000	Flat			39 GREENLAND GARDENS	GREAT BADDOW	CHELMSFORD	CM2 8ZF
26/07/2019	£475,000	Terraced			40 GREENLAND GARDENS	GREAT BADDOW	CHELMSFORD	CM2 8ZF
28/06/2019	£455,000	Semi-detached			26 TAYLOR WAY	GREAT BADDOW	CHELMSFORD	CM2 8ZG
19/11/2018	£462,500	Semi-detached			28 TAYLOR WAY	GREAT BADDOW	CHELMSFORD	CM2 8ZG
01/08/2019	£250,000	Flat	FLAT 2	CLARENCE HOUSE, 212	NEW LONDON ROAD		CHELMSFORD	CM2 9AE
20/02/2019	£425,000	Flat	FLAT 5	CLARENCE HOUSE, 212	NEW LONDON ROAD		CHELMSFORD	CM2 9AE
07/12/2018	£650,000	Semi-detached			218 NEW LONDON ROAD		CHELMSFORD	CM2 9AE
23/08/2019	£355,000	Semi-detached		1 CLARENCE MEWS	REDMAYNE DRIVE		CHELMSFORD	CM2 9AF
15/10/2018	£160,000	Flat			42 REDMAYNE DRIVE		CHELMSFORD	CM2 9AG
08/05/2018	£210,000	Flat			88 REDMAYNE DRIVE		CHELMSFORD	CM2 9AG
08/08/2018	£149,500	Flat			98 REDMAYNE DRIVE		CHELMSFORD	CM2 9AG

25/05/2018	£164,000	Flat		106	REDMAYNE DRIVE	CHELMSFORD	CM2 9AG
12/04/2018	£480,000	Detached			MOULSHAM STREET	CHELMSFORD	CM2 9AQ
11/12/2018	£490,000	Semi-detached		10	WOOD STREET	CHELMSFORD	CM2 9AS
29/05/2018	£982,500	Detached			HILLSIDE	CHELMSFORD	CM2 9AW
20/06/2019	£880,000	Detached			NORTH WOOD	CHELMSFORD	CM2 9AW
29/07/2019	£880,000	Detached			YORK HOUSE	CHELMSFORD	CM2 9AW
27/06/2019	£2,700,000	Detached		18	BRUCE GROVE	CHELMSFORD	CM2 9AX
30/11/2018	£290,000	Semi-detached		35	BRUCE GROVE	CHELMSFORD	CM2 9AY
19/10/2018	£325,000	Semi-detached		40	BRUCE GROVE	CHELMSFORD	CM2 9AY
12/04/2018	£373,000	Terraced		19	STEWART ROAD	CHELMSFORD	CM2 9BA
15/11/2018	£369,000	Semi-detached		26	STEWART ROAD	CHELMSFORD	CM2 9BA
18/05/2018	£300,000	Semi-detached		27	STEWART ROAD	CHELMSFORD	CM2 9BA
28/08/2019	£305,000	Semi-detached		47	STEWART ROAD	CHELMSFORD	CM2 9BB
25/05/2018	£390,000	Semi-detached		67	STEWART ROAD	CHELMSFORD	CM2 9BD
15/08/2018	£458,000	Semi-detached		16	CAMPBELL CLOSE	CHELMSFORD	CM2 9BE
30/05/2019	£460,000	Semi-detached		32	CAMPBELL CLOSE	CHELMSFORD	CM2 9BE
11/03/2019	£187,000	Flat		22	BROOKLANDS WALK	CHELMSFORD	CM2 9BH
27/07/2018	£180,000	Flat		44	BROOKLANDS WALK	CHELMSFORD	CM2 9BH
27/02/2019	£240,000	Flat		6	DUNCAN PLACE	CHELMSFORD	CM2 9BJ
20/04/2018	£580,000	Semi-detached		102	VICARAGE ROAD	CHELMSFORD	CM2 9BP
19/03/2019	£505,000	Terraced		73	VICARAGE ROAD	CHELMSFORD	CM2 9BT
25/07/2019	£520,000	Semi-detached		138	VICARAGE ROAD	CHELMSFORD	CM2 9BT
06/08/2018	£330,000	Semi-detached		144	VICARAGE ROAD	CHELMSFORD	CM2 9BT
19/10/2018	£590,000	Semi-detached		23	FINCHLEY AVENUE	CHELMSFORD	CM2 9BX
03/04/2018	£530,000	Detached		2	HILLSIDE GROVE	CHELMSFORD	CM2 9DA
31/07/2018	£527,000	Semi-detached		3	HILLSIDE GROVE	CHELMSFORD	CM2 9DA
13/07/2018	£440,000	Detached		4	HILLSIDE GROVE	CHELMSFORD	CM2 9DA
25/06/2019	£525,000	Semi-detached		14	HILLSIDE GROVE	CHELMSFORD	CM2 9DA
31/05/2019	£390,000	Semi-detached		19	HILLSIDE GROVE	CHELMSFORD	CM2 9DA
07/09/2018	£485,000	Semi-detached		24	HILLSIDE GROVE	CHELMSFORD	CM2 9DA
31/01/2019	£480,000	Semi-detached		39	HILLSIDE GROVE	CHELMSFORD	CM2 9DA
06/06/2019	£400,000	Semi-detached		74	HILLSIDE GROVE	CHELMSFORD	CM2 9DB
27/02/2019	£350,000	Semi-detached		101	HILLSIDE GROVE	CHELMSFORD	CM2 9DD
04/07/2019	£385,000	Semi-detached		113	HILLSIDE GROVE	CHELMSFORD	CM2 9DD
14/09/2018	£350,000	Detached		114	HILLSIDE GROVE	CHELMSFORD	CM2 9DD
24/08/2018	£370,000	Detached		114	HILLSIDE GROVE	CHELMSFORD	CM2 9DD
22/08/2019	£330,000	Semi-detached		116	HILLSIDE GROVE	CHELMSFORD	CM2 9DD
01/10/2018	£350,000	Semi-detached		131	HILLSIDE GROVE	CHELMSFORD	CM2 9DD
18/07/2019	£200,000	Semi-detached		3	HILLSIDE MEWS	CHELMSFORD	CM2 9DH
15/08/2019	£289,000	Semi-detached		7	HILLSIDE MEWS	CHELMSFORD	CM2 9DH
08/04/2019	£216,000	Semi-detached		12	HILLSIDE MEWS	CHELMSFORD	CM2 9DH
09/08/2018	£575,000	Semi-detached		25	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DP
02/10/2018	£631,250	Detached		31	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DP
15/08/2019	£430,000	Semi-detached		39	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DP
28/08/2019	£490,000	Semi-detached		65	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DR
18/09/2018	£346,500	Semi-detached		87	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DS
02/09/2019	£290,000	Detached		107	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DT
22/08/2019	£325,000	Terraced		131	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DU
11/05/2018	£290,000	Terraced		135	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DU
01/11/2018	£345,000	Terraced		139	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DU
11/01/2019	£292,000	Terraced		159	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DU
24/05/2018	£300,000	Terraced		169	GLOUCESTER AVENUE	CHELMSFORD	CM2 9DX
11/06/2018	£360,000	Semi-detached		1	BRIAN CLOSE	CHELMSFORD	CM2 9DZ
26/04/2019	£340,000	Semi-detached		14	BRIAN CLOSE	CHELMSFORD	CM2 9EB
19/12/2018	£267,500	Semi-detached		2	MOSS WALK	CHELMSFORD	CM2 9ED
20/12/2018	£272,500	Terraced		4	MOSS WALK	CHELMSFORD	CM2 9ED
07/03/2019	£345,000	Semi-detached		8	MOSS WALK	CHELMSFORD	CM2 9ED

26/07/2018	£290,000	Semi-detached		10	MOSS WALK		CHELMSFORD	CM2 9ED
21/02/2019	£275,000	Terraced		15	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EG
28/08/2019	£315,000	Terraced		149	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EJ
05/10/2018	£325,000	Terraced		12	WALTHAM GLEN		CHELMSFORD	CM2 9EL
19/07/2018	£327,500	Terraced		10	ROSE GLEN		CHELMSFORD	CM2 9EN
15/07/2019	£295,000	Semi-detached		16	CROSSWAYS		CHELMSFORD	CM2 9EP
19/07/2018	£355,000	Terraced		37	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EQ
19/12/2018	£312,500	Semi-detached		6	MAY WALK		CHELMSFORD	CM2 9EW
26/07/2019	£365,000	Semi-detached		10	ALDER DRIVE		CHELMSFORD	CM2 9EY
03/04/2018	£390,000	Semi-detached		17	ALDER DRIVE		CHELMSFORD	CM2 9EZ
18/07/2018	£213,750	Flat		10	GRANGE COURT		CHELMSFORD	CM2 9FA
01/05/2019	£255,000	Detached		2	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
09/11/2018	£252,500	Flat		3	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
02/10/2019	£225,000	Flat		5	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
14/02/2019	£430,000	Detached		6	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
13/02/2019	£236,250	Flat		9	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
14/06/2019	£345,000	Detached		10	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
08/03/2019	£245,000	Flat		11	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
16/08/2019	£400,000	Detached		12	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
09/05/2018	£195,000	Flat		19	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
03/10/2019	£250,000	Flat		29	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
04/12/2018	£200,000	Flat		31	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
02/07/2019	£240,000	Flat		35	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF
20/07/2018	£255,000	Flat		20	TYDEMANS		CHELMSFORD	CM2 9FH
03/08/2018	£246,000	Flat		22	TYDEMANS		CHELMSFORD	CM2 9FH
15/06/2018	£240,000	Flat		26	TYDEMANS		CHELMSFORD	CM2 9FH
04/01/2019	£235,000	Flat		32	TYDEMANS		CHELMSFORD	CM2 9FH
26/07/2018	£350,000	Terraced		8	ASHMEADS		CHELMSFORD	CM2 9FJ
07/09/2018	£360,000	Detached		9	HOPWOOD VIEW		CHELMSFORD	CM2 9FL
28/06/2019	£220,000	Flat		6	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
23/08/2019	£232,000	Flat		8	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
26/06/2019	£409,000	Terraced		17	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
10/07/2019	£227,000	Flat		33	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
07/12/2018	£438,000	Detached		34	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
03/10/2019	£191,000	Flat		36	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
16/09/2019	£237,500	Flat		46	MONTFORT DRIVE		CHELMSFORD	CM2 9FN
07/09/2018	£369,000	Detached		4	PEARL SQUARE		CHELMSFORD	CM2 9FP
08/02/2019	£240,000	Flat		10	PEARL SQUARE		CHELMSFORD	CM2 9FP
12/03/2019	£220,000	Flat		14	PEARL SQUARE		CHELMSFORD	CM2 9FP
27/02/2019	£220,000	Flat		14	PEARL SQUARE		CHELMSFORD	CM2 9FP
05/09/2019	£238,000	Flat		18	PEARL SQUARE		CHELMSFORD	CM2 9FP
04/03/2019	£385,000	Semi-detached		84	WOOD STREET		CHELMSFORD	CM2 9FQ
06/09/2018	£275,000	Flat		6	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
05/10/2018	£250,000	Flat		10	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
15/06/2018	£240,000	Flat		14	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
11/01/2019	£348,750	Terraced		15	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
25/01/2019	£85,500	Flat		61	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
14/12/2018	£93,000	Flat		79	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
20/03/2019	£174,000	Flat		87	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
08/05/2018	£90,000	Flat		91	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT
29/08/2019	£235,000	Flat		19	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW
25/06/2019	£400,000	Terraced		21	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW
01/02/2019	£266,000	Flat		26	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW
21/02/2019	£349,000	Terraced		27	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW
29/08/2019	£575,000	Terraced		16	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY
20/06/2019	£115,000	Flat		1	SEARLE CLOSE		CHELMSFORD	CM2 9GB
21/05/2018	£225,000	Flat		16	SEARLE CLOSE		CHELMSFORD	CM2 9GB

18/05/2018	£226,500	Flat			20	SEARLE CLOSE		CHELMSFORD	CM2 9GB
19/07/2018	£190,000	Flat			2	GERARD GARDENS		CHELMSFORD	CM2 9GD
20/04/2018	£235,000	Flat			5	GERARD GARDENS		CHELMSFORD	CM2 9GD
05/06/2018	£273,000	Flat			11	GERARD GARDENS		CHELMSFORD	CM2 9GD
31/08/2018	£116,000	Flat			17	GERARD GARDENS		CHELMSFORD	CM2 9GD
26/07/2019	£212,000	Flat			23	GERARD GARDENS		CHELMSFORD	CM2 9GD
28/02/2019	£330,000	Flat		1	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
26/09/2019	£370,000	Flat		10	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
26/09/2019	£365,000	Flat		16	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£465,000	Flat		18	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
09/08/2019	£475,000	Flat		19	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£481,250	Flat		20	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£475,000	Flat		21	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£482,000	Flat		22	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
26/07/2019	£500,000	Flat		23	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£493,000	Flat		24	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/06/2019	£490,000	Flat		25	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
27/02/2019	£340,000	Flat		26	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£350,000	Flat		28	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
31/10/2019	£197,472	Flat		31	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
31/05/2019	£495,000	Flat		37	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
24/05/2019	£480,000	Flat		4	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
29/03/2019	£355,000	Flat		43	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
09/09/2019	£360,000	Flat		44	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£470,000	Flat		5	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
19/09/2019	£226,579	Flat		50	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
31/05/2019	£495,000	Flat		53	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/06/2019	£485,000	Flat		54	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/06/2019	£370,000	Flat		56	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
28/02/2019	£476,000	Flat		6	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
31/05/2019	£360,000	Flat		8	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
27/02/2019	£355,000	Flat		9	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE
23/01/2019	£625,000	Detached			131	WATERSON VALE		CHELMSFORD	CM2 9GG
10/10/2018	£675,000	Detached			143	WATERSON VALE		CHELMSFORD	CM2 9GG
31/05/2018	£190,000	Flat			15	HARBERD TYE		CHELMSFORD	CM2 9GH
12/10/2018	£195,000	Flat			6	HARBERD TYE		CHELMSFORD	CM2 9GJ
27/04/2018	£206,000	Flat			44	HARBERD TYE		CHELMSFORD	CM2 9GJ
05/04/2019	£212,000	Flat			58	HARBERD TYE		CHELMSFORD	CM2 9GJ
30/09/2019	£215,000	Flat			62	HARBERD TYE		CHELMSFORD	CM2 9GJ
01/02/2019	£190,000	Flat			70	HARBERD TYE		CHELMSFORD	CM2 9GJ
23/11/2018	£205,000	Flat			82	HARBERD TYE		CHELMSFORD	CM2 9GJ
15/02/2019	£215,000	Flat			110	HARBERD TYE		CHELMSFORD	CM2 9GJ
31/10/2018	£180,000	Flat			116	HARBERD TYE		CHELMSFORD	CM2 9GJ
24/09/2018	£330,000	Semi-detached			2	ROSSETER CLOSE		CHELMSFORD	CM2 9GL
27/09/2018	£455,000	Detached			5	ROSSETER CLOSE		CHELMSFORD	CM2 9GL
27/04/2018	£190,000	Flat			15	ROSSETER CLOSE		CHELMSFORD	CM2 9GL
22/05/2019	£461,000	Detached			22	ROSSETER CLOSE		CHELMSFORD	CM2 9GL
17/06/2019	£375,000	Terraced			4	GOODWIN CLOSE		CHELMSFORD	CM2 9GX
28/06/2019	£370,000	Terraced			47	GOODWIN CLOSE		CHELMSFORD	CM2 9GX
11/01/2019	£365,000	Terraced			49	GOODWIN CLOSE		CHELMSFORD	CM2 9GX
20/12/2018	£500,000	Detached			5	BAWDEN WAY		CHELMSFORD	CM2 9GY
17/12/2018	£385,000	Semi-detached			11	BAWDEN WAY		CHELMSFORD	CM2 9GY
23/08/2019	£334,500	Terraced			13	BAWDEN WAY		CHELMSFORD	CM2 9GY
18/05/2018	£350,000	Semi-detached			19	HEATH DRIVE		CHELMSFORD	CM2 9HB
30/08/2018	£298,000	Terraced			46	HEATH DRIVE		CHELMSFORD	CM2 9HE
06/07/2018	£320,000	Terraced		46A		HEATH DRIVE		CHELMSFORD	CM2 9HE
15/02/2019	£287,500	Terraced			56	HEATH DRIVE		CHELMSFORD	CM2 9HE

31/05/2019	£315,000	Semi-detached		85	HEATH DRIVE		CHELMSFORD	CM2 9HG
11/01/2019	£293,000	Terraced		113	HEATH DRIVE		CHELMSFORD	CM2 9HG
30/11/2018	£360,000	Semi-detached		119	HEATH DRIVE		CHELMSFORD	CM2 9HG
17/10/2019	£343,000	Semi-detached		4	SYLVAN CLOSE		CHELMSFORD	CM2 9HJ
14/10/2019	£335,000	Semi-detached		3	JUNIPER DRIVE		CHELMSFORD	CM2 9HL
29/04/2019	£360,000	Semi-detached		29	JUNIPER DRIVE		CHELMSFORD	CM2 9HL
22/08/2019	£400,000	Semi-detached		28	JUNIPER DRIVE		CHELMSFORD	CM2 9HN
01/02/2019	£400,000	Semi-detached		43	JUNIPER DRIVE		CHELMSFORD	CM2 9HN
18/04/2019	£480,000	Semi-detached		10	MAPLE DRIVE		CHELMSFORD	CM2 9HP
31/05/2019	£330,000	Semi-detached		13	MAPLE DRIVE		CHELMSFORD	CM2 9HP
04/01/2019	£350,000	Terraced	118A		HEATH DRIVE		CHELMSFORD	CM2 9HQ
23/10/2019	£415,000	Semi-detached		30	MAPLE DRIVE		CHELMSFORD	CM2 9HR
19/09/2018	£367,500	Semi-detached		6	PLANE TREE CLOSE		CHELMSFORD	CM2 9HT
04/02/2019	£325,000	Semi-detached		8	PLANE TREE CLOSE		CHELMSFORD	CM2 9HT
22/03/2019	£320,000	Terraced		9	PLANE TREE CLOSE		CHELMSFORD	CM2 9HT
01/02/2019	£310,000	Terraced		7	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU
21/06/2019	£330,000	Terraced		18	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU
28/01/2019	£375,000	Semi-detached		35	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU
23/07/2018	£475,000	Semi-detached		5	ARBUTUS CLOSE		CHELMSFORD	CM2 9HW
23/08/2019	£775,000	Detached		1	APPLE WAY		CHELMSFORD	CM2 9HX
29/10/2019	£380,000	Detached		4	AMCOTES PLACE		CHELMSFORD	CM2 9HZ
03/10/2019	£270,000	Semi-detached		12	AMCOTES PLACE		CHELMSFORD	CM2 9HZ
17/07/2019	£325,000	Semi-detached		14	AMCOTES PLACE		CHELMSFORD	CM2 9HZ
29/04/2019	£210,000	Flat		17	AMCOTES PLACE		CHELMSFORD	CM2 9HZ
26/07/2019	£270,000	Terraced		18	AMCOTES PLACE		CHELMSFORD	CM2 9HZ
18/10/2018	£280,000	Terraced		20	AMCOTES PLACE		CHELMSFORD	CM2 9HZ
30/11/2018	£210,000	Flat		21	AMCOTES PLACE		CHELMSFORD	CM2 9HZ
29/05/2018	£340,000	Detached		11	FORTINBRAS WAY		CHELMSFORD	CM2 9JA
27/04/2018	£360,000	Detached		11	FORTINBRAS WAY		CHELMSFORD	CM2 9JA
14/09/2018	£367,500	Detached		45	FORTINBRAS WAY		CHELMSFORD	CM2 9JA
12/07/2019	£427,000	Detached		99	FORTINBRAS WAY		CHELMSFORD	CM2 9JA
12/07/2018	£330,000	Semi-detached		45	DONALD WAY		CHELMSFORD	CM2 9JE
12/12/2018	£289,995	Terraced		47	DONALD WAY		CHELMSFORD	CM2 9JE
15/08/2019	£325,000	Semi-detached		50	DONALD WAY		CHELMSFORD	CM2 9JE
17/01/2019	£305,000	Terraced		51	DONALD WAY		CHELMSFORD	CM2 9JE
26/06/2019	£380,000	Semi-detached		2	WHITETHORN GARDENS		CHELMSFORD	CM2 9JG
28/05/2019	£425,000	Semi-detached		6	WHITETHORN GARDENS		CHELMSFORD	CM2 9JG
28/03/2019	£325,000	Terraced		56	LINDEN CLOSE		CHELMSFORD	CM2 9JH
22/08/2019	£390,000	Terraced		7	LUCAS AVENUE		CHELMSFORD	CM2 9JJ
15/04/2019	£375,000	Semi-detached		11	LUCAS AVENUE		CHELMSFORD	CM2 9JJ
28/03/2019	£355,000	Semi-detached		25	LUCAS AVENUE		CHELMSFORD	CM2 9JL
20/09/2019	£353,000	Terraced		28	LUCAS AVENUE		CHELMSFORD	CM2 9JL
14/05/2018	£302,500	Terraced		41	LUCAS AVENUE		CHELMSFORD	CM2 9JL
05/10/2018	£305,000	Terraced		42	LUCAS AVENUE		CHELMSFORD	CM2 9JL
04/06/2018	£305,000	Terraced		56	LUCAS AVENUE		CHELMSFORD	CM2 9JN
05/10/2018	£345,000	Semi-detached		116	LUCAS AVENUE		CHELMSFORD	CM2 9JR
10/08/2018	£335,000	Semi-detached		124	LUCAS AVENUE		CHELMSFORD	CM2 9JR
31/01/2019	£325,000	Semi-detached		133	LUCAS AVENUE		CHELMSFORD	CM2 9JR
26/07/2018	£277,500	Semi-detached		135	LUCAS AVENUE		CHELMSFORD	CM2 9JR
17/12/2018	£290,000	Terraced		9	ASH GROVE		CHELMSFORD	CM2 9JS
11/07/2018	£280,000	Semi-detached		12	ASH GROVE		CHELMSFORD	CM2 9JS
16/04/2018	£260,000	Terraced		19	ASH GROVE		CHELMSFORD	CM2 9JT
07/09/2018	£290,000	Terraced		37	ASH GROVE		CHELMSFORD	CM2 9JT
09/04/2018	£265,000	Semi-detached		25	HOLLY WAY		CHELMSFORD	CM2 9JU
30/09/2019	£647,000	Detached		124	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB
15/08/2018	£580,000	Semi-detached		10	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LD
13/12/2018	£345,000	Semi-detached		32	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LE

29/03/2019	£377,600	Semi-detached		84	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LF
31/01/2019	£388,000	Semi-detached		84	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LF
14/09/2018	£295,000	Terraced		198	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG
31/08/2018	£320,000	Terraced		214	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG
27/04/2018	£290,000	Semi-detached		250	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH
07/09/2018	£325,000	Terraced		272	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH
31/08/2018	£310,000	Terraced		274	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH
28/03/2019	£365,000	Terraced		300	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH
04/05/2018	£350,000	Terraced		304	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ
01/02/2019	£470,000	Semi-detached		5	GORDON ROAD		CHELMSFORD	CM2 9LL
16/08/2019	£753,000	Detached		19	GORDON ROAD		CHELMSFORD	CM2 9LL
11/01/2019	£220,000	Flat		38	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
02/08/2019	£230,000	Flat		44	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
11/01/2019	£360,000	Semi-detached		88	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
30/04/2018	£212,500	Flat		122	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
24/09/2018	£235,000	Flat		124	BURGHLEY WAY		CHELMSFORD	CM2 9LQ
09/08/2018	£517,000	Detached		4	LISTER TYE		CHELMSFORD	CM2 9LS
14/06/2019	£295,000	Terraced		45	LISTER TYE		CHELMSFORD	CM2 9LS
22/03/2019	£290,000	Terraced		45	LISTER TYE		CHELMSFORD	CM2 9LS
24/05/2018	£323,500	Terraced		24	CYPRESS DRIVE		CHELMSFORD	CM2 9LU
03/06/2019	£358,000	Semi-detached		16	LARCH GROVE		CHELMSFORD	CM2 9LX
18/10/2019	£318,000	Terraced		26	SYCAMORE WAY		CHELMSFORD	CM2 9NA
10/08/2018	£250,000	Terraced		16	POPLAR CLOSE		CHELMSFORD	CM2 9NB
30/08/2019	£360,000	Terraced		6	ORANGE TREE CLOSE		CHELMSFORD	CM2 9NE
03/01/2019	£380,000	Semi-detached		14	ORANGE TREE CLOSE		CHELMSFORD	CM2 9NE
08/03/2019	£246,500	Terraced		3	LIME WALK		CHELMSFORD	CM2 9NF
27/09/2019	£260,000	Terraced		7	LIME WALK		CHELMSFORD	CM2 9NF
19/06/2019	£300,000	Terraced		8	LIME WALK		CHELMSFORD	CM2 9NF
08/02/2019	£375,000	Semi-detached		65	LIME WALK		CHELMSFORD	CM2 9NH
25/07/2018	£315,000	Detached		93	LIME WALK		CHELMSFORD	CM2 9NJ
07/09/2018	£300,000	Terraced		104	LIME WALK		CHELMSFORD	CM2 9NJ
15/04/2019	£317,500	Terraced		108	LIME WALK		CHELMSFORD	CM2 9NJ
23/08/2019	£442,000	Semi-detached		109	LIME WALK		CHELMSFORD	CM2 9NJ
19/03/2019	£335,000	Terraced		5	PALM CLOSE		CHELMSFORD	CM2 9NL
27/09/2019	£288,500	Terraced		57	LIME WALK		CHELMSFORD	CM2 9NQ
26/10/2018	£325,000	Semi-detached		59	LIME WALK		CHELMSFORD	CM2 9NQ
28/08/2018	£290,000	Terraced		66	LIME WALK		CHELMSFORD	CM2 9NQ
27/04/2018	£255,000	Terraced		9	LABURNUM DRIVE		CHELMSFORD	CM2 9NR
24/05/2018	£270,000	Terraced		19	LABURNUM DRIVE		CHELMSFORD	CM2 9NR
10/06/2019	£295,000	Terraced		25	LABURNUM DRIVE		CHELMSFORD	CM2 9NR
15/06/2018	£255,000	Terraced		7	LILAC CLOSE		CHELMSFORD	CM2 9NY
07/09/2018	£512,000	Detached		26	GUNSON GATE		CHELMSFORD	CM2 9NZ
03/10/2019	£400,000	Detached		26	FORTINBRAS WAY		CHELMSFORD	CM2 9PA
19/07/2019	£370,000	Detached		68	FORTINBRAS WAY		CHELMSFORD	CM2 9PA
17/06/2019	£560,000	Detached		19	WATERSON VALE		CHELMSFORD	CM2 9PB
28/02/2019	£895,000	Semi-detached	MOULSHAM LODGE, 34		WATERSON VALE		CHELMSFORD	CM2 9PB
30/08/2019	£920,000	Detached	34A		WATERSON VALE		CHELMSFORD	CM2 9PB
15/01/2019	£470,000	Detached		58	WATERSON VALE		CHELMSFORD	CM2 9PB
14/02/2019	£435,000	Terraced		31	ST JOHNS ROAD		CHELMSFORD	CM2 9PD
16/11/2018	£332,000	Terraced		38	ST JOHNS ROAD		CHELMSFORD	CM2 9PE
04/03/2019	£307,000	Semi-detached		2	MEWS COURT		CHELMSFORD	CM2 9PF
01/11/2018	£450,000	Semi-detached		4	MEWS COURT		CHELMSFORD	CM2 9PF
12/07/2019	£465,000	Terraced		9	MEWS COURT		CHELMSFORD	CM2 9PF
20/06/2018	£353,000	Semi-detached		15	MEWS COURT		CHELMSFORD	CM2 9PF
14/06/2019	£330,000	Terraced		22	MEWS COURT		CHELMSFORD	CM2 9PF
03/09/2018	£355,000	Semi-detached		28	MEWS COURT		CHELMSFORD	CM2 9PF
28/08/2019	£350,000	Terraced		31	MEWS COURT		CHELMSFORD	CM2 9PF

07/12/2018	£340,000	Semi-detached		33	MEWS COURT		CHELMSFORD	CM2 9PF
20/04/2018	£410,000	Terraced		12	NURSERY ROAD		CHELMSFORD	CM2 9PJ
14/09/2018	£340,000	Terraced		45	NURSERY ROAD		CHELMSFORD	CM2 9PJ
30/05/2019	£375,000	Terraced		48	NURSERY ROAD		CHELMSFORD	CM2 9PJ
03/05/2019	£340,000	Terraced		32	NURSERY ROAD		CHELMSFORD	CM2 9PL
19/12/2018	£385,000	Terraced		38	NURSERY ROAD		CHELMSFORD	CM2 9PL
30/05/2019	£585,000	Semi-detached		5	BRAEMAR AVENUE		CHELMSFORD	CM2 9PN
22/05/2019	£467,500	Semi-detached		21	OAKLANDS CRESCENT		CHELMSFORD	CM2 9PP
28/02/2019	£485,000	Semi-detached		4	OAKLANDS CRESCENT		CHELMSFORD	CM2 9PR
24/08/2018	£540,000	Semi-detached		31	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS
29/06/2018	£290,000	Flat		14	BRAEMAR AVENUE		CHELMSFORD	CM2 9PW
15/08/2019	£600,000	Detached		42	MOULSHAM DRIVE		CHELMSFORD	CM2 9PX
16/08/2018	£590,000	Semi-detached		44	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY
12/04/2019	£400,000	Semi-detached		105	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY
14/02/2019	£520,000	Semi-detached		114	MOULSHAM DRIVE		CHELMSFORD	CM2 9PZ
19/07/2018	£527,000	Detached		128	MOULSHAM DRIVE		CHELMSFORD	CM2 9PZ
21/03/2019	£410,000	Semi-detached		136	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA
30/08/2019	£210,000	Flat	9A		VAN DIEMANS ROAD		CHELMSFORD	CM2 9QG
10/05/2019	£207,500	Flat	11A		VAN DIEMANS ROAD		CHELMSFORD	CM2 9QG
13/07/2018	£240,000	Semi-detached		13	VAN DIEMANS ROAD		CHELMSFORD	CM2 9QG
19/07/2019	£375,000	Detached		21	VAN DIEMANS ROAD		CHELMSFORD	CM2 9QG
16/08/2018	£435,000	Detached	10A		LANGDALE GARDENS		CHELMSFORD	CM2 9QH
07/06/2019	£300,000	Semi-detached		13	LANGDALE GARDENS		CHELMSFORD	CM2 9QH
16/04/2018	£265,000	Semi-detached		13	LANGDALE GARDENS		CHELMSFORD	CM2 9QH
29/04/2019	£365,000	Semi-detached		22	LANGDALE GARDENS		CHELMSFORD	CM2 9QH
29/04/2019	£365,000	Semi-detached		22	LANGDALE GARDENS		CHELMSFORD	CM2 9QH
03/05/2019	£310,000	Semi-detached		5	VAN DIEMANS LANE		CHELMSFORD	CM2 9QJ
06/07/2018	£305,000	Terraced		6	VAN DIEMANS LANE		CHELMSFORD	CM2 9QJ
09/07/2019	£320,000	Detached		27	WALLACE CRESCENT		CHELMSFORD	CM2 9QL
21/06/2019	£357,500	Detached		50	WALLACE CRESCENT		CHELMSFORD	CM2 9QN
30/11/2018	£370,000	Detached		52	WALLACE CRESCENT		CHELMSFORD	CM2 9QN
25/10/2019	£360,000	Semi-detached		61	WALLACE CRESCENT		CHELMSFORD	CM2 9QN
29/10/2018	£580,000	Detached		63	WALLACE CRESCENT		CHELMSFORD	CM2 9QN
21/06/2019	£250,000	Detached		222	BADDOW ROAD		CHELMSFORD	CM2 9QR
10/09/2019	£276,000	Terraced		224	BADDOW ROAD		CHELMSFORD	CM2 9QR
14/09/2018	£360,000	Terraced		242	BADDOW ROAD		CHELMSFORD	CM2 9QR
26/10/2018	£275,000	Terraced		142	BADDOW ROAD		CHELMSFORD	CM2 9QW
13/09/2019	£250,000	Terraced		146	BADDOW ROAD		CHELMSFORD	CM2 9QW
06/12/2018	£285,000	Terraced		166	BADDOW ROAD		CHELMSFORD	CM2 9QW
13/07/2018	£265,000	Terraced		268	BADDOW ROAD		CHELMSFORD	CM2 9QX
20/03/2019	£298,000	Terraced		282	BADDOW ROAD		CHELMSFORD	CM2 9QX
23/10/2018	£355,000	Terraced		288	BADDOW ROAD		CHELMSFORD	CM2 9QX
16/08/2018	£350,000	Terraced		318	BADDOW ROAD		CHELMSFORD	CM2 9QX
03/04/2018	£328,000	Terraced		336	BADDOW ROAD		CHELMSFORD	CM2 9QZ
20/12/2018	£300,000	Terraced		340	BADDOW ROAD		CHELMSFORD	CM2 9QZ
20/07/2018	£210,000	Semi-detached		352	BADDOW ROAD		CHELMSFORD	CM2 9RA
16/07/2018	£148,000	Flat		362	BADDOW ROAD		CHELMSFORD	CM2 9RA
18/06/2018	£142,500	Flat		368	BADDOW ROAD		CHELMSFORD	CM2 9RA
15/11/2018	£522,500	Detached		378	BADDOW ROAD		CHELMSFORD	CM2 9RA
18/04/2018	£600,000	Detached	378B		BADDOW ROAD		CHELMSFORD	CM2 9RA
12/10/2018	£740,000	Detached	380B		BADDOW ROAD		CHELMSFORD	CM2 9RA
18/07/2019	£767,000	Semi-detached		394	BADDOW ROAD		CHELMSFORD	CM2 9RA
07/08/2018	£840,000	Detached		17	CHELMERTON AVENUE		CHELMSFORD	CM2 9RE
28/03/2019	£525,000	Detached		22	CHELMERTON AVENUE		CHELMSFORD	CM2 9RE
16/08/2018	£595,000	Semi-detached		21	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF
25/01/2019	£380,000	Semi-detached		22	CANFORD CLOSE		CHELMSFORD	CM2 9RG
27/04/2018	£427,500	Semi-detached		26	CANFORD CLOSE		CHELMSFORD	CM2 9RG

04/07/2018	£407,500	Semi-detached			30	CANFORD CLOSE		CHELMSFORD	CM2 9RG
04/04/2019	£435,000	Detached			1	REGAL CLOSE		CHELMSFORD	CM2 9RJ
05/06/2019	£275,000	Detached			60	BEEHIVE LANE		CHELMSFORD	CM2 9RP
04/10/2019	£225,000	Flat	FLAT 12	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
14/10/2019	£190,000	Flat	FLAT 17	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
21/11/2018	£190,000	Flat	FLAT 17	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
11/10/2019	£185,000	Flat	FLAT 19	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
07/08/2018	£185,000	Flat	FLAT 20	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
14/05/2019	£175,000	Flat	FLAT 39	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
26/09/2019	£225,000	Flat	FLAT 5	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ
25/10/2019	£340,000	Terraced			3	THE RIDINGS		CHELMSFORD	CM2 9RR
11/01/2019	£325,000	Terraced			26	DUFFIELD ROAD		CHELMSFORD	CM2 9RS
22/01/2019	£284,000	Terraced			55	DUFFIELD ROAD		CHELMSFORD	CM2 9RS
24/09/2019	£365,000	Semi-detached			12	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT
22/10/2019	£340,000	Terraced			29	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT
28/08/2019	£357,500	Semi-detached			9	DUFFIELD ROAD		CHELMSFORD	CM2 9RY
27/09/2019	£310,000	Semi-detached			12	DUFFIELD ROAD		CHELMSFORD	CM2 9RY
09/04/2018	£280,000	Semi-detached			15	DUFFIELD ROAD		CHELMSFORD	CM2 9RY
25/07/2018	£285,000	Semi-detached			2	SAWKINS CLOSE		CHELMSFORD	CM2 9SA
19/11/2018	£342,000	Semi-detached			23	SAWKINS AVENUE		CHELMSFORD	CM2 9SB
30/11/2018	£279,000	Semi-detached			41	SAWKINS AVENUE		CHELMSFORD	CM2 9SB
22/10/2018	£295,000	Semi-detached			30	SAWKINS GARDENS		CHELMSFORD	CM2 9SD
03/08/2018	£225,000	Terraced			50	SAWKINS AVENUE		CHELMSFORD	CM2 9SE
24/05/2019	£430,000	Detached			155	BEEHIVE LANE		CHELMSFORD	CM2 9SG
30/08/2019	£515,000	Detached			167	BEEHIVE LANE		CHELMSFORD	CM2 9SG
24/05/2019	£490,000	Detached			167	BEEHIVE LANE		CHELMSFORD	CM2 9SG
09/04/2018	£365,000	Semi-detached			169	BEEHIVE LANE		CHELMSFORD	CM2 9SG
09/11/2018	£600,000	Semi-detached			211	BEEHIVE LANE		CHELMSFORD	CM2 9SH
21/06/2019	£460,000	Semi-detached			192	BEEHIVE LANE		CHELMSFORD	CM2 9SJ
28/02/2019	£445,000	Semi-detached			192	BEEHIVE LANE		CHELMSFORD	CM2 9SJ
31/05/2019	£360,000	Semi-detached			2	ORCHARD CLOSE		CHELMSFORD	CM2 9SL
22/06/2018	£523,000	Detached			8	ORCHARD CLOSE		CHELMSFORD	CM2 9SL
17/12/2018	£500,000	Detached			10	ORCHARD CLOSE		CHELMSFORD	CM2 9SL
09/11/2018	£425,000	Semi-detached			19	ORCHARD CLOSE		CHELMSFORD	CM2 9SL
24/04/2019	£660,000	Detached			3	HONEYPOTS		CHELMSFORD	CM2 9ST
30/11/2018	£294,000	Terraced			3	BEEHIVE LANE		CHELMSFORD	CM2 9SU
15/02/2019	£264,000	Terraced			5	BEEHIVE LANE		CHELMSFORD	CM2 9SU
08/08/2019	£275,000	Terraced			9	BEEHIVE LANE		CHELMSFORD	CM2 9SU
21/06/2019	£260,000	Terraced			6	BEEHIVE LANE		CHELMSFORD	CM2 9SX
13/09/2019	£328,000	Terraced			97	BEEHIVE LANE		CHELMSFORD	CM2 9TJ
01/11/2018	£370,000	Semi-detached			11	WINCHELSEA DRIVE		CHELMSFORD	CM2 9TL
14/08/2018	£350,000	Semi-detached			1	LOFTIN WAY		CHELMSFORD	CM2 9TN
28/08/2019	£305,000	Semi-detached			10	LOFTIN WAY		CHELMSFORD	CM2 9TN
03/08/2018	£310,000	Semi-detached			15	LOFTIN WAY		CHELMSFORD	CM2 9TN
16/08/2018	£445,000	Detached		22A		BEEHIVE LANE		CHELMSFORD	CM2 9TQ
21/06/2018	£322,500	Semi-detached			10	BELGRAVE CLOSE		CHELMSFORD	CM2 9TS
23/07/2018	£307,000	Semi-detached			2	GROSVENOR CLOSE	GREAT BADDOW	CHELMSFORD	CM2 9TT
21/06/2019	£330,000	Semi-detached			1	CHILTON CLOSE		CHELMSFORD	CM2 9TU
25/04/2019	£138,500	Terraced		17A		AVENUE ROAD		CHELMSFORD	CM2 9TY
31/10/2019	£360,000	Semi-detached			38	AVENUE ROAD		CHELMSFORD	CM2 9TY
01/03/2019	£320,000	Semi-detached			40	AVENUE ROAD		CHELMSFORD	CM2 9TY
24/08/2018	£465,000	Semi-detached			14	DORSET AVENUE		CHELMSFORD	CM2 9TZ
07/03/2019	£600,000	Semi-detached			17	DORSET AVENUE		CHELMSFORD	CM2 9TZ
03/08/2018	£450,000	Semi-detached			31	DORSET AVENUE		CHELMSFORD	CM2 9TZ
30/09/2019	£450,000	Detached		35A		DORSET AVENUE		CHELMSFORD	CM2 9UA
18/04/2018	£270,000	Terraced			124	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE
02/11/2018	£160,000	Flat			146	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE

