



# Strategic Housing and Employment Land Availability Assessment (SHELAA) 2022 - 2023

Part 5 of 9  
Viability Study

May 2023



**Chelmsford**  
City Council

## **VIABILITY STUDY**

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## 1. Introduction

- 1.1. The NPPF requires that policy-making authorities have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Chelmsford City Council have therefore developed a Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 1.2. The SHELAA is a desktop assessment that gauges the suitability, availability, and achievability of promoted sites through assessment against robustly developed criteria.
- 1.3. The outputs of the SHELAA are considered alongside additional evidence base material to aid selection of sites to come forward for allocation within Chelmsford's Local Plan.

## 2. Background

- 1.1. HDH Planning and Development Ltd were commissioned by Chelmsford City Council to produce the Local Plan Viability Study Including CIL Viability Review January 2018 and have been commissioned again to produce a subsequent Viability Study to support the Review of the Local Plan.
- 1.2. These studies establish and financially appraise a range of residential and non-residential typologies to determine the likeliness of development viability. The results of the studies allow officers to assess the deliverability of sites coming forward for development in the Local Plan period.
- 1.3. HDH Planning and Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors. Consequently, they have had regard to two principal pieces of relevant legislation - Financial viability in planning: conduct and reporting RICS professional statement England (1st Edition, May 2019) and Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICs, 1st edition, March 2021). The same principles have been applied followed in this assessment.
- 1.4. Chelmsford City Council have produced this Viability Study to draw from the Local Plan Viability Study Including CIL Viability Review January 2018, and forthcoming Viability Study for the Review of the Local Plan, to inform the Achievability aspect of the SHELAA.
- 1.5. 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"*.
- 1.6. The results determined within this viability study have therefore been used to inform the economic viability aspect of the SHELAA.

1.7. Where any assumptions or 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 applies the same methodology as the HDH Planning and Development Ltd studies, which in turn applies the Harman Guidance<sup>1</sup>, with the typical valuation formula detailed in Figure 1 below.

Figure 1: Viability Methodology

$$\begin{array}{c} \textbf{Gross Development Value} \\ \text{(The combined value of the complete development)} \\ \\ \text{LESS} \\ \\ \textbf{Cost of creating the asset, including a profit margin} \\ \text{(Construction + fees + finance charges)} \\ \\ = \\ \\ \textbf{RESIDUAL VALUE} \end{array}$$

Source: HDH 2017

3.2. With permission from HDH Planning and Development Ltd, this study has utilised the same viability modelling software as that used in the forthcoming Review of the Local Plan Viability Study.

3.3. With the Review of the Local Plan Viability Study still in drafting, assumptive values and other variables throughout this study have been sourced from HDH Planning and Development Ltd in combination with research undertaken by Chelmsford City Council officers. The source of information will be made clear throughout.

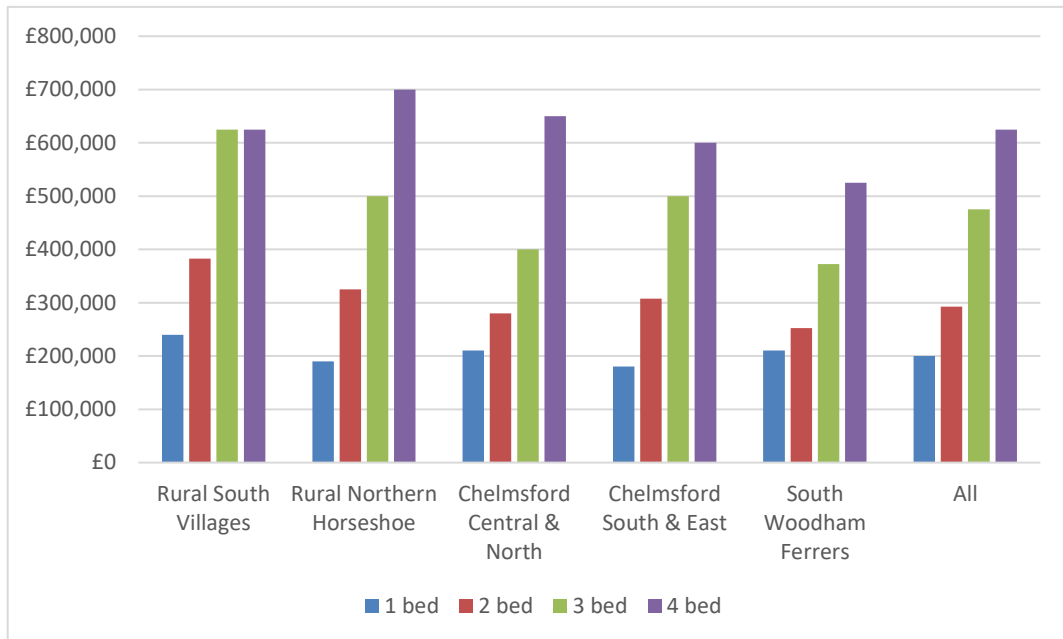
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1. Viability Testing Local Plans – Advice for planning practitioners, LGA/HBF – Sir John Harman, June 2012 (known as the Harman Guidance)