04/05/2018	£169,000	Flat		168	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE
16/04/2018	£275,000	Terraced		27	REDMAYNE DRIVE		CHELMSFORD	CM2 9XF
03/12/2018	£488,000	Detached		1	PEARCE MANOR		CHELMSFORD	CM2 9XH
04/05/2018	£159,000	Flat		20	PEARCE MANOR		CHELMSFORD	CM2 9XH
31/10/2019	£165,000	Flat		57	PEARCE MANOR		CHELMSFORD	CM2 9XH
09/08/2018	£143,000	Flat		62	PEARCE MANOR		CHELMSFORD	CM2 9XH
18/03/2019	£370,000	Semi-detached		1	CUTMORE PLACE		CHELMSFORD	CM2 9XJ
10/05/2018	£298,500	Semi-detached		2	CUTMORE PLACE		CHELMSFORD	CM2 9XJ
27/04/2018	£167,500	Flat		13	MEAD PATH		CHELMSFORD	CM2 9XL
13/09/2018	£405,000	Detached		6	DOUGLAS WALK		CHELMSFORD	CM2 9XQ
09/01/2019	£450,000	Semi-detached			CHERRYTREES	GREAT WALTHAM	CHELMSFORD	CM3 1AF
09/08/2019	£315,000	Semi-detached	1		ROSE COTTAGES	GREAT WALTHAM	CHELMSFORD	CM3 1AG
31/05/2019	£345,000	Terraced		27	HATCHFIELDS	GREAT WALTHAM	CHELMSFORD	CM3 1AJ
13/08/2018	£250,000	Terraced		41	HATCHFIELDS	GREAT WALTHAM	CHELMSFORD	CM3 1AJ
12/12/2018	£305,000	Terraced		5	BAKERS MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AL
11/01/2019	£275,000	Terraced		8	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN
11/01/2019	£300,000	Terraced		8	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN
09/05/2018	£350,000	Semi-detached		22	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN
08/02/2019	£530,000	Detached			GALLIFREY	THE VILLAGE	CHELMSFORD	CM3 1AS
27/03/2019	£550,000	Detached			CAMELLO	MAIN ROAD	CHELMSFORD	CM3 1BG
09/05/2019	£440,000	Detached			PEMBROKE	MAIN ROAD	CHELMSFORD	CM3 1BG
25/05/2018	£530,000	Detached			WELL HOUSE FARM	LITTLEY GREEN ROAD	GREAT WALTHAM	CM3 1BT
10/09/2018	£345,000	Terraced		7	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA
03/05/2019	£320,000	Terraced		14	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA
09/01/2019	£352,500	Detached		1	DICKEYMOORS	GREAT WALTHAM	CHELMSFORD	CM3 1DD
01/04/2019	£390,000	Terraced			CHURCH VIEW COTTAGE	THE VILLAGE	CHELMSFORD	CM3 1DE
14/11/2018	£1,242,500	Detached			WHITE HOUSE	SOUTH STREET	GREAT WALTHAM	CM3 1DF
20/04/2018	£325,000	Semi-detached		13	CHERRY GARDEN ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1DH
21/05/2019	£329,950	Terraced		32	CHERRY GARDEN ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1DJ
17/04/2019	£567,500	Semi-detached		15	SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DP
08/04/2019	£750,000	Detached			CHESTNUT HOUSE	BROADS GREEN	GREAT WALTHAM	CM3 1DX
01/03/2019	£440,000	Semi-detached	12		WALNUT TREE COTTAGES	BROADS GREEN	GREAT WALTHAM	CM3 1DX
01/02/2019	£290,000	Terraced	2		WALNUT TREE COTTAGES	BROADS GREEN	GREAT WALTHAM	CM3 1DX
01/06/2018	£310,000	Semi-detached		16	MASHBURY ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1EN
23/01/2019	£405,000	Semi-detached			ELDER TREE COTTAGE	BARRACK LANE	GREAT WALTHAM	CM3 1EP
25/06/2018	£475,000	Detached		5	GREENGATES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FA
26/04/2018	£451,000	Detached		6	GREENGATES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FA
01/06/2018	£158,000	Flat	11		LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CM3 1GT
15/08/2019	£200,000	Flat	14		LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CM3 1GT
04/05/2018	£192,500	Flat	5		LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CM3 1GT
24/05/2019	£290,000	Semi-detached		16	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX
11/01/2019	£328,000	Terraced		35	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX
03/12/2018	£322,500	Terraced		39	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX
03/10/2018	£300,000	Terraced		49	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX
28/02/2019	£345,000	Terraced		14	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
13/04/2018	£345,000	Terraced		29	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
27/07/2018	£270,000	Terraced		43	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
12/07/2019	£302,500	Terraced		49	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
12/06/2019	£340,000	Terraced		50	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
15/08/2019	£310,000	Terraced		52	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY
06/07/2018	£605,000	Semi-detached			LITTLE ORCHARD	BACK LANE	PLESHEY	CM3 1JH
29/06/2018	£325,000	Detached		16	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JL
03/08/2018	£505,000	Detached		36	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JL
22/08/2018	£444,500	Detached		38	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JL
13/08/2018	£428,000	Detached		2	CASTLEFIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1JW
20/08/2018	£375,000	Detached		4	CASTLEFIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1JW
18/04/2018	£433,000	Semi-detached			THE GABLES	BACK LANE	FORD END	CM3 1LG

05/04/2018	£440,000	Semi-detached		SEYMOURS		CHURCH LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1NA
31/10/2018	£440,000	Semi-detached			55	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1ND
20/09/2019	£290,000	Semi-detached			18	BOREHAM ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NF
13/11/2018	£587,500	Detached		LYNWOOD		SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL
23/11/2018	£510,000	Detached		THE SCHOOL HOUSE		SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL
09/01/2019	£480,000	Detached			14	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL
08/07/2019	£800,000	Detached		110A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
30/04/2018	£790,000	Detached		112A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
25/10/2019	£405,000	Detached			117	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
14/09/2018	£475,000	Semi-detached			118	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
24/10/2019	£330,000	Semi-detached		129A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN
03/01/2019	£450,000	Detached			147	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP
30/11/2018	£317,000	Terraced			15	CHATLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NU
22/06/2018	£263,000	Terraced			2	RICH CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NX
10/10/2019	£267,000	Terraced			7	RICH CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NX
30/05/2018	£273,000	Semi-detached			3	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY
17/06/2019	£290,000	Terraced			5	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY
10/04/2019	£335,000	Terraced			8	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY
21/11/2018	£290,000	Terraced			13	BOLINGBROKE CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NZ
24/05/2019	£262,500	Terraced			18	BOLINGBROKE CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NZ
09/05/2019	£700,000	Detached		BREAMS HALL		SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1PD
23/08/2018	£562,500	Detached			11	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY
29/06/2018	£530,000	Detached			14	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY
28/02/2019	£575,000	Detached			17	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY
26/07/2019	£1,160,000	Detached		ORCHARD VIEW		HORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW
28/10/2019	£365,000	Semi-detached			12	ARAGON ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RP
25/07/2018	£407,000	Detached			19	ARAGON ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RP
30/11/2018	£432,000	Detached			5	FORTUNE CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RR
15/04/2019	£425,000	Detached			8	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS
14/09/2018	£590,000	Detached		19A		AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS
18/04/2019	£440,000	Detached			25	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS
31/05/2019	£100,000	Flat			2	BEADLE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1RT
15/06/2018	£235,000	Semi-detached			7	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
02/05/2019	£265,000	Terraced			8	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
22/05/2019	£260,000	Terraced			22	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
16/08/2018	£260,000	Terraced			22	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
27/06/2019	£250,000	Semi-detached			29	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
28/02/2019	£250,000	Semi-detached			44	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX
20/04/2018	£405,000	Semi-detached			17	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
02/05/2018	£300,000	Semi-detached			19	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
24/08/2018	£190,000	Flat			85	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
17/09/2018	£130,000	Flat			103	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
10/10/2019	£194,000	Flat			125	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG
08/06/2018	£310,000	Terraced			10	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH
31/10/2018	£355,000	Terraced			16	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH
16/01/2019	£163,000	Flat			98	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH
09/11/2018	£425,000	Semi-detached		AUTUMN COTTAGE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3AD
11/10/2018	£410,000	Semi-detached		SPRING COTTAGE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3AD
13/09/2018	£410,000	Semi-detached		SUMMER COTTAGE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3AD
14/09/2018	£430,000	Semi-detached		WINTER COTTAGE		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3AD
27/03/2019	£145,000	Flat			12	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE
27/09/2019	£185,000	Flat			20	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE
21/08/2019	£170,000	Flat			24	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE
28/06/2019	£160,000	Flat			36	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE
17/06/2019	£200,000	Semi-detached	2	CHANNY COTTAGES		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AR
06/12/2018	£330,000	Detached		GOWER		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AX
12/06/2018	£518,450	Detached			29	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3BN

18/12/2018	£190,000	Flat			43	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3BN
02/09/2019	£195,000	Flat			47	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3BN
01/11/2018	£290,000	Terraced			42	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS
29/04/2019	£335,000	Semi-detached			18	HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU
13/06/2019	£295,000	Semi-detached			27	SEABROOK GARDENS	BOREHAM	CHELMSFORD	CM3 3BX
23/07/2018	£303,000	Terraced			68	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3BY
01/06/2018	£350,000	Semi-detached			4	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ
14/09/2018	£333,000	Semi-detached			6	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ
30/04/2019	£345,000	Semi-detached			7	FITZWALTER ROAD	BOREHAM	CHELMSFORD	CM3 3DA
26/07/2018	£335,000	Semi-detached			14	FITZWALTER ROAD	BOREHAM	CHELMSFORD	CM3 3DA
11/10/2018	£385,000	Semi-detached			26	FITZWALTER ROAD	BOREHAM	CHELMSFORD	CM3 3DA
22/10/2018	£367,500	Semi-detached			6	FALKLAND CLOSE	BOREHAM	CHELMSFORD	CM3 3DD
20/03/2019	£430,000	Semi-detached			7	FALKLAND CLOSE	BOREHAM	CHELMSFORD	CM3 3DD
03/05/2018	£300,000	Semi-detached			14	FALKLAND CLOSE	BOREHAM	CHELMSFORD	CM3 3DD
07/12/2018	£295,000	Semi-detached			62	THE CHASE	BOREHAM	CHELMSFORD	CM3 3DE
01/06/2018	£310,000	Semi-detached			64	THE CHASE	BOREHAM	CHELMSFORD	CM3 3DE
06/09/2018	£287,500	Semi-detached			69	THE CHASE	BOREHAM	CHELMSFORD	CM3 3DF
05/10/2018	£376,000	Semi-detached			12	LODGE CRESCENT	BOREHAM	CHELMSFORD	CM3 3DH
03/05/2019	£310,000	Semi-detached			17	LODGE CRESCENT	BOREHAM	CHELMSFORD	CM3 3DH
29/03/2019	£292,000	Terraced		17A		LODGE CRESCENT	BOREHAM	CHELMSFORD	CM3 3DH
30/08/2019	£438,500	Detached			17	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ
14/12/2018	£340,000	Detached			43	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ
12/03/2019	£260,000	Terraced			15	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL
04/04/2019	£340,000	Terraced			49	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL
04/09/2019	£342,000	Terraced			96	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL
11/12/2018	£295,000	Semi-detached			3	THE LARCHES	BOREHAM	CHELMSFORD	CM3 3DP
16/08/2019	£330,000	Semi-detached			4	THE LARCHES	BOREHAM	CHELMSFORD	CM3 3DP
29/08/2019	£460,000	Detached			13	ALLENS CLOSE	BOREHAM	CHELMSFORD	CM3 3DR
07/06/2019	£320,000	Terraced			22	THE CHASE	BOREHAM	CHELMSFORD	CM3 3DY
29/03/2019	£330,000	Semi-detached			80	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3DZ
24/08/2018	£215,000	Semi-detached			24	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF
02/10/2018	£555,000	Semi-detached		JESSAMINE COTTAGE		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EG
01/08/2018	£255,000	Terraced			3	CHURCH GREEN	BOREHAM	CHELMSFORD	CM3 3EH
26/07/2018	£304,000	Semi-detached		EBENEZER COTTAGE		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP
24/08/2018	£430,000	Terraced			7	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY
28/06/2019	£405,000	Detached			12	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY
03/08/2018	£225,500	Terraced			34	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY
06/07/2018	£268,500	Flat		7	CHURCH COURT	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3FA
17/12/2018	£672,500	Detached			102	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH
27/09/2019	£102,000	Semi-detached			108	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH
09/08/2019	£335,000	Terraced			89	BRASSIE WOOD		CHELMSFORD	CM3 3FP
10/10/2019	£580,000	Detached			10	BRASSIE WOOD		CHELMSFORD	CM3 3FQ
22/11/2018	£585,000	Detached			2	NIBLICK GREEN		CHELMSFORD	CM3 3FS
18/09/2019	£398,000	Detached			12	NIBLICK GREEN		CHELMSFORD	CM3 3FS
31/05/2019	£405,000	Detached			12	NIBLICK GREEN		CHELMSFORD	CM3 3FS
31/01/2019	£360,000	Detached			32	NIBLICK GREEN		CHELMSFORD	CM3 3FS
17/08/2018	£220,000	Flat			19	DUKES WOOD CLOSE	BOREHAM	CHELMSFORD	CM3 3FT
22/06/2018	£437,500	Detached			2	ARMONDE CLOSE	BOREHAM	CHELMSFORD	CM3 3GA
07/12/2018	£420,000	Detached			12	ARMONDE CLOSE	BOREHAM	CHELMSFORD	CM3 3GA
29/11/2018	£295,000	Semi-detached			5	YONGE CLOSE	BOREHAM	CHELMSFORD	CM3 3GY
19/04/2018	£417,000	Detached			11	YONGE CLOSE	BOREHAM	CHELMSFORD	CM3 3GY
05/10/2018	£280,000	Semi-detached			10	ELM WAY	BOREHAM	CHELMSFORD	CM3 3HD
30/04/2019	£500,000	Semi-detached		2	BULLS LODGE FARM COTTAGES	GENERALS LANE	BOREHAM	CHELMSFORD	CM3 3HN
17/09/2018	£915,000	Detached				WALTER HALL	GENERALS LANE	BOREHAM	CM3 3HR
18/07/2019	£1,050,000	Detached	THE BARN			MOUNT MASKALL	GENERALS LANE	BOREHAM	CM3 3HW
05/07/2019	£159,400	Flat			8	TYSSEN MEAD	BOREHAM	CHELMSFORD	CM3 3HX
01/02/2019	£317,000	Detached				ORCHARD HOUSE	MAIN ROAD	BOREHAM	CM3 3JF

10/05/2019	£290,000	Terraced			12	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ
03/08/2018	£275,000	Terraced			23	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ
27/07/2018	£294,000	Semi-detached			47	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ
01/10/2018	£310,000	Semi-detached			42	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL
12/03/2019	£158,500	Flat			48	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN
20/02/2019	£250,000	Terraced			53	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN
11/06/2018	£160,000	Flat			56	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN
14/12/2018	£417,500	Detached			1	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP
15/02/2019	£170,000	Terraced			43	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP
15/03/2019	£179,500	Terraced			65	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP
31/07/2019	£322,500	Semi-detached			1	GWYN CLOSE	BOREHAM	CHELMSFORD	CM3 3JR
28/02/2019	£320,000	Semi-detached			1	GWYN CLOSE	BOREHAM	CHELMSFORD	CM3 3JR
16/11/2018	£267,000	Terraced			22	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW
06/08/2019	£155,000	Terraced			42	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW
26/06/2019	£682,500	Detached		CHATHAM COTTAGE		CHATHAM GREEN	LITTLE WALTHAM	CHELMSFORD	CM3 3LF
09/08/2018	£535,000	Detached		DAFFODIL COTTAGE		BRAINTREE ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3LH
18/09/2019	£335,000	Semi-detached			27	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LN
01/03/2019	£310,000	Terraced			3	RECTORY CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3LT
16/11/2018	£405,000	Detached			13	CHAPEL DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3LW
29/03/2019	£1,230,000	Detached		FIVE ELMS		WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LY
26/07/2018	£1,200,000	Detached		SHUTTLEWORTH HALL		WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LZ
05/09/2019	£1,289,000	Detached		HOBBITS		LEIGHS ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3NA
17/12/2018	£825,000	Detached		HEDGEROW COTTAGE		NOAKES LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3NG
26/04/2018	£725,000	Detached		KEEPERS COTTAGE		DAISLEYS LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3NQ
06/07/2018	£445,000	Detached			2	DAISLEYS LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3NQ
24/08/2018	£260,000	Terraced			35	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS
19/10/2018	£180,000	Terraced			38	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS
18/10/2019	£775,000	Detached			6	WINCKFORD CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3NU
05/04/2019	£175,000	Terraced			105	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NY
11/05/2018	£420,000	Detached			121	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NY
26/07/2019	£495,000	Detached		ARROW HOUSE		CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB
07/03/2019	£470,000	Detached		WINICAS		CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB
26/02/2019	£340,000	Semi-detached			2	MANOR CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3PD
18/04/2019	£340,000	Semi-detached			4	ROMAN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PE
20/04/2018	£900,000	Detached		THORLEYS		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PF
20/07/2018	£640,000	Detached		TUDOR COTTAGE BARN		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PF
13/04/2018	£480,000	Detached		TIMBUCTOO COTTAGE		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PG
12/08/2019	£303,000	Semi-detached		BROADFIELD		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PH
30/04/2018	£1,215,000	Detached		CROXTONS MILL COTTAGE		BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PJ
15/02/2019	£1,300,000	Detached		DOMSEY HOUSE		DOMSEY LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3PS
11/06/2019	£750,000	Detached		THE PINES		DOMSEY LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3PS
07/10/2019	£755,000	Detached		THE WILLOWS		DOMSEY LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3PS
10/08/2018	£600,000	Detached			34	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3PY
13/09/2019	£435,000	Semi-detached			37	CONDOR GATE	LITTLE WALTHAM	CHELMSFORD	CM3 3PY
30/08/2018	£260,000	Terraced			11	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA
25/07/2018	£280,000	Terraced			12	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA
15/02/2019	£270,000	Terraced			15	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA
15/05/2018	£527,500	Detached			6	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE
08/02/2019	£487,500	Detached			8	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE
02/08/2019	£535,000	Detached			31	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AF
14/02/2019	£360,000	Detached			52	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AF
02/07/2019	£515,000	Detached			72	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AF
11/07/2018	£465,000	Detached			19	THE HEIGHTS	DANBURY	CHELMSFORD	CM3 4AG
26/07/2019	£665,000	Detached		WOODHILL LODGE		WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4AL
20/02/2019	£495,000	Semi-detached	1	HULLBROOM COTTAGES		SPOREHAMS LANE	DANBURY	CHELMSFORD	CM3 4AQ
11/01/2019	£670,000	Detached		FIR TREE COTTAGE		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4BS
08/06/2018	£490,000	Detached			23	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB

20/07/2018	£550,000	Detached			2	BEAUMONT PARK	DANBURY	CHELMSFORD	CM3 4DE
25/02/2019	£560,000	Detached			21	BEAUMONT PARK	DANBURY	CHELMSFORD	CM3 4DE
07/09/2018	£570,000	Detached			97	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL
01/08/2018	£610,000	Detached			113	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL
25/06/2019	£850,000	Detached			135	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL
11/10/2019	£355,500	Detached			2	COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN
23/07/2019	£950,000	Detached		DURDANS		ELM GREEN LANE	DANBURY	CHELMSFORD	CM3 4DR
13/08/2019	£840,000	Detached		FRIARS		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS
31/05/2019	£750,000	Detached		HAZELEIGH		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS
01/08/2019	£1,175,000	Detached		ROSEDENE		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS
06/04/2018	£1,000,000	Detached		ROCKYLLS		ELM GREEN LANE	DANBURY	CHELMSFORD	CM3 4DW
06/02/2019	£692,500	Detached		THALASSA		SOUTHVIEW ROAD	DANBURY	CHELMSFORD	CM3 4DX
15/05/2019	£320,000	Semi-detached			8	SOUTHVIEW TERRACE	DANBURY	CHELMSFORD	CM3 4DY
28/09/2018	£1,025,000	Semi-detached		LITTLE LANGLEY		FITZWALTER LANE	DANBURY	CHELMSFORD	CM3 4DZ
11/12/2018	£1,775,000	Detached		MOORES BRIDGE		MOORES BRIDGE LANE	DANBURY	CHELMSFORD	CM3 4EF
02/08/2018	£650,000	Detached			20	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH
29/03/2019	£830,000	Detached		32A		PARKDALE	DANBURY	CHELMSFORD	CM3 4EH
23/05/2018	£500,000	Detached			73	PARKDALE	DANBURY	CHELMSFORD	CM3 4EJ
24/09/2018	£1,515,000	Detached		BROOK HOUSE		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4ES
16/08/2018	£545,000	Detached		DEERS HAUNT		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4ES
09/09/2019	£425,000	Semi-detached	14	SUNNYWAY COTTAGES		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4ES
09/09/2019	£380,000	Semi-detached	15	SUNNYWAY COTTAGES		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4ES
04/04/2018	£390,000	Semi-detached			18	AUGUSTINE WAY	BICKNACRE	CHELMSFORD	CM3 4ET
16/08/2018	£435,000	Semi-detached			5	MONKS MEAD	BICKNACRE	CHELMSFORD	CM3 4EU
09/01/2019	£890,000	Detached			4	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY
18/02/2019	£610,000	Detached			12	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY
14/02/2019	£601,500	Detached			42	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY
26/10/2018	£325,000	Flat			2	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA
02/08/2019	£495,000	Terraced			43	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA
16/08/2019	£670,000	Detached		HIGHFIELD		LEIGHAMS ROAD	BICKNACRE	CHELMSFORD	CM3 4HF
22/10/2019	£560,000	Detached	1	LEIGHAMS BUNGALOW		LEIGHAMS ROAD	BICKNACRE	CHELMSFORD	CM3 4HF
23/07/2018	£507,500	Semi-detached	3	WILLOW COTTAGES		LODGE ROAD	BICKNACRE	CHELMSFORD	CM3 4HJ
09/01/2019	£375,000	Semi-detached			2	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
11/10/2019	£385,000	Detached			13	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
08/05/2018	£437,500	Detached			17	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
29/08/2019	£460,000	Detached			37	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
09/11/2018	£410,000	Detached			49	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP
11/04/2018	£483,000	Semi-detached		CHERRY TREE COTTAGE		LODGE ROAD	BICKNACRE	CHELMSFORD	CM3 4HQ
23/08/2018	£449,950	Detached			24	THRIFT WOOD	BICKNACRE	CHELMSFORD	CM3 4HT
14/02/2019	£430,000	Detached			26	THRIFT WOOD	BICKNACRE	CHELMSFORD	CM3 4HT
03/08/2018	£445,000	Semi-detached			57	THRIFT WOOD	BICKNACRE	CHELMSFORD	CM3 4HT
10/12/2018	£335,000	Terraced			2	HILL VIEW	BICKNACRE	CHELMSFORD	CM3 4HU
23/11/2018	£350,000	Terraced			14	HILL VIEW	BICKNACRE	CHELMSFORD	CM3 4HU
08/06/2018	£1,328,000	Detached		BROOM HALL		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW
05/07/2018	£485,000	Detached		WOODLANDS BUNGALOW		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW
08/02/2019	£750,000	Detached		WOODSIDE COTTAGE		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW
08/08/2018	£400,000	Flat	FLAT 13	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX
23/11/2018	£380,000	Flat	FLAT 3	QUINLAN COURT, 78		MILL LANE	DANBURY	CHELMSFORD	CM3 4HX
06/04/2018	£475,000	Semi-detached		EASTLEIGH, 48		MILL LANE	DANBURY	CHELMSFORD	CM3 4HY
04/01/2019	£425,000	Semi-detached			61	MILL LANE	DANBURY	CHELMSFORD	CM3 4HY
04/10/2019	£480,000	Semi-detached			7	PEDLARS PATH	DANBURY	CHELMSFORD	CM3 4HZ
10/10/2019	£250,000	Terraced			4	JUBILEE RISE	DANBURY	CHELMSFORD	CM3 4JA
11/02/2019	£259,500	Terraced			38	JUBILEE RISE	DANBURY	CHELMSFORD	CM3 4JA
24/08/2018	£240,000	Terraced			50	JUBILEE RISE	DANBURY	CHELMSFORD	CM3 4JA
31/10/2018	£270,000	Semi-detached			17	PEDLARS CLOSE	DANBURY	CHELMSFORD	CM3 4JE
28/05/2019	£665,000	Detached		THE ORCHARD		BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4JH
27/09/2019	£590,000	Detached		THORNLEY		PLUMPTRE LANE	DANBURY	CHELMSFORD	CM3 4JL

01/08/2019	£1,150,000	Detached		HERONSLEA HOUSE	HORNE ROW	DANBURY	CHELMSFORD	CM3 4JN
07/08/2018	£895,000	Detached		HILARY LODGE	HORNE ROW	DANBURY	CHELMSFORD	CM3 4JN
16/08/2019	£165,000	Flat	FLAT 4	MANOR HOUSE	GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ
05/04/2019	£152,500	Flat	FLAT 8	MANOR HOUSE	GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ
30/08/2019	£517,000	Semi-detached			MILL LANE	DANBURY	CHELMSFORD	CM3 4LB
02/04/2019	£360,000	Semi-detached		47A	MILL LANE	DANBURY	CHELMSFORD	CM3 4LB
23/04/2019	£510,000	Detached			MILL LANE	DANBURY	CHELMSFORD	CM3 4LF
28/02/2019	£500,000	Detached			MILL LANE	DANBURY	CHELMSFORD	CM3 4LF
04/10/2019	£707,000	Detached		ELPHINSTONE	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LJ
05/06/2018	£770,000	Detached		BRIARS	SOUTHWOOD CHASE	DANBURY	CHELMSFORD	CM3 4LL
07/08/2019	£800,000	Detached		SHIMIRAN	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LN
21/05/2018	£420,000	Semi-detached		17A	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
07/01/2019	£580,000	Detached			PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
19/12/2018	£566,000	Detached			PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
11/12/2018	£370,000	Semi-detached			PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
23/07/2018	£532,000	Detached			PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS
04/06/2018	£391,250	Semi-detached	3	BAKERS COTTAGES	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW
14/09/2018	£635,000	Detached			BLENNHEIM CLOSE	DANBURY	CHELMSFORD	CM3 4NE
04/12/2018	£350,000	Flat		THE HOPPITT, 24	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP
29/03/2019	£245,000	Flat			BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP
01/04/2019	£285,000	Flat			BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP
30/07/2018	£590,000	Detached		BRICKTOP	LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NS
15/01/2019	£400,000	Semi-detached			LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT
30/07/2018	£510,000	Detached			LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT
27/04/2018	£655,000	Detached			RUNSELL LANE	DANBURY	CHELMSFORD	CM3 4NZ
01/08/2019	£735,000	Detached			RUNSELL LANE	DANBURY	CHELMSFORD	CM3 4NZ
08/03/2019	£615,000	Detached		4C	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN
29/08/2019	£510,000	Detached			HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN
19/08/2019	£537,500	Detached			HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN
19/08/2019	£385,000	Semi-detached			HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN
23/05/2019	£522,500	Detached			HOPKIRK CLOSE	DANBURY	CHELMSFORD	CM3 4PP
23/10/2019	£500,000	Detached			THE LEEWAY	DANBURY	CHELMSFORD	CM3 4PS
17/01/2019	£460,000	Detached			THE LEEWAY	DANBURY	CHELMSFORD	CM3 4PS
28/08/2018	£525,000	Detached			SIMMONDS WAY	DANBURY	CHELMSFORD	CM3 4PT
25/09/2018	£387,000	Detached			MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QH
15/02/2019	£601,500	Detached			THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN
23/10/2019	£330,000	Semi-detached			THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN
27/04/2018	£1,225,000	Detached		HYDE HOUSE	CHERRY GARDEN LANE	DANBURY	CHELMSFORD	CM3 4QP
23/11/2018	£500,000	Detached			LANDISDALE	DANBURY	CHELMSFORD	CM3 4QR
25/04/2018	£880,000	Detached			HYDE LANE	DANBURY	CHELMSFORD	CM3 4QS
27/11/2018	£630,000	Detached		ADAM HOUSE	CHERRY GARDEN LANE	DANBURY	CHELMSFORD	CM3 4QY
13/06/2018	£450,000	Detached			BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RB
27/06/2018	£284,995	Semi-detached			BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RB
26/04/2019	£253,000	Semi-detached			BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RD
10/12/2018	£435,000	Detached			WEST BELVEDERE	DANBURY	CHELMSFORD	CM3 4RF
21/05/2018	£295,000	Terraced			WEST BELVEDERE	DANBURY	CHELMSFORD	CM3 4RF
23/10/2019	£270,000	Terraced			RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH
24/10/2018	£260,000	Terraced			RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH
17/06/2019	£237,500	Terraced			RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH
04/06/2018	£450,000	Detached			HOYNORS	DANBURY	CHELMSFORD	CM3 4RL
05/10/2018	£415,000	Detached			HOYNORS	DANBURY	CHELMSFORD	CM3 4RL
29/03/2019	£530,000	Detached			BARLEY MEAD	DANBURY	CHELMSFORD	CM3 4RP
07/09/2018	£495,000	Detached			BARLEY MEAD	DANBURY	CHELMSFORD	CM3 4RP
15/05/2018	£718,000	Detached		AWKWARD SQUARE	THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT
23/05/2019	£785,000	Detached		OAKCROFT	THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT
25/07/2018	£1,060,000	Detached		SEPTEMBER HOUSE	THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT
16/04/2018	£970,000	Detached		SQUIRRELS	SPRING ELMS LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SD

25/06/2019	£560,000	Detached		JUNIPER RUFF	DARCY RISE	LITTLE BADDOW	CHELMSFORD	CM3 4SN
28/06/2018	£1,110,000	Detached		BIRCHROFT	CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP
29/06/2018	£710,000	Detached		GREENTILES	CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP
28/10/2019	£850,000	Detached		WOODHAY	FIR TREE LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SS
04/04/2018	£835,000	Detached		MORETON	PARSONAGE LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SU
02/09/2019	£840,000	Detached		ALDERMANS	COLAM LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SY
11/07/2019	£950,000	Detached		OAKHILL	COLAM LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SZ
01/11/2018	£500,000	Semi-detached	2	COPLAND COTTAGES	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TG
06/09/2019	£390,000	Semi-detached			4 SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL
21/02/2019	£409,000	Semi-detached			25 SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL
21/09/2018	£370,000	Semi-detached			35 SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL
01/02/2019	£495,000	Terraced			24 JARVIS FIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TP
04/01/2019	£685,000	Semi-detached		FLORENCE COTTAGE	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TQ
10/06/2019	£975,000	Detached			7 THE RYEFIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TR
03/01/2019	£450,000	Terraced	2	VICA COTTAGES	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TW
29/08/2019	£1,500,000	Detached			3 LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ
20/08/2018	£575,000	Detached			5 LITTLE FIELDS	DANBURY	CHELMSFORD	CM3 4UR
18/01/2019	£545,000	Detached			9 LITTLE FIELDS	DANBURY	CHELMSFORD	CM3 4UR
21/06/2018	£400,000	Detached			18 THE GROVE	BICKNACRE	CHELMSFORD	CM3 4XB
21/05/2018	£383,000	Detached			28 HILL VIEW	BICKNACRE	CHELMSFORD	CM3 4XD
06/09/2018	£425,000	Semi-detached			65 HILL VIEW	BICKNACRE	CHELMSFORD	CM3 4XD
20/07/2018	£350,000	Detached			23 DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG
03/06/2019	£300,000	Detached			56 DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG
06/04/2018	£371,000	Detached			1 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
23/04/2019	£332,500	Semi-detached			21 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
03/10/2019	£320,000	Detached			25 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
09/11/2018	£308,500	Detached			33 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
15/03/2019	£290,000	Detached			63 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN
17/12/2018	£325,000	Semi-detached			3 ALDERBURY LEA	BICKNACRE	CHELMSFORD	CM3 4XQ
09/11/2018	£303,000	Detached			8 ALDERBURY LEA	BICKNACRE	CHELMSFORD	CM3 4XQ
13/02/2019	£180,000	Terraced			32 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW
20/05/2019	£860,000	Detached			8 PRIORS FIELD	BICKNACRE	CHELMSFORD	CM3 4XY
28/08/2019	£475,000	Detached			21 REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA
17/07/2018	£204,000	Terraced			8 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
14/06/2018	£215,000	Terraced			14 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
18/12/2018	£245,000	Terraced			15 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
23/05/2018	£195,000	Terraced			20 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
09/05/2018	£148,000	Terraced			25 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB
10/10/2018	£157,500	Flat			11 NELSON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FH
05/04/2019	£375,000	Detached			9 CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FL
26/07/2019	£331,500	Semi-detached			31 CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FL
19/10/2018	£270,000	Semi-detached			33 CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FL
03/05/2018	£300,000	Semi-detached			37 CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FL
05/08/2019	£210,000	Flat			9 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN
25/05/2018	£210,000	Terraced			22 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN
27/09/2019	£175,000	Flat			28 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN
31/10/2018	£157,000	Flat			30 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN
27/04/2018	£195,000	Terraced			35 BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FP
10/04/2018	£261,000	Flat			37 BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FP
23/08/2018	£380,000	Detached			7 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
25/10/2018	£92,000	Flat			12 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
31/08/2018	£110,000	Flat			14 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
04/01/2019	£290,000	Semi-detached			27 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
29/10/2019	£245,000	Semi-detached			38 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
28/08/2018	£295,000	Semi-detached			46 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS
31/07/2018	£165,000	Terraced			7 MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
05/04/2019	£167,000	Flat			19 MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT

06/09/2019	£155,000	Terraced			26	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
27/07/2018	£165,000	Flat			28	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
17/09/2019	£154,750	Terraced			31	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
25/05/2018	£159,995	Flat			47	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
04/10/2019	£164,500	Terraced			51	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT
02/11/2018	£370,000	Detached	3	MELVILLE COTTAGES		MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FU
20/04/2018	£260,000	Terraced			52	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW
07/09/2018	£153,000	Flat			73	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW
01/03/2019	£140,500	Terraced			40	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX
12/07/2019	£262,500	Terraced			58	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX
28/06/2018	£195,000	Terraced			69	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX
19/10/2018	£260,000	Terraced			93	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX
30/05/2019	£390,000	Detached			2	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ
01/11/2018	£410,000	Detached			64	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ
02/09/2019	£322,000	Detached			29	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA
08/02/2019	£335,000	Semi-detached			38	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA
10/07/2019	£355,000	Detached			7	LETTONS CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GB
31/05/2019	£435,500	Detached			50	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GE
08/02/2019	£550,000	Detached			58	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GE
04/09/2018	£380,000	Detached			112	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF
17/05/2019	£320,000	Detached			162	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF
17/08/2018	£440,000	Detached			15	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG
18/12/2018	£400,000	Detached			35	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG
14/09/2018	£360,000	Detached			49	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG
11/07/2019	£535,000	Detached			23	THE BIGHT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GJ
09/08/2019	£460,000	Detached			25	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL
24/07/2019	£540,000	Detached			29	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL
17/05/2019	£475,000	Detached			62	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL
01/11/2018	£500,000	Detached			8	HALYARD REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GN
12/07/2019	£720,000	Detached			16	HALYARD REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GN
07/12/2018	£177,500	Flat			38	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ
23/08/2018	£176,000	Flat			46	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ
30/11/2018	£160,000	Flat			104	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ
18/04/2018	£186,000	Flat			108	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ
11/10/2018	£334,000	Detached			6	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GR
12/07/2019	£515,000	Detached			4	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS
09/11/2018	£437,500	Detached			15	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS
28/06/2018	£425,000	Detached			2	QUARTER GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GT
05/07/2019	£275,000	Terraced			90	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ
27/04/2018	£104,000	Flat			100	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ
21/11/2018	£250,000	Flat			05-Sep	WOODHAM HALT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JB
16/11/2018	£181,000	Flat			6	THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD
27/04/2018	£190,000	Flat			8	THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD
12/07/2019	£185,000	Flat			12	THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD
08/10/2019	£327,500	Semi-detached			3	BAKERS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JF
03/10/2019	£326,000	Semi-detached			6	BAKERS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JF
13/09/2018	£330,000	Semi-detached			10	BAKERS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JF
09/11/2018	£315,000	Detached			59	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JJ
22/03/2019	£450,000	Detached			1	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN
08/08/2019	£415,000	Detached			29	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP
19/06/2019	£365,000	Detached			2	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ
27/07/2018	£365,000	Detached	28A			GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ
11/10/2018	£360,000	Detached			35	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ
14/12/2018	£300,000	Terraced			58	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JQ
20/05/2019	£357,000	Detached			47	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JS
29/07/2019	£320,000	Detached			51	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JS
29/04/2019	£375,000	Detached			4	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW

04/10/2018	£260,000	Detached			11	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW
04/05/2018	£340,000	Terraced			12	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW
03/12/2018	£395,000	Semi-detached			1	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY
18/01/2019	£340,000	Detached			19	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY
16/08/2018	£450,000	Detached			32	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY
21/03/2019	£365,000	Detached			23	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ
28/09/2018	£326,450	Detached			25	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ
17/09/2018	£285,750	Detached			25	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ
22/02/2019	£155,000	Terraced			98	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LB
04/10/2018	£305,000	Detached			19	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD
29/10/2018	£510,000	Detached			26	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD
16/04/2019	£565,000	Detached			27	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD
23/08/2018	£530,000	Detached			33	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD
29/05/2019	£520,000	Detached			89	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ
22/05/2018	£495,000	Semi-detached			97	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ
23/08/2019	£383,000	Semi-detached			99	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ
28/01/2019	£488,500	Detached		105A		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ
03/10/2019	£520,000	Detached			148	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL
30/08/2019	£455,000	Semi-detached			155	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LN
20/09/2019	£355,000	Semi-detached		168A		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LN
21/06/2018	£350,000	Semi-detached			14	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP
13/06/2018	£417,500	Detached			2	ORCHID PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LQ
30/08/2019	£395,000	Semi-detached			5	ORCHID PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LQ
03/08/2018	£600,000	Detached			1	VICTORIA ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LR
14/12/2018	£425,000	Detached			2	VICTORIA ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LR
14/09/2018	£282,500	Terraced			44	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS
30/08/2019	£200,000	Terraced			70	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS
15/07/2019	£245,000	Terraced			80	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS
11/10/2018	£440,000	Detached			2	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
06/07/2018	£392,000	Detached			4	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
03/05/2019	£254,000	Terraced			13	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
19/12/2018	£268,000	Terraced			17	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
26/07/2019	£217,500	Terraced			44	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT
08/04/2019	£400,000	Detached			15	CONNAUGHT DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LU
24/04/2019	£550,000	Detached			187	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
03/12/2018	£490,000	Detached			189	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
27/09/2018	£780,000	Detached			191	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
20/09/2019	£610,000	Detached		227 - 229		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
24/10/2019	£535,000	Detached		246B		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LW
24/10/2019	£405,000	Detached			4	CHAMBERLAINS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LX
30/09/2019	£430,000	Detached			4	CHAMBERLAINS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LX
08/10/2019	£545,000	Detached			18	CHAMBERLAINS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LX
01/05/2018	£278,000	Terraced			15	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY
24/01/2019	£275,000	Terraced			17	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY
10/04/2018	£235,000	Terraced			22	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY
02/07/2018	£172,000	Flat			14	MAYDENE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ND
16/08/2018	£290,000	Terraced			18	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NE
01/10/2018	£290,000	Semi-detached			26	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NE
08/08/2018	£215,000	Flat	FLAT 1	DAIRY COURT, 35		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG
16/05/2019	£225,000	Flat	FLAT 5	DAIRY COURT, 35		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG
29/08/2018	£465,000	Detached			37	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG
18/12/2018	£500,000	Detached			42	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG
15/06/2018	£395,000	Detached			6	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
05/09/2019	£430,000	Semi-detached			24	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
25/09/2019	£475,000	Detached		26A		CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
11/10/2019	£385,000	Detached			37	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
11/06/2018	£400,000	Terraced			38	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ

02/07/2018	£330,000	Semi-detached		48	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
24/04/2018	£315,000	Detached		54	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
22/06/2018	£390,000	Detached		56	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
22/03/2019	£330,000	Detached		58	CHAMPIONS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NJ
03/05/2018	£416,000	Detached		2	GREEN MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NL
13/04/2018	£355,000	Semi-detached		10	MARKLAY DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP
15/10/2018	£430,000	Detached	PLAYVIEW		PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NS
26/04/2018	£450,000	Detached		11	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NS
22/02/2019	£340,000	Terraced		30	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT
27/04/2018	£340,000	Semi-detached		36	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT
31/05/2019	£348,000	Semi-detached		21	WOOLARDS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NW
28/06/2018	£340,000	Semi-detached		3	WESTWAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NX
22/02/2019	£274,000	Semi-detached		5	WESTWAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NX
17/08/2018	£330,000	Semi-detached		11	WESTWAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NX
11/06/2019	£320,000	Terraced		6	SOUTHERN DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NY
22/05/2019	£310,000	Semi-detached		11	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA
28/01/2019	£355,000	Semi-detached		30	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA
12/12/2018	£445,000	Semi-detached		70	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA
23/08/2018	£350,000	Semi-detached	TALBOT		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB
25/09/2019	£482,500	Detached		2	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF
11/07/2019	£310,000	Terraced		46	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF
11/05/2018	£310,000	Terraced		50	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF
04/09/2018	£515,000	Detached		2	CHADWICK ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PG
06/08/2018	£490,000	Detached		64	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PH
24/04/2018	£330,000	Semi-detached		5	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ
24/10/2019	£380,000	Terraced		14	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ
08/02/2019	£280,000	Terraced		18	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ
13/08/2018	£353,500	Detached		30	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ
31/05/2019	£298,000	Semi-detached		10	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN
13/06/2018	£370,000	Terraced		15	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN
16/11/2018	£300,000	Terraced		7	CORAL CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PP
17/01/2019	£330,000	Terraced		8	CORAL CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PP
10/08/2018	£305,000	Terraced		12	CORAL CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PP
05/04/2019	£510,000	Detached		4	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ
14/06/2019	£350,000	Semi-detached		24	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ
04/01/2019	£535,000	Detached		46	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ
29/03/2019	£280,000	Terraced		12	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU
13/09/2019	£360,000	Semi-detached		48	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PY
21/06/2018	£495,000	Detached		23	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QB
16/05/2019	£369,000	Semi-detached		31	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QB
26/04/2018	£400,000	Detached		60	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QB
31/08/2018	£415,000	Detached		5	STATION APPROACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QD
20/04/2018	£360,000	Semi-detached		12	STATION APPROACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QD
11/10/2018	£365,000	Semi-detached		16	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QE
22/02/2019	£380,000	Semi-detached		20	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QE
26/07/2018	£375,000	Semi-detached		22	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QE
27/06/2019	£387,500	Semi-detached		24	ELM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QE
18/07/2019	£400,000	Detached		1	FENN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QG
24/09/2019	£762,500	Detached		4	THE TABRUMS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QJ
26/07/2019	£330,000	Semi-detached	NOOTKA		OLD WICKFORD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QU
23/09/2019	£275,000	Terraced		7	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE
07/12/2018	£365,000	Detached		7	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ
02/10/2018	£335,000	Detached		10	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ
28/09/2018	£194,000	Flat		1	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
04/09/2019	£178,000	Flat		2	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
31/10/2019	£195,000	Flat		8	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
19/06/2019	£160,000	Flat		28	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX

18/06/2018	£207,500	Flat		37	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
26/09/2018	£193,500	Flat		40	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
26/07/2018	£188,000	Terraced		54	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
25/06/2018	£185,000	Flat		66	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
24/04/2018	£187,500	Flat		90	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
11/04/2019	£192,500	Flat		108	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
05/06/2018	£194,000	Flat		114	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX
25/07/2019	£445,000	Detached		31	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ
14/01/2019	£370,000	Detached		3	DUNLIN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SA
31/05/2019	£330,000	Semi-detached		7	DUNLIN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SA
05/09/2018	£340,000	Detached		14	DUNLIN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SA
03/08/2018	£310,000	Terraced		36	DUNLIN CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SA
06/08/2018	£270,000	Semi-detached		19	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
07/12/2018	£310,000	Semi-detached		22	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
12/09/2019	£320,000	Semi-detached		31	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
15/06/2018	£340,000	Semi-detached		39	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
14/12/2018	£320,000	Semi-detached		73	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB
31/05/2019	£335,000	Semi-detached		72	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD
29/03/2019	£300,000	Semi-detached		83	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD
27/07/2018	£283,000	Semi-detached		113	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD
23/09/2019	£330,000	Detached		19	REDSHANK CRESCENT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SF
11/07/2018	£380,000	Detached		31	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG
30/04/2018	£319,000	Semi-detached		65	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG
14/09/2018	£345,000	Semi-detached		87	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG
05/10/2018	£320,000	Semi-detached		59	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ
29/04/2019	£375,000	Detached		64	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ
23/08/2018	£350,000	Detached		66	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ
21/09/2018	£325,000	Detached		9	COXS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SL
28/09/2018	£395,000	Semi-detached		10	COXS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SL
12/12/2018	£322,000	Semi-detached		35	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN
12/06/2019	£340,000	Semi-detached		2	FOULGAR CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SP
03/08/2018	£350,000	Detached		9	FOULGAR CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SP
04/02/2019	£422,000	Semi-detached		18	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ
18/04/2019	£277,000	Semi-detached		36	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ
28/05/2019	£400,000	Detached		55	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR
22/05/2019	£300,000	Detached		73	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR
18/03/2019	£187,500	Flat		10	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS
05/07/2019	£187,500	Flat		22	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS
05/06/2019	£295,000	Semi-detached		58	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS
03/08/2018	£340,000	Detached		80	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS
11/04/2019	£375,000	Semi-detached		42	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW
09/11/2018	£322,000	Semi-detached		7	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX
04/07/2018	£355,000	Semi-detached		24	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TP
12/07/2019	£327,500	Semi-detached		32	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TP
15/04/2019	£307,000	Detached		36	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TP
11/10/2019	£390,000	Detached		43	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TP
22/07/2019	£310,000	Semi-detached		10	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR
25/01/2019	£280,000	Semi-detached		12	GLENDAL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS
25/07/2019	£325,000	Terraced		27	GLENDAL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS
14/11/2018	£340,000	Semi-detached		44	GLENDAL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS
29/06/2018	£285,000	Semi-detached		50	GLENDAL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS
15/10/2018	£305,000	Terraced		6	BANKSIDE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TT
18/03/2019	£290,000	Semi-detached		10	BANKSIDE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TT
27/02/2019	£370,000	Detached		45	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU
12/09/2018	£300,000	Semi-detached		55	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU
24/04/2018	£295,000	Detached		23	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY
18/06/2018	£385,000	Detached		31	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY

09/11/2018	£420,000	Detached			94	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 STZ
23/10/2018	£312,000	Terraced			109	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 STZ
22/02/2019	£360,000	Detached			22	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SUA
12/07/2019	£335,000	Semi-detached			33	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SUA
25/10/2019	£315,000	Detached			27	BARTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SUB
15/02/2019	£380,000	Detached			16	CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SUD
23/04/2019	£405,000	Detached			4	MIDDLETON ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWE
10/12/2018	£110,000	Flat	FLAT 3	VINCENT LODGE		BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWF
13/09/2018	£100,000	Flat			20	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
17/08/2018	£180,000	Flat			50	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
16/08/2019	£290,500	Detached			92	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
12/04/2018	£270,000	Detached			92	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
20/08/2018	£355,000	Detached			120	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWG
01/11/2018	£800,000	Detached			8	CRINGLE LOCK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWJ
17/12/2018	£465,000	Detached			11	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWN
12/08/2019	£265,000	Terraced			31	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWN
28/01/2019	£95,000	Flat			25	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWQ
27/04/2018	£247,000	Terraced			35	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWQ
08/04/2019	£210,000	Terraced			54	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
28/02/2019	£245,000	Detached			74	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
10/12/2018	£247,500	Terraced			110	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
24/01/2019	£172,500	Flat			116	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
09/04/2018	£255,000	Terraced			121	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
07/12/2018	£248,000	Terraced			124	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWS
24/07/2018	£405,000	Semi-detached			2	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWT
20/04/2018	£435,000	Detached			4	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWT
29/06/2018	£202,500	Terraced			15	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWT
13/08/2018	£225,000	Terraced			20	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWT
04/10/2018	£563,000	Detached			220	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWU
08/06/2018	£380,000	Detached			1	ELRONDS REST	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWW
26/07/2019	£392,500	Detached			4	ELRONDS REST	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWW
06/11/2018	£490,000	Detached			1	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
21/05/2018	£368,000	Detached			7	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
22/11/2018	£245,000	Terraced			35	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
10/05/2019	£266,000	Terraced			39	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
11/10/2018	£281,000	Terraced			51	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWX
23/08/2019	£390,000	Detached			12	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWZ
21/06/2019	£425,000	Detached			13	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWZ
25/05/2018	£325,000	Detached			19	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 SWZ
05/04/2019	£290,000	Terraced			12	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
04/06/2019	£300,000	Semi-detached			19	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
30/11/2018	£217,000	Terraced			35	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
02/10/2018	£210,000	Terraced			37	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
09/07/2019	£317,500	Detached			39	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN
27/07/2018	£113,995	Flat			16	AKENFIELD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XP
17/10/2019	£102,500	Flat			33	AKENFIELD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XP
17/01/2019	£330,000	Semi-detached			21	HARVEST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XR
23/08/2019	£208,000	Terraced			60	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XS
14/05/2019	£298,500	Terraced			7	COLNE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XW
30/11/2018	£367,500	Semi-detached			4	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX
06/03/2019	£370,000	Detached			34	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX
13/09/2018	£330,000	Semi-detached			36	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX
10/04/2018	£180,000	Terraced			3	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY
26/07/2018	£270,000	Terraced			15	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY
21/10/2019	£255,000	Terraced			8	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ
09/11/2018	£267,000	Terraced			17	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ
22/06/2018	£265,000	Terraced			51	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ

30/04/2018	£265,000	Terraced		55	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ
11/10/2019	£257,500	Semi-detached		63	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ
25/10/2019	£365,000	Semi-detached		7	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB
19/07/2019	£260,000	Semi-detached		43	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB
06/09/2018	£95,500	Flat		58	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YD
11/09/2018	£495,999	Detached		5	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
12/09/2018	£400,000	Detached		6	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
05/04/2019	£350,000	Detached		32	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
06/09/2019	£371,000	Detached		36	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
14/12/2018	£405,000	Detached		50	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE
30/08/2019	£535,000	Detached		5	TROUBRIDGE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YF
05/07/2018	£422,500	Detached		6	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
19/10/2018	£447,500	Detached		13	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
31/05/2018	£395,000	Semi-detached		22	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
20/06/2019	£420,000	Detached		23	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
02/11/2018	£276,978	Detached		25	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG
31/05/2019	£271,000	Terraced		97	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH
24/05/2019	£393,000	Detached		103	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH
30/08/2019	£248,000	Terraced		109	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH
29/10/2019	£187,000	Terraced		16	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ
17/05/2019	£369,500	Semi-detached		17	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ
28/06/2019	£425,000	Detached		21	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ
02/08/2019	£487,500	Detached		54	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YL
07/09/2018	£460,000	Detached		54	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YL
13/08/2019	£235,000	Terraced		5	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN
14/06/2018	£286,000	Semi-detached		7	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN
10/04/2019	£330,000	Detached		34	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN
28/08/2019	£427,000	Semi-detached		11	BEATTY RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YQ
10/08/2018	£353,000	Detached		16	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR
10/04/2018	£360,000	Detached		19	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR
10/10/2018	£347,500	Detached		37	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR
05/09/2019	£530,000	Detached		8	CLEVIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YT
19/10/2018	£505,000	Detached		6	WINDWARD WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YU
30/08/2019	£550,000	Detached		20	WINDWARD WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YU
31/05/2019	£451,750	Detached		1	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
12/07/2019	£460,000	Detached		6	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
28/06/2019	£175,000	Terraced		11	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
13/07/2018	£275,000	Terraced		27	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
08/06/2018	£265,000	Terraced		41	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
16/07/2019	£260,000	Terraced		43	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW
15/02/2019	£630,000	Detached		5	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
19/07/2019	£550,000	Detached		9	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
19/07/2018	£620,000	Detached		31	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
03/08/2018	£510,000	Detached		50	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
14/10/2019	£465,000	Detached		54	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX
07/12/2018	£250,000	Semi-detached		23	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB
20/07/2018	£405,000	Detached		30	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB
16/08/2019	£183,000	Flat		142	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
17/05/2019	£89,000	Flat		152	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
05/10/2018	£184,000	Flat		172	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
04/05/2018	£180,000	Flat		176	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
03/09/2018	£179,000	Flat		178	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
30/07/2018	£270,000	Flat		180	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
28/11/2018	£136,000	Flat		188	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
15/03/2019	£190,000	Flat		196	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
06/12/2018	£255,000	Flat		200	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE
07/08/2019	£174,000	Flat		34	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF

22/10/2018	£148,000	Flat			46	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF
26/07/2019	£180,000	Flat			58	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF
29/03/2019	£194,995	Flat			62	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF
10/12/2018	£180,000	Flat			70	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF
21/03/2019	£510,000	Detached			23	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG
15/10/2018	£371,000	Terraced			42	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG
19/07/2019	£515,000	Detached			44	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG
23/07/2018	£350,000	Terraced			58	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG
28/02/2019	£365,000	Semi-detached			7	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
28/10/2019	£278,000	Semi-detached			10	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
14/02/2019	£270,000	Terraced			15	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
28/08/2019	£278,000	Semi-detached			17	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
14/11/2018	£246,000	Terraced			18	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH
26/02/2019	£270,000	Semi-detached			12	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ
20/08/2018	£439,000	Detached			23	BULBECKS WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN
19/02/2019	£164,000	Terraced			3	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ
03/06/2019	£237,000	Terraced			6	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ
08/02/2019	£200,000	Terraced			28	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ
17/09/2018	£560,000	Detached			1	CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZR
28/08/2019	£290,000	Terraced			7	CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZR
13/09/2018	£260,000	Terraced			12	CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZR
25/01/2019	£252,500	Terraced			7	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS
15/05/2018	£250,000	Terraced			13	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS
07/12/2018	£105,000	Flat			32	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
12/08/2019	£109,000	Flat			50	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
05/04/2019	£220,000	Flat			60	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
04/05/2018	£200,000	Flat			82	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
05/12/2018	£170,000	Flat			94	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
05/10/2018	£215,000	Flat			98	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
05/04/2019	£185,000	Flat			120	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT
23/08/2019	£155,000	Flat			18	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
18/05/2018	£145,000	Flat			26	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
11/02/2019	£152,500	Flat			32	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
27/07/2018	£108,750	Flat			50	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
27/03/2019	£183,000	Flat			53	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
15/03/2019	£187,500	Flat			59	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU
19/03/2019	£350,000	Terraced			126	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
25/01/2019	£335,000	Terraced		127A		INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
08/10/2019	£530,000	Semi-detached			153	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
20/04/2018	£360,000	Detached			159	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
22/02/2019	£240,000	Terraced			166	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
05/07/2019	£368,000	Detached			169	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW
05/07/2019	£338,000	Terraced			1	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
04/05/2018	£270,000	Terraced			10	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
30/04/2018	£545,000	Detached			19	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
26/04/2019	£515,000	Detached			21	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
05/09/2019	£325,000	Detached			22	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
20/08/2018	£307,500	Terraced			26	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
10/12/2018	£207,000	Flat			32	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX
17/12/2018	£547,500	Detached		SUMMER HOUSE		FAMBRIDGE ROAD	NORTH FAMBRIDGE	CHELMSFORD	CM3 6NB
19/07/2019	£474,000	Detached			25	WESTMARCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AB
15/08/2018	£415,000	Semi-detached			11	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
27/04/2018	£315,000	Terraced			34	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
26/10/2018	£470,000	Detached			39	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
24/05/2018	£455,000	Detached			41	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
12/07/2019	£300,000	Terraced			42	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE
14/11/2018	£577,000	Detached			87	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AF

18/03/2019	£420,000	Detached			13	BUTTERBUR CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AG
27/04/2018	£343,000	Detached			28	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
15/02/2019	£371,000	Detached			29	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
16/11/2018	£325,000	Semi-detached			33	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
16/10/2019	£470,000	Semi-detached			44	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
27/09/2019	£427,500	Detached			54	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH
25/04/2018	£528,000	Detached			4	BYWATER ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AJ
23/08/2019	£345,000	Semi-detached			5	KNOLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AP
25/09/2019	£445,000	Detached			4	LORIEN GARDENS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AQ
30/11/2018	£310,000	Terraced			9	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR
28/06/2019	£610,000	Detached			18	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR
08/02/2019	£275,000	Terraced			51	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR
27/09/2018	£610,000	Detached			4	HADDON MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AS
12/06/2019	£680,000	Detached			8	HADDON MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AS
23/07/2019	£365,000	Semi-detached			13	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU
20/05/2019	£292,000	Terraced			25	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU
27/09/2019	£290,000	Flat			32	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU
14/06/2018	£240,000	Terraced			38	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU
24/10/2019	£570,000	Detached		CROWDED HOUSE, 113		CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW
19/07/2018	£770,000	Detached			140	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW
28/02/2019	£560,000	Detached			166	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW
23/08/2018	£215,000	Semi-detached			13	PENSHURST DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AY
25/09/2019	£545,000	Terraced			12	ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF
28/12/2018	£675,000	Detached			23	ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF
11/07/2018	£610,000	Detached			4	MEREWORTH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BG
09/08/2018	£405,000	Flat	FLAT 2	THE LAWNS		THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AE
23/11/2018	£437,500	Semi-detached	2	SCARLES CROFT		THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AF
17/04/2019	£360,000	Semi-detached	1	RECTORY COTTAGES		THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AG
06/09/2019	£580,000	Detached		FIRS COTTAGE		THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AU
27/11/2018	£950,000	Detached		HIGHFIELD BARN		THE CHASE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AW
10/08/2018	£330,000	Terraced			22	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY
23/11/2018	£357,500	Terraced			50	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY
30/11/2018	£720,000	Detached			6	BRIDON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BA
17/10/2019	£745,000	Detached		COPPERFIELD		OLD CHURCH ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BG
01/08/2018	£437,500	Detached		BRAIDS		BACK LANE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BL
25/10/2019	£250,000	Terraced	2	CLOVER COTTAGES		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DB
30/08/2019	£465,000	Detached		ROCHEWOOD		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DB
31/07/2019	£895,000	Detached		THE RIDINGS		CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DB
17/06/2019	£700,000	Detached		ST. MARGARETS		HOE LANE	RETTENDON COMMON	CHELMSFORD	CM3 8DH
07/09/2018	£220,000	Semi-detached			2	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS
28/11/2018	£400,000	Terraced			17	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS
17/08/2018	£235,000	Semi-detached			8	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DT
29/03/2019	£190,000	Terraced			38	SOUTHVIEW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DX
18/12/2018	£1,325,000	Detached		HILLTOP HOUSE		MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EA
16/07/2018	£740,000	Detached		SILVER ASH		SOUTHEND ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8ED
24/10/2019	£592,500	Detached			18	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EG
26/07/2018	£587,500	Detached		MULLIONS		OLD BELL LANE	RETTENDON COMMON	CHELMSFORD	CM3 8EH
21/06/2019	£550,000	Detached			57	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EN
16/08/2019	£435,000	Detached			68	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EN
06/09/2018	£625,000	Detached			29	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EQ
07/03/2019	£615,000	Detached			35	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EQ
17/07/2018	£290,000	Terraced			8	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU
08/02/2019	£205,000	Flat			9	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU
02/10/2019	£270,000	Terraced			10	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU
28/02/2019	£1,075,000	Detached		BARTLETTS FARM BUNGALOW		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW
24/08/2018	£725,000	Detached		BURLEIGH		SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HE
11/01/2019	£642,500	Detached		SILVERWOOD		SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HE

14/12/2018	£500,000	Detached		THATCHERS	SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HE
22/02/2019	£1,300,000	Detached		WALDEN	SOUTH HANNINGFIELD ROAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8HL
20/08/2018	£365,000	Detached		GLENHOLM	SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HQ
13/09/2019	£975,000	Detached		OAKLAND HOUSE	SOUTH HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8HQ
20/11/2018	£1,030,000	Detached		WILLOWS	SOUTH HANNINGFIELD ROAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8HT
22/03/2019	£302,500	Semi-detached			5 WILLOW GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 8RA
11/12/2018	£520,000	Detached		BANKSIDE	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RF
13/09/2018	£370,000	Detached		FERRERS HOUSE	THE STREET	WOODHAM FERRERS	CHELMSFORD	CM3 8RG
06/09/2018	£314,000	Detached		BAY TREES	THE STREET	WOODHAM FERRERS	CHELMSFORD	CM3 8RH
03/08/2018	£275,000	Semi-detached			4 CHAPEL ROW	WOODHAM FERRERS	CHELMSFORD	CM3 8RN
04/10/2019	£515,000	Detached		HAZLEDEANE	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RP
17/12/2018	£767,500	Detached		LILACS	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RP
27/07/2018	£400,000	Terraced	1	HILL COTTAGES	THE STREET	WOODHAM FERRERS	CHELMSFORD	CM3 8RQ
13/09/2019	£520,000	Detached		HEATHFIELD	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RW
27/11/2018	£435,000	Detached		MAFEKING HOUSE	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RW
01/08/2018	£2,125,000	Detached		EDWINS HALL		WOODHAM FERRERS	CHELMSFORD	CM3 8RX
29/11/2018	£170,000	Flat			15 PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU
31/10/2019	£275,000	Terraced			20 PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU
30/08/2018	£150,000	Flat			5 PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ
08/03/2019	£280,000	Terraced			20 PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ
29/06/2018	£295,000	Terraced			24 PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ
06/08/2019	£510,000	Detached			19 HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA
30/11/2018	£485,000	Detached			29 HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA
20/09/2019	£489,250	Detached			31 HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA
16/08/2018	£510,000	Detached			52 HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA
06/09/2019	£790,000	Detached			3 ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XB
13/07/2018	£935,000	Detached			13 ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XB
12/09/2019	£550,000	Flat	FLAT 1	THE OLD RECTORY	ABBAY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XD
30/11/2018	£400,000	Flat	FLAT 4	THE OLD RECTORY	ABBAY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XD

Appendix 4: Employment Units Asking Price, Rightmove, 2020

Office					
Rightmove listing	£/m2/yr				
£138pcm per desk	NUL	£3208pcm 2200sqft	£188	Storage container £204pcm 125sqft	£211
£188pcm 50sqft	£486	£3354pcm 2300sqft	£188	Storage container £250pcm 40ft	NUL
Free standing office £195pcm 190sqft	£133	£3486pcm 3486sqft	£129	Storage unit £325pcm 2600sqft	£16
£209pcm 100sqft	£270	£3638pcm 2910sqft	£161	Storage shed £350pcm 741sqft	£61
Free standing office £225pcm 350sqft	£83	£3750pcm 3000sqft	£161	Storage shed £400pcm 1416sqft	£36
£250pcm per person	NUL	£6417pcm 2960sqft	£280	Springfield Basin £417pcm 579sqft	£93
£400pcm 324sqft	£159	£6487pcm 4448sqft	£188	Storage barn £450pcm 900sqft	£65
£400pcm 320sqft	£161	£7763pcm 3645sqft	£275	Storage barn £450pcm 755sqft	£77
£433pcm 12sqft		£7897pcm 3645sqft	£280	Workshop £542pcm 880sqft	£80
£450pcm 342sqft	£170	£8728pcm 5985sqft	£188	Storage shed £550pcm 777sqft	£91
£44771pcm 3534sqft	£1,636	£11250pcm 5400sqft	£269	Storage barn £575pcm 850sqft	£87
£475pcm 118sqft	£520	£11396pcm 5819sqft	£253	Storage unit £600pcm 1000sqft	£78
£500pcm 301sqft	£215	£20063pcm 9260sqft	£280	Storage barn £625pcm 1849sqft	£44
£542pcm 340sqft	£206	£23012pcm 16736sqft	£178	Warehouse £945pcm 1511sqft	£81
£542pcm 419sqft	£167	ALL OFFICES		Storage container £1000pcm 1000sqft	£129
£570pcm 134sqft	£549	Lower Quartile	£162	Workshop £1100pcm 1400sqft	£101
£575pcm	NUL	Mean	£266	Storage barn £1164pcm 2540sqft	£59
£595pcm 430sqft	£179	Median	£199	Storage container £1345pcm 2152sqft	£81
£595pcm 231sqft	£333	Upper Quartile	£273	Storage unit £1450pcm 4876sqft	£38
£595pcm 400sqft	£192	PRIME LOCATION		Storage unit £1500pcm 5000sqft	£39
£600pcm	NUL	Lower Quartile	£188	Workshop £1500pcm 2400sqft	£81
£625pcm 226sqft	£357	Mean	£270	Storage unit £1925pcm 3900sqft	£64
£625pcm 179sqft	£451	Median	£218	Storage unit £2060pcm 5000sqft	£53
£650pcm 291sqft	£289	Upper Quartile	£279	Storage unit £2250pcm 5400sqft	£54
£650pcm 363sqft	£231	Anomalies - discounted		Storage unit £2800pcm 9115sqft	£40
£667pcm 486sqft	£177			Warehouse £2958pcm 3921sqft	£97
£669pcm 80sqft	£1,080	Retail		Warehouse £3042pcm 3627sqft	£108
£675pcm 231sqft	£377	Rightmove listing	£/m2/yr	Warehouse £22917pcm 24937sqft	£119
£688pcm 150sqft	£592	£1292pcm 686sqft	£243	Lower Quartile	£54
£708pcm 1143sqft	£80	£1583pcm 931sqft	£220	Mean	£80
£732pcm 878sqft	£108	£1583pcm 1810sqft	£113	Median	£80
£750pcm 1019sqft	£95	£1667pcm 793sqft	£272	Upper Quartile	£92
£750pcm 406sqft	£239	£1667pcm 812sqft	£265		
£753pcm 903sqft	£108	£1667pcm 1406sqft	£153	Research & Development & Start-Up	
£792pcm 498sqft	£205	£1667pcm 793sqft	£272	Rightmove listing	£/m2/yr
£800pcm 580sqft	£178	£1917pcm 1139sqft	£217	£2,917/1,983sqft/cm	£190.01
£834pcm 499sqft	£216	£1958pcm 1478sqft	£171	£3,200/1,920sqft/cm	£215.28
£834pcm 500sqft	£215	£2083pcm 1755sqft	£153	£1,548/1,857sqft/cm	£107.67
£845pcm 319sqft	£342	£2167pcm 1417sqft	£198	£1,192/1,593sqft/cm	£96.65
£908pcm 838sqft	£140	£2500pcm 1174sqft	£275	£945/1,511sqft/cm	£80.78
£917pcm 1027sqft	£115	£2667pcm 1540sqft	£224	£1,986/1,362sqft/cm	£188.34
£950pcm 278sqft	£441	£2875pcm 1274sqft	£291	£688/1,100sqft/cm	£80.78
£1000pcm 696sqft	£186	£2875pcm 1657sqft	£224	£1,343/1,074sqft/cm	£161.52
£1000pcm 458sqft	£282	£2917pcm 2232sqft	£169	£1,785/982sqft/cm	£234.79
£1000pcm 690sqft	£187	£3292pcm 2150sqft	£198	£1,540/923sqft/cm	£215.51
£1042pcm 570sqft	£236	£3375pcm 2703sqft	£161	£908/838sqft/cm	£139.96
£1050pcm 1000sqft	£136	£3750 832sqft	£582	£2,240/810sqft/cm	£357.20
£1208pcm 817sqft	£191	£4000 2773sqft	£186	£1,375/802sqft/cm	£221.45
£1250pcm 1414sqft	£114	£7292pcm 5763sqft	£163	£417/579sqft/cm	£93.03
£1285pcm 1285sqft	£129	TOWN CENTRE RETAIL		£1,085/414sqft/cm	£338.52
£1343pcm 1074sqft	£162	Lower Quartile	£212	£1,285/391sqft/cm	£424.50
£1375pcm 665sqft	£267	Mean	£317	£845/319sqft/cm	£342.15
£1375pcm 802sqft	£221	Median	£244	£6,417/2960sqft/cm	£280.02
£1485pcm 1782sqft	£108	Upper Quartile	£349	£1,700/638sqft/cm	£344.18
£1500pcm 709sqft	£273	OTHER RETAIL		Lower Quartile	£124
£1500pcm	NUL	Lower Quartile	£163	Mean	£216
£1548pcm 1857sqft	£108	Mean	£205	Median	£215
£1550pcm 1550sqft	£129	Median	£198	Upper Quartile	£309
£1552pcm 980sqft	£205	Upper Quartile	£243		
£1633pcm 878sqft	£240			Rural Employment	
£1654pcm 1203sqft	£178	Industrial/ Warehouses		Rightmove listing	£/m2/yr
£1699pcm 250sqft	£878	Rightmove listing	£/m2/yr	£4584/10,000sqft/cm	£59.21
£1706pcm 1170sqft	£188	Storage container £65pcm 80sqft	£105	£2925/7800sqft/cm	£48.43
£1875pcm 1217sqft	£199	Storage container £100pcm 160sqft	£81	£2060/5000sqft/cm	£53.22
£1917pcm	NUL	Storage container £100pcm 160sqft	£81	£825/1800sqft/cm	£59.20
£1986pcm 1362sqft	£188	Storage container £100pcm 160sqft	£81	£732/1781sqft/cm	£53.09
£2000pcm 1199sqft	£215	Storage building £100pcm 400sqft	£32	£732/878sqft/cm	£107.69
£2141pcm 1427sqft	£194	Storage container £108pcm 160sqft	£87	£1000/458sqft/cm	£282.02
£2292pcm 1490sqft	£199	Storage container £108pcm 180sqft	£78	£160/350sqft/cm	£59.05
£2373pcm 1539sqft	£199	Storage container £108pcm 160sqft	£87	£600/1000sqft/cm	£77.50
£2375pcm 1539sqft	£199	Storage container £120pcm 320sqft	£48	£475/136sqft/cm	£451.13
£2500pcm 1874sqft	£172	Storage container £140pcm 80sqft	£226	Lower Quartile	£55
£2584pcm 2434sqft	£137	Storage container £150pcm	NUL	Mean	£125
£3039pcm 450sqft	£872	Storage buildings £160pcm 350sqft	£59	Median	£59
		Storage container £200pcm 900sqft	£29	Upper Quartile	£100
		Storage container £200pcm 240sqft	£108		

Appendix 5: Open Space Commuted Maintenance Sum Calculations

Local Open Space Formula						Adoption Commuted Sum				
Type of Open Space	(A) Quantity standards (ha/1,000 population)	(B) Rate per ha	(C) Contribution per 1,000 population (AxB)	(D) Rate per person (C/1,000)	(E) Rate per dwelling (Dx2.4)	(A) Quantity standards (ha/1,000 population)	(B) Rate per ha	(C) Contribution per 1,000 population (AxB)	(D) Rate per person (C/1,000)	(E) Rate per dwelling (Dx2.4)
Accessible Open Space										
Allotments and Community Gardens	0.30	£ 1,168,250.00	£ 350,475.00	£ 350.48	£ 841.00	0.30	£ 8,739.97	£ 2,621.99	£ 2.62	£ 6.29
Amenity Green Space	0.40	£ 202,625.00	£ 81,050.00	£ 81.05	£ 195.00	0.40	£ 131,099.60	£ 52,439.84	£ 52.44	£ 125.86
Play Space (children)	0.05	£ 112,125.00	£ 11,213.00	£ 11.21	£ 27.00	0.05	£ 131,099.60	£ 6,554.98	£ 6.55	£ 15.73
Play Space (youth)	0.05					0.05	£ 131,099.60	£ 6,554.98	£ 6.55	£ 15.73
Total	0.80	£1,483,000.00	£442,738.00	£442.74	£1,063.00	0.80	£402,038.77	£68,171.79	£68.17	£163.61

Strategic Open Space Formula								
Type of Open Space	(A) Quantity standards (ha/1,000 population)	(B) Council rate per ha	(C) Rate per sqm (B/10,000)	Rate per dwelling (x40)	(A) Quantity standards (ha/1,000 population)	(B) Rate per ha	(C) Rate per sqm (B/10,000)	Rate per dwelling (x40)
Natural Green Space	1.0	£ 202,625.00	£ 20.26	£ 811.00	1	£ 23,306.60	£ 2.33	£ 93.23
Parks, Sport and Recreation Grounds	Reflects a typical sports facility providing 12.2ha including 8 football and 1 rugby pitch, 1 cricket table and outfield, 8 netball courts, sport pavilion including sports club rooms, toilets and 12 dual changing rooms and 250 parking spaces with a capital cost of £3,208,500 excluding land	£ 262,992.00	£ 26.30	£ 1,052.00	12.20	£ 253,459.23	£ 25.35	£ 1,013.84
Total				£1,863.00				£ 1,107.06

Appendix 6: Residential Appraisals – Chelmsford & Elsewhere

Number	1	Units	NET Area	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Strategic Site - 3000 units		3,000	85.71	35.00	86	258,737	3,019	355,781,821	1,375.07

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	96		55.00	5,280.00	10%	1,411	8,195,088
	2	195		65.00	12,675.00	10%	1,411	19,672,868
Terrace	2	293		72.00	21,096.00		1,277	26,939,592
	3	390		86.50	33,735.00		1,277	43,079,595
Semi	2	0		83.00	0.00		1,277	0
	3	488		97.00	47,336.00		1,277	60,448,072
Det	3	0		104.50	0.00		1,460	0
	4	390		115.00	44,850.00		1,460	65,481,000
	5	98		135.00	13,230.00		1,460	19,315,800
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable								
Flat	1	210		59.50	12,495.00	10%	1,411	19,393,490
	2	210		72.00	15,120.00	10%	1,411	23,467,752
Terrace	2	315		72.00	22,680.00		1,277	28,962,360
	3	210		86.50	18,165.00		1,277	23,196,705
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	105		115.00	12,075.00		1,460	17,629,500
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/ Brown	Alternative Use
Strategic Area	Mixed	Mixed
Area	Gross Net	142.857 85.714