## 4. Residential Market

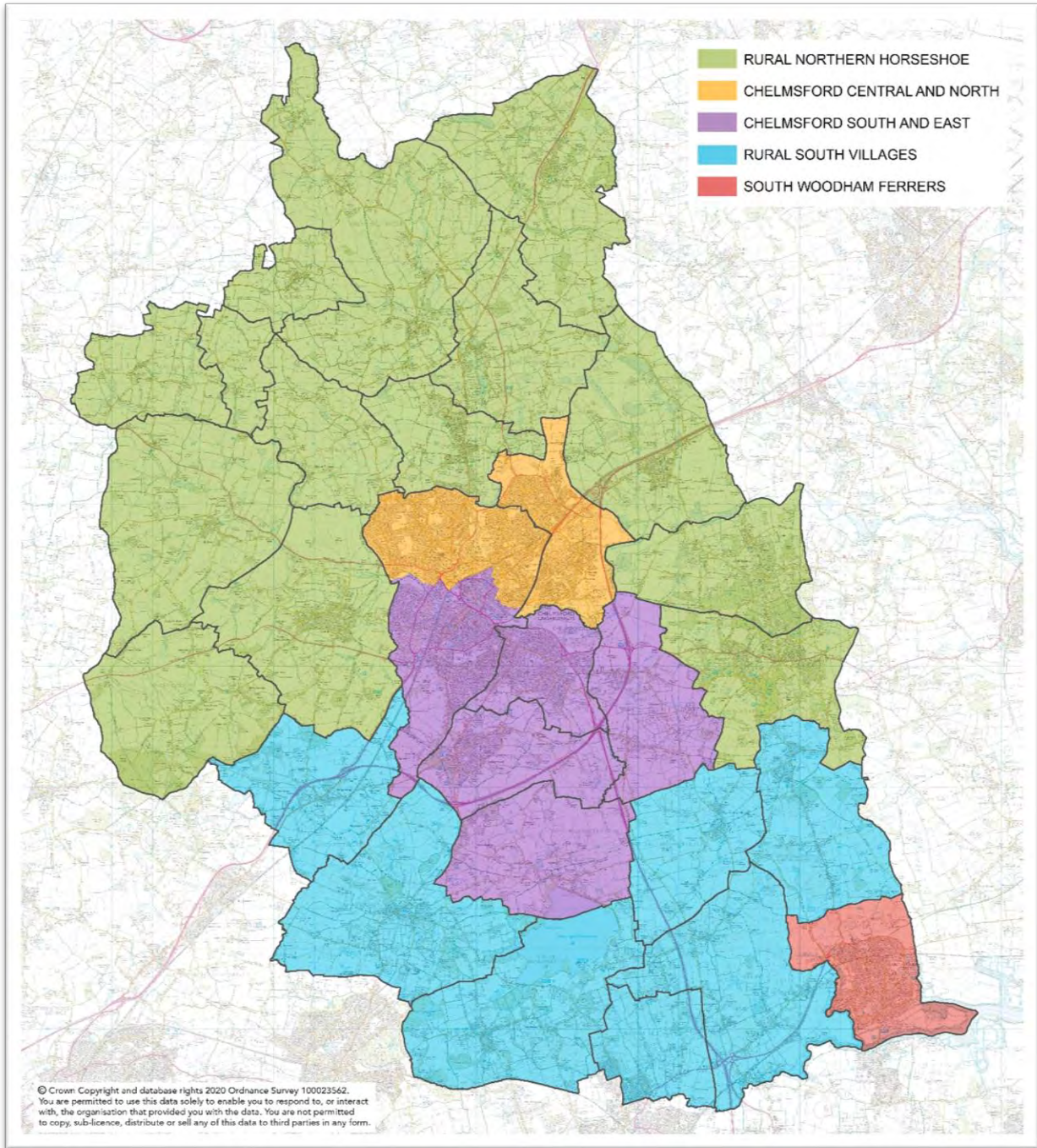
4.1. Consistent with the Local Plan Viability Study, this study considers variations within the local market, identifying the typical development locations across Chelmsford to calculate assumptive values to represent each. To understand how market values currently differ within different areas of Chelmsford,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