Number	2	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Strategic Site - 1000 units		1,000	28.57	35.00	86	86,292	3,020	118,646,213	1,374.94

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	31		55.00	1,705.00	10%	1,411	2,646,331
	2	65		65.00	4,225.00	10%	1,411	6,557,623
Terrace	2	98		72.00	7,056.00		1,277	9,010,512
	3	130		86.50	11,245.00		1,277	14,359,865
Semi	2	0		83.00	0.00		1,277	0
	3	163		97.00	15,811.00		1,277	20,190,647
Det	3	0		104.50	0.00		1,460	0
	4	130		115.00	14,950.00		1,460	21,827,000
	5	33		135.00	4,455.00		1,460	6,504,300
Flat 1 High*	6	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable								
Flat	1	70		59.50	4,165.00	10%	1,411	6,464,497
	2	70		72.00	5,040.00	10%	1,411	7,822,584
Terrace	2	105		72.00	7,560.00		1,277	9,654,120
	3	70		86.50	6,055.00		1,277	7,732,235
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	35		115.00	4,025.00		1,460	5,876,500
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Strategic Area	Green	Agricultural
Area	Gross Net	47.619 28.571

Number	3	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Strategic Site - 800 units		800	22.86	35.00	86	68,978	3,018	94,854,243	1,375.14

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	26	55.00	1,430.00	10%	1,411
	2	52	65.00	3,380.00	10%	1,411
Terrace	2	78	72.00	5,616.00		1,277
	3	104	86.50	8,996.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	130	97.00	12,610.00		1,277
Det	3	0	104.50	0.00		1,460
	4	104	115.00	11,960.00		1,460
	5	26	135.00	3,510.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	56	59.50	3,332.00	10%	1,411
	2	56	72.00	4,032.00	10%	1,411
Terrace	2	84	72.00	6,048.00		1,277
	3	56	86.50	4,844.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	28	115.00	3,220.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Strategic Area	Green	Agricultural
Area	Gross	38.095
	Net	22.857

Number	4	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Strategic Site - 450 units		450	12.86	35.00	86	38,788	3,017	53,326,509	1,374.84

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	14	55.00	770.00	10%	1,411
	2	29	65.00	1,885.00	10%	1,411
Terrace	2	44	72.00	3,168.00		1,277
	3	59	86.50	5,103.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	73	97.00	7,081.00		1,277
Det	3	0	104.50	0.00		1,460
	4	59	115.00	6,785.00		1,460
	5	15	135.00	2,025.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	32	59.50	1,904.00	10%	1,411
	2	32	72.00	2,304.00	10%	1,411
Terrace	2	47	72.00	3,384.00		1,277
	3	32	86.50	2,768.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	14	115.00	1,610.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Strategic Area	Green	Agricultural
Area	Gross	21.429
	Net	12.857

Number	5	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 300 units, urban edge		300	8.57	35.00	86	25,877	3,019	35,576,039	1,374.84

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	9		55.00	495.00	10%	1,411	768,290
	2	20		65.00	1,300.00	10%	1,411	2,017,730
Terrace	2	29		72.00	2,088.00		1,277	2,666,376
	3	39		86.50	3,373.50		1,277	4,307,960
Semi	2	0		83.00	0.00		1,277	0
	3	49		97.00	4,753.00		1,277	6,069,581
Det	3	0		104.50	0.00		1,460	0
	4	39		115.00	4,485.00		1,460	6,548,100
	5	10		135.00	1,350.00		1,460	1,971,000
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	21		59.50	1,249.50	10%	1,411	1,939,349
	2	21		72.00	1,512.00	10%	1,411	2,346,775
Terrace	2	32		72.00	2,304.00		1,277	2,942,208
	3	21		86.50	1,816.50		1,277	2,319,671
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	10		115.00	1,150.00		1,460	1,679,000
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	12.245 8.571

Number	6	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 100 units, urban edge		100	2.86	35.00	86	8,580	3,003	11,790,648	1,374.28

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	3		55.00	165.00	10%	1,411	256,097
	2	7		65.00	455.00	10%	1,411	706,206
Terrace	2	10		72.00	720.00		1,277	919,440
	3	13		86.50	1,124.50		1,277	1,435,987
Semi	2	0		83.00	0.00		1,277	0
	3	16		97.00	1,552.00		1,277	1,981,904
Det	3	0		104.50	0.00		1,460	0
	4	13		115.00	1,495.00		1,460	2,182,700
	5	3		135.00	405.00		1,460	591,300
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	7		59.50	416.50	10%	1,411	646,450
	2	7		72.00	504.00	10%	1,411	782,258
Terrace	2	11		72.00	792.00		1,277	1,011,384
	3	7		86.50	605.50		1,277	773,224
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	3		115.00	345.00		1,460	503,700
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	4.082 2.857

Number	7	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 40 units, urban edge		40	1.14	35.00	85	3,417	2,989	4,691,147	1,373.09

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	3	65.00	195.00	10%	302,660
Terrace	2	4	72.00	288.00	1,277	367,776
	3	5	86.50	432.50	1,277	552,303
Semi	2	0	83.00	0.00	1,277	0
	3	7	97.00	679.00	1,277	867,083
Det	3	0	104.50	0.00	1,460	0
	4	5	115.00	575.00	1,460	839,500
	5	1	135.00	135.00	1,460	197,100
Flat 1 High*	1	0	55.00	0.00	1,455	0
Flat 2 High*	2	0	65.00	0.00	1,455	0
Flat 3 High*	3	0	80.00	0.00	1,455	0
Affordable			0.00		0	
Flat	1	3	59.50	178.50	10%	277,050
	2	3	72.00	216.00	10%	335,254
Terrace	2	4	72.00	288.00	1,277	367,776
	3	3	86.50	259.50	1,277	331,382
Semi	2	0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	1	115.00	115.00	1,460	167,900
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	1.474 1.143

Number	8	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium GF - 20 units, urban edge		20	0.57	35.00	89	1,772	3,100	2,440,278	1,377.52

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	1	65.00	65.00	10%	100,887
Terrace	2	2	72.00	144.00	1,277	183,888
	3	3	86.50	259.50	1,277	331,382
Semi	2	0	83.00	0.00	1,277	0
	3	3	97.00	291.00	1,277	371,607
Det	3	0	104.50	0.00	1,460	0
	4	3	115.00	345.00	1,460	503,700
	5	1	135.00	135.00	1,460	197,100
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00		0	
Flat	1	1	59.50	59.50	10%	92,350
	2	1	72.00	72.00	10%	111,751
Terrace	2	2	72.00	144.00	1,277	183,888
	3	1	86.50	86.50	1,277	110,461
Semi	2	0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	1	115.00	115.00	1,460	167,900
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	0.609 0.571

Number	9	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium GF - 12 units, urban edge		12	0.40	30.00	85	1,024	2,560	1,403,795	1,370.89

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	1	65.00	65.00	10%	1,411
Terrace	2	1	72.00	72.00		1,277
	3	2	86.50	173.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	2	97.00	194.00		1,277
Det	3	0	104.50	0.00		1,460
	4	2	115.00	230.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	1	59.50	59.50	10%	1,411
	2	1	72.00	72.00	10%	1,411
Terrace	2	1	72.00	72.00		1,277
	3	1	86.50	86.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	0.423 0.400

Number	10	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 300 units, urban area		300	4.00	75.00	72	21,610	5,403	30,516,157	1,412.13

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	19	55.00	1,045.00	10%	1,411
	2	39	65.00	2,535.00	10%	1,411
Terrace	2	59	72.00	4,248.00		1,277
	3	78	86.50	6,747.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	42	59.50	2,499.00	10%	1,411
	2	63	72.00	4,536.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross Net	6.484 4.000

Number	11	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 125 units, urban area		125	1.04	120.00	70	8,698	8,350	12,587,571	1,447.26

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	16		55.00	880.00	10%	1,411	1,365,848
	2	24		65.00	1,560.00	10%	1,411	2,421,276
Terrace	2	16		72.00	1,152.00		1,277	1,471,104
	3	25		86.50	2,162.50		1,277	2,761,513
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	18		59.50	1,071.00	10%	1,411	1,662,299
	2	26		72.00	1,872.00	10%	1,411	2,905,531
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	2.077
	Net	1.042

Number	12	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 50 units, urban area		50	0.77	65.00	72	3,601	4,681	5,081,690	1,411.19

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	3		55.00	165.00	10%	1,411	256,097
	2	7		65.00	455.00	10%	1,411	706,206
Terrace	2	10		72.00	720.00		1,277	919,440
	3	13.0		86.50	1,124.50		1,277	1,435,987
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	7		59.50	416.50	10%	1,411	646,450
	2	10		72.00	720.00	10%	1,411	1,117,512
Terrace	2	0.0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	1.183
	Net	0.769

Number	13	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium BF - 25 units, urban area		25	0.71	35.00	73	1,814	2,539	2,549,124	1,405.64

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	3	65.00	195.00	10%	302,660
Terrace	2	5	72.00	360.00	1,277	459,720
	3	7	86.50	605.50	1,277	773,224
Semi	2	0.0	83.00	0.00	1,277	0
	3	0.0	97.00	0.00	1,277	0
Det	3	0	104.50	0.00	1,460	0
	4	0	115.00	0.00	1,460	0
	5	0	135.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	1,455	0
Flat 2 High*	2	0	65.00	0.00	1,455	0
Flat 3 High*	3	0	80.00	0.00	1,455	0
Affordable			0.00		0	
Flat	1	4	59.50	238.00	10%	369,400
	2	5	72.00	360.00	10%	558,756
Terrace	2	0	72.00	0.00	1,277	0
	3	0	86.50	0.00	1,277	0
Semi	2	0.0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	0	115.00	0.00	1,460	0
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.921
	Net	0.714

Number	14	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 155 units, rural area		155	3.88	40.00	91	14,152	3,652	19,801,963	1,399.28

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00	1,277	0
	3	10	86.50	865.00	1,277	1,104,605
Semi	2	10	83.00	830.00	1,277	1,059,910
	3	30	97.00	2,910.00	1,277	3,716,070
Det	3	30	104.50	3,135.00	1,460	4,577,100
	4	21	115.00	2,415.00	1,460	3,525,900
	5	0	135.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00		0	
Flat	1	11	59.50	654.50	10%	1,015,849
	2	27	72.00	1,944.00	10%	3,017,282
Terrace	2	0	72.00	0.00	1,277	0
	3	0	86.50	0.00	1,277	0
Semi	2	11	83.00	913.00	1,277	1,165,901
	3	5	97.00	485.00	1,277	619,345
Det	3	0	102.00	0.00	1,460	0
	4	0	115.00	0.00	1,460	0
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Rural Area	Brown	Industrial
Area	Gross	3.875
	Net	3.875

Number	15	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Urban Flats BF - 75 units, urban area		75	0.50	150.00	66	4,920	9,840	7,874,460	1,600.50

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	10		55.00	550.00	10%	1,455	880,275
Flat 2 High*	2	22		65.00	1,430.00	10%	1,455	2,288,715
Flat 3 High*	3	17		80.00	1,360.00	10%	1,455	2,176,680
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	11		55.00	605.00	10%	1,455	968,303
Flat 2 High*	2	15		65.00	975.00	10%	1,455	1,560,488
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.500
	Net	0.500

Number	16	Units	NET Area	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium BF - 20 units, rural area		20	0.57	35.00	93	1,861	3,256	2,473,398	1,329.43

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	1		86.50	86.50		1,277	110,461
Semi	2	3		83.00	249.00		1,277	317,973
	3	4		97.00	388.00		1,277	495,476
Det	3	4		104.50	418.00		1,460	610,280
	4	1		115.00	115.00		1,460	167,900
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	3		72.00	216.00		1,277	275,832
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	4		97.00	388.00		1,277	495,476
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/ Brown	Alternative Use
Rural Area	Brown	Industrial
Area	Gross	0.737
	Net	0.571

Number	17	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small GF - 9 units, settlement edge		9	0.30	30.00	105	947	3,157	1,276,114	1,347.53

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	6		97.00	582.00		1,277	743,214
Det	3	0		104.50	0.00		1,460	0
	4	2		115.00	230.00		1,460	335,800
	5	1		135.00	135.00		1,460	197,100
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.300
	Net	0.300

Number	18	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small GF - 4 units, settlement edge		4	0.13	30.00	111	444	3,330	612,738	1,380.04

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	2		97.00	194.00		1,277	247,738
Det	3	0		104.50	0.00		1,460	0
	4	1		115.00	115.00		1,460	167,900
	5	1		135.00	135.00		1,460	197,100
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.133
	Net	0.133

Number	19	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Green Plot, settlement edge		1	0.02	50.00	135	135	6,750	197,100	1,460.00

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	1	135.00	135.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.020
	Net	0.020

Number	20	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small BF - 9 units, urban area		9	0.23	40.00	79	707	3,140	937,964	1,327.62

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	2	65.00	130.00	10%	1,411
Terrace	2	2	72.00	144.00		1,277
	3	5	86.50	432.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.225
	Net	0.225

Number	21	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small BF - 6 units, rural area		6	0.20	30.00	82	490	2,450	625,730	1,277.00

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	2		72.00	144.00		1,277	183,888
	3	4		86.50	346.00		1,277	441,842
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.250
	Net	0.200

Number	22	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Brown Plot, urban area		1	0.03	30.00	115	115	3,450	167,900	1,460.00

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	1		115.00	115.00		1,460	167,900
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.033
	Net	0.033

			Site 1 Strategic Site - 3000 units	Site 2 Strategic Site - 1000 units	Site 3 Strategic Site - 800 units	Site 4 Strategic Site - 450 units	Site 5 Large GF - 300 units, urban edge	Site 6 Large GF - 100 units, urban edge	Site 7 Large GF - 40 units, urban edge	Site 8 Medium GF - 20 units, urban edge	Site 9 Medium GF - 12 units, urban edge	Site 10 Large BF - 300 units, urban area	Site 11 Large BF - 125 units, urban area	Site 12 Large BF - 50 units, urban area	Site 13 Medium m BF - 25 units, urban area	Site 14 Large BF - 155 units, rural area	Site 15 Urban Flats BF - 75 units, urban area	Site 16 Medium m BF - 20 units, urban area	Site 17 Small GF - 9 units, settleme nt edge	Site 18 Small GF - 4 units, settleme nt edge	Site 19 Green Plot, settleme nt edge	Site 20 Small BF - 9 units, urban area	Site 21 Small BF - 6 units, rural area	Site 22 Brown Plot, urban area
	Green/brown field	Mixed	Mixed	Green Agricultu ral	Green Agricultu ral	Green Agricultu ral	Green Agricultu ral	Green Agricultu ral	Green Agricultu ral	Green Agricultu ral	Green Agricultu ral	Brown Industri al	Brown Industri al	Brown Industri al	Brown Industri al	Brown Industri al	Brown Industri al	Brown Industri al	Green	Green	Green	Brown Industri al	Brown Industri al	Brown Industri al
	Use Locality	Mixed Strategi c Area	Mixed Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Urban Strategi c Area	Paddock Settleme nt Edge	Paddock Settleme nt Edge	Paddock Settleme nt Edge	Urban Area	Urban Area	Urban Area
Site Area	Gross	ha	142.86	47.62	38.10	21.43	12.24	4.08	1.47	0.61	0.42	6.48	2.08	1.18	0.92	3.88	0.50	0.74	0.30	0.13	0.02	0.23	0.25	0.03
	Net	ha	85.71	28.57	22.86	12.86	8.57	2.86	1.14	0.57	0.40	4.00	1.04	0.77	0.71	3.88	0.50	0.57	0.30	0.13	0.02	0.23	0.20	0.03
Units			3,000	1,000	800	450	300	100	40	20	12	300	125	50	25	155	75	20	9	4	1	9	6	1
Average Unit Size		m2	86.25	86.29	86.22	86.19	86.26	85.80	85.41	88.58	85.33	72.03	69.58	72.02	72.54	91.30	65.60	93.03	105.22	111.00	135.00	78.50	81.67	115.00
Mix	Intermediate to Buy		11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%						
	Affordable Rent		23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%						
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%						
Price	Market	£/m2	4,100	3,690	4,100	4,100	4,100	4,100	4,100	4,350	4,350	4,420	4,420	4,420	4,420	4,420	5,000	4,420	4,450	4,450	4,450	4,420	4,420	4,420
	Intermediate to Buy	£/m2	2,665	2,399	2,665	2,665	2,665	2,665	2,665	2,828	2,828	2,873	2,873	2,873	2,873	2,873	3,250	2,873	2,893	2,893	2,893	2,873	2,873	2,873
	Affordable Rent	£/m2	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900
	Social Rent	£/m2	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
Grant and Subsidy	Intermediate to Buy	£/unit																						
	Affordable Rent	£/unit																						
	Social Rent	£/unit																						
Sales per Quarter																								
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value	£/ha		50,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000				1,100,000	1,100,000	1,100,000
Up Lift %	20%		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%				20%	20%	20%
Additional Uplift	£/ha		500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000								500,000	500,000	500,000			
Easements etc	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%																								
Legals / Acquisition	£/land		1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	£/unit		462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	£/unit		138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects	%		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM	%		0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants	%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional	%		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS	£/m2		1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,412	1,412	1,412	1,412	1,412	1,412	1,412	1,348	1,380	1,460	1,328	1,277	1,460
CISH	%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Energy	£/m2		7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Design	£/m2																							
Acc & Adpt	£/m2		10.0	10.0	10.0	10.0	10.0	10.0	10.0	8.0	8.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0						
Over-extra 3	£/m2																							
Small Sites	%		20.0%	20.0%	20.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	10.0%	15.0%	6%	13%	13%	6%	6%	13%
Site Costs	£/Unit		35,639	22,416	15,691	32,207	21,473		21,473	23,257	23,257	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920
Pre CIL s106	£/Unit																							
Post CIL s106	£/Unit		35,639	22,416	15,691	32,207	21,473	21,473	21,473	23,257	23,257	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920
CIL Rate	£/m2		175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42
LIT	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency	%		4.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%
Abnormals	%		2.50%									5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				5.00%	5.00%	5.00%
	£/site																							
FINANCE	Fees	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£	1,340,000	512,000	627,000	304,000	230,000	133,000	68,000	45,000	26,000	296,000	134,000	77,000	42,000	222,000	100,000	26,000	30,000	15,000	5,000	22,000	16,000	4,000
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%									0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers																								
Profit	% of costs (before interest)		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	% of GDV			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

[illegible]

Developers Profit	% of costs (before interest)	20.00%	150,400,760
	% of GDV	0.00%	0

Post CIL s106	35,639	£/ Unit (all)	106,917,180
CIL	175	£/m2	31,260,195
		Total	138,177,375

LIT	% GDV	
	0.00%	0

SITE NAME									
Strategic Site - 1000 units									
INCOME	Av Size	%	Number	Price	GDV	GIA			
m2	m2		1,000	m2	m2	m2			
Market Housing	91.5	65%	650	3,690	219,359,430	59,447			
Shared Ownership	76.7	12%	116	2,399	21,247,952	8,859			
Affordable Rent	76.7	23%	235	2,900	52,159,235	17,986			
Social Rent	76.7	0%	0	1,790	0	0			
Grant and Subsidy	Shared Ownership				0	0			
	Affordable Rent				0	0			
	Social Rent				0	0			
SITE AREA - Net	19.57	ha	25	ft2	292,767,217	86,292			
SITE AREA - Gross	27.62	ha	31	ft2					

Sales per Quarter	0	Quarters							
Site Build Time	3	Whole Site	Per ha NET	Per ha GROSS	RUN Residual MACRO cmtv				
Residual Land Value	23,498,720	23,498,720	924,455	495,473	Closing balance = 0				
20%	902,281	20%	100,476	20,000	RUN CIL MACRO cmtv				
Uplift	500,000	20%	100,476	20,000	Closing balance = 0				
Plus/ha	500,000	20%	100,476	20,000	Check on phasing drops not correct				
Viability Threshold	24,952,354	24,952,354	924,455	495,473					
Additional Profit	6,350,139	6,350,139	249	149					

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	23,498	1,164,436	23,498,720
Stamp Duty		0	
Expenditure etc		0	
Legal Acquisition	1.50%	352,481	1,516,917
PLANNING			
Planning Fee	570,000		
Architects	6.00%	10,889,931	
QS / PM	0.50%	1,907,494	
Planning Consultants	1.00%	1,814,989	
Other Professional	2.50%	4,537,471	18,719,896
CONSTRUCTION			
Built Cost - BCIS Based	1.681	145,028,881	
±10% CIL		32,844,253	
Contingency	2.50%	3,625,722	
Abnormalities		0	181,498,855
FINANCE			
Fees		0	
Interest	6.00%	512,000	512,000
Legal and Valuation			
SALES			
Agents	3.0%	8,783,017	
Legals	0.5%	1,463,836	
Misc		0	10,246,853
Developers Profit			225,989,231
% of costs (before interest)	20.00%		47,248,646
% of GDV	0.00%		0

Planning fee calc	dwps	rate	
Planning fee fee	1000		1,375
No dwps	462		438,900
No dwps under 50	950		131,100
No dwps over 50	138		570,000
Total			

Built Cost	m2	
BCIS	1,375	
CTSH	14	1.00%
Energy	7	
Design	10	
Arch & Adv	10	
Over extra 3	0	0%
Small Sites	0	
Site Costs	275	20%

Stamp duty calc - Residual		
Land payment	23,498,720	
Total	1,164,436	

Stamp duty calc - Add Profit		
Land payment	24,952,354	
250,000	0%	1%
500,000	1%	3%
1,000,000	2%	4%
above	4%	5%
Total	1,988	1,247,519

Pre CIL s106	22,416	£/Unit (a6)	
Total	22,416,000		

LIT	% GDV	0
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Post CIL s106	22,416	£/Unit (a6)	22,416,000
CIL	175	£/m2	10,428,193
Total			32,844,253

RESIDUAL CASH FLOW FOR INTEREST																													
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	
INCOME																													
Units Started	50																												
Market Housing	10,967,972	32,903,935	19,742,349	19,742,349	19,742,349	19,742,349	19,742,349	19,742,349	15,355,160	15,355,160	15,355,160	15,355,160	15,355,160	15,355,160	15,355,160	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership	1,902,399	3,187,059	1,912,319	1,912,319	1,912,319	1,912,319	1,912,319	1,912,319	1,407,357	1,407,357	1,407,357	1,407,357	1,407,357	1,407,357	1,407,357	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent	2,602,992	7,823,975	4,694,385	4,694,385	4,694,385	4,694,385	4,694,385	4,694,385	3,651,388	3,651,388	3,651,388	3,651,388	3,651,388	3,651,388	3,651,388	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	14,638,361	43,513,089	25,349,059	25,349,059	25,349,059	25,349,059	25,349,059	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																													
Stamp Duty	1,164,436																												
Expenditure etc.	352,481																												
Legal Acquisition	352,481																												
Planning Fee	570,000																												
Architects	10,889,931	0																											
QS	907,494	0																											
Planning Consultants	1,814,989	0																											
Other Professional	4,537,471	0																											
Built Cost - BCIS Base	131,862	7,251,444	21,754,332	13,052,599	13,052,599	13,052,599	13,052,599	13,052,599	10,152,022	10,152,022	10,152,022	10,152,022	10,152,022	10,152,022	10,152,022	0	0	0	0	0	0	0	0	0	0	0	0	0	
±10% CIL	1,902,399	3,187,059	1,912,319	1,912,319	1,912,319	1,912,319	1,912,319	1,912,319	1,407,357	1,407,357	1,407,357	1,407,357	1,407,357	1,407,357	1,407,357	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency	326,315	543,658	326,315	326,315	326,315	326,315	326,315	326,315	253,801	253,801	253,801	253,801	253,801	253,801	253,801	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormalities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal and Valuation	512,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents	0	439,151	1,117,452	790,471	790,471	790,471	790,471	790,471	614,811	614,811	614,811	614,811	614,811	614,811	614,811	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	73,392	219,935	131,746	131,746	131,746	131,746	131,746	102,469	102,469	102,469	102,469	102,469	102,469	102,469	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT	29,873,135	9,782,814	28,561,251	17,785,041	17,328,808	17,035,515	17,328,808	17,388,458	13,499,184	13,572,106	13,499,184	13,276,812	12,985,519	12,985,519	12,985,519	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	23,498,720																											
Interest		2,662,872	2,531,100	1,758,130	1,349,777	889,550	384,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on GDV																													
Cash Flow	-44,377,874	2,192,874	12,887,831	6,805,878	7,670,464	8,423,985	8,636,131	8,150,594	7,094,541	6,921,600	7,094,541	7,214,893	7,508,186	7,508,186	7,508,186	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balance	-44,377,874	-42,185,000	-29,302,169	-22,496,291	-14,825,626	-6,401,841	2,234,000	11,384,885	18,489,426	25,391,026	32,475,567	39,660,460	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646		
Closing Balance	-44,377,874	-42,185,000	-29,302,169	-22,496,291	-14,825,626	-6,401,841	2,234,000	11,384,885	18,489,426	25,391,026	32,475,567	39,660,460	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646	47,139,646		
CASH FLOW FOR CIL ADDITIONAL PROFIT																													
INCOME	As Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
INCOME	As Above	0	14,638,361	43,513,089	25,349,059	25,349,059	25,349,059	25,349,059	25,349,059	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	20,493,705	
EXPENDITURE																													
Land		24,953,241																											
Stamp Duty		1,247,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Expenditure etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal Acquisition		374,286	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee		570,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects		10,889,931	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
QS		907,494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Consultants		1,814,989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Professional		4,537,471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Built Cost - BCIS Base		7,251,444	21,754,332	13,052,599	13,052,599	13,052,599	13,052,599	13,052,599	10,152,022	10,152,022	10,152,022	10,152,022	10,152,022	10,152,022	10,152,022	0	0	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CIL		799,599	799,599	799,599	799,599	799,599	799,599	799,599	799,599	799,599	799,599	799,599	799,599	799,599	799,599	0	0	0	0	0	0	0	0	0	0	0	0	0	
Plus 10% CIL		1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	1,190,803	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	181,296	543,658	326,315	326,315	326,315	326,315	253,801	253,801	253,801	253,801	253,801	253,801	253,801	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormalities		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal and Valuation		512,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents		0	439,151	1,117,452	790,471	790,471	790,471	790,471	614,811	614,811	614,811	614,811	614,811	614,811	614,811	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals		0	73,392	219,935	131,746	131,746	131,746	131,746	102,469	102,469	102,469	102,469	102,469	102,469	102,469	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT		46,565,280	9,824,905	27,854,736	17,077,685	17,077,685	17,077,685	17,077,685	13,451,326	13,451,326	13,451,326	13,451,326	13,451,326	13,451,326	13,451,326	0	0	0											

Sales per Quarter	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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Planning the sale			
Planning app fee	depts		rate
No depts	800		
No depts under 50	750	482	346,500
No depts over 50	750	138	103,500
		Total	450,000

Stamp duty calc - Residential	
Land payment	
	
	38,095,261
Total	1,930,760

Stamp duty calc - Add Profit			
Land payment			18,961,500
25,000,000	0%	1%	
250,000	0%	1%	
250,000	0%	2%	
1,000,000	4%	5%	
above	5%		
	Total		508,025

Pre CL \$106	15,691	E/Link (adj)	12,552,848
Post CL \$106	15,691	E/Link (adj)	12,552,848
	175	E/Link	20,851,693

Build Cost	/m2	
BCis	1,375	
ClSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	275	20%
	1,681	

123

Sales per Quarter Unit Built Time	0 3	Quarters	Whole Size Per to MET Per to GROSS	RUN Residual MACRO CSH+ Closing balance =	0
Residual Land Value Alternative Use Uplift	12,135,540 424,571 20%	789,576 1,232,796 85,714	789,576 20,000 4,000	RUN CIL MACRO CSH+ Closing balance =	0
Plot Rat Viability Threshold	500/000 11,222,571	10,744,000 524,000	500,000 524,000	Check on phasing things into CONCRETE	
Additional Profit	12,031,818 400	Each			

Developers Profit		
% of costs (before interest)	20.00%	23,078,999
% of GDP	0.00%	0

Post CIL s106	32,207	£/ Unit (all)	14,493,177
CIL	175	£/m2	4,696,298
		Total	19,189,475

LIT	% GDV	
	0.00%	0

CASH FLOW FOR CIL ADDITIONAL PROFIT		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME		As Above																							
	INCOME	As Above	12,769,461	15,961,827	22,985,030	22,985,030	22,985,030	22,985,030	22,985,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
	Land	11,228,571																							
	Stamp Duty	561,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Essements etc.	0	0	1,561,913	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Legals Acquisition	568,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Planning Fee	0	0	260,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Architects	4,695,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Planning Consultants	832,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Other Professional	2,056,448	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Built Cost - SCIS Base	0	5,556,073	6,946,051	10,000,931	10,000,931	10,000,931	10,000,931	10,000,931	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	POTENTIAL CIL	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646	1,337,646
	Post CIL 4.5%	1,286,262	1,635,353	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900	2,138,900
	Contingency	0	139,902	173,627	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023	250,023
	Absorptions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Legal and Valuation	304,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Agency	381,084	0	478,858	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051	688,051
	Legals	63,947	0	79,809	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925	114,925
	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COSTS BEFORE LAND INT AND PROFIT	22,185,649	8,767,835	18,625,382	14,711,085	14,711,085	14,711,085	14,711,085	14,711,085	1,337,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																									
	Interest Profit on cost Profit on GDV		1,326,952	1,169,652	919,644	478,440	10,764	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cash Flow	-22,165,669	2,671,675	4,166,793	7,753,401	7,794,605	8,262,282	8,273,045	8,273,045	-1,337,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Operating Balance	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194	-10,454,194
	Closing Balance																								

SITE NAME	Site 5		Large CP - 300 units, urban edge					
	Air Vsize sq ft		Number 300		Price /sq ft	GDV \$		GIA sq ft
Market Housing	91.5	69%	195		4,100	73,882,450		17,849
Shared Ownership	76.5	12%	35		2,665	7,083,742		2,651
Affordable Rent	76.5	23%	70		2,900	15,606,176		5,381
Social Rent	76.5	0%	0		1,750	0		0
Grant and Subsidy								
		Shared Ownership				0		0
						0		0
						0		0
SITE AREA - Net	8,57	ha	35		ha			
SITE AREA - Gross	81.2	ha	35		ha			
						95,832,368		25,877

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	14,417,307	1,682,019	1,177,413

Plus/Minus	500,000	6,122,449	500,000
Viability Threshold		6,416,327	524,000

	£m2
Additional Profit	19,609,997
	75%

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	48,668		14,417,702
	Stamp Duty		716,365	
	Estimates etc.		0	
	Leases Acquisition	1.50%	216,260	926,626
PLANNING				
	Planning Fee		150,000	
	Architects	6.00%	3,198,372	
	CD / PM	0.50%	261,634	
	Planning Consultants	1.00%	522,229	
	Other Professional	2.50%	1,308,672	5,382,287
CONSTRUCTION				
	Built Cost - BCIS Based	1.612	41,708,135	
	0.05% / CIL		15,712,865	
	Contingency	2.50%	1,042,703	
	Abnormals		0	62,392,873
FINANCE				
	Fees		0	
	Interest			
	Legal and Valuation	6.00%	230,000	230,000
SALES				
	Agents	3.0%	2,874,971	
	Legals	0.5%	479,162	
	Misc.		0	
			3,354,133	76,633,225
Developers Profit				
	% of costs (before interest)	20.00%		15,126,645

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	300		
No dwgs under 50	250	462	115,500
No dwgs over 50	250	138	34,500

Build Cost	/m2	
BCIS	1,375	
CISH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	206	15%

Stamp duty calc - Residual		
Land payment		14,417,307

Stamp duty calc - Add Profit			
Land payment			6,416,327
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	

Pre CIL s106	21,473	£/ Unit (all)
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LIT	% GDV
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Post CIL s106	21,473	£/ Unit (all)	6,441,783
CIL	175	£/m2	3,130,282

[illegible]

SITE NAME	Site 6		Large (≥ 100 units, urban edge)			
	Average Size sq ft		Number Units	Price \$/sq ft	GSD \$/unit	GIA sq ft
INCOME						
Market Housing	91.0	65%	66	4,100	2,457,660	5,917
Shared Ownership	76.1	12%	12	2,665	2,346,975	879
Affordable Rent	76.1	23%	23	2,900	5,174,309	1,784
Social Rent	76.1	0%	0	1,750	0	0
Grant and Subsidy		Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0
SITE AREA - Net	2.86	ha	35	ha	31,777,834	6,589
SITE AREA - Gross	4.08	ha	29	ha		

Sales per Quarter	0	
Unit Build Time	3	Quarters

	WITHIN SNA	PER HA NET	PER HA GROSS
Residual Land Value	4,484,844	1,569,695	1,098,787

Alternative Case Value	61,633	20,000
Uplift	20%	4,000

Viability Threshold	2,138,776	524,000
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Additional Profit	3,844,884	650
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	44,948		4,440,381
	Stamp Duty		213,742	
	Essentials etc		0	
	Legal Acquisition	1.50%	67,273	281,035
PLANNING				
	Planning Fee		30,000	
	Architects	6.00%	1,040,232	
	QS / PM	0.50%	86,769	
	Planning Consultants	1.00%	173,537	
	Other Professional	2.50%	433,843	1,765,371
CONSTRUCTION				
	Built Cost - BCOS Based	1.611	13,863,003	
	10%F / C/L		3,185,133	
	Contingency	2.50%	345,575	
	Abnormals		0	17,353,712
FINANCE				
	Fees		0	
	Interest	6.00%	133,000	133,000
	Legal and Valuation			
SALES				
	Agents	3.0%	953,215	
	Legals	0.5%	158,869	
	Misc		0	1,112,084
				25,133,626
Developers Profit				
	% of costs (before interest)	20.00%		5,026,925
	% of GDV	0.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	100		
No dwgs under 50	50	462	23,100
No dwgs over 50	50	138	6,900
		Total	30,000

Stamp duty calc - Residual		
Land payment		4,454,564.44
	Total	213,742

Stamp duty calc - Add Profit			
Land payment			2,138,776
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	106,936

Pre CIL s106	21,473	E/ Unit (all)	
		Total	2,443,000

Post CIL s106	21,473	£/ Unit (all)	2,147,261
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Build Cost	/m2	
BCIS	1,374	
CFSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extr. 3	0	
Small Sites	0	0%
Site Costs	206	15%
	1,611	

LIT	% GDV
0.00%	

RESIDUAL CASH FLOW FOR INTEREST																									
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																									
UNITS Sold	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shelter Overlays	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Afterstate Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty	213,742																								
Equipment etc.	67,273																								
Legal Acquisition																									
Planning Fee	30,000																								
Architects	520,611	520,611																							
QS	43,384	43,384																							
Planning Consultants	86,769	86,769																							
Other Professional	216,921	216,921																							
Build Cost - BC13 Base	0	276,480	737,227	1,790,147	1,566,607	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,105,840	552,520	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CL	0	230,421	470,365	1,093,588	986,558	1,093,588	1,093,588	1,093,588	1,093,588	1,093,588	1,093,588	1,093,588	696,880	352,671	0	0	0	0	0	0	0	0	0	0	
Contingency	0	6,922	18,411	32,254	39,365	41,469	41,469	41,469	41,469	41,469	41,469	27,646	13,823	0	0	0	0	0	0	0	0	0	0	0	
Abnormality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal and Valuation	133,000																								
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT	1,311,700	0	1,194,002	973,986	1,522,812	2,092,650	2,238,147	2,099,109	2,238,872	2,091,961	2,238,872	1,438,717	786,084	131,450	133,450	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																									
Land	2,456,851																								
Interest Profit on Cost	86,948	88,252	107,486	123,708	148,406	181,872	189,875	176,009	156,421	132,945	112,619	78,696	34,475	0	0	0	0	0	0	0	0	0	0	0	
Profit on GDV																									
Cash Flow Opening Balance	-5,706,544	-89,948	-1,282,255	-1,081,452	-1,446,520	-2,231,056	-533,589	918,390	1,311,889	1,565,088	1,355,043	2,261,524	2,948,080	3,644,325	3,679,410	0	0	0	0	0	0	0	0	-5,026,005	
Closing Balance	-5,706,544	-5,083,450	-7,355,747	-8,347,199	-9,093,718	-12,124,774	-13,059,382	-11,739,064	-10,428,075	-8,882,987	-7,507,944	-5,946,420	-2,289,345	1,346,935	5,026,005	5,026,005	5,026,005	5,026,005	5,026,005	5,026,005	5,026,005	5,026,005	5,026,005	5,026,005	
CASH FLOW FOR CL ADDITIONAL PROFIT																									
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																									
INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Land	2,191,776																								
Stamp Duty	106,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Equipment etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal Acquisition	32,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects	520,611	520,611																							
QS	43,384	43,384																							
Planning Consultants	86,769	86,769																							
Other Professional	216,921	216,921																							
Build Cost - BC13 Base	0	276,480	737,227	1,790,147	1,566,607	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,658,760	1,105,840	552,520	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CL	-2,361,023	888,558																							
Post CL s/dm	128,836	214,728	257,671	257,671	257,671	257,671	257,671	257,671	257,671	257,671	257,671	257,671	257,671	0	0	0	0	0	0	0	0	0	0	0	
Contingency	0	0	6,922	18,411	32,254	39,365	41,469	41,469	41,469	41,469	41,469	27,646	13,823	0	0	0	0	0	0	0	0	0	0	0	
Abnormality	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal and Valuation	133,000																								
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT	947,469	0	2,837,833	1,649,218	2,139,784	2,787,856	2,831,384	2,990,487	2,977,959	2,091,961	2,091,961	1,624,608	597,885	131,450	133,450	0	0	0	0	0	0	0	0	0	0
For CL calculation																									
Interest Profit on cost	14,212	14,425	45,206	70,517	106,642	148,847	166,151	165,318	155,273	131,780	107,934	75,229	33,532	0	0	0	0	0	0	0	0	0	0	0	
Profit on GDV																									
Cash Flow Opening Balance	-947,469	-14,212	-1,052,040	-1,987,421	-2,498,211	-2,813,698	-1,151,601	55,565	869,834	1,566,256	1,580,730	2,180,313	2,779,767	3,846,878	3,679,410	0	0	0	0	0	0	0	0	-5,089,795	
Closing Balance	-947,469	-661,671	-3,013,711	-4,701,132	-7,109,444	-9,261,142	-11,076,743	-11,071,178	-10,351,544	-8,785,308	-7,195,578	-5,015,259	-2,235,493	-1,424,365	5,089,795	5,089,795	5,089,795	5,089,795	5,089,795	5,089,795	5,089,795	5,089,795	5,089,795	5,089,795	

SITE NAME	Size 7	Large GP 40 units, urban edge				
	Av Size sq ft	%	Number 40	Price \$sq ft	GDV \$	GIA sq ft
INCOME						
Market Housing	90.8	65%	26	4,100	9,670,950	2,360
Shared Ownership	75.5	12%	5	2,665	929,579	349
Affordable Rent	75.5	23%	9	2,900	2,053,751	708
Social Rent	75.5	0%	0	1,750	0	0
Grant and Subsidy						
		Shared Ownership			0	
		Affordable Rent			0	
		Social Rent			0	
SITE AREA - Net	1.44	ha	20	ha		
SITE AREA - Gross	1.47	ha	27	ha	12,697,239	3,417

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,806,853	1,580,996	1,225,769

Alternative Use Value		29,481	20,000
Uplift	20%	5,896	4,000
Plus 1/3a	500,000	737,029	500,000

Viability Threshold	772,406
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Additional Profit	1,593,710	675
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DEVELOPMENT COSTS			
LAND		/unit or m2	Total
	Land	45.171	
	Stamp Duty		79,843
	Estimates etc.		0
	Legals Acquisition	1.500%	27,103
			106,946
PLANNING			
	Planning Fee		18,480
	Architects	6.00%	414,607
	QS / PM	0.50%	34,551
	Planning Consultants	1.00%	69,101
	Other Professional	2.50%	172,758
			709,491
CONSTRUCTION			
	Build Cost - BCIS Based	1.610	5,496,812
	130e / CL		1,272,808
	Contingency	2.50%	137,495
	Abnormals		0
			6,910,115
FINANCE			
	Fees		0
	Interest	6.00%	
	Legal and Valuation		68,000
			68,000
SALES			
	Agents	3.0%	379,718
	Legals	0.5%	63,286
	Mar.		0
			443,005
			33,044,409
Developers Profit			
	% of worth (before interest)	20.00%	
	% of GGV	0.00%	
			2,096,248
			6

Planning fee calc	dwgs	rate	
Planning app fee			
No dwgs	40		
No dwgs under 50	40	462	18,480
No dwgs over 50	0	138	0
		Total	18,480

Stamp duty calc - Residual	
Land payment	1,806,853
Total	79,853

Stamp duty calc - Add Profit			
Land payment			772,406
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	38,620

Pre CIL s106	21,473	E/ Unit (all)	
		Total	858,904

Post CIL s106	21,473	£/ Unit (all)	858,904
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Build Cost	Im2	
BCIS	1,373	
CRSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	206	15%
	1 610	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																									
UNITS Stated			5	0	10	10		1,206,244	1,209,244	2,418,468	2,418,468	2,418,468	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Renting	0		0	0	0	0		116,197	116,197	232,396	232,396	232,396	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0		0	0	0	0		266,719	266,719	533,438	533,438	533,438	0	0	0	0	0	0	0	0	0	0	0	0	0
At-Risk Rent	0		0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0		0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0		0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0		1,642,160	1,642,160	3,164,320	3,164,320	3,164,320	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty	79,843																								
Examiners etc.	27,103																								
Leases Acquisition																									
Planning Fee	18,480																								
Architects	207,303		207,303																						
QS	17,275		17,275																						
Planning Consultants	34,551		34,551																						
Other Professional	86,376		86,376																						
Build Cost - BCIS Base	0	0	229,159	458,318	916,635	1,146,794	1,374,953	916,635	458,318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10%RCL	0	0	36,788	112,966	143,151	272,267	307,854	143,151	184,704	0	0	93,128	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	5,729	22,915	28,645	34,374	22,915	11,458	11,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormalities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	68,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	47,465	47,465	94,930	94,930	94,930	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	7,911	7,911	15,822	15,822	15,822	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		538,921	0	616,185	582,748	1,082,762	1,446,506	1,772,167	1,188,677	745,230	110,751	203,679	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																									
Land		1,206,821																							
Interest Profit on Costs			35,187	35,715	45,493	54,917	71,981	94,758	99,035	93,860	58,981	14,062	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV																								2,026,806	0
Cash Flow		-2,342,784	-35,187	-651,896	-428,234	-1,137,818	-1,518,486	-285,155	-340,047	-2,325,220	-2,894,587	-2,046,378	0	0	0	0	0	0	0	0	0	0	0	0	-2,008,882
Opening Balance		-2,342,784	-2,385,971	-3,037,867	-3,661,101	-4,798,719	-6,317,206	-8,002,360	-9,267,313	-11,932,084	-917,495	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	0
Closing Balance		-2,342,784	-2,385,971	-3,037,867	-3,661,101	-4,798,719	-6,317,206	-8,002,360	-9,267,313	-11,932,084	-917,495	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	-2,008,882	0
CASH FLOW FOR CL ADDITIONAL PROFIT																									
INCOME	As Above																								
INCOME		0	0	0	0	0	0	1,642,160	1,642,160	3,164,320	3,164,320	3,164,320	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land	772,406																								
Stamp Duty	38,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Examiners etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases Acquisition	11,586	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	18,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	207,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	17,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	34,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	86,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			

SITE NAME Site 8 Medium GP - 20 units urban edge									
INCOME	m2	%	Number	Price £/m2	GDV £	GIA m2			
Market Housing	92.5	65%	13	4,350	5,238,865	1,302			
Shared Ownership	79.5	12%	2	2,828	519,256	184			
Affordable Rent	79.5	23%	5	2,900	1,081,380	373			
Social Rent	79.5	0%	0	1,750	0	0			
Grant and Subsidy	Shared Ownership				0	0			
	Affordable Rent				0	0			
	Social Rent				0	0			
SITE AREA - Net	0.57	ha	35	ha	6,829,381	1,759			
SITE AREA - Gross	0.61	ha	39	ha					

Sales per Quarter 0 Quarters

Residual Land Value 1,129,539 1,976,692 1,859,439

20% 238,365 384,714 500,000

Plus/ha 500,000 384,714 500,000

Validity Threshold 913,545 524,692

Additional Profit 1,997,798 913

RUN Residual MACRO cshv Closing balance = 0

RUN CL MACRO cshv Closing balance = 0

Check on planning drags not correct

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
Land			56,477	1,129,539
Stamp Duty			0	
Examiners etc			0	
Legal Acquisition	1.50%	16,943	62,920	
PLANNING				
Planning Fee		9,340		
Architects	6.00%	214,997		
Q1 / PM	0.50%	17,565		
Planning Consultants	1.00%	35,833	367,569	
Other Professional	2.50%	89,582		
CONSTRUCTION				
Build Cost - BCIS Based	1.613	2,836,385		
L106 / CIL		675,999		
Contingency		70,990		
Abnormals	2.50%	0	3,583,288	
FINANCE				
Feet		0		
Interest	6.00%	45,000	45,000	
Legal and Valuation				
SALES				
Agents	3.0%	204,882		
Legals	0.5%	34,147		
Misc		0	239,029	5,427,343
Developers Profit				
% of costs (before interest)	20.00%			1,086,469
% of GDV	0.00%			0

Planning fee calc			
Planning fee fee	dwgs	rate	
No dwgs	20	462	9,240
No dwgs under 50	20	138	2,760
No dwgs over 50	0		
Total			12,000

Stamp duty calc - Residual	
Land payment	1,129,539
Total	45,977

Stamp duty calc - Add Profit			
Land payment	0%	1%	319,341
125,000	0%	1%	
250,000	1%	2%	
500,000	2%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			15,967

Pre CL L106	23,257	£/ Unit (net)	
		Total	465,132

Post CL L106	23,257	£/ Unit (net)	
CIL	175	£/m2	210,961
		Total	675,999

Build Cost		m2	
BCIS		1,378	1.00%
CASH		14	
Energy		7	
Design		0	
Acc & Abt		8	
Over-sets 3		0	
Small Sites		0	0%
Site Costs		207	15%
Total		1,613	

L17	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST																											
Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
INCOME																											
UNITS Started	0	0	0	0	0	0	1,307,214	1,307,214	1,307,214	1,307,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Market Housing	0	0	0	0	0	0	1,307,214	1,307,214	1,307,214	1,307,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Shared Ownership	0	0	0	0	0	0	129,814	129,814	129,814	129,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Affordable Rent	0	0	0	0	0	0	270,320	270,320	270,320	270,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
INCOME	0	0	0	0	0	0	1,797,348	1,797,348	1,797,348	1,797,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EXPENDITURE																											
Stamp Duty	45,977																										
Examiners etc.	0																										
Legal Acquisition	16,943																										
Planning Fee	9,240																										
Architects	107,499																										
OS	8,958																										
Planning Consultants	17,556																										
Other Professional	44,791																										
Build Cost - BCIS Base	0	236,365	472,731		709,096	709,096	472,731	236,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
L106/CIL	0	38,761	88,608		116,283	116,283	88,608	38,761	47,444	0	0	47,444	0	0	0	0	0	0	0	0	0	0	0	0	0		
Contingency	0	5,909	11,818		17,727	17,727	11,818	5,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Abnormals	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Finance Fees	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Legal and Valuation	45,000	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Agents	0	0	0	0	0	0	51,220	51,220	51,220	51,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Legals	0	0	0	0	0	0	8,537	8,537	8,537	8,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
COSTS BEFORE LAND INT AND PROFIT	286,324	0	-669,200	583,157	843,187	890,659	689,272	340,785	187,231	59,757	47,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
For Residual Valuation																											
Land	1,129,539																										
Interest		21,388		21,709	28,937	38,119	51,337	65,466	50,876																		
Profit on Costs																											
Profit on GDV																											
Cash Flow	-1,425,863	-21,388	-481,509	-612,095	-881,225	-941,888	-972,610	-1,315,879	-1,569,006	-1,639,985	-47,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Opening Balance	-1,425,863	-1,447,251	-1,829,159	-2,541,254	-3,422,479	-4,364,367	-5,391,767	-6,607,678	-8,077,272	-9,817,912	-11,852,912	-14,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469			
Closing Balance	-1,425,863	-1,447,251	-1,829,159	-2,541,254	-3,422,479	-4,364,367	-5,391,767	-6,607,678	-8,077,272	-9,817,912	-11,852,912	-14,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469	-1,085,469			
CASH FLOW FOR CIL ADDITIONAL PROFIT																											
Year 1Year 2Year 3Year 4Year 5Year 6																											
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
INCOME	0	0	0	0	0	0	0	0	1,797,348	1,797,348	1,797,348	1,797,348	0	0	0	0	0	0	0	0	0	0	0	0			
EXPENDITURE																											
Land	319,341																										
Stamp Duty	15,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Examiners etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legal Acquisition	4,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Architects	107,499	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
OS	8,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Planning Consultants	17,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Other Professional	44,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Build Cost - BCIS Base	0	0	236,365	472,731	709,096	709,096	472,731	236,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
POTENTIAL CIL	-135,989		-611,259	411,259																							
Post CIL Land																											
Contingency	0	0	5,909	11,818	17,727	17,727	11,818	5,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legal and Valuation	45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Agents	0	0	0	0	0	0	51,220	51,220	51,220	51,220	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legals	0	0	0	0	0	0	8,537	8,537	8,537	8,537	0	0	0	0	0	0	0	0	0	0	0	0	0				
COSTS BEFORE LAND INT AND PROFIT	-57,533	0	0	832,488	899,608	1,254,366	843,187	660,689	418,826	59,757	59,757	0	0	0	0	0	0	0	0	0	0	0	0				
For CIL calculation																											
Interest		6,563	6,661	19,252	32,977	52,288	65,718	51,003																			
Profit on cost																											
Profit on GDV																											
Cash Flow	-437,513	-4,563	-830,350	-915,090	-1,287,341	-1,692,394	-981,040	-1,238,030	-1,632,158	-1,639,386	-1,639,386	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362			
Opening Balance	0																										
Closing Balance	-437,513	-4,444,076	-1,263,435	-2,198,495	-3,465,838	-4,381,232	-3,400,192	-2,162,162	-547,004	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362	-1,092,362			

CASH FLOW FOR CL ADDITIONAL PROFIT																											
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6					
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
INCOME	As Above	0	0	0	0	0	0	1,797,348	1,797,348	1,797,348	1,797,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EXPENDITURE		319,341																									
Land																											
Stamp Duty		15,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Examiners etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Legal Acquisition		4,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Planning Fee		9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Architects		107,499	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
QS		8,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Planning Consultants		17,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Other Professional		44,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Build Cost - BCIS Base		0	238,365		472,731	709,096	709,096	472,731	236,365																		
POTENTIAL CL		-135,069	63,259						411,259																		
Post CL 1306		0				116,283	116,283	116,283	116,283																		
Contingency		0		5,309	11,818	17,727	18,818	5,309																			
Abnormals		0	0	0		0	0	0																			
Finance Fees		0	0	0	0	0	0	0																			
Legal and Valuation		45,000	0	0	0	0	0	0																			
Agents		0	0	0	0	0	0	51,220	51,220	51,220	51,220																
Legals		0	0	0	0	8,537	8,537	8,537																			
Misc.		0	0	0	0	0	0	0																			
COSTS BEFORE LAND SET AND PROFIT		437,513	0	832,095	895,808	1,924,366	843,187	850,589	438,835	59,757	59,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
For CL calculation																											
Interest Profit on cost		6,563	6,661	19,252		32,977	52,388	65,718	51,003	32,432	8,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Profit on GPV																											
Cash flow		-437,513	-4,563	-830,350	-915,060	-1,287,943	-895,394	-960,140	-1,238,090	-1,815,156	-1,639,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Opening Balance		-437,513	-444,076	-1,283,435	-2,188,495	-3,485,838	-4,381,232	-4,940,192	-5,262,160	-5,647,004	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382	-1,092,382		
Cost																											

SITE NAME									
Site 9 Medium GP - 12 units urban edge									
INCOME	Av Size m2	%	Number	Price /m2	GDV £	GIA m2			
Market Housing	91.8	65%	8	4,350	3,113,078	716			
Shared Ownership	72.5	12%	1	2,838	284,121	100			
Affordable Rent	72.5	23%	3	2,900	593,644	204			
Social Rent	72.5	0%	0	1,750	0	0			
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	0			
SITE AREA - Net	0.40	ha	20	ha	3,988,842	1,000			
SITE AREA - Gross	0.42	ha	28	ha					

Sales per Quarter	0	Quarters
Sale Build Time	0	

Residual Land Value	White Site	Per ha NET	Per ha GROSS
		473,559	4,593,119

20%	20%	20%	20%
1,651	1,651	1,651	1,651
211,400	211,400	211,400	211,400
524,609	524,609	524,609	524,609

Additional Profit	613,359	657
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RUN Residual MACRO ceph Closing balance = 0

RUN CL MACRO ceph Closing balance = 0

Check on phasing does correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	56,111	673,559	
Stamp Duty			
Estimate etc.			
Legal Acquisition	1.50%	10,104	33,382
PLANNING			
Planning Fee	5,544		
Architects	6.00%	124,888	
QS / PM	0.50%	13,418	
Planning Consultants	1.00%	20,811	213,858
Other Professional	2.50%	52,079	
CONSTRUCTION			
Build Cost - BCIS Based	1.60%	1,637,582	
100% / CL		404,619	
Contingency		40,940	
Abnormals	2.50%	0	2,083,140
FINANCE			
Fees		0	
Interest	6.00%	26,000	26,000
Legal and Valuation			
SALES			
Agents	3.0%	119,665	
Legals	0.5%	19,944	
Misc		0	139,609
Developers Profit			3,185,455
% of costs (before interest)	20.00%		431,890
% of GDV	0.07%		0

Planning fee calc	days	rate	
Planning fee No	12	462	5,544
No days under 50	12	138	0
No days over 50	0	138	5,544
Total			

Stamp duty calc - Residual		
Land payment		673,559
Total		673,559

Stamp duty calc - Add Profit		
Land payment		221,547
150,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	2%
Total		8,882

Pre CL 1506	23,257	CL 1506 (a6)	279,079
		Total	279,079

Post CL 1506	23,257	CL 1506 (a6)	279,079
CL	175	CLm2	125,539
		Total	404,619

Build Cost	m2	
BCIS	1,371	1.00%
CPH	14	
Energy	7	
Design	8	
Acc & Adm	8	
Over-ent 3	0	0%
Small Sites	0	15%
Site Costs	206	
	4,605	

LIT	% GDV
	0.00%
	0

RESIDUAL CASH FLOW FOR INTEREST									
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Market Housing	0	0	0	0	778,269	778,269	778,269	778,269	0
Shared Ownership	0	0	0	0	71,030	71,030	71,030	71,030	0
Affordable Rent	0	0	0	0	147,911	147,911	147,911	147,911	0
Social Rent	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	997,211	997,211	997,211	997,211	0
EXPENDITURE	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Stamp Duty	23,178	0	0	0	0	0	0	0	0
Estimate etc.	0	0	0	0	0	0	0	0	0
Legal Acquisition	10,104	0	0	0	0	0	0	0	0
Planning Fee	5,544	0	0	0	0	0	0	0	0
Architects	62,484	0	0	0	0	0	0	0	0
QS	5,208	0	0	0	0	0	0	0	0
Planning Consultants	10,418	0	0	0	0	0	0	0	0
Other Professional	26,039	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	136,465	272,930	409,396	409,396	272,930	136,465	0	0
100% CL	0	23,257	46,514	69,770	69,770	46,514	23,257	0	0
Contingency	0	3,412	6,823	10,235	10,235	6,823	3,412	0	0
Abnormals	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0
Legal and Valuation	26,000	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	168,883	0	287,236	338,823	489,409	517,647	359,418	198,636	63,548
For Residual Valuation	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Land	473,559	12,638	12,638	17,050	22,367	30,044	38,259	29,716	18,174
Interest	0	0	0	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0	0	0	0
Cash Flow	-842,551	-12,638	-260,118	-355,850	-511,748	-547,691	-569,536	-769,459	-915,888
Opening Balance	842,551	-855,189	-1,115,308	-1,481,158	-2,002,826	-2,550,516	-3,089,080	-3,711,621	-4,326,709
CASH FLOW FOR CL ADDITIONAL PROFIT	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
INCOME	0	0	0	0	0	0	0	0	0
EXPENDITURE	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Stamp Duty	0	0	0	0	0	0	0	0	0
Estimate etc.	0	0	0	0	0	0	0	0	0
Legal Acquisition	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	136,465	272,930	409,396	409,396	272,930	136,465	0	0
POTENTIAL CL	-74,409	0	0	0	0	0	0	0	0
Post CL 1506	0	0	3,412	6,823	69,770	69,770	46,514	23,257	0
Contingency	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0
Legal and Valuation	26,000	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	255,004	0	587,223	629,645	489,409	489,409	384,426	244,548	34,902
For CL calculation	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Interest	4,425	4,425	13,278	22,893	30,618	38,419	29,803	18,960	4,810
Profit on GDV	0	0	0	0	0	0	0	0	0
Cash Flow	-295,024	-4,425	-592,415	-877,021	-512,334	-520,039	-574,366	-722,859	-843,348
Opening Balance	295,024	-299,450	-891,864	-1,528,885	-2,041,218	-2,561,257	-3,135,623	-3,858,482	-4,701,830

SITE NAME	Site 10	Large (F+ 300 units, urban area)				
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	74.7	65%	195	4,420	64,421,500	14,575
Shared Ownership	67.0	12%	35	2,873	6,669,813	2,322
Affordable Rent	67.0	23%	70	2,900	13,669,005	4,713
Social Rent	67.0	0%	0	1,750	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	
SITE AREA - Net	4.00	ha	75	£/ha	84,760,318	21,610
SITE AREA - Gross	6.48	ha	45	£/ha		

Sales per Quarter	0	Churned				
Unit Sales Time	0					
Min/Max Site		Per % NET	Per % GROSS			
Residual Land Value	13,184,099	3,326,025	2,253,328			
Alternative Use Value	7,132,400		1,100,000			
Land	1,426,480		220,000			
Plus/Min	0		0			
Valuation Threshold	6,555,880		1,320,000			
Additional Profit	7,453,613	£m2	322			

DEVELOPMENT COSTS	LAND	PLANNING	CONSTRUCTION	FINANCE	SALES	Developers Profit
Land	43,947					
Stamp Duty	646,705					
Estimators etc.						
Legal Acquisition	150,000					
Planning Fee	2,874,521					
Architects	222,877					
QS / PM	446,754					
Planning Consultants	1,114,384					
Other Professional	4,607,535					
Build Cost - BCIS Based	1,655					
±10% / CL	5,232,630					
Contingency	1,788,306					
Abnormals	44,575,352					
Finance						
Interest						
Legal and Valuation	296,000					
Agents						
Legals						
Misc						
% of costs (Before interest)	20.00%					
% GDV	13.296,213					

Planning fee calc	£mgs	rate
Planning fee fee	300	14
No days	250	462
No days under 50	250	138
No days over 50	250	138
Total		135,000

Build Cost	£/m2	
BCIS	1,412	1.00%
CSH	14	
Energy	7	
Design	0	
Ac & Adm	10	
Over-site 3	0	0%
Small Sites	212	12%
Site Costs	1,695	

Stamp duty calc - Residual	£mgs	rate
Land payment	13,184,099	
Total	646,705	

Stamp duty calc - Add Profit	£mgs	rate
Land payment	8,558,360	
225,000	0%	2%
250,000	1%	3%
500,000	2%	4%
1,000,000	4%	5%
above	5%	
Total	427,544	

Per CL 1106	£/m2	£/Unit (Net)	£/Unit (Gross)
CL	8,500	2,375,383	2,556,747
Total		2,475,883	2,542,486

LIT	% GDV
0	0.00%

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
Units Stated	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	646,705																							
Estimators etc.	197,761																							
Legal Acquisition	150,000																							
Planning Fee	1,337,261																							
Architects	111,438																							
QS	222,877																							
Planning Consultants	567,192																							
Other Professional																								
Build Cost - BCIS Base	0	397,401	993,503	1,788,306	2,185,707	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407
±10% / CL	0	79,732	202,167	133,794	461,140	466,026	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392	178,392
Contingency	0	19,870	49,675	89,415	109,285	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220
Abnormals	0	19,870	49,675	89,415	109,285	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220
Finance Fees	0																							
Legal and Valuation	296,000																							
Agents	0	0	0	0	0	0	0	0	84,760	127,140	169,521	169,521	169,521	169,521	169,521	169,521	169,521	169,521	169,521	169,521	169,521	169,521	169,521	169,521
Legals	0	0	0	0	0	0	0	0	14,137	21,190	38,253	38,253	38,253	38,253	38,253	38,253	38,253	38,253	38,253	38,253	38,253	38,253	38,253	38,253
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	3,621,234	0	2,055,645	2,256,021	2,100,920	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438	2,656,438
For Residual Valuation																								
Interest	13,184,099	250,580	254,339	298,588	322,493	358,844	407,058	418,600	405,553	376,175	342,043	311,713	278,531	242,354	211,117	178,823	141,731	108,396	66,745	14,778	0	0	0	0
Profit on Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	-16,705,133	-250,580	-2,949,980	-1,583,609	-2,423,423	-3,214,282	-769,476	869,846	1,956,487	2,375,498	2,021,987	2,212,123	2,378,142	2,121,106	2,132,822	2,472,850	2,222,309	2,776,714	3,464,478	4,737,828	5,452,914	4,089,685	0	-13,295,213
Opening Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	-16,705,133	-16,955,613	-19,905,889	-21,499,502	-23,922,925	-27,137,207	-27,806,683	-27,036,837	-25,078,351	-22,822,852	-20,780,856	-18,568,732	-16,195,595	-14,074,484	-11,921,560	-9,448,712	-7,026,403	-4,449,689	-695,212	3,752,814	9,205,527	13,295,213	13,295,213	13,295,213
CASH FLOW FOR CL ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6																		
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	427,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimators etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition	128,383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	150,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	1,337,261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	111,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	222,877	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	567,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	397,401	993,503	1,788,306	2,185,707	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407							

SITE NAME	SDE 11		Large RF - 125 units, urban area			
	Av Size sq ft		Number units	Price \$/sq ft	GDV \$	GIA sq ft
INCOME						
Market Housing	71.0	65%	81	4,420	25,513,393	5,712
Shared Ownership	66.9	12%	14	2,873	2,774,375	966
Affordable Rent	66.9	23%	29	2,905	5,685,759	1,961
Social Rent	66.9	0%	0	1,750	0	0
Grant and Subsidy		Shared Ownership Affordable Rent Social Rent			0 0 0	
SITE AREA - Net	1.04	ha	120	ha		
SITE AREA - Gross	2.08	ha	60	ha	33,973,527	8,699

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4 962 657	4 764 150	2 389 722

Uplift	20%	456,867	220,000
Blue Box	0	0	0

VIABILITY TESTS	2,741,200	2,320,000
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Additional Profit	3,662,273	638
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DEVELOPMENT COSTS			
LAND	Unit or sq	Total	
Land	39,701		
Stamp Duty		237,433	
Essements etc.		0	
Legal Acquisition	1.50%	74,640	312,073
PLANNING			
Planning Fee		45,000	
Architects	6.00%	1,101,231	
Q2 / PM	0.50%	91,769	
Planning Consultants	1.00%	553,538	
Professional Fees	2.50%	458,846	1,880,384
CONSTRUCTION			
Build Cost - BCIS Based	1.69%	14,761,202	
s106 / CL		2,127,521	
Contingency	5.00%	737,560	
Abnormals		737,560	18,363,843
FINANCE			
Fees		0	
Interest	6.00%	134,000	134,000
Legal and Valuation			
SALES			
Agents	3.0%	1,019,206	
Legal	0.5%	169,868	
Mktg		0	1,189,073
			26,932,838
Developers Profit			
% of costs (before interest)	20.00%		5,396,466
% of GCV	0.00%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	125		
No dwgs under 50	75	462	34,650
No dwgs over 50	75	138	10,350
		Total	45,000

Build Cost	/m2	
BCIS	1,447	
CTSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	217	15%
	1,696	

Stamp duty calc - Residual	
Land payment	4,962,657
Total	237,630

Stamp duty calc - Add Profit			
Land payment			2,741,200
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	137,060

Pre CIL s106	8,920	E/ Unit (all)	
		Total	1,114,951

LIT	% GDV	
	0.00%	0

Post CIL s106	8,920	£/ Unit (all)	1,114.951
CIL	175	£/m2	1,012.570
		Total	2,127.521

[illegible]

SITE NAME	Site 22		Large SF - 50 units, urban area					
	Av Size sq ft	%	Number SU		Price \$/sq ft	GOV \$/sq ft	GIA sq ft	
Income Housing	74.7	65%	33		4,430	10,730.943		2,427
Shared Ownership	66.9	12%	6		2,873	1,109.196		386
Affordable Rent	66.9	23%	12		2,900	2,273.167		784
Social Rent	66.9	0%	0		1,750	0		0
Grant and Subsidy								
				Shared Ownership		0		0
				Affordable Rent		0		0
				Social Rent		0		0
SITE AREA - Net	0.77	ha	65	ha				
SITE AREA - Gross	1.88	ha	43	ha			14,139.496	3,597

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2 293 677	2 981 781	1 938 487

Alternative Use Value		1,301,554	1,100,000
Uplift	20%	260,311	220,000

Viability Threshold	1,561,865	1,320,000
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Additional Profit	1,232,775	508
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DEVELOPMENT COSTS			
LAND		Unit or m2	Total
	Land	45,674	
	Stamp Duty		104,184
	Easements etc.		0
	Legal Acquisition	1.50%	34,405
			138,589
PLANNING			
	Planning Fee		23,100
	Architects	6.00%	444,932
	QS / PM	0.50%	37,081
	Planning Consultants	1.00%	74,342
	Other Professional	2.50%	180,450
			764,721
CONSTRUCTION			
	Built Cost - ICIS Based	1,654	5,949,503
	±10% / CL		671,763
	Contingency	5.00%	297,475
	Abnormals		297,475
			7,416,206
FINANCE			
	Fees		0
	Interest	6.00%	
	Legal and Valuation		77,000
			77,000
SALES			
	Agents	3.0%	423,312
	Legals	0.5%	70,552
	Misc		0
			493,864
			13,184,058
Developers Profit	% of costs (before interest)	20.00%	2,236,815

Planning fee calc			
	dwgs	rate	
Planning app fee	50		
No dwgs	50		
No dwgs under 50	50	462	23,100
No dwgs over 50	0	138	0
		Total	23,100

Stamp duty calc - Residual	
Land payment	2,290.67
Total	104.18

Stamp duty calc - Add Profit			
Land payment			1,561,861
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	

Pre CIL s106	8,920	E/ Unit (all)	
		Total	445.98

Post CIL s106	8,920	£/ Unit (all)	445.98
CIL	175	£/m2	425.77
		Total	871.75

Build Cost	/m2	
BCIS	1,411	
CTSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	212	15%
	1,654	

LIT	% GDV
	0.00%

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
Units Sold																								
Market Housing																								
Strat Ownership																								
Afterstate Rent																								
Social Rent																								
Grant and Subsidy																								
INCOME																								
EXPENDITURE																								
Stamp Duty	104,184																							
Equipment etc.	34,405																							
Lease Acquisition																								
Planning Fee	23,100																							
Architects	222,486																							
QS	18,541																							
Planning Consultants	37,081																							
Other Professional	92,703																							
Build Cost - BCIS Base																								
L1000K																								
Contingency																								
Abnormal																								
Finance Fees																								
Legal and Valuation																								
Agents																								
Legals																								
Misc																								
COSTS BEFORE LAND INV AND PROFIT																								
	609,499																							
For Residual Valuation																								
Land	2,239,872																							
Interest																								
Profit on Costs																								
Profit on GDV																								
Cash Flow	-2,903,177	-43,548	-648,026	-789,542	-1,220,927	-1,578,204	-240,223	-1,446,641	-1,038,571	-2,427,977	-2,601,613	-1,361,864												
Opening Balance	-2,903,177	-2,946,724	-3,044,750	-4,009,292	-5,621,219	-7,199,423	-7,439,645	-5,993,004	-4,156,433	-1,726,405	675,167	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	0
Closing Balance	-2,903,177	-2,946,724	-3,044,750	-4,009,292	-5,621,219	-7,199,423	-7,439,645	-5,993,004	-4,156,433	-1,726,405	675,167	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	2,236,812	0
CASH FLOW FOR CL ADDITIONAL PROFIT																								
INCOME																								
As Above																								
INCOME																								
EXPENDITURE																								
Land	1,561,865																							
Stamp Duty	78,093																							
Equipment etc.																								
Lease Acquisition	23,428																							
Planning Fee	23,100																							
Architects	222,486																							
QS	18,541																							
Planning Consultants	37,081																							
Other Professional	92,703																							
Build Cost - BCIS Base																								
POTENTIAL CL																								
	205,462																							
Post CL L20K																								
Contingency																								
Abnormal																								
Finance Fees																								
Legal and Valuation																								
Agents																								
Legals																								
Misc																								
COSTS BEFORE LAND INV AND PROFIT																								
	2,114,396																							
For CL calculation																								
Interest	32,014																							
Profit on cost																								
Profit on GDV																								
Cash Flow	-2,114,296	-32,014	-626,916	-804,806	-1,399,273	-1,983,009	-346,600	-1,238,004	-1,888,183	-2,307,401	-2,696,108	-1,361,864												
Opening Balance	0																							
Closing Balance	-2,114,296	-2,146,310	-2,773,226	-3,578,032	-4,977,305	-6,960,314	-7,306,914	-6,544,514	-5,434,331	-4,136,930	-2,739,022	-1,377,156	-1,377,156	-1,377,156	-1,377,156	-1,377,156	-1,377,156	-1,377,156	-1,377,156	-1,377,156	-1,377,156	-1,377,156	-1,377,156	-2,344,431

SITE NAME	Site 13		Medium BP - 25 units, urban area			
	Av Size sq ft	%	Number 25	Price Gnd	GOV C	GIA sq ft
INCOME						
Market Housing	76.0	69%	16	4,430	5,456.455	1,234
Shared Ownership	66.4	12%	3	2,873	\$51,209	102
Affordable Rent	66.4	23%	6	2,900	1,129.639	390
Social Rent	66.4	0%	0	1,790	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0		
SITE AREA - Gross	0.71	ha	37	sq	7,197,369	5,846
SITE AREA - Net	0.62	ha	27	sq		

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,192,345	1,669,283	1,294,219

Alternative Use Value		1,013,414	1,100,000
Uplift	20%	202,683	220,000

Viability Threshold	1,216,097	1,320,000
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	£/m2	
Additional Profit	172,024	139

DEVELOPMENT COSTS				
LAND	Land	47,604		1,100,351
	Stamp Duty		49,117	
	Exemptions etc.		0	
	Legal Acquisition	1,500	17,885	67,002
PLANNING	Planning Fee		11,650	
	Architects	6.00%	223,827	
	CGI / FMJ	0.50%	18,652	
	Planning Consultants	1.00%	37,305	
	Other Professional	2.50%	93,281	384,596
CONSTRUCTION	Build Cost - ICIS Based	1.648	2,991,737	
	s109 / CIL		430,545	
	Contingency	5.00%	149,587	
	Abnormals		149,587	3,730,465
FINANCE	Fees		0	
	Interest	6.00%	42,000	42,000
	Legal and Valuation			
SALES	Agents	3.0%	214,119	
	Legal	0.5%	35,687	
	Other		0	240,806
				5,640,250
Developers Profit				
	% of costs (before interest)	20.00%		1,130,440
	% of gross	0.00%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	25		
No dwgs under 50	25	462	11,550
No dwgs over 50	0	138	0
		Total	11,550

Build Cost	1m2	
BCIS	1,406	
CFSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	211	15%
	1,648	

Stamp duty calc - Residual	
Land payment	1,192,345
Total	49,117

Stamp duty calc - Add Profit			
Land payment			1,236,097
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	60,805

Pre CIL s106	8,920	£/ Unit (all)	
		Total	222,990

LIT	% GDV	
	0.00%	0

Post CIL s106	8,920	£/ Unit (all)	222,990
CIL	175	£m2	216,555
		Total	439,545

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																								
LWTS Shared	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Market Housing	0	0	0	0	0	1,091,291	1,091,291	1,091,291	1,091,291	1,091,291	1,091,291	0	0	0	0	0	0	0	0	0				
Shared Ownership	0	0	0	0	0	110,343	110,343	110,343	110,343	110,343	110,343	0	0	0	0	0	0	0	0	0				
Afterlife Rent	0	0	0	0	0	225,928	225,928	225,928	225,928	225,928	225,928	0	0	0	0	0	0	0	0	0				
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
INCOME	0	0	0	0	0	1,427,461	1,427,461	1,427,461	1,427,461	1,427,461	1,427,461	0	0	0	0	0	0	0	0	0				
EXPENDITURE																								
Stamp Duty	49,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Estimates etc.	17,885	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legals Acquisition	11,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Architects	111,504	0	111,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
QS	9,328	0	9,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Planning Consultants	18,652	0	18,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Other Professional	46,631	0	46,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Built Cost - BCIS Base	0	0	199,449	0	0	199,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
POTENTIAL CL	0	0	57,341	0	0	57,341	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
CL-100%	0	0	14,886	0	0	14,886	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Contingency	0	0	29,917	0	0	29,917	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Abnormality	0	0	9,972	0	0	9,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Finance Fees	0	0	19,945	0	0	19,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legal and Valuation	42,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
COSTS BEFORE LAND RY AND PROFIT	327,875	0	420,783	499,176	792,780	751,505	801,466	538,481	332,846	49,961	99,686	0	0	0	0	0	0	0	0	0				
For Residual Valuation																								
Land	1,132,341	22,491	22,429	29,483	37,278	48,379	60,377	51,893	39,036	23,204	2,890	0	0	0	0	0	0	0	0	0				
Interest Profit on Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Cash Flow	-1,499,420	-22,491	-443,611	-516,658	-740,058	-799,883	-565,618	-857,087	-1,095,478	-1,354,295	-1,325,885	0	0	0	0	0	0	0	0	0				
Closing Balance	-1,499,420	-1,521,012	-1,965,529	-2,485,081	-3,225,239	-3,459,055	-2,802,438	-1,646,640	-352,644	-1,133,241	-1,133,241	1,133,241	1,133,241	1,133,241	1,133,241	1,133,241	1,133,241	1,133,241	1,133,241	-1,133,241				
CASH FLOW FOR CL ADDITIONAL PROFIT																								
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
EXPENDITURE	1,216,097				1,427,461				1,427,461				1,427,461				1,427,461				1,427,461			
Land	1,216,097				1,427,461				1,427,461				1,427,461				1,427,461				1,427,461			
Stamp Duty	60,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Estimates etc.	18,241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legals Acquisition	11,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Architects	111,504	0	111,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
QS	9,328	0	9,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Planning Consultants	18,652	0	18,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Other Professional	46,631	0	46,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Built Cost - BCIS Base	0	0	199,449	0	0	199,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
POTENTIAL CL	0	0	57,341	0	0	57,341	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
CL-100%	0	0	14,886	0	0	14,886	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Contingency	0	0	29,917	0	0	29,917	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Abnormality	0	0	9,972	0	0	9,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Finance Fees	0	0	19,945	0	0	19,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legal and Valuation	42,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
COSTS BEFORE LAND RY AND PROFIT	1,526,226	0	463,268	496,129	740,122	792,780	792,741	533,347	313,953	49,961	49,961	0	0	0	0	0	0	0	0	0				
For CL calculation																								
Interest Profit on cost	23,028	23,374	30,673	38,575	50,556	61,856	52,663	40,041	23,939	3,636	0	0	0	0	0	0	0	0	0	0				
Profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Cash Flow	-1,526,216	-23,028	-486,632	-526,803	-798,597	-753,336	-612,894	-541,451	-1,072,466	-1,353,561	-1,379,864	0	0	0	0	0	0	0	0	-1,133,494				
Closing Balance	-1,552,216	-1,558,244	-2,046,876	-2,571,479	-3,127,711	-4,123,711	-3,510,488	-2,869,397	-1,995,931	-2,420,370	-1,131,494	1,131,494	1,131,494	1,131,494	1,131,494	1,131,494	1,131,494	1,131,494	1,131,494	0				

SITE NAME									
Site 15 Urban Plans BP - 7% units, urban area									
INCOME	Av Size m2	%	Number	Price €/m2	GDV €	GIA m2			
Market Housing	68.2	65%	49	5,000	16,614,796	3,323			
Shared Ownership	60.8	12%	9	3,250	1,710,844	526			
Affordable Rent	60.8	23%	18	2,900	3,099,499	1,069			
Social Rent	60.8	0%	0	1,750	0	0			
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent				0 0 0				
SITE AREA - Net	0.50	ha	150	ha	21,425,098	4,818			
SITE AREA - Gross	0.50	ha	150	ha					

Sales per Quarter	0	Quarters							
Unit Build Time	0	Quarters							
Residual Land Value	3,757,861	Whole Site	Per ha NET	Per ha GROSS	RUN Residual MACRO c6th Closing balance =				
Alternative Use Value	500,000			1,100,000					
Uplift	20%		110,000	220,000	RUN CL MACRO c6th Closing balance =				
Plus/ha	0			0					
Viability Threshold	660,000			1,320,000	Check on phasing days not correct				
Additional Profit	4,005,543	End		3,228					

RUN RESIDUAL MACRO c00rr

Closing balance = 0

RUN CL MACRO c00rr

Closing balance = 0

Check on phasing days not correct

DEVELOPMENT COSTS									
LAND	Land	Stamp Duty	Estimate etc.	Legals Acquisition	Unit or m2	Total			
					50,106	177,398	3,757,861		
PLANNING	Planning Fee	Architects	QS / PM	Planning Consultants	Other Professional	15,000	667,297	94,775	1,110,496
						6.00%	1,00%	2,50%	
CONSTRUCTION	Build Cost - BCIS Based	110% / CL	Contingency	Abnormals		1,794	8,820,975	1,261,884	10,554,957
						5.00%			
FINANCE	Feet	Interest	Legal and Valuation			0	100,000	100,000	
						6.00%			
SALES	Agents	Legals	Misc			3.0%	642,763	107,125	749,878
						0.5%			15,907,660
Developers Profit						% of sale (before interest)	20.00%	% of GDV	0.00%
									3,181,412

Planning fee calc	dwgs	488		
Planning fee fee	75	462	11,550	
No dwgs under 50	25	138	3,450	
No dwgs over 50	25		15,000	

Stamp duty calc - Residual	Land payment	3,757,861		
			177,398	

Stamp duty calc - Add Profit	Land payment	660,000		
			33,000	

Pre CL 1106	0.500	E/Unit (a6)	668,971	
		Total	668,971	

Post CL 1106	0.500	E/Unit (a6)	582,934	
CL	175	E/m2	582,934	
		Total	1,251,904	

Built Cost	m2	1.00%
BCIS	1,603	
CSH	16	
Energy	7	
Design	0	
Arch & Eng	10	
Over extra 3	0	
Small Sites	0	
Site Costs	180	
	1,794	

LIT	% GDV	0
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RESIDUAL CASH FLOW FOR INTEREST																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																									
Unit's Share		0				0				0				0				0				0			
Market Pleading		0				0				0				0				0				0			
General Counseling		0				0				0				0				0				0			
Affordable Rent		0				0				0				0				0				0			
Social Rent		0				0				0				0				0				0			
Grant and Subsidy		0				0				0				0				0				0			
INCOME		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
						1,428,340	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680	2,856,680				
EXPENDITURE																									
Stamp Duty		177,398	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Equipment etc.		56,369	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legal Acquisition		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Planning Fee		15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Architects		328,649	0	0	0	328,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
OS		27,387	0	0	0	27,387	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Planning Consultants		54,775	0	0	0	54,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Other Professional		136,937	0	0	0	136,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Built Cost - MCS Base		0	136,022	0	588,066	960,108	1,176,130	1,176,130	1,176,130	1,176,130	1,176,130	1,176,130	784,087	392,043	0	0	0	0	0	0	0				
10% RCL		0	10,000	0	44,588	89,196	89,196	89,196	89,196	89,196	89,196	89,196	58,807	29,404	0	0	0	0	0	0	0				
Contingency		0	9,801	29,403	49,005	58,807	58,807	58,807	58,807	58,807	58,807	58,807	39,204	19,602	0	0	0	0	0	0	0				
Abnormals		0	9,801	29,403	49,005	58,807	58,807	58,807	58,807	58,807	58,807	58,807	39,204	19,602	0	0	0	0	0	0	0				
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legal and Valuation		100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Agents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Misc		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
COSTS BEFORE LAND INT AND PROFIT		896,515	0	778,238	749,741	1,152,449	1,514,095	1,564,067	1,482,523	1,614,078	1,482,523	1,153,099	565,984	99,984	99,984	0	0	0	0	0	0				
For Residual Valuation		3,757,911																							
Land		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Interest		69,817	70,864	83,801	96,101	114,830	139,263	143,389	124,933	108,168	89,184	64,968	31,507	0	0	0	0	0	0	0	0				
Profit on Cost		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Profit on GDV		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,362,412				
Cash Flow		-4,654,477	-69,817	-849,102	-833,382	-1,248,551	-1,628,504	-275,030	-1,230,368	-1,117,668	-1,265,589	-1,614,307	-2,230,748	-2,725,189	-2,759,696	0	0	0	0	0	-3,362,412				
Opening Balance		-4,654,477	-4,724,294	-5,573,396	-6,426,728	-7,855,308	-9,284,223	-8,959,243	-8,328,875	-7,211,209	-5,845,618	-4,331,221	-2,100,473	624,728	3,381,432	3,381,432	3,381,432	3,381,432	3,381,432	3,381,432	3,381,432				
Closing Balance		-4,654,477	-4,724,294	-5,573,396	-6,426,728	-7,855,308	-9,284,223	-8,959,243	-8,328,875	-7,211,209	-5,845,618	-4,331,221	-2,100,473	624,728	3,381,432	3,381,432	3,381,432	3,381,432	3,381,432	3,381,432	3,381,432				
CASH FLOW FOR CIL ADDITIONAL PROFIT																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME		As Above																							
INCOME		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
EXPENDITURE																									
Land		660,000				676,504				676,504				676,504				676,504				676,504			
Stamp Duty		33,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Equipment etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legal Acquisition		9,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Planning Fee		15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Architects		328,649	0	0	0	328,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
OS		27,387	0	0	0	27,387	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Planning Consultants		54,775	0	0	0	54,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Other Professional		136,937	0	0	0	136,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Built Cost - MCS Base		0	136,022	0	588,066	960,108	1,176,130	1,176,130	1,176,130	1,176,130	1,176,130	784,087	392,043	0	0	0	0	0	0	0	0				
POTENTIAL CIL		0	0	0	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504	476,504				
Post CIL 13%		0	0	9,801	29,403	44,588	89,196	89,196	89,196	89,196	89,196	89,196	58,807	29,404	0	0	0	0	0	0	0				
Contingency		0	0	9,801	29,403	49,005	58,807	58,807	58,807	58,807	58,807	58,807	39,204	19,602	0	0	0	0	0	0	0				
Abnormals		0	0	9,801	29,403	49,005	58,807	58,807	58,807	58,807	58,807	58,807	39,204	19,602	0	0	0	0	0	0	0				
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legal and Valuation		100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Agents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Legals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Misc		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
COSTS BEFORE LAND INT AND PROFIT		1,352,648	0	1,438,295	1,322,795	1,798,641	2,068,683	2,108,885	2,108,647	1,482,523	1,482,523	1,063,675	629,428	99,984	99,984	0	0	0	0	0	0				
For CIL calculation																									
Interest		20,485	20,792	42,693	63,176	91,303	123,352	135,410	126,974	108,272	89,290	63,554	30,964	0	0	0	0	0	0	0	0				
Profit on cost		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Profit on GDV		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,418,172				
Cash Flow		-1,355,648	-10,485	-1,460,587	-1,365,489	-1,861,817	-2,143,966	-803,867	-582,421	-1,346,763	-1,715,715	-2,172,698	-2,752,732	-2,759,696	0	0	0	0	0	0	-3,418,172				
Opening Balance		-1,355,648	-1,366,133	-1,386,133	-1,411,709	-1,437,025	-1,462,491	-1,487,358	-1,464,936	-1,215,153	-5,062,668	-4,236,664	-2,664,556	-666,476	3,418,172	3,418,172	3,418,172	3,418,172	3,418,172	3,418,172	3,418,172				

Ratio per Quarter	0		
Unit Basis Time	3	Quarters	
Residual Land Value	Whole \$B5	Per ha \$E5	Per ha \$G\$5
	1,448,478	1,932,267	
Alternative Use Value	\$10.75	1,150,000	
Uplift	20%	162,146	220,000
	0	0	0
Plus/Min			
Viability Threshold	\$12,678		\$120,000
Additional Profit	729,749	583	

RUN Residual MACRO c8#r
 Closing balance =
 RUN CL# MACRO c9#h
 Closing balance =
 Check on phasing steps now
 correct

Planning fee calc			
Planning app fee	days	20	rate
No charge			
No days under 50	0	20	452
No days over 50	0		1,338
			Total
			9,240
Stamp duty calc - Residual			
Land payment			3,445,478
			Total
			61,774
Stamp duty calc - Add Profit			
Land payment			972,819
125,000	0%	2%	
250,000	0%	1%	3%
500,000	0%	2%	5%
1,000,000	0%	4%	5%
above	5%	5%	
			Total
			68,944
Pre Cost L106			
8,020	E/ Unit (all)		
	Total		178,392
Post Cost L106			
8,020	E/ Unit (all)		178,392
220,435	E/ Unit		220,435
	Total		398,827

Built Cost	/m2	
BCIS	1,329	
C7SH	13	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	199	15%
	1,559	

Stamp duty calc - Residual		
Land payment		1,445,478
Total		61,774

Stamp duty calc - Add Profit			
Land payment			972,878
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	49,644

Pre CIL s106	8,920	E/ Unit (all)	
		Total	178,392

LIT	% GDV	
	0.00%	0

Post CIL s106	8,920	£/ Unit (all)	178,392
CIL	175	£/m2	220,415
		Total	398,807

CASH FLOW FOR CIL ADDITIONAL PROFIT																								
Year 1					Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
BG0498	A's Above	S	E	S	E	S	E	1,094,992	1,094,992	1,094,992	1,094,992	1,094,992	1,094,992	729,999	S	E	S	E	S	E	S	E	S	E
EXPENDITURE	-172,878																							
Land																								
Stamp Duty	48,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimates etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition	14,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architectural	107,090	0	107,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	17,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	44,871	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Built Cost - BC/S Base	0	0	145,008	290,077	435,115	435,115	435,115	435,115	386,769	241,731	96,692	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL																								
Port CIL - L504					26,759	26,759	26,759	26,759	26,759	11,79,087	17,839	0	0	0	0	0	0	0	0	0	0	0	0	0
Consignancy					21,756	21,756	21,756	21,756	19,338	12,987	4,835	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals					21,756	21,756	21,756	21,756	19,338	12,987	4,835	0	0	0	0	0	0	0	0	0	0	0	0	0
Fiscal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	26,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	32,850	32,850	32,850	32,850	32,850	32,850	32,850	21,900	0	0	0	0	0	0	0	0	0
Licenses	5,475	0	0	0	5,475	5,475	5,475	5,475	3,850	5,475	3,850	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	-1,49,887	0	521,112	591,979	487,873	487,873	543,711	543,711	499,530	320,987	149,826	38,325	25,950	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Interest Profit on cost Push on Govt		18,763	18,044	27,148	35,074	45,814	56,916	49,501	41,974	33,537	22,580	8,931	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	-1,250,837	-38,763	-540,256	-528,426	-722,847	-733,487	-434,306	-552,781	-562,489	-730,468	-909,887	-1,047,736	-704,446	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	-1,250,837	-1,269,600	-1,809,856	-1,387,276	-3,060,923	-1,794,410	-3,300,045	-2,792,264	-2,325,775	-1,905,307	-956,420	-452,216	-1,704,761	-1,156,761	-1,156,761	-1,156,761	-1,156,761	-1,156,761	-1,156,761	-1,156,761	-1,156,761	-1,156,761	-1,156,761	-1,156,761
Closing Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Sales per Quarter	0		
Unit Built Time	3	Quarters	
		White Size	Per ha NET Per ha GROSS
Residual Land Value	1,114,500	3,749,550	3,749,550
Abandoning Unit Value	15,000	50,000	50,000
Uplift	20%	3,000	10,000
	Plus ha	500,000	500,000
	Viability Threshold	149,000	500,000
		End	
Additional Details	3,749,550	1,114,500	

RUN Residual MACRO c01r Closing balance =

RUN CL MACRO c01H Closing balance =

Check on phasing days into correct

FINANCE	Fees		0	
	Interest	6.00%		
	Legal and Valuation		30,000	30,000
SALES				
	Agents	3.0%	126,425	
	Legals	0.5%	21,071	
	Misc.		0	147,496
				3,336,950

Post CIL s106	8,920	£/ Unit (all)	80,276
CIL	175	£/m2	166,123
		Total	246,400

LIT	% GDV
	0.00%

CASH FLOW FOR CIL ADDITIONAL PROFIT				Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
INCOME	As Above																										
	0	0	0	0	0	0	1,484,717	1,484,717	1,484,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
EXPENDITURE	166,000																										
Land	8,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Equipment etc.	2,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Legal Acquisition	4,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Planning Fee	93,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Architect	4,459	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
QS	8,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Planning Consultants	22,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Bulk Cost - RCI Base	0	0	333,263	0	499,894	333,263	166,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
POTENTIAL CL	0	0	26,759	800,215	0	26,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Post CL 3,516	0	0	4,166	8,332	26,759	26,759	26,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Contingency	0	0	0	4,166	8,332	4,166	4,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Legal and Valuation	39,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Agents	0	0	0	0	0	0	0	42,142	42,142	42,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Legals	0	0	0	0	0	0	0	7,034	7,034	7,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
COSTS BEFORE LAND-INT AND PROFIT	302,257	0	886,118	941,839	539,136	365,235	246,021	49,185	49,185	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
For CIL calculation		4,534	4,602	17,574	31,965	40,521	46,664	29,995	10,111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Interest Profit on cost																											
Profit on GOV																								671,362			
Cash Flow	-302,257	-4,534	-94,788	-955,983	-571,115	-403,684	-1,111,331	-1,325,557	-1,346,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-571,362			
Opening Balance	-302,257	-356,791	-1,171,584	-2,130,967	-3,110,966	-4,999,635	-6,740,678	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362	671,362			

SITE NAME	Site ID		Smart CF - 4 units, settlement edge			
	Av Size	%	Number	Price	GOV	GIA
	sq ft			sq ft		sq ft
INCOME			4			
Market Housing	111.0	100%	4	4,460	1,975,800	444
Shared Ownership	111.0	0%	0	2,893	0	0
Affordable Rent	111.0	0%	0	2,900	0	0
Social Rent	111.0	0%	0	1,750	0	0
Grant and Subsidy						
			Shared Ownership		0	
			Affordable Rent		0	
			Social Rent		0	
					1,975,800	444
SITE AREA - Net	0.13	ha	30	ha		
SITE AREA - Gross	0.13	ha	30	ha		

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NE1	Per ha GROSS
Residual Land Value	472,338	3,542,536	3,542,536
Alternative Use Value	6,667		50,000

Opita	20%	1,333	10,000
Plus /ha	500,000	66,667	500,000
Viability Threshold		74,667	\$60,000

		£m2
Additional Profit	500.564	1,127

DEVELOPMENT COSTS		Unit or m2	Total	
LAND	Land	118.085	13,117	477,338
	Stamp Duty			
	Essements etc.		0	
	Legals Acquisition	1.50%	7,885	20,302
PLANNING	Planning Fee		1,848	
	Architects	6.00%	53,732	
	QS / PM	0.50%	4,478	
	Planning Consultants	1.00%	8,965	
	Other Professional	2.50%	22,389	91,402
CONSTRUCTION	Build Cost - BCIS Based	1,718	762,903	
	+15% / CL		112,565	
	Contingency	2.50%	19,073	
	Abnormals		0	895,541
FINANCE	Fees		0	
	Interest	6.00%		
	Legal and Valuation		15,000	15,000
SALES	Agents	3.0%	59,274	
	Legals	0.5%	9,879	
	Misc		0	69,353
				1,663,636
Developers Profit				
	% of costs (before interest)	20.00%		332,732
	sub total	0.00%		A

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	4		
No dwgs under 50	4	462	1,848
No dwgs over 50	0	138	0
		Total	1,848

Stamp duty calc - Residual		
Land payment		472.336
Total		13.117

Stamp duty calc - Add Profit			
Land payment			74,667
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	3%	
		Total	2,240

Pre CIL s106	8,920	£/ Unit (all)	
		Total	35,678

Post CIL s106	8,920	£/ Unit (all)	35,678
CIL	175	£m2	77,886
		Total	113,565

Build Cost	/m2	
BCIS	1,380	
CFSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	0	
Over-extra 3	0	
Small Sites	179	13%
Site Costs	138	10%
	1,718	

LIT	% GDV
	0.00%

[illegible]

SITE NAME									
Site 19									
Green Pkwy, settlement edge									
INCOME	Av size m2	%	Number	Price £/m2	GDV £	GIA m2			
Market Housing	135.0	100%	1	4,450	600,750	135			
Shared Ownership	135.0	0%	0	2,893	0	0			
Affordable Rent	135.0	0%	0	2,900	0	0			
Social Rent	135.0	0%	0	1,750	0	0			
Grant and Subsidy	Shared Ownership			0	0				
	Affordable Rent			0	0				
	Social Rent			0	0				
SITE AREA - Net	0.02	ha	50	ha	600,750	135			
SITE AREA - Gross	0.02	ha	50	ha					
Sales per Quarter									
Unit Build Time									
</									

Sales per Quarter	0		
Unit Base Time	3	Quarters	
Residual Land Value		Value Size	Paid via NET
	261,422		2,989,759
Alternative Use Value			
Liquid	261,500		1,100,000
			220,000
Plus the	20%	49,500	0
			0
		Viability Threshold	1,520,000
Additional Profit		\$ mil	
	104,112		844

RUN Residual MACRO enter Closing balance =

RUN CL MACRO enter Closing balance =

Check on phasing days no correct

Developers Profit	% of costs (before interest)	20.00%	494,614
	% of GDV	0.00%	0

Post CIL s106	8,920	£/Unit (all)	80,276
CIL	175	£/m2	123,934
		Total	204,211

LIT	% GDV	
	0.00%	

[illegible]

[illegible]

Stamp duty calc - Residual	
Land payment	540,173
Total	16,959

Pre CIL s106	8,920	£/ Unit (all)	
		Total	53,518

Post CIL s106	8,920	£/ Unit (all)	53,518
CIL	175	£/m2	85,956
		Total	139,474

LIT	% GDV	
	0.00%	

SITE NAME										Site 22										Brown Plot, urban area															
INCOME		Av size m2	%	Number	Price £/m2	GDV £	GIA m2	DEVELOPMENT COSTS										Build Cost		m2	1.00%														
Market Housing		115.0	100%	1	4,420	508,300	115	LAND		Land	Unit or m2	Total	95,854		BCIS		1,460																		
Shared Ownership		115.0	0%	0	2,873	0	0	PLANNING		Stamp Duty		0			CSD4		15	1.00%																	
Affordable Rent		115.0	0%	0	2,900	0	0			Examinations etc.		0			Energy		7																		
Social Rent		115.0	0%	0	1,750	0	0			Legals Acquisition	1.50%	1,438	1,438		Acc & Adpt		0																		
Grant and Subsidy		Shared Ownership			0	0				Planning Fee		462			Over-sets 3		190	13%																	
		Affordable Rent			0	0				Architects	6.00%	15,540			Small Sites		146	10%																	
		Social Rent			0	0				QS / PM	0.50%	1,296			Site Costs		1,812																		
SITE AREA - Net		0.03	ha	30	ha	508,300	115	CONSTRUCTION		Other Professional	2.50%	6,475	26,361																						
SITE AREA - Gross		0.03	ha	30	ha					Build Cost - BCIS Based	1,817	209,001																							
										s106 / CIL		29,003																							
										Contingency	5.00%	10,450	258,994																						
										Abnormals		10,450																							
										FINANCE																									
										Fees		0																							
										Interest	6.00%	0																							
										Legal and Valuation	4,000	4,000	4,000																						
										SALES																									
										Agents	3.0%	15,249																							
										Legals	0.9%	2,542																							
										Misc.		0	17,791		464,439																				
										Developers Profit																									
										% of costs (Before interest)	20.00%		80,888																						
										% of GDV	0.00%		0																						
RESIDUAL CASH FLOW FOR INTEREST																																			
Year 1																Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4						
UNITS Started				1	0	0	0	0	508,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Market Housing																																			
Shared Ownership																																			
Affordable Rent																																			
Social Rent																																			
Grant and Subsidy																																			
INCOME		0	0	0	0	0	0	0	508,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
EXPENDITURE																																			
Stamp Duty		0																																	
Examinations etc.		1,438																																	
Legals Acquisition																																			
Planning Fee		462																																	
Architects		7,770																																	
QS		647																																	
Planning Consultants		1,296																																	
Other Professional		3,237																																	
Build Cost - BCIS Base		0	69,667	69,667	69,667	69,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
s106/CIL		0	0	2,873	8,917	8,917	10,087	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Contingency		0	3,483	3,483	3,483	3,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Abnormals		0	3,483	3,483	3,483	3,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Finance Fees		0																																	
Legal and Valuation		4,000																																	
Agents		0	0	0	0	0	0	0	15,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Legals		0	0	0	0	0	0	0	2,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Misc.		0																																	
COSTS BEFORE LAND INT AND PROFIT		18,859	0	80,557	84,659	84,659	10,087	17,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
For Residual Valuation																																			
Land			95,854																																
Interest				1,721	1,746	3,161	4,478	5,815	6,054	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Profit on Costs																													0						
Profit on GDV																													0						
Cash Flow		-114,704	-1,721	-94,303	-87,811	-89,128	-15,902	-484,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-82,888						
Opening Balance		-114,704	-116,424	-210,727	-295,038	-387,667	-403,069	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889							
Closing Balance		-114,704	-116,424	-210,727	-295,038	-387,667	-403,069	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889	-80,889							
CASH FLOW FOR CIL ADDITIONAL PROFIT																																			
Year 1																Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4						
As Above																																			
INCOME		0	0	0	0	0	0	0	508,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
EXPENDITURE																																			
Land		44,000																																	
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Examinations etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Legals Acquisition		660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Planning Fee		462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Architects		7,770	0	7,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
QS		647	0	647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Planning Consultants		1,296	0	1,296	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Other Professional		3,237	0	3,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Build Cost - BCIS Base		0	0	69,667	69,667	69,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
POTENTIAL CIL																																			
Post CIL s106		0	0	8,920	8,920	8,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Contingency		0	0	3,483	3,483	3,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Abnormals		0	0	3,483	3,483	3,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Legal and Valuation		4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Agents		0	0	0	0	0	0	0	15,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Legals		0	0	0	0	0	0	0	2,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
Misc.		0	0	0	0	0	0	0																											

Planning fee calc			
Planning app fee	dwg1	rate	
No dwgs	1	462	462
No dwgs over 50	0	138	0
Total			462

Build Cost			/m2	
BCIS	1,450			
CDH	15			1.00%
Energy	7			
Design	0			
Acc & Adm	0			
Overheads 3	0			13%
Small Sites	190			
Site Costs	146			10%
Total	1,817			

Stamp duty calc - Residual		
Land payment		95,854
Total		0

Stamp duty calc - Add Profit			
Land payment	0%	0%	95,854
250,000	1%	0%	
500,000	2%	0%	
1,000,000	4%	0%	
above	5%	0%	
Total			0

Pre CIL s106	8,920	CIL (net)	8,920
Total			8,920

LIT	% GDV	0.00%	0
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Post CIL s106	8,920	CIL (net)	8,920
CIL	1.75	£m2	20,173
Total			29,093

			Site 1	NOT IN USE	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11
			Strategic Site - 3000 units	NOT IN USE	Strategic Site - 1000 units	Strategic Site - 800 units	Strategic Site - 450 units	Large GF - 300 units, urban edge	Large GF - 100 units, urban edge	Large GF - 40 units, urban edge	Medium GF - 20 units, urban edge	Medium GF - 12 units, urban edge	Large BF - 300 units, urban area	Large BF - 125 units, urban area
			Mixed	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown
			Mixed	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Industrial	Industrial
Site Area	Gross	ha	142.86	52.38	47.62	38.10	21.43	12.24	4.08	1.47	0.61	0.42	6.48	2.08
	Net	ha	85.71	31.43	28.57	22.86	12.86	8.57	2.86	1.14	0.57	0.40	4.00	1.04
Units			3000	1100	1000	800	450	300	100	40	20	12	300	125
Mix	Market		65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%
	Intermediate to Buy		11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%
	Affordable Rent		23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value		£/ha	50,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	1,100,000	1,100,000
		£ site	7,142,857	1,047,619	952,381	761,905	428,571	244,898	81,633	29,481	12,189	8,456	7,132,400	2,284,333
Uplift		£/ha	510,000	504,000	504,000	504,000	504,000	504,000	504,000	504,000	504,000	504,000	220,000	220,000
		£ site	72,857,143	26,400,000	24,000,000	19,200,000	10,800,000	6,171,429	2,057,143	742,925	307,152	213,091	1,426,480	456,867
Viability Threshold		£/ha	560,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	1,320,000	1,320,000
		£ site	80,000,000	27,447,619	24,952,381	19,961,905	11,228,571	6,416,327	2,138,776	772,406	319,341	221,547	8,558,880	2,741,200
Residual Value	Gross	£/ha	354,289	777,058	493,473	1,023,624	799,678	1,177,413	1,098,787	1,225,769	1,853,438	1,593,113	2,033,328	2,389,722
	Net	£/ha	590,482	1,295,096	822,455	1,706,040	1,332,795	1,682,019	1,569,695	1,580,996	1,976,692	1,683,920	3,296,025	4,764,150
		£ site	50,612,721	40,703,015	23,498,720	38,995,201	17,135,949	14,417,307	4,484,844	1,806,853	1,129,538	673,568	13,184,099	4,962,657
Additional Profit		£ site	-15,588,309	31,191,695	8,350,199	31,738,244	12,038,818	12,963,327	3,844,884	1,593,710	1,097,788	613,369	7,463,051	3,682,273
		£/m2	-87	477	140	668	450	726	650	675	913	857	512	638

			Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22
			Large BF - 50 units, urban area	Medium BF - 25 units, urban area	Large BF - 155 units, rural area	Urban Flats BF - 75 units, urban area	Medium BF - 20 units, rural area	Small GF - 9 units, settlement edge	Small GF - 4 units, settlement edge	Green Plot, settlement edge	Small BF - 9 units, urban area	Small BF - 6 units, rural area	Brown Plot, urban area
			Brown	Brown	Brown	Brown	Green	Green	Green	Green	Brown	Brown	Brown
			Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial
Site Area	Gross	ha	1.18	0.92	3.88	0.50	0.74	0.30	0.13	0.02	0.23	0.25	0.03
	Net	ha	0.77	0.71	3.88	0.50	0.57	0.30	0.13	0.02	0.23	0.20	0.03
Units			50	25	155	75	20	9	4	1	9	6	1
Mix	Market		65.00%	65.00%	65.00%	65.00%	65.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	Intermediate to Buy		11.55%	11.55%	11.55%	11.55%	11.55%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent		23.45%	23.45%	23.45%	23.45%	23.45%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value		£/ha	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	50,000	50,000	50,000	1,100,000	1,100,000	1,100,000
		£ site	1,301,554	1,013,414	4,262,500	550,000	810,731	15,000	6,667	1,000	247,500	275,000	36,667
Uplift		£/ha	220,000	220,000	220,000	220,000	220,000	510,000	510,000	510,000	220,000	220,000	220,000
		£ site	260,311	202,683	852,500	110,000	162,146	153,000	68,000	10,200	49,500	55,000	7,333
Viability Threshold		£/ha	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	560,000	560,000	560,000	1,320,000	1,320,000	1,320,000
		£ site	1,561,865	1,216,097	5,115,000	660,000	972,878	168,000	74,667	11,200	297,000	330,000	44,000
Residual Value	Gross	£/ha	1,938,487	1,294,219	2,511,815	7,515,923	1,961,224	3,749,188	3,542,536	6,806,669	3,295,255	2,196,692	2,875,627
	Net	£/ha	2,981,781	1,669,283	2,511,815	7,515,923	2,529,587	3,749,188	3,542,536	6,806,669	3,295,255	2,745,865	2,875,627
		£ site	2,293,677	1,192,345	9,733,284	3,757,961	1,445,478	1,124,756	472,338	136,133	741,432	549,173	95,854
Additional Profit		£ site	1,232,775	172,024	7,382,276	4,055,543	728,749	1,200,431	500,564	153,054	596,352	315,449	73,696
		£/m2	508	139	729	1,220	580	1,268	1,127	1,134	844	644	641

Appendix 7: Residential Appraisals – South Woodham Ferrers

Number	5	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 300 units, urban edge		300	8.57	35.00	86	25,877	3,019	35,576,039	1,374.84

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	9		55.00	495.00	10%	1,411	768,290
	2	20		65.00	1,300.00	10%	1,411	2,017,730
Terrace	2	29		72.00	2,088.00		1,277	2,666,376
	3	39		86.50	3,373.50		1,277	4,307,960
Semi	2	0		83.00	0.00		1,277	0
	3	49		97.00	4,753.00		1,277	6,069,581
Det	3	0		104.50	0.00		1,460	0
	4	39		115.00	4,485.00		1,460	6,548,100
	5	10		135.00	1,350.00		1,460	1,971,000
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	21		59.50	1,249.50	10%	1,411	1,939,349
	2	21		72.00	1,512.00	10%	1,411	2,346,775
Terrace	2	32		72.00	2,304.00		1,277	2,942,208
	3	21		86.50	1,816.50		1,277	2,319,671
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	10		115.00	1,150.00		1,460	1,679,000
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	12.245 8.571

Number	6	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 100 units, urban edge		100	2.86	35.00	86	8,580	3,003	11,790,648	1,374.28

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	3		55.00	165.00	10%	1,411	256,097
	2	7		65.00	455.00	10%	1,411	706,206
Terrace	2	10		72.00	720.00		1,277	919,440
	3	13		86.50	1,124.50		1,277	1,435,987
Semi	2	0		83.00	0.00		1,277	0
	3	16		97.00	1,552.00		1,277	1,981,904
Det	3	0		104.50	0.00		1,460	0
	4	13		115.00	1,495.00		1,460	2,182,700
	5	3		135.00	405.00		1,460	591,300
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	7		59.50	416.50	10%	1,411	646,450
	2	7		72.00	504.00	10%	1,411	782,258
Terrace	2	11		72.00	792.00		1,277	1,011,384
	3	7		86.50	605.50		1,277	773,224
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	3		115.00	345.00		1,460	503,700
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	4.082 2.857

Number	7	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large GF - 40 units, urban edge		40	1.14	35.00	85	3,417	2,989	4,691,147	1,373.09

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	3	65.00	195.00	10%	302,660
Terrace	2	4	72.00	288.00	1,277	367,776
	3	5	86.50	432.50	1,277	552,303
Semi	2	0	83.00	0.00	1,277	0
	3	7	97.00	679.00	1,277	867,083
Det	3	0	104.50	0.00	1,460	0
	4	5	115.00	575.00	1,460	839,500
	5	1	135.00	135.00	1,460	197,100
Flat 1 High*	1	0	55.00	0.00	1,455	0
Flat 2 High*	2	0	65.00	0.00	1,455	0
Flat 3 High*	3	0	80.00	0.00	1,455	0
Affordable			0.00		0	
Flat	1	3	59.50	178.50	10%	277,050
	2	3	72.00	216.00	10%	335,254
Terrace	2	4	72.00	288.00	1,277	367,776
	3	3	86.50	259.50	1,277	331,382
Semi	2	0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	1	115.00	115.00	1,460	167,900
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	1,455	0
Flat 2 High*	2	0	65.00	0.00	1,455	0
Flat 3 High*	3	0	88.00	0.00	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	1.474 1.143

Number	8	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium GF - 20 units, urban edge		20	0.57	35.00	89	1,772	3,100	2,440,278	1,377.52

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	55.00	55.00	10%	85,366
	2	1	65.00	65.00	10%	100,887
Terrace	2	2	72.00	144.00	1,277	183,888
	3	3	86.50	259.50	1,277	331,382
Semi	2	0	83.00	0.00	1,277	0
	3	3	97.00	291.00	1,277	371,607
Det	3	0	104.50	0.00	1,460	0
	4	3	115.00	345.00	1,460	503,700
	5	1	135.00	135.00	1,460	197,100
Flat 1 High*	1	0	55.00	0.00	1,455	0
Flat 2 High*	2	0	65.00	0.00	1,455	0
Flat 3 High*	3	0	80.00	0.00	1,455	0
Affordable			0.00		0	
Flat	1	1	59.50	59.50	10%	92,350
	2	1	72.00	72.00	10%	111,751
Terrace	2	2	72.00	144.00	1,277	183,888
	3	1	86.50	86.50	1,277	110,461
Semi	2	0	83.00	0.00	1,277	0
	3	0	97.00	0.00	1,277	0
Det	3	0	102.00	0.00	1,460	0
	4	1	115.00	115.00	1,460	167,900
	5	0	130.00	0.00	1,460	0
Flat 1 High*	1	0	55.00	0.00	1,455	0
Flat 2 High*	2	0	65.00	0.00	1,455	0
Flat 3 High*	3	0	88.00	0.00	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	0.609 0.571

Number	9	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium GF - 12 units, urban edge	12	0.40	30.00	85	1,024	2,560	1,403,795	1,370.89	

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	1		65.00	65.00	10%	1,411	100,887
Terrace	2	1		72.00	72.00		1,277	91,944
	3	2		86.50	173.00		1,277	220,921
Semi	2	0		83.00	0.00		1,277	0
	3	2		97.00	194.00		1,277	247,738
Det	3	0		104.50	0.00		1,460	0
	4	2		115.00	230.00		1,460	335,800
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	1		59.50	59.50	10%	1,411	92,350
	2	1		72.00	72.00	10%	1,411	111,751
Terrace	2	1		72.00	72.00		1,277	91,944
	3	1		86.50	86.50		1,277	110,461
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Edge	Green	Agricultural
Area	Gross Net	0.423 0.400

Number	10	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 300 units, urban area		300	4.00	75.00	72	21,610	5,403	30,516,157	1,412.13

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	19		55.00	1,045.00	10%	1,411	1,621,945
	2	39		65.00	2,535.00	10%	1,411	3,934,574
Terrace	2	59		72.00	4,248.00		1,277	5,424,696
	3	78		86.50	6,747.00		1,277	8,615,919
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	42		59.50	2,499.00	10%	1,411	3,878,698
	2	63		72.00	4,536.00	10%	1,411	7,040,326
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross Net	6.484 4.000

Number	11	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 125 units, urban area		125	1.04	120.00	70	8,698	8,350	12,587,571	1,447.26

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	16	55.00	880.00	10%	1,411
	2	24	65.00	1,560.00	10%	1,411
Terrace	2	16	72.00	1,152.00		1,277
	3	25	86.50	2,162.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	18	59.50	1,071.00	10%	1,411
	2	26	72.00	1,872.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross Net	2.077 1.042

Number	12	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 50 units, urban area		50	0.77	65.00	72	3,601	4,681	5,081,690	1,411.19

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	3	55.00	165.00	10%	1,411
	2	7	65.00	455.00	10%	1,411
Terrace	2	10	72.00	720.00		1,277
	3	13.0	86.50	1,124.50		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	7	59.50	416.50	10%	1,411
	2	10	72.00	720.00	10%	1,411
Terrace	2	0.0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross Net	1.183 0.769

Number	13	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium BF - 25 units, urban area		25	0.71	35.00	73	1,814	2,539	2,549,124	1,405.64

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	1		55.00	55.00	10%	1,411	85,366
	2	3		65.00	195.00	10%	1,411	302,660
Terrace	2	5		72.00	360.00		1,277	459,720
	3	7		86.50	605.50		1,277	773,224
Semi	2	0.0		83.00	0.00		1,277	0
	3	0.0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	4		59.50	238.00	10%	1,411	369,400
	2	5		72.00	360.00	10%	1,411	558,756
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0.0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.921
	Net	0.714

Number	14	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Large BF - 155 units, rural area		155	3.88	40.00	91	14,152	3,652	19,801,963	1,399.28

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	10		86.50	865.00		1,277	1,104,605
Semi	2	10		83.00	830.00		1,277	1,059,910
	3	30		97.00	2,910.00		1,277	3,716,070
Det	3	30		104.50	3,135.00		1,460	4,577,100
	4	21		115.00	2,415.00		1,460	3,525,900
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	11		59.50	654.50	10%	1,411	1,015,849
	2	27		72.00	1,944.00	10%	1,411	3,017,282
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	11		83.00	913.00		1,277	1,165,901
	3	5		97.00	485.00		1,277	619,345
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Rural Area	Brown	Industrial
Area	Gross	3.875
	Net	3.875

Number	16	Units	NET Area	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium BF - 20 units, rural area	20		0.57	35.00	93	1,861	3,256	2,473,398	1,329.43

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	1		86.50	86.50		1,277	110,461
Semi	2	3		83.00	249.00		1,277	317,973
	3	4		97.00	388.00		1,277	495,476
Det	3	4		104.50	418.00		1,460	610,280
	4	1		115.00	115.00		1,460	167,900
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	3		72.00	216.00		1,277	275,832
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	4		97.00	388.00		1,277	495,476
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/ Brown	Alternative Use
Rural Area	Brown	Industrial
Area	Gross	0.737
	Net	0.571

Number	17	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small GF - 9 units, settlement edge	9		0.30	30.00	105	947	3,157	1,276,114	1,347.53

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	6		97.00	582.00		1,277	743,214
Det	3	0		104.50	0.00		1,460	0
	4	2		115.00	230.00		1,460	335,800
	5	1		135.00	135.00		1,460	197,100
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.300
	Net	0.300

Number	18	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small GF - 4 units, settlement edge		4	0.13	30.00	111	444	3,330	612,738	1,380.04

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	2		97.00	194.00		1,277	247,738
Det	3	0		104.50	0.00		1,460	0
	4	1		115.00	115.00		1,460	167,900
	5	1		135.00	135.00		1,460	197,100
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.133
	Net	0.133

Number	19	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Green Plot, settlement edge		1	0.02	50.00	135	135	6,750	197,100	1,460.00

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	1		135.00	135.00		1,460	197,100
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Settlement Edge	Green	Paddock
Area	Gross	0.020
	Net	0.020

Number	20	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small BF - 9 units, urban area		9	0.23	40.00	79	707	3,140	937,964	1,327.62

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	2		65.00	130.00	10%	1,411	201,773
Terrace	2	2		72.00	144.00		1,277	183,888
	3	5		86.50	432.50		1,277	552,303
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.225
	Net	0.225

Number	21	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small BF - 6 units, rural area		6	0.20	30.00	82	490	2,450	625,730	1,277.00

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0		55.00	0.00	10%	1,411	0
	2	0		65.00	0.00	10%	1,411	0
Terrace	2	2		72.00	144.00		1,277	183,888
	3	4		86.50	346.00		1,277	441,842
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		104.50	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		135.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		80.00	0.00	10%	1,455	0
Affordable				0.00			0	
Flat	1	0		59.50	0.00	10%	1,411	0
	2	0		72.00	0.00	10%	1,411	0
Terrace	2	0		72.00	0.00		1,277	0
	3	0		86.50	0.00		1,277	0
Semi	2	0		83.00	0.00		1,277	0
	3	0		97.00	0.00		1,277	0
Det	3	0		102.00	0.00		1,460	0
	4	0		115.00	0.00		1,460	0
	5	0		130.00	0.00		1,460	0
Flat 1 High*	1	0		55.00	0.00	10%	1,455	0
Flat 2 High*	2	0		65.00	0.00	10%	1,455	0
Flat 3 High*	3	0		88.00	0.00	10%	1,455	0

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.250
	Net	0.200

Number	22	Units	Area ha	Density Units/ha	Average Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Brown Plot, urban area		1	0.03	30.00	115	115	3,450	167,900	1,460.00

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	55.00	0.00	10%	1,411
	2	0	65.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	104.50	0.00		1,460
	4	1	115.00	115.00		1,460
	5	0	135.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	80.00	0.00	10%	1,455
Affordable			0.00			0
Flat	1	0	59.50	0.00	10%	1,411
	2	0	72.00	0.00	10%	1,411
Terrace	2	0	72.00	0.00		1,277
	3	0	86.50	0.00		1,277
Semi	2	0	83.00	0.00		1,277
	3	0	97.00	0.00		1,277
Det	3	0	102.00	0.00		1,460
	4	0	115.00	0.00		1,460
	5	0	130.00	0.00		1,460
Flat 1 High*	1	0	55.00	0.00	10%	1,455
Flat 2 High*	2	0	65.00	0.00	10%	1,455
Flat 3 High*	3	0	88.00	0.00	10%	1,455

Locality	Green/Brown	Alternative Use
Urban Area	Brown	Industrial
Area	Gross	0.033
	Net	0.033

			Site 5 Large GF - 300 units, urban edge	Site 6 Large GF - 100 units, urban edge	Site 7 Large GF - 40 units, urban edge	Site 8 Medium GF - 20 units, urban edge	Site 9 Medium GF - 12 units, urban edge	Site 10 Large BF - 300 units, urban area	Site 11 Large BF - 125 units, urban area	Site 12 Large BF - 50 units, urban area	Site 13 Medium BF - 25 units, urban area	Site 14 Large BF - 155 units, rural area	Site 16 Medium BF - 20 units, rural area	Site 17 Small GF - 9 units, settlement edge	Site 18 Small GF - 4 units, settlement edge	Site 19 Green Plot, settlement edge	Site 20 Small BF - 9 units, urban area	Site 21 Small BF - 6 units, rural area	Site 22 Brown Plot, urban area
	Green/brown field Use Locality		Green Agricultural Urban Edge	Green Agricultural Urban Edge	Green Agricultural Urban Edge	Green Agricultural Urban Edge	Green Agricultural Urban Edge	Brown Industrial Urban Area	Brown Industrial Urban Area	Brown Industrial Urban Area	Brown Industrial Urban Area	Brown Industrial Rural Area	Brown Industrial Rural Area	Green Paddock Settlement Edge	Green Paddock Settlement Edge	Green Paddock Settlement Edge	Brown Industrial Urban Area	Brown Industrial Urban Area	Brown Industrial Urban Area
Site Area	Gross	ha	12.24	4.08	1.47	0.61	0.42	6.48	2.08	1.18	0.92	3.88	0.74	0.30	0.13	0.02	0.23	0.25	0.03
	Net	ha	8.57	2.86	1.14	0.57	0.40	4.00	1.04	0.77	0.71	3.88	0.57	0.30	0.13	0.02	0.23	0.20	0.03
Units			300	100	40	20	12	300	125	50	25	155	20	9	4	1	9	6	1
Average Unit Size		m2	86.26	85.80	85.41	88.58	85.33	72.03	69.58	72.02	72.54	91.30	93.03	105.22	111.00	135.00	78.50	81.67	115.00
Mix	Intermediate to Buy		11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%						
	Affordable Rent		23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%						
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%						
Price	Market	£/m2	3,690	3,690	3,690	4,350	4,350	3,980	3,980	3,980	3,980	3,980	3,980	4,450	4,450	4,450	3,980	3,980	3,980
	Intermediate to Buy	£/m2	2,399	2,399	2,399	2,828	2,828	2,587	2,587	2,587	2,587	2,587	2,587	2,893	2,893	2,893	2,587	2,587	2,587
	Affordable Rent	£/m2	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900
	Social Rent	£/m2	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
Grant and Subsidy	Intermediate to Buy	£/unit																	
	Affordable Rent	£/unit																	
	Social Rent	£/unit																	
Sales per Quarter																			
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	20,000	20,000	20,000	20,000	20,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	50,000	50,000	50,000	1,100,000	1,100,000	1,100,000
Up Lift %		%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift		£/ha	500,000	500,000	500,000	500,000	500,000							500,000	500,000	500,000			
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	1,375	1,374	1,373	1,378	1,371	1,412	1,447	1,411	1,406	1,399	1,329	1,348	1,380	1,460	1,328	1,277	1,460
CFSH		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Energy		£/m2	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Design		£/m2																	
Acc & Adpt		£/m2	10.0	10.0	10.0	8.0	8.0	10.0	10.0	10.0	10.0	10.0	10.0						
Over-extra 3		£/m2																	
Small Sites		%												6%	13%	13%	6%	6%	13%
Site Costs		%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Pre CIL s106		£/Unit	21,473	21,473	21,473	23,257	23,257	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920
Post CIL s106		£/Unit	21,473	21,473	21,473	23,257	23,257	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920	8,920
CIL Rate		£/m2	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42	175.42
LIT		%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%
Abnormals		%						5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				5.00%	5.00%	5.00%
		£/site																	
FINANCE	Fees	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£	229,000	135,000	70,000	45,000	26,000	298,000	135,000	78,000	42,000	223,000	28,000	30,000	15,000	5,000	22,000	16,000	4,000
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit	% of costs (before interest)		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	% of GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

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DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	27.161	125,306	2,716,141
	Stamp Duty		0	
	Easements etc.		0	
	Legals Acquisition	1.50%	40,742	166,048
PLANNING				
	Planning Fee		30,000	
	Architects	6.00%	1,041,223	
	CG/IMA	0.50%	86,780	
	Planning Consultants	1.00%	173,537	
	Other Professional	2.50%	433,845	1,765,371
CONSTRUCTION				
	Build Cost - BCIS Based	1.611	13,923,000	
	10% CL		3,186,133	
	Contingency		345,575	
	Abnormals	2.50%	0	17,363,712
FINANCE				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		135,000	135,000
SALES				
	Agents	3.0%	873,416	
	Legals	0.5%	145,569	
	Other		0	1,018,986
				23,155,246
Developers Profit				
	% of costs (before interest)	20.0%		4,631,048
	% of GCV	0.05%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	100		
No dwgs under 50	50	462	23,100
No dwgs over 50	50	138	6,900
		Total	30,000

Stamp duty calc - Residual	
Land payment	2,716,130
Total	125,306

Stamp duty calc - Add Profit			
Land payment			2,138,776
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	106,930

Pre CIL s106	21,473	E/ Unit (all)	
		Total	2,147,261

Post CIL s106	21,473	£/ Unit (all)	2,147,261
CIL	175	£/m2	1,037,872
		Total	3,185,133

Build Cost	/m2	
BCIS	1,374	
CRSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	206	15%
	1,611	

LIT	% GDV	
	0.00%	0

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SITE NAME		Large GP - 40 units, urban edge																	
INCOME		Av size	%	Number	Price	GDV	GIA												
		m2			/m2	£	m2												
Market Housing		90.8	65%	26	3,690	8,705,555	2,380												
Shared Ownership		75.5	12%	5	2,399	836,621	349												
Affordable Rent		75.5	23%	9	2,900	2,063,751	708												
Social Rent		75.5	0%	0	1,750	0	0												
Grant and Subsidy		Shared Ownership			0	0													
		Affordable Rent			0	0													
		Social Rent			0	0													
SITE AREA - Net		1.14	ha	35															
SITE AREA - Gross		1.47	ha	27															
Sells per Quarter		0	Quarters																
Unit Build Time		3																	
Whole Site		Per ha NET	Per ha GROSS	RUN Residual MACRO CASH								Closing balance =							
Residual Land Value		1,056,453	737,289									0							
Alternative Use Value		26,481	20,000									0							
Lift		5,836	4,000									0							
Plus/ha		737,229	500,000									0							
Viability Threshold		772,406	524,000									Check on phasing drags not correct							
Additional Profit		772,406	329																
Stamp duty calc		Stamp duty calc - Residual										Stamp duty calc - Add Profit							
Land payment		Land payment										Land payment							
		250,000										250,000							
		250,000										250,000							
		1,000,000										1,000,000							
		above										above							
		Total										Total							
Pre CL <10%		21,473	£/Unit (all)	Total		858,954													
Post CL <10%		21,473	£/Unit (all)	Total		858,954													
CL <10%		17%	£/Unit (all)	Total		413,903													
			£/Unit (all)	Total		1,272,458													
Build Cost		m2	Build Cost										m2						
BCIS		1,373	BCIS										1,373						
CDSH		14	CDSH										14						
Energy		7	Energy										7						
Design		0	Design										0						
Acc & Asst		10	Acc & Asst										10						
Overcosts 3		0	Overcosts 3										0						
Small Sites		0	Small Sites										0						
Site Costs		206	Site Costs										206						
		1,610											1,610						
LIT		% GDV	LIT										0						
		0.00%											0						
Developers Profit		Developers Profit										Developers Profit							
		% of costs (before interest)	20.00%										20.00%						
		% of GDV	0.00%										0.00%						
		1,446,421										1,446,421							
		6										6							
RESIDUAL CASH FLOW FOR INTEREST																			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
UNIT'S Started		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing		0	0	0	0	0	0	1,088,319	1,088,319	2,176,639	2,176,639	2,176,639	2,176,639	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	104,578	104,578	209,155	209,155	209,155	209,155	0	0	0	0	0	0
Affordable Rent		0	0	0	0	0	0	256,719	256,719	513,438	513,438	513,438	513,438	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	1,448,656	1,448,656	2,899,232	2,899,232	2,899,232	2,899,232	0	0	0	0	0	0
EXPENDITURE		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Stamp Duty		43,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimate etc.		16,297	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition		18,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		207,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		17,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		34,961	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		86,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	229,119	458,318	916,635	1,145,794	1,374,953	916,635	458,318	0	0	0	0	0	0	0	0	0	0
100% / CL		0	56,789	112,986	143,133	177,007	207,854	143,133	144,704	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,739	11,458	22,916	28,645	34,374	22,916	11,458	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		70,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		494,107	0	518,381	582,741	1,082,792	1,446,906	1,787,918	1,113,438	735,952	101,473	194,651	0	0	0	0	0	0	0
For Residual Valuation		Land	1,056,453	23,709	24,064	33,668	42,914	59,799	82,393	88,404	84,987	53,813	12,653	0	0	0	0	0	0
		Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Profit on GDV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Cash Flow	-1,580,590	-23,709	-440,246	-616,409	-1,125,616	-1,506,354	-400,695	227,774	2,676,292	2,742,946	2,661,977	0	0	0	0	0	0
		Opening Balance	-1,580,590	-1,604,299	-2,244,544	-2,860,954	-3,889,570	-5,492,874	-5,893,569	-5,685,795	-3,987,503	-313,529	1,446,421	1,646,421	1,646,421	1,646,421	1,646,421	1,646,421	1,646,421
		Closing Balance	-1,580,590	-1,604,299	-2,244,544	-2,860,954	-3,889,570	-5,492,874	-5,893,569	-5,685,795	-3,987,503	-313,529	1,446,421	1,646,421	1,646,421	1,646,421	1,646,421	1,646,421	1,646,421
CASH FLOW FOR CL ADDITIONAL PROFIT																			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
INCOME		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Land		772,406	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty		38,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimate etc.		11,586	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition		18,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		207,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		17,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		34,961	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		86,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	229,119	458,318	916,635	1,145,794	1,374,953	916,635	458,318	0	0	0	0	0	0	0	0	0	0
100% / CL		0	56,789	112,986	143,133	177,007	207,854	143,133	144,704	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,739	11,458	22,916	28,645	34,374	22,916	11,458	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		70,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		1,001,068	0	727,871	817,259	1,184,392	1,429,281	1,822,267	1,392,481	913,482	101,473	194,651	0	0	0	0	0	0	0
For CL calculation		Interest	15,016	15,241	26,388	36,043	54,499	76,756	83,497	83,292	55,055	13,915	0	0	0	0	0	0	0
		Profit on cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Cash Flow	-1,001,068	-15,016	-743,112	-843,641	-1,220,434	-1,483,779	-466,407	118,626	1,882,467	2,742,703	2,783,844	0	0	0	0	0	0
		Opening Balance	-1,001,068	-1,016,085	-1,759,197	-2,402,838	-3,623,272	-5,117,051	-5,562,839	-5,562,839	-3,670,343	-607,640	1,856,204	1,856,204	1,856,204	1,856,204	1,856,204	1,856,204	1,856,204
		Closing Balance	-1,001,068	-1,016,085	-1,759,197	-2,402,838	-3,623,272	-5,117,051	-5,562,839	-5,562,839	-3,670,343	-607,640	1,856,204	1,856,204	1,856,204	1,856,204	1,856,204	1,856,204	1,856,204

SITE NAME									
Site # Medium GP - 20 units, urban edge									
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2			
Market Housing	92.5	65%	13	4,350	5,238,855	1,202			
Shared Ownership	79.5	12%	2	2,828	519,256	184			
Affordable Rent	79.5	23%	5	2,900	1,081,260	373			
Social Rent	79.5	0%	0	1,750	0	0			
Grant and Subsidy	Shared Ownership			0	0	0			
	Affordable Rent			0	0	0			
	Social Rent			0	0	0			
SITE AREA - Net	0.57	ha	35	ha	6,829,391	1,799			
SITE AREA - Gross	0.61	ha	33	ha					
Sales per Quarter		0							
Unit Build Time		3							
Whole Site		Per ha NET		Per ha GROSS		RUN Residual MACRO c0H4 Closing balance = 0			
Residual Land Value		1,929,539		1,929,539		1,929,539			
Alternative Use Value		12,189		20,000		RUN CL MACRO c0H4 Closing balance = 0			
Uplift		20%		4,000					
Plus/ha		500,000		500,000					
Viability Threshold		319,341		524,000		Check on phasing deep res correct			
Additional Profit		1,090,546		509					

SITE NAME									
Site 9 Medium GP - 12 units urban edge									
INCOME	Av Size m2	%	Number	Price /m2	GDV £	GIA m2			
Market Housing	91.8	65%	8	4,350	3,113,078	716			
Shared Ownership	72.5	12%	1	2,838	284,121	100			
Affordable Rent	72.5	23%	3	2,930	593,644	204			
Social Rent	72.5	0%	0	1,750	0	0			
Grant and Subsidy	Shared Ownership			0	0				
	Affordable Rent			0	0				
	Social Rent			0	0				
SITE AREA - Net	0.40	ha	20	Pa	3,988,842		1,000		
SITE AREA - Gross	0.42	ha	28	Pa					

Sales per Quarter	0	Quarters
Sale Build Time	0	

Residual Land Value	473,558	Per ha NET	Per ha GROSS
	473,558	1,683,939	4,593,119
20%	94,712	21,000	
Uplift	1,691	4,000	
Plus/ha	500,000	211,400	500,000
Viability Threshold	221,547	52,629	

Additional Profit	615,933	554
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RUN Residual MACRO ceph Closing balance = 0

RUN CL MACRO ceph Closing balance = 0

Check on phasing days not correct

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
Land		56,111	673,558	
Stamp Duty				
Estimate etc.				
Legal Acquisition	1.50%	10,104	33,382	
PLANNING				
Planning Fee		5,544		
Architects	6.00%	124,888		
QS / PM	0.50%	15,418		
Planning Consultants	1.00%	20,811	213,858	
Other Professional	2.50%	50,079		
CONSTRUCTION				
Build Cost - BCIS Based	1.60%	1,637,582		
100% / CL		404,619		
Contingency		40,940		
Abnormals	2.50%	0	2,083,140	
FINANCE				
Fees		0		
Interest	6.00%	26,000	26,000	
Legal and Valuation				
SALES				
Agents	3.0%	119,665		
Legals	0.5%	19,944		
Misc		0	139,609	3,155,455
Developers Profit				431,880
% of costs (before interest)	20.00%			
% of GDV	0.07%			0

Planning fee calc			
Planning fee No	days	rate	
No days	12	462	5,544
No days under 50	12	138	0
No days over 50	0		5,544
Total			

Stamp duty calc - Residual			
Land payment			673,558
Total			673,558

Stamp duty calc - Add Profit			
Land payment			221,547
150,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	0%	
above	5%	2%	
Total			8,882

Pre CL 1506	23,257	CL 1506 (a6)	
		Total	279,079

Post CL 1506	23,257	CL 1506 (a6)	
CL	175	£/m2	125,539
Total			454,619

Build Cost	m2	
BCIS	1,371	1.00%
CPH	14	
Energy	7	
Design	0	
Acc & Adm	8	
Over-entia 3	0	0%
Small Sites	0	15%
Site Costs	206	
	3,468	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																									
UNITS Start			3	0	0	0	0	778,269	778,269	778,269	778,269	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing			0	0	0	0	0	71,090	71,090	71,090	71,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	147,911	147,911	147,911	147,911	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	997,211	997,211	997,211	997,211	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty	23,178																								
Estimate etc.	0																								
Legal Acquisition	10,104																								
Planning Fee	5,544																								
Architects	62,484		62,484																						
QS	5,208		5,208																						
Planning Consultants	10,418		10,418																						
Other Professional	26,039		26,039																						
Build Cost - BCIS Base	0	0	136,465	272,930	409,396	409,396	272,930	136,465	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100% CL	0	0	69,770	139,540	69,770	69,770	139,540	69,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	3,412	6,823	10,235	10,235	6,823	3,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	26,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	168,883	0	287,236	338,823	489,400	517,647	359,438	198,036	63,548	34,902	28,246	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	173,516	12,638	12,828	17,030	22,367	30,044	38,259	29,716	18,174	4,436	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Profit on GDV																									433,882
Cash Flow		-842,551	-12,838	-260,118	-355,850	-511,768	-547,691	-569,536	-769,459	-915,888	-957,872	-28,246	0	0	0	0	0	0	0	0	0	0	0	0	-433,882
Opening Balance		-842,551	-855,189	-1,135,308	-1,481,158	-2,002,826	-2,550,516	-3,061,050	-3,830,509	-4,746,392	-5,804,264	-6,912,136	-8,070,012	-9,277,888	-10,535,764	-11,843,640	-13,191,516	-14,589,392	-16,037,268	-17,535,144	-19,083,020	-20,680,896	-22,328,772	0	
CASH FLOW FOR CL ADDITIONAL PROFIT																									
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME		0	0	0	0	0	0	0	0	997,211	997,211	997,211	997,211	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land	221,547																								
Stamp Duty	8,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimate etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Acquisition	3,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	5,544	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	62,484	0	62,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	5,208	0	5,208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	10,418	0	10,418	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	26,039	0	26,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	136,465	272,930	409,396	409,396	272,930	136,465	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CL	0	0	69,770	139,540	69,770	69,770	139,540	69,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CL 1506	0	0	3,412	6,823	10,235	10,235	6,823	3,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	26,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		359,438	0	549,325	589,245	489,400	489,400	324,426	244,548	34,902	34,902	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CL calculation	Interest Profit on cost Profit on GDV	5,541	5,625	13,362		22,940	30,625	38,425	29,810	18,967	4,817	0	0	0	0	0	0	0	0	0	0	0	0	0	636,357
Cash Flow		-368,435	-5,541	-555,150	-698,197	-512,340	-500,605	-574,359	-722,862	-943,341	-957,491	0	0	0	0	0	0	0	0	0	0	0	0	0	-436,357
Opening Balance		-368,435	-374,975	-690,125	-1,529,321	-2,041,661	-2,561,687	-3,077,327	-3,854,476	-4,813,134	-5,966,357	-6,366,357	-6,366,357	-6,366,357	-6,366,357	-6,366,357	-6,366,357	-6,366,357	-6,366,357	-6,366,357	-6,366,357	-6,366,357	-6,366,357	0	

SITE NAME	Site 10 Large SF - 300 units, urban area									
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2				
Market Housing	74.7	65%	195	3,980	58,008,500	14,575				
Shared Ownership	67.0	12%	35	2,587	6,005,850	2,322				
Affordable Rent	67.0	23%	70	2,900	13,669,005	4,713				
Social Rent	67.0	0%	0	1,750	0	0				
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0					
SITE AREA - Net	4.00	ha	75		77,883,355	21,610				
SITE AREA - Gross	6.48	ha	46							

Sales per Quarter	0	Churn%								
Unit Sales Time	0									
Residual Land Value	8,558,889	Per ha NET	2,139,672	Per ha GROSS	1,254,259	Crossing balance =	0			
Alternative Use Value	7,132,400			1,100,000						
LOH	1,426,480	30%	0	220,000						
Plus/Min	0		0	0						
Viability Threshold	8,558,889			1,320,000						
Additional Profit	2,424,899	£/m2		105						

DEVELOPMENT COSTS	LAND	CONSTRUCTION	FINANCE	SALES	DEVELOPERS PROFIT
LAND	Land Stamp Duty Estimate etc. Legal Acquisition	Build Cost - BCIS Based +10% / CL Contingency Abnormals	Feet Interest Legal and Valuation	Agents Legals Misc	% of cost (before interest) % GDV
PLANNING	Planning Fee Architects QS / PM Planning Consultants Other Professional				20.00%
CONSTRUCTION					0.00%
FINANCE					
SALES					
DEVELOPERS PROFIT					

Planning fee calc	Design	Rate	
Planning app fee	250	462	115,500
No design under 50	250	138	34,500
No design over 50			150,000

Build Cost	/m2	
BCIS	1,412	
CDH	14	1.00%
Energy	7	
Design	0	
Acc & Adm	10	
Over-site 3	0	
Small Sites	0	0%
Site Costs	212	15%
	1,695	

Stamp duty calc - Residual		
Land payment		
Total	422,034	

Stamp duty calc - Add Profit		
Land payment		
250,000	0%	1%
250,000	1%	3%
250,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total	427,544	

Pre CL 10%	0.920	£/ Unit (net)	2,675,883
CL 10%	0.920	£/ Unit (net)	2,675,883
CL 10%	17%	£/m2	2,556,747
Total			5,242,488

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																									
UNITS Stated			10	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	2,589,445	3,884,168	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	3,884,168	0	0	
EXPENDITURE																									
Stamp Duty	422,034																								
Estimate etc.	129,760																								
Legal Acquisition	150,000																								
Planning Fee	1,337,261																								
Architects	111,438																								
QS	222,877																								
Planning Consultants	557,182																								
Other Professional																									
Build Cost - BCIS Base	0	397,402	993,503	1,788,306	2,186,707	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,186,707	1,390,904	596,102	0	0	0	0	
+10% CL	0	466,104	1,192,250	2,085,285	2,423,648	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,186,707	1,390,904	596,102	0	0	0	0	
Contingency	0	19,870	49,675	89,415	109,285	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	109,285	69,545	29,805	0	0	0	0	
Abnormals	0	19,870	49,675	89,415	109,285	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	109,285	69,545	29,805	0	0	0	0	
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal and Valuation	298,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT	5,228,562	0	2,055,645	2,255,021	2,100,890	2,855,488	3,176,505	3,257,186	3,276,036	3,255,502	3,276,136	3,276,136	3,276,136	3,276,136	3,276,136	3,276,136	3,276,136	2,769,065	2,352,862	881,571	181,261	135,946	0	0	
For Residual Valuation																									
Land	8,558,889																								
Interest		178,189	180,892	224,009	246,795	282,010	329,072	342,859	333,797	310,173	281,880	257,477	230,310	200,819	175,200	149,197	118,489	91,635	56,562	11,272	0	0	0	0	
Profit on GDV																									
Cash Flow	-11,879,252	-178,189	-2,876,503	-1,531,030	-2,347,725	-3,137,448	-913,132	-604,122	-1,574,967	-1,886,216	-1,626,875	-1,811,075	-1,966,078	-1,707,535	-1,733,555	-2,047,192	-1,790,366	-2,338,190	-3,029,376	-4,388,047	-4,967,620	-3,748,222	0	-12,286,473	
Opening Balance	0																								
Closing Balance	-11,879,252	-12,057,441	-14,933,943	-16,464,973	-18,800,698	-21,038,146	-22,857,278	-22,233,156	-20,676,199	-18,791,983	-17,165,108	-15,954,033	-13,387,655	-11,680,019	-9,946,455	-7,899,273	-6,100,007	-3,770,617	-751,441	3,534,607	8,532,236	12,280,458	12,280,458		
CASH FLOW FOR CL ADDITIONAL PROFIT																									
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	0	2,589,445	3,884,168	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	5,178,889	3,884,168	0	
EXPENDITURE																									
Stamp Duty	427,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Estimate etc.	126,383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal Acquisition	150,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee	1,337,261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects	111,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
QS	222,877	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Consultants	557,182	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Build Cost - BCIS Base	0	397,402	993,503	1,788,306	2,186,707	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,384,407	2,186,707	1,390,904	596,102	0	0	0	0	
POTENTIAL CL																									
+10% CL	0	466,104	1,192,250	2,085,285	2,423,648	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,658,488	2,186,707	1,390,904	596,102	0	0	0	0	
Contingency	0	19,870	49,675	89,415	109,285	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	109,285	69,545	29,805	0	0	0	0	
Abnormals	0	19,870	49,675	89,415	109,285	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	119,220	109,285	69,545	29,805	0	0	0	0	
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal and Valuation	298,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT	11,931,075	0	3,877,998	2,954,893	2,096,332	2,638,672	2,891,871	2,937,186	2,855,502	2,855,502	2,855,502	2,855,502	2,855,502	2,855,502	2,855,502	2,855,502	2,855,502	2,763,931	2,359,648	879,727	181,261	135,946	0	0	
For CL calculation																									
Interest		176,880	176,533	240,395	278,755	311,598	356,373	366,205	357,544	329,562	301,565	273,549	244,706	215,431	185,717	155,557	124,944	93,873	59,566	10,603	0	0	0	0	
Profit on GDV																									
Cash Flow	-11,931,075	-176,880	-4,057,491	-2,545,298	-2,334,907	-2,953,807	-658,759	-580,756	-1,838,964	-1,966,477	-1,894,423	-1,922,960	-1,951,682	-1,980,958	-2,030,672	-2,040,832	-2,071,445	-2,351,087	-3,720,186	-4,197,520	-4,997,620	-3,748,222	0	-12,286,473	
Opening Balance	-11,931,075	-11,968,854	-16,026,346	-18,571,644	-20,990,551	-23,758,221	-26,417,020	-28,836,294	-30,971,449	-32,311,022	-33,599,589	-34,833,759	-36,020,617	-37,161,447	-38,261,447	-39,324,447	-40,356,170	-41,370,084	-42,369,896	-43,348,251	-44,306,473	-45,246,473	-46,170,473		

SITE NAME	Size 1F		Large 1F - 125 units, urban area		Price		GDA	
	Av Size sq ft	%	Number lots		Fixed		sq ft	
INCOME								
Market Housing	71.0	65%	81		3,980		22,875,598	5,772
Shared Ownership	66.9	12%	14		2,587		2,498,103	966
Affordable Rent	66.9	23%	29		2,900		5,686,759	1,961
Social Rent	66.9	0%	0		1,750		0	0
Grant and Subsidy								
				Shared Ownership			0	0
				Affordable Rent			0	0
				Social Rent			0	0
SITE AREA - Net	1.04	ha	120	ha			31,157,550	8,699
SITE AREA - Gross	2.08	ha	50	ha				

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual I and Value	3 104 442	2 980 264	1 494 916

Uplift	20%	456,867	220,000
Blue Box	0	0	0

Viability Threshold	2,741,200	1,320,000
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Additional Profit	1,472,409	255
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I

Check on phasing dwgs nos

DEVELOPMENT COSTS				
LAND	Land	Junit or m2	Total	3,100,450
	Stamp Duty	24,835	144,722	
	Elements etc.		0	
	Legal Acquisition	1.50%	46,567	191,289
PLANNING	Planning Fee		45,000	
	Architects	6.00%	2,103,211	
	QS / PM	0.50%	93,769	
	Planning Consultants	1.00%	883,526	
	Other Professional	2.50%	438,844	1,880,384
CONSTRUCTION	Build Cost - BCS Based	1.696	14,793,202	
	10% / CIL		2,327,821	
	Contingency	5.00%	737,560	
	Abnormals		737,560	18,353,843
FINANCE	Fees		0	
	Interest	6.00%		
	Legal and Valuation		135,000	135,000
SALES	Agents	3.0%	934,727	
	Legals	0.5%	155,788	
	Misc		0	
			1,090,514	24,755,472
Developers Profit				
	% of costs (before interest)	20.0%		4,951,044
	% of GCV	0.00%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	125		
No dwgs under 50	75	462	34,650
No dwgs over 50	75	138	10,350
		Total	45,000

Stamp duty calc - Residual	
Land payment	3,104,442
Total	344,722

Stamp duty calc - Add Profit			2,741,200
Land payment			
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	137,060

Pre CIL s106	8,920	£/ Unit (all)	
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Post C/E, s106	8.920	£/ Unit (all)	1,114.951
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Build Cost	Am2	
BCIS	1,447	
CTSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	217	15%
	1 696	

LIT	% GDV
0.00%	0.00%

[illegible]

[illegible]

Planning fee calc			
Planning app fee	design	50	rate
No design	0	50	462
No design over 50	0	138	23.550
No design over 50	0		
		Total	23.550
Stamp duty calc - Residual			
Land payment			1,494,960
		Total	61,370
Stamp duty calc - Add Profit			
Land payment			1,561,960
0%	0%	1%	
250,000	1%	3%	
500,000	2%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	70,180
Pre Cost s106	8,920	E/ Unit (ppl)	
		Total	445,985
Post Cost s106	8,920	E/ Unit (ppl)	
	1.75	G/m2	
		Total	425,772
			873,290

Build Cost	<i>/m2</i>	
BCIS	1,411	
CFSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	212	15%
	1,654	

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SITE NAME									
Site 13 Medium BP - 25 units, urban area									
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2			
Market Housing	76.0	65%	16	3,980	4,913,279	1,234			
Shared Ownership	66.4	12%	3	2,587	496,338	192			
Affordable Rent	66.4	23%	6	2,900	1,129,639	390			
Social Rent	66.4	0%	0	1,750	0	0			
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent				0 0 0				
SITE AREA - Net	0.71	ha	35	ft2	6,539,266	1,816			
SITE AREA - Gross	0.92	ha	27	ft2					

Sales per Quarter	0	Quarters		
Units Built Time	0	Quarters		

Whole Site			
Residual Land Value	784,812	Per ha NET	Per ha GROSS
	1,021,414	1,098,727	853,895
Adaptive Use Value	202,853		1,330,000
Uplift	20%		
Plus/ha	0		

Viability Threshold	1,216,097	1,320,000	
Additional Profit	-395,117	-318	

RUN Residual MACRO cshv Closing balance = 0

RUN CL MACRO cshv Closing balance = 0

Check on playing drpgs nos correct

DEVELOPMENT COSTS			
LAND	Unit or m2	Total	
Land	31,362	28,741	784,812
Stamp Duty		0	
Examiners etc		0	
Legal Acquisition	1.50%	11,772	40,513
PLANNING			
Planning Fee		11,560	
Architects	6.00%	223,827	
Q1 / PM	0.50%	18,462	
Planning Consultants	1.00%	37,305	384,596
Other Professional	2.50%	93,361	
CONSTRUCTION			
Build Cost - BCIS Based	1.648	2,891,737	
1106 / CL		439,546	
Contingency	5.00%	149,587	
Abnormals		3,736,465	
FINANCE			
Feet		0	
Interest	6.00%	42,000	42,000
Legal and Valuation			
SALES			
Agents	3.0%	196,178	
Legals	0.5%	32,696	
Misc		0	228,874
Developers Profit			5,218,259
% of costs (before interest)	20.00%		1,042,260
% of GDV	0.00%		6

Planning fee calc	drpgs	188	
Planning fee fee			
No drpgs	25	462	11,560
No drpgs under 50	25	138	0
No drpgs over 50	0		11,560
Total			

Stamp duty calc - Residual			
Land payment			784,812
Total			784,812

Stamp duty calc - Add Profit			
Land payment			1,216,097
125,000	0%	1%	
250,000	1%	3%	
500,000	2%	4%	
1,000,000	4%	0%	
above	5%	4%	
Total			48,844

Pre CL 1106	8,920	E/ Unit (net)	
		Total	222,990

Post CL 1106	8,920	E/ Unit (net)	
CL	175	£/m2	218,568
		Total	439,546

Build Cost	m2		
BCIS	1,406		
CSH	14		1.00%
Energy	7		
Design	0		
Acc 4-Adit	10		
Over-rets 3	0		
Small Sites	211		0%
Site Costs	1,448		15%

LIT	% GDV	0
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RESIDUAL CASH FLOW FOR INTEREST			
	Q1	Q2	Q3
INCOME			
Market Housing	0	0	0
Shared Ownership	0	0	0
Affordable Rent	0	0	0
Social Rent	0	0	0
Grant and Subsidy	0	0	0
INCOME	0	0	0
EXPENDITURE			
Stamp Duty	28,741	0	0
Examiners etc	11,772	0	0
Legal Acquisition	11,560	111,934	0
Q1	11,564	9,326	0
Q2	18,462	18,462	0
Q3	46,631	0	0
Build Cost - BCIS Base	0	199,449	398,898
1106/CL	0	14,986	51,387
Contingency	0	9,972	19,945
Abnormals	0	9,972	19,945
Finance Fees	0	0	0
Legal and Valuation	42,000	0	0
Agents	0	0	0
Legals	0	0	0
Misc	0	0	0
COSTS BEFORE LAND INT AND PROFIT	289,386	0	-529,783
For Residual Valuation			
Land	784,812	15,961	16,221
Interest on Costs	0	0	0
Profit on GDV	0	0	0
Cash Flow	-1,065,398	-15,961	-437,003
Opening Balance	-1,065,398	-1,081,378	-1,118,387
Closing Balance	-1,065,398	-1,081,378	-1,118,387

CASH FLOW FOR CL ADDITIONAL PROFIT			
	Q1	Q2	Q3
INCOME			
Market Housing	0	0	0
Shared Ownership	0	0	0
Affordable Rent	0	0	0
Social Rent	0	0	0
Grant and Subsidy	0	0	0
INCOME	0	0	0
EXPENDITURE			
Stamp Duty	28,741	0	0
Examiners etc	11,772	0	0
Legal Acquisition	11,560	111,934	0
Q1	11,564	9,326	0
Q2	18,462	18,462	0
Q3	46,631	0	0
Build Cost - BCIS Base	0	199,449	398,898
1106/CL	0	14,986	51,387
Contingency	0	9,972	19,945
Abnormals	0	9,972	19,945
Finance Fees	0	0	0
Legal and Valuation	42,000	0	0
Agents	0	0	0
Legals	0	0	0
Misc	0	0	0
COSTS BEFORE LAND INT AND PROFIT	289,386	0	-529,783
For CL calculation			
Interest on Costs	22,846	23,189	28,294
Profit on GDV	0	0	0
Cash Flow	-1,520,055	-22,846	-540,393
Opening Balance	-1,520,055	-1,542,901	-1,588,294
Closing Balance	-1,520,055	-1,542,901	-1,588,294

Sales per Quarter	0
Unit Built Time	3 Quarters
	Whole Site Per ha NET Per ha GROSS
Residual Land Value	\$,986,144 \$,795,873 \$,795,873
Alternative Use Value	2,263,500 1,500,000
Liquid	20% 852,500 220,000
Risk/Ro	0 0
Viability Threshold	\$,115,000 \$,308,000
End	
Additional Profit	\$,614,964 \$57
	Closing balance = 0 CLOSING balance = 0
	Check on phasing steps nos correct

DEVELOPMENT COSTS				
L&M		Unit or m2	Total	
	Land	42,549	319,257	8,395,147
	Stamp Duty		0	
	Eastments etc		0	
	Legals Acquisition	1.50%	98,927	418,185
PLANNING				
	Planning Fee		63,000	
	Architects	6.00%	1,720,769	
	CE / FMA	0.50%	143,397	
	Planning Consultants	1.00%	286,795	
	Other Professional	2.50%	718,987	2,930,949
CONSTRUCTION				
	Build Cost - BCIS Based	1.840	23,199,972	
	±0/0 / CIL		3,159,520	
	Contingency	5.00%	1,159,969	
	Abnormals		1,159,969	26,679,489
FINANCE				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		223,000	223,000
SALES				
	Agents	3.0%	1,546,370	
	Legals	0.5%	257,728	
	Other		0	1,804,098
				45,655,868
Developers Profit				
	% of costs (before interest)	20.00%		9,139,174
	% of GDV	0.00%		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	155		
No dwgs under 50	105	462	48,510
No dwgs over 50	105	138	14,490
		Total	63,000

Stamp duty calc - Residual	
Land payment	6,595,147
Total	319,257

Stamp duty calc - Add Profit			
Land payment			5,115,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	265,750

Pre CIL s106	8,920	E/ Unit (all)	
		Total	1,382,540

Post CIL s106	8,920	E/ Unit (all)	1,382,540
CIL	175	E/m ²	1,776,981
		Total	3,159,521

Build Cost	/m2	
BCIS	1,399	
CISH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	210	15%
	1,640	

LIT	% GDV	
	0.00%	\$

CASH FLOW FOR CIL ADDITIONAL PROFIT																								
Year 1					Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	As Above	0	0	0	0	0	1,482,763	3,959,631	3,959,631	3,959,631	3,959,631	3,959,631	3,959,631	3,959,631	3,959,631	3,959,631	3,959,631	3,959,631	3,959,631	1,895,318	0	0	0	0
EXPENDITURE	5,115,000																							
Land																								
Stamp Duty	255,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Excavation etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	76,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	63,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architect	860,385	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	71,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	143,397	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professionals	358,494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Built Cost - RCIS Base	0	289,492		844,171	1,446,880	1,796,127	1,796,127	1,796,127	1,796,127	1,796,127	1,796,127	1,796,127	1,796,127	1,796,127	1,796,127	1,796,127	1,446,772	898,063	299,354					
POTENTIAL CIL	0	289,492	289,492		228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060	228,060
Plant CIL s35B	44,598	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036	107,036
Contingency	72,344	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806
Abnormals	0	12,473	42,409		72,344	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806	89,806
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	223,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	49,883	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719	119,719
Legals	0	0	0	0	0	8,154	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983	19,983
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND NT AND PROFIT	7,187,449	0	1,834,443	1,150,068	1,862,228	3,008,804	2,387,081	2,448,567	2,448,567	2,448,567	2,448,567	2,448,567	2,448,567	2,448,567	2,448,567	2,448,567	2,119,217	1,460,637	748,519	139,817	69,816	0	0	0
For CIL calculation																								
Interest Profit on cost Profit on GDV	107,512	108,134	159,778		159,260	189,583	227,059	241,029	221,512	201,703	181,567	161,189	145,475	119,450	96,110	76,450	49,525	12,318	0	0	0	0	0	0
	7,187,449	4,077,512	1,240,561	1,098,066	3,021,488	2,498,417	2,811,207	1,901,096	1,330,652	1,340,422	1,360,558	1,380,056	1,400,460	1,422,075	1,443,985	1,466,685	2,480,469	2,320,774	2,050,699	1,835,460	1,649,967	1,494,967	1,349,967	1,204,967
Opening Balance	7,187,449	4,077,512	1,240,561	1,098,066	3,021,488	2,498,417	2,811,207	1,901,096	1,330,652	1,340,422	1,360,558	1,380,056	1,400,460	1,422,075	1,443,985	1,466,685	2,480,469	2,320,774	2,050,699	1,835,460	1,649,967	1,494,967	1,349,967	1,204,967

SITE NAME	Site 16		Medium BP - 20 units, rural area			
	Av Size sq ft	%	Number Units	Price \$/sq ft	GDD \$	GIA sq ft
INCOME			20			
Market Housing	96.7	69%	13	3,985	5,000,870	1,257
Shared Ownership	86.3	12%	2	2,587	\$15,641	199
Affordable Rent	86.3	23%	5	2,900	1,173,572	405
Social Rent	86.3	0%	0	1,750	0	0
Grant and Subsidy			Shared Ownership Affordable Rent Social Rent		0 0 0	0 0 0
SITE AREA - total	0.57	ha	20	20	6,690,083	1,661
SITE AREA - Grass	0.34	ha	17	17		

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
7-10-2018	£ 1,000,000	£ 1,000,000	£ 1,000,000

Alternative Use Value		810,731	1,100,000
Unit	2006	162,146	220,000

Viability Threshold	972.878	1,320,000
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£/m²

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
	Land	51,563	1,641,856
	Stamp Duty		41,083
	Essarments etc		0
	Legal Acquisition	1.50%	15,475
			56,559
PLANNING			
	Planning Fee		9,240
	Architects	6.00%	213,379
	QS / PM	0.50%	17,848
	Planning Consultants	1.00%	35,987
	Other Professional	2.50%	89,741
			368,205
CONSTRUCTION			
	Build Cost - RCIS Based	1.50%	2,900,770
	10% / CL		398,887
	Contingency	5.00%	145,038
	Abnormals		145,038
			3,589,654
FINANCE			
	Fees		0
	Interest	6.00%	
	Legal and Valuation		28,000
SALES			
	Agents	3.0%	200,702
	Legals	0.5%	31,450
	Misc.		234,153
			6,588,249
Developers Profit			
	% of costs (before interest)	20.00%	
	% of GDP	0.00%	1,641,856

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		
No dwgs under 50	20	462	9,240
No dwgs over 50	0	138	0
		Total	9,240

Stamp duty calc - Residual	
Land payment	1,031,669
Total	41,083

Stamp duty calc - Add Profit			
Land payment			972,878
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	48,644

Pre CIL s106	8,920	£/ Unit (all)	4700.000
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Post CIL s106	8,920	£/ Unit (all)	178,392
CIL	175	£/m2	220,415
		Total	398,807

Build Cost	/m2	
BCIS	1,329	
CFSH	13	1.00%
Energy	7	
Design	0	
Acc & Adpt	10	
Over-extra 3	0	
Small Sites	0	0%
Site Costs	199	15%
	1,560	

LIT	% GDV
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[illegible]

[illegible]

Planning fee calc			
Planning app fee	0wgs	1400	
No dwgs	9		
No dwgs under 50	0	462	4.158
No dwgs over 50	9	138	0
		Total	4.158
Stamp duty calc - Residual			
Lant payment			1.124.756
		Total	45.730
Stamp duty calc - Add Profit			
Lant payment			108.000
255,000	0%	1%	
500,000	1%	2%	
1,000,000	2%	3%	
above	5%	5%	
		Total	8.430
Pvt Ck - 0156	8,800	£/ Unit (all)	
		Total	80.276
Point Ck - 1316	8,800	£/ Unit (all)	80.276
Chk	375	£/wgt	166.123
		Total	246.399

Build Cost	1m2	
BCIS	1,348	
CSH	13	1.00%
Energy	7	
Design	0	
Acc & Adpt	0	
Over-arch 3	0	
Small Sites	81	6%
Site Costs	135	10%
	1,584	

165

SITE NAME	Site ID		Smart OF - 4 units, settlement edge			
	Av Size	%	Number	Price	GOV	GIA
	sq ft			sq ft		sq ft
INCOME			4			
Market Housing	111.0	100%	4	4,460	1,975,800	444
Shared Ownership	111.0	0%	0	2,893	0	0
Affordable Rent	111.0	0%	0	2,900	0	0
Social Rent	111.0	0%	0	1,750	0	0
Grant and Subsidy					0	
					0	
					0	
					1,975,800	444
SITE AREA - Net	0.13	ha	30	ha		
SITE AREA - Gross	0.13	ha	30	ha		

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Revised Land Value	470,000	0.645 €/m ²	0.745 €/m ²

Alternative User Value		6,667	50,000
Uplift	20%	1,333	10,000

Viability Threshold	74,667	560,000
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Additional Profit	500,564	1,127
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DEVELOPMENT COSTS			
LAND		Unit or m2	Total
	Land	118.085	
	Stamp Duty		13,117
	Excavations etc.		0
	Legal Acquisition	1.50%	7,085
			20,202
PLANNING			
	Planning Fee		1,848
	Architects	6.00%	10,712
	QS / PM	0.50%	4,478
	Planning Consultants	1.00%	8,956
	Other Professional	2.50%	22,389
			91,402
CONSTRUCTION			
	Build Cost - BCIS Based	1.71%	762,903
	s106 / ICL		113,565
	Contingency	2.50%	19,073
	Abnormals		0
			895,541
FINANCE			
	Fees		0
	Interest	6.00%	
	Legal and valuation		15,000
SALES			
	Agents	3.0%	99,274
	Legal	0.5%	9,879
	Mktg		0
			69,153
			1,563,636
Developers Profit			
	% of costs (before interest)	20.0%	
	% of GCV	0.00%	
			312,727

Planning fee calc			
	dwgs	rate	
Planning app fee	4		
No dwgs	4	462	1,848
No dwgs under 50	4	138	0
No dwgs over 50	0		
		Total	1,848

Stamp duty calc - Residual	
Land payment	472,538
	
Total	13,117

Stamp duty calc - Add Profit			
Land payment			74,667
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	3%	
		Total	2,240

Pre CIL s106	8,920	£/ Unit (all)	
		Total	95,479

Post CIL s106	8,920	£/ Unit (all)	35,678
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Build Cost	Am2	
BCIS	1,380	
CFSH	14	1.00%
Energy	7	
Design	0	
Acc & Adpt	0	
Over-extra 3	0	
Small Sites	179	13%
Site Costs	138	10%
	1,718	

LIT	% GDV
0.00%	0

[illegible]

SITE NAME	Size	Green Pkcs, settlement edge					
INCOME	Av Size	%	Number	Price	GDV	GIA	
	sq		1	/sq		sq	
Market Housing	135.0	100%	1	4,460	600,750	136	
Shared Ownership	135.0	0%	0	2,893	0	0	
Affordable Rent	135.0	0%	0	2,900	0	0	
Social Rent	135.0	0%	0	1,750	0	0	
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	0.02	ha	50	ha		600,750	136
SITE AREA - Gross	0.02	ha	50				

Sales per Quarter	0	
Unit Build Time	3	Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	136,133	6,806,669	6,806,669

Uplift	20%	200	10,000
Plus /ha	500,000	10,000	500,000

viacuity threshold	11,200
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Additional Profit	153,054	1,134
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RUN Residual MACRO ctrl+r
Closing balance = 0

Closing balance = 0

correct

DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	136,133		136,133
	Stamp Duty		0	
	Assessments etc.		0	
	Legal Acquisition	1.50%	2,042	2,042
PLANNING				
	Planning Fee		462	
	Architects	6.00%	17,748	
	QS / PM	0.50%	1,420	
	Planning Consultants	1.00%	2,841	
	Other Professional	2.50%	7,352	28,870
CONSTRUCTION				
	Build Cost - BCIS Based	1,817	245,349	
	SVW Cst		39,460	
	Contingency	2.50%	6,134	
	Abnormals		0	284,984
FINANCE				
	Fees		0	
	Interest	6.00%	5,000	5,000
	Legal and Valuation			
SALES				
	Agents	3.0%	18,023	
	Legals	0.5%	3,004	
	Misc.		0	21,026
				477,136
Developers Profit				
	% of costs (Before interest)	20.00%		95,427
	% of GCV	0.00%		
				95,427

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	1		
No dwgs under 50	1	452	452
No dwgs over 50	0	138	0
		Total	452

Stamp duty calc - Residual	
Lands payment	136,133
	
Total	0

Stamp duty calc - Add Profit			11,200
Land payment			
125,000	0%	1%	
250,000	1%	0%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	1%	

Pre CIL s106	8,920	£/ Unit (all)	
		Total	8,920

Post CIL ≤106	8,920	£/ Unit (all)	8,920
CIL	175	£/m2	23,682
		Total	32,601

Build Cost	/m2	
BCIS	1,460	
CtSH	15	1.00%
Energy	7	
Design	0	
Acc & Adpt	0	
Over-extra 3	0	
Small Sites	190	13%
Site Costs	146	10%
	1,617	

LIT	% GDV	
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST																										
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																										
UNITS Satisfied																										
Market Housing																										
Shared Ownership																										
Affordable Rent																										
Social Rent																										
Grant and Subsidy																										
INCOME		0	0	0	0	0	0	600,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Stamp Duty		0																								
Equipment etc.		2,042																								
Legals Acquisition																										
Planning Fee		462																								
Architects		8,523	8,523																							
QS		710	710																							
Planning Consultants		1,420	1,420																							
Other Professional		3,551	3,551																							
Build Cost - BCIS Base		0	81,783	81,783	81,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S106CIL		0	2,873	8,904	8,904	11,841	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	2,045	2,045	2,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees		0																								
Legal and Valuation		5,000																								
Agents		0	0	0	0	0	0	18,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals		0	0	0	0	0	0	3,004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc		0																								
COSTS BEFORE LAND INT AND PROFIT		21,708	0	181,098	92,721	92,721	11,841	21,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation																										
Land		158,111																								
Interest		2,368	2,403	3,954	5,404	6,876	7,157																			
Profit on Costs																										
Profit on GOV																										
Cash Flow Opening Balance		-157,842	-2,368	-103,408	-96,675	-98,126	-18,717	572,567																		
Closing Balance		-157,842	-180,209	-263,617	-360,291	-458,418	-477,136	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	95,431	
CASH FLOW FOR CL ADDITIONAL PROFIT																										
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
INCOME																										
INCOME		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Land		11,200																								
Stamp Duty		112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Equipment etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals Acquisition		168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee		462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects		8,523	8,523																							
QS		710	710																							
Planning Consultants		1,420	1,420																							
Other Professional		3,551	3,551																							
Build Cost - BCIS Base		0	81,783	81,783	81,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POTENTIAL CL		0	181,098																							
Post CL S106		0	0	0	0	0	0	8,904	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	0	2,045	2,045	2,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal and Valuation		5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents		0	0	0	0	0	0	18,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals		0	0	0	0	0	0	3,004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND INT AND PROFIT		31,146	0	293,686	53,823	52,747	0	23,026																		
For CL calculation																										
Interest		467	474	4,248	5,599	7,043	7,149	0																		
Profit on cost																										
Profit on GOV																										
Cash Flow		-31,146	-467	-251,580	-48,075	-98,216	-17,043	572,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balance		-31,613	-381,613	-583,173	-571,749	-469,565	-476,608	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	95,967	

Additional Profit	362,614	513
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DEVELOPMENT COSTS				
LAND		Unit or m2	Total	
	Land	58,603	15,871	247,226
	Stamp Duty		0	
	Essements etc.		0	
	Legals Acquisition	1.50%	7,911	23,783
PLANNING				
	Planning Fee		4,158	
	Architects	6.00%	85,009	
	CD/ PM	0.50%	7,084	
	Planning Consultants	1.00%	14,188	
	Other Professional	2.50%	35,450	145,839
CONSTRUCTION				
	Built Cost - IBCS Based	1.56%	1,102,363	
	±15% FCL		204,211	
	Contingency	5.00%	55,118	
	Abnormals		55,118	1,416,820
FINANCE				
	Fees		0	
	Interest	6.00%		
	Legal and Valuation		22,000	22,000
SALES				
	Agents	3.0%	84,356	
	Legals	0.5%	14,059	
	Misc		0	98,415
				2,324,276
Developers Profit				
	% of costs (Before Interest)	20.00%		464,895
	% of profit	0.00%		0

Post CIL s106	8,920	£/ Unit (all)	80,276
CIL	175	£/m2	123,934
		Total	204,211

Build Cost	<i>lm2</i>	
BCIS	1,328	
CFSH	13	1.00%
Energy	7	
Design	0	
Acc & Adpt	0	
Over-extra 3	0	
Small Sites	80	6%
Site Costs	133	10%
1,560		

RESIDUAL CASH FLOW FOR INTEREST																								
Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNIT'S Started		3	0	0	0	0	937,290	937,290	937,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Rounding		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Attributable Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	937,290	937,290	937,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	15,671																							
Examiners etc.	0																							
Leighs Acquisition	7,951																							
Planning Fee	4,158																							
Architects	42,504																							
QS	3,562																							
Planning Consultants	7,984																							
Other Professional	17,710																							
Built Cost - BC15 Base	0	122,485	244,970		367,454	244,970	122,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CLIMC	0	0	30,233		26,759	26,759	0	27,985	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	6,124		18,373	12,248	6,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	6,124		18,373	12,248	6,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	22,000	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0		0	0	0	28,119	28,119	28,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leighs	0	0	0		0	0	4,686	4,686	4,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	120,761	0	214,485	299,699	430,909	315,146	224,940	80,689	80,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	107,420																							
Interest Profit on Cost		9,723	9,860	13,254	17,908	24,662	29,760	19,212	6,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV																								446,855
Cash Flow	-648,230	-9,723	-224,362	-312,934	-448,687	-339,653	-703,187	-857,388	-870,246	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-446,855
Opening Balance	-648,230	-657,953	-882,236	-1,195,229	-1,644,116	-1,983,669	-1,280,731	-473,394	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	0
Closing Balance	-648,230	-657,953	-882,236	-1,195,229	-1,644,116	-1,983,669	-1,280,731	-473,394	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	446,855	0
CASH FLOW FOR CIL, ADDITIONAL PROFIT																								
As Above																								
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	937,290	937,290	937,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	11,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Examiners etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leighs Acquisition	4,405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	4,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	42,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	3,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	7,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	17,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Built Cost - BC15 Base	0	0	122,485	244,970	367,454	244,970	122,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL																								
Post CIL 150%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	6,124	12,248	18,373	12,248	6,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	6,124	12,248	18,373	12,248	6,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	22,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	28,119	28,119	28,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leighs	0	0	0	0	0	0	4,686	4,686	4,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	310,333	0	168,188	299,486	430,909	294,226	184,292	37,805	37,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Interest Profit on cost		6,155	6,247	14,864	19,129	25,880	30,712	20,027	6,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV																								447,016
Cash Flow	-410,333	-4,155	-514,436	-284,530	-450,087	-322,106	-712,261	-884,457	-897,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-447,016
Opening Balance	-410,333	-416,488	-990,924	-1,275,254	-1,725,341	-2,047,447	-1,305,166	-450,708	447,016	447,016	447,016	447,016	447,016	447,016	447,016	447,016	447,016	447,016	447,016	447,016	447,016	447,016	447,016	0

Sales per Quarter	0								
Unit Built Time	3	Quarters							
		White Sale	Per to NET	Per to GROSS					
Residual Land Value	469,743	2,093,743	1,460,895					RUN Residual MACRO cdftr	
								Closing balance =	0
Alternative Use Value	275,000		1,510,000					RUN CL MACRO GSH	
Uplift	20%	55,000	220,000					Closing balance =	0
	Price for	0	0						
	Viability Threshold	310,000	1,120,895						
								Check on playing days nos	
								correct	
Additional Profit	156,722		320						

Q4	Q1	Q2	Q3	Q4	Q1	Q2
650,067	650,067	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
650,067	650,067	0	0	0	0	0

Stamp duty calc - Residual	
Land payment	400,749

Pre CIL s106	8,920	E/ Unit (all)	
		Total	\$3,518
Post CIL s106	8,920	E/ Unit (all)	\$3,518
CIL	175	E/m2	85,956
		Total	139,473

LIT	% GDV
	0.00%

SITE NAME																											
Site 22 Brown Pk/ urban area																											
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2																					
Market Housing	115.0	100%	1	3,980	457,700	115																					
Shared Ownership	115.0	0%	0	2,587	0	0																					
Affordable Rent	115.0	0%	0	2,900	0	0																					
Social Rent	115.0	0%	0	1,750	0	0																					
Grant and Subsidy	Shared Ownership			0	0																						
	Affordable Rent			0	0																						
	Social Rent			0	0																						
SITE AREA - Net	0.03	ha	30	n/a	457,700	115																					
SITE AREA - Gross	0.03	ha	30	n/a																							
Sales per Quarter																											
Units Sold Time																											
Quarters																											
Residual Land Value																											
Alternative Use Value																											
L10th																											
Plus/ths																											
Viability Threshold																											
Additional Profit																											
Run Residual MACRO cdfh																											
Run CL MACRO cdfh																											
Check on phasing drops nos																											
Developers Profit																											
% of costs (before interest)																											
% of GDV																											
DEVELOPMENT COSTS																											
LAND																											
					Avmt or m2	Total	15,931																				
	Land						58,911																				
	Stamp Duty						0																				
	Examiners etc.						0																				
	Legals Acquisition				1.50%	884	884																				
PLANNING																											
	Planning Fee				6.00%	462																					
	Architects				0.50%	11,540																					
	QS / PM				0.50%	1,295																					
	Planning Consultants				1.00%	2,590																					
	Other Professional				2.50%	6,475	25,361																				
CONSTRUCTION																											
	Build Cost - BCIS Based				1.817	209,001																					
	s106 / CL					29,093																					
	Contingency				5.00%	10,450																					
	Abnormals				5.00%	10,450	258,594																				
FINANCE																											
	Fees																										
	Interest				6.00%	4,000	4,000																				
	Legal and Valuation																										
SALES																											
	Agents				3.0%	13,731																					
	Legals				0.0%	2,289																					
	Misc.						16,020																				
							365,139																				
Developers Profit																											
% of costs (before interest)																											
% of GDV																											
79,035																											
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RESIDUAL CASH FLOW FOR INTEREST																											
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			Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22
			Large GF - 300 units, urban edge	Large GF - 100 units, urban edge	Large GF - 40 units, urban edge	Medium GF - 20 units, urban edge	Medium GF - 12 units, urban edge	Large BF - 300 units, urban area	Large BF - 125 units, urban area	Large BF - 50 units, urban area	Medium BF - 25 units, urban area	Large BF - 155 units, rural area	Medium BF - 20 units, rural area	Small GF - 9 units, settlement edge	Small GF - 4 units, settlement edge	Green Plot, settlement edge	Small BF - 9 units, urban area	Small BF - 6 units, rural area	Brown Plot, urban area
			Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Green Paddock	Green Paddock	Green Paddock	Brown Industrial	Brown Industrial	Brown Industrial
Site Area	Green/brown field Use	ha	12.24	4.08	1.47	0.61	0.42	6.48	2.08	1.18	0.92	3.88	0.74	0.30	0.13	0.02	0.23	0.25	0.03
		ha	8.57	2.86	1.14	0.57	0.40	4.00	1.04	0.77	0.71	3.88	0.57	0.30	0.13	0.02	0.23	0.20	0.03
Units			300	100	40	20	12	300	125	50	25	155	20	9	4	1	9	6	1
Mix			65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Alternative Land Value	Market Intermediate to Buy Affordable Rent Social Rent		11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	11.55%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
			23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	23.45%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
			20,000	20,000	20,000	20,000	20,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	50,000	50,000	50,000	1,100,000	1,100,000	1,100,000
Uplift		£/ha	244,898	81,633	29,481	12,189	8,456	7,132,400	2,284,333	1,301,554	1,013,414	4,262,500	810,731	15,000	6,667	1,000	247,500	275,000	36,667
		£/site	504,000	504,000	504,000	504,000	504,000	220,000	220,000	220,000	220,000	220,000	220,000	510,000	510,000	510,000	220,000	220,000	220,000
Viability Threshold		£/ha	6,171,429	2,057,143	742,925	307,152	213,091	1,426,480	456,867	260,311	202,683	852,500	162,146	153,000	68,000	10,200	49,500	55,000	7,333
		£/site	524,000	524,000	524,000	524,000	524,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	560,000	560,000	560,000	1,320,000	1,320,000	1,320,000
Residual Value	Gross Net		6,416,327	2,138,776	772,406	319,341	221,547	8,558,880	2,741,200	1,561,865	1,216,097	5,115,000	972,878	168,000	74,667	11,200	297,000	330,000	44,000
		£/ha	761,573	665,452	737,069	1,853,438	1,593,113	1,334,159	1,494,916	1,263,126	851,866	1,701,973	1,399,768	3,749,188	3,542,536	6,806,669	2,344,128	1,602,995	1,767,923
		£/ha	1,087,961	950,645	950,672	1,976,692	1,683,920	2,162,672	2,980,264	1,942,940	1,098,737	1,701,973	1,805,421	3,749,188	3,542,536	6,806,669	2,344,128	2,003,743	1,767,923
		£/site	9,325,382	2,716,130	1,086,483	1,129,538	673,568	8,650,690	3,104,442	1,494,569	784,812	6,595,147	1,031,669	1,124,756	472,338	136,133	527,429	400,749	58,931
Additional Profit		£/site	6,676,901	1,838,330	776,813	1,092,546	610,983	2,424,099	1,472,409	332,174	-266,137	3,616,954	268,099	1,200,431	500,564	153,054	362,614	156,722	35,265
		£/m2	374	311	329	909	854	166	255	137	-216	357	213	1,268	1,127	1,134	513	320	307

Appendix 8: Residential Appraisals – Older Person’s Accommodation

Results		Sheltered				Extracare			
		Greenfield		Brownfield		Greenfield		Brownfield	
AFFORDABLE %		CIL	£/m2	150.21	150.21	CIL	£/m2	150.21	150.21
Units	1 bed	50	m2	20	20	Units	1 bed	24	24
	2 bed	75	m2	25	25		2 bed	36	36
	Saleable Area			2875	2875		Saleable Area	4440	4440
	Non-saleable		20%	719	719		Non-saleable	2391	2391
	GIA			3594	3594		GIA	6831	6831
£/m2	Market £/m2			6,000	6,000	£/m2	Market £/m2	6,000	6,000
	Market m2			1,869	1,869		Market m2	2,886	2,886
	Market £			11,212,500	11,212,500		Market £	17,316,000	17,316,000
	Affordable £/m2			1,000	1,755		Affordable £/m2	1,000	1,000
	Affordable m2			1,006	1,006		Affordable m2	1,554	1,554
	Affordable £			1,006,250	1,765,969		Affordable £	1,554,000	1,554,000
	Ground Rent	£3,850		173,250	173,250		Ground Rent	£3,850	231,000
Capital Value				12,392,000	13,151,719	Capital Value		19,101,000	19,101,000
Costs	Land Used	ha		0.50	0.50	Costs	Land Used	ha	0.50
		£/ha		20,000	1,100,000			£/ha	20,000
		Uplift £/ha		500,000	0			Uplift £/ha	500,000
		20.00%		4,000	220,000			20.00%	4,000
	Site Cost			262,000	660,000		Site Cost		262,000
Costs on Viability Threshold	Stamp Duty		4.00%	10,480	26,400	Costs on Viability Threshold	Stamp Duty		10,480
	Costs		1.50%	3,930	9,900		Costs		3,930
Strategic Promotion Planning				25,000	25,000	Strategic Promotion Planning			25,000
Construction		/m2		1,548	1,548	Construction		/m2	1,556
		£		5,563,125	5,563,125			£	10,628,677
Infrastructure		15.00%		834,469	834,469	Infrastructure		15.00%	1,594,302
Abnormals	0% & 5%			0	278,156	Abnormals	0% & 5%		0
Fees	10.00%			639,759	667,575	Fees	10.00%		1,222,298
\$106	50,000			100,000	100,000	\$106	50,000		100,000
CIL				280,705	280,742	CIL			433,506
Contingency			2.5% & 5%	159,940	333,788	Contingency			305,574
Finance Costs				70,000	70,000	Finance Costs			90,000
Sales			3.50%	433,720	460,310	Sales			668,535
Misc. Financial				10,000	10,000	Misc. Financial			10,000
Subtotal				8,181,128	8,709,428	Subtotal			15,142,302
Interest			6.00%	245,434	261,283	Interest			454,269
	Profit % GDC		20.00%	1,636,226	1,741,886		Profit % GDC		3,028,460
COSTS				10,062,787	11,372,596	COSTS			18,625,031
Residual Land Worth		Site		2,329,213	1,779,123	Residual Land Worth		Site	475,969
Existing Use Value		£/ha		20,000	1,100,000	Existing Use Value		£/ha	20,000
Viability Threshold		£/ha		524,000	1,320,000	Viability Threshold		£/ha	524,000
Residual Value		£/ha		4,658,425	3,558,246	Residual Value		£/ha	951,938
Additional Profit				2,067,213	1,119,123	Additional Profit			213,969
£/m2				1,106	599	£/m2			74

Appendix 9: Non-Residential Appraisals

Results		Greenfield													
		Offices	Prime Office	R&D and Start-up	Rural Employment	Industrial	Distribution	Supermarket	Smaller Supermarket	Retail Warehouse	Town Centre Retail	Secondary Retail	Hotel		
		CIL	£/m2	0	0	0	0	0	210.5	210.5	122.09	122.09	122.09	0	
Income	m2			2,000	4,000	5,000	2,000	1,500	4,000	4,000	1,200	4,000	150	1,755	
	£/m2			3,570	4,460	3,090	1,790	1,200	1,300	4,000	3,650	3,275	4,000	2,375	
	Capital Value			6,426,000	16,948,000	14,677,500	3,401,000	1,800,000	5,200,000	16,000,000	4,380,000	13,100,000	600,000	375,000	4,168,125
	Buyers Costs	4.50%		289,170	762,660	660,488	153,045	81,000	234,000	720,000	197,100	589,500	27,000	16,875	187,566
Capital Value				6,136,830	16,185,340	14,017,013	3,247,955	1,719,000	4,966,000	15,280,000	4,182,900	12,510,500	573,000	358,125	3,980,559
Costs	Land Used	Coverage	25%	75%	35%	30%	45%	40%	30%	30%	50%	80%	80%	40%	
		ha	0.400	0.133	0.714	0.333	0.333	1.000	1.333	0.400	0.800	0.019	0.019	0.439	
		£/ha	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
		Uplift £/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	
		20.00%	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
		Site Cost	209,600	69,867	374,286	174,667	174,667	524,000	698,667	209,600	419,200	9,825	9,825	229,905	
															0
	Stamp Duty (on VT)	4.00%	8,384	2,795	14,971	6,987	6,987	20,960	27,947	8,384	16,768	393	393	9,196	
	Acquisition	1.50%	3,144	1,048	5,614	2,620	2,620	7,860	10,480	3,144	6,288	147	147	3,449	
														0	
	Strategic Promotion		0	0	0	0	0	0	0	0	0	0	0	0	
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
														0	
	Construction	/m2	1,720	1,931	1,213	803	878	714	1,450	1,450	844	1,098	1,098	2,024	
		£	3,440,000	7,724,000	6,065,000	1,606,000	1,317,000	2,856,000	5,800,000	1,740,000	3,376,000	164,700	164,700	3,552,120	
	Infrastructure	15.00%	516,000	1,158,600	909,750	240,900	197,550	428,400	870,000	261,000	506,400	24,705	24,705	532,818	
	Abnormals	5.00%	0	0	0	0	0	0	0	0	0	0	0	0	
	Fees	8.00%	316,480	710,608	557,980	147,752	121,164	262,752	533,600	160,080	310,592	15,152	15,152	326,795	
	S106		0	0	0	0	0	0	0	0	0	0	0	0	
	CIL			0	0	0	0	0	842,000	252,600	488,360	18,314	18,314	0	
	Contingency	2.5% & 5%		98,900	222,065	174,369	46,173	37,864	82,110	166,750	50,025	97,060	4,735	4,735	102,123
														0	
	Finance Costs			300,000	300,000	300,000	100,000	100,000	200,000	300,000	100,000	300,000	25,000	25,000	300,000
	Sales	2.50%		80,325	211,850	183,469	42,513	22,500	65,000	200,000	54,750	163,750	7,500	4,688	52,102
	Misc. Financial			10,000	10,000	10,000	10,000	10,000	10,000	10,000	25,000	25,000	25,000	25,000	15,000
													0		
Subtotal			4,783,233	10,350,966	8,231,153	2,212,944	1,825,684	3,943,082	8,770,777	2,664,983	5,300,218	295,646	292,834	4,903,603	
													0		
Interest	7.00%		143,497	310,529	246,935	66,388	54,771	118,292	263,123	79,949	159,007	8,869	8,785	147,108	
Profit % GDC	20.00%		985,346	2,132,299	1,695,618	455,866	376,091	812,275	1,806,780	548,986	1,091,845	60,903	60,324	1,010,142	
	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
COSTS			5,912,076	12,793,794	10,173,705	2,735,198	2,256,546	4,873,649	10,840,680	3,293,919	6,551,069	365,419	361,943	6,060,853	
													0		
Residual Land Worth		Site	224,754	3,391,546	3,843,307	512,757	-537,546	92,351	4,439,320	888,981	5,959,431	207,581	-3,818	-2,080,294	
													0		
Existing Use Value	£/ha		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
Viability Threshold	£/ha		524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	524,000	
Residual Value	£/ha		561,885	25,436,598	5,380,630	1,538,270	-1,612,638	92,351	3,329,490	2,222,453	7,449,288	11,070,989	-203,611	-4,741,410	
Additional Profit			15,154	3,321,680	3,469,021	338,090	-712,213	-431,649	3,740,653	679,381	5,540,231	197,756	-13,643	-2,310,199	
			8	830	694	169	-475	-108	935	566	1,385	1,318	-91	-1,311	

Results		Brownfield												
		Offices	Prime Office	R&D and Start-up	Rural Employment	Industrial	Distribution	Supermarket	Smaller Supermarket	Retail Warehouse	Town Centre Retail	Secondary Retail	Hotel	
		CIL	£/m2	0	0	0	0	0	210.5	210.5	122.09	122.09	122.09	0
Income	m2		2,000	4,000	5,000	2,000	1,500	4,000	4,000	1,200	4,000	150	150	1,755
	£/m2		3,570	4,460	3,090	1,790	1,200	1,300	4,000	3,650	3,275	4,000	2,500	2,375
	Capital Value		6,426,000	16,948,000	14,677,500	3,401,000	1,800,000	5,200,000	16,000,000	4,380,000	13,100,000	600,000	375,000	4,168,125
	Buyers Costs	4.50%	289,170	762,660	660,488	153,045	81,000	234,000	720,000	197,100	589,500	27,000	16,875	187,566
	Capital Value		6,136,830	16,185,340	14,017,013	3,247,955	1,719,000	4,966,000	15,280,000	4,182,900	12,510,500	573,000	358,125	3,980,559
Costs	Land Used	Coverage	25%	75%	35%	30%	45%	40%	30%	30%	50%	80%	80%	40%
		ha	0.800	0.533	1.429	0.667	0.333	1.000	1.333	0.400	0.800	0.019	0.019	0.439
		£/ha	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
		Uplift £/ha	0	0	0	0	0	0	0	0	0	0	0	0
		20.00%	0	0	0	0	0	220,000	220,000	220,000	220,000	220,000	220,000	220,000
		Site Cost	880,000	586,667	1,571,429	733,333	366,667	1,320,000	1,760,000	528,000	1,056,000	24,750	24,750	579,150
														0
	Stamp Duty (on VT)	4.00%	35,200	23,467	62,857	29,333	14,667	52,800	70,400	21,120	42,240	990	990	23,166
	Acquisition	1.50%	13,200	8,800	23,571	11,000	5,500	19,800	26,400	7,920	15,840	371	371	8,687
														0
	Strategic Promotion		0	0	0	0	0	0	0	0	0	0	0	0
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
														0
	Construction	/m2	1,720	1,931	1,213	803	878	714	1,450	1,450	844	1,098	1,098	2,024
		£	3,440,000	7,724,000	6,065,000	1,606,000	1,317,000	2,856,000	5,800,000	1,740,000	3,376,000	164,700	164,700	3,552,120
Infrastructure	15.00%	516,000	1,158,600	909,750	240,900	197,550	428,400	870,000	261,000	506,400	24,705	24,705	532,818	
Abnormals	5.00%	172,000	386,200	303,250	80,300	65,850	142,800	290,000	87,000	168,800	8,235	8,235	177,606	
Fees	8.00%	330,240	741,504	582,240	154,176	126,432	274,176	556,800	167,040	324,096	15,811	15,811	341,004	
S106		0	0	0	0	0	0	0	0	0	0	0	0	
	CIL		0	0	0	0	0	842,000	252,600	488,360	18,314	18,314	0	
Contingency	2.5% & 5%		206,400	463,440	363,900	96,360	79,020	171,360	348,000	104,400	202,560	9,882	9,882	213,127
														0
Finance Costs			300,000	300,000	300,000	100,000	100,000	200,000	300,000	100,000	300,000	25,000	25,000	300,000
Sales	2.50%		80,325	211,850	183,469	42,513	22,500	65,000	200,000	54,750	163,750	7,500	4,688	52,102
Misc. Financial			10,000	10,000	10,000	10,000	10,000	10,000	10,000	25,000	25,000	25,000	25,000	15,000
														0
	Subtotal		5,113,365	11,037,861	8,814,037	2,380,582	1,948,519	4,230,336	9,323,600	2,830,830	5,623,046	310,508	307,695	5,225,630
														0
Interest	7.00%		153,401	331,136	264,421	71,417	58,456	126,910	279,708	84,925	168,691	9,315	9,231	156,769
Profit % GDC	20.00%		1,053,353	2,273,799	1,815,692	490,400	401,395	871,449	1,920,662	583,151	1,158,347	63,965	63,385	1,076,480
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	COSTS		6,320,119	13,642,796	10,894,150	2,942,399	2,408,369	5,228,695	11,523,970	3,498,906	6,950,085	383,788	380,312	6,458,878
														0
Residual Land Worth	Site		-183,289	2,542,544	3,122,862	305,556	-689,369	-262,695	3,756,030	683,994	5,560,415	189,212	-22,187	-2,478,319
														0
Existing Use Value	£/ha		1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Viability Threshold	£/ha		1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000
Residual Value	£/ha		-229,111	4,767,270	2,186,004	458,334	-2,068,107	-262,695	2,817,023	1,709,985	6,950,519	10,091,316	-1,183,284	-5,648,590
Additional Profit			-1,063,289	1,955,878	1,551,434	-427,777	-1,056,036	-1,582,695	1,996,030	155,994	4,504,415	164,462	-46,937	-3,057,469
			-532	489	310	-214	-704	-396	499	130	1,126	1,096	-313	-1,747