Figure 2: Median asking prices



Source: Rightmove September 2022

Figure 3: Areas of differing property values



Source: CCC

4.2. To determine the value (£/m<sup>2</sup>) to use for each residential typology when undertaking the viability testing, new-build sale prices over an 18-month period have been collected from the Land Registry along with each new-build dwelling's gross internal area (GIA) taken from its Environmental Performance Certificate (EPC) – see Appendix 2. A summary of the findings can be seen in Table 1 below.

| <b>Table 1: Chelmsford Newbuild Sale Prices and Value per m<sup>2</sup><br/>(sales from 01/01/2021 to 01/07/2022)</b> |                 |                      |                 |              |            |
|---|-----------------|----------------------|-----------------|--------------|------------|
|   | <b>Detached</b> | <b>Semi-detached</b> | <b>Terraced</b> | <b>Flats</b> | <b>All</b> |
| <b>Count</b>  | 70              | 8                    | 4               | 79           | 161        |
| <b>Chelmsford – Price Paid</b>  |                 |                      |                 |              |            |
| <b>Minimum</b>  | £250,000        | £216,000             | £159,750        | £185,000     | £159,750   |
| <b>Average</b>  | £550,419        | £431,437             | £472,313        | £302,078     | £420,710   |
| <b>Maximum</b>  | £900,000        | £525,000             | £590,000        | £460,000     | £900,000   |
| <b>Chelmsford – Value £/m<sup>2</sup></b>   |                 |                      |                 |              |            |
| <b>Minimum</b>  | £1,404          | £2,805               | £2,075          | £3,315       | £1,404     |
| <b>Average</b>  | £4,438          | £4,247               | £3,290          | £4,898       | £4,626     |
| <b>Maximum</b>  | £10,085         | £4,792               | £3,782          | £7,500       | £10,085    |

Source: Land Registry and EPC

- 4.3. To understand how the values vary across the administrative area, Table 2 below splits the data down by parish area.

| <b>Table 2: Chelmsford Newbuild Value per m<sup>2</sup> by Parish<br/>(sales from 01/01/2021 to 01/07/2022)</b> |                 |                      |                 |              |            |
|---|-----------------|----------------------|-----------------|--------------|------------|
|   | <b>Detached</b> | <b>Semi-detached</b> | <b>Terraced</b> | <b>Flats</b> | <b>All</b> |
| <b>Boreham</b>  |                 |                      |                 |              |            |
| <b>Count</b>  | 6               | 0                    | 0               | 0            | 6          |
| <b>Minimum</b>  | £4,427          | 0                    | 0               | 0            | £4,427     |
| <b>Average</b>  | £4,614          | 0                    | 0               | 0            | £4,614     |
| <b>Maximum</b>  | £4,876          | 0                    | 0               | 0            | £4,876     |
| <b>Broomfield</b>   |                 |                      |                 |              |            |
| <b>Count</b>  | 1               | 2                    | 0               | 0            | 3          |
| <b>Minimum</b>  | £4,371          | £3,599               | 0               | 0            | £3,599     |
| <b>Average</b>  | £4,371          | £3,913               | 0               | 0            | £4,066     |
| <b>Maximum</b>  | £4,371          | £4,227               | 0               | 0            | £4,371     |
| <b>Chelmsford Unparished Area</b>   |                 |                      |                 |              |            |
| <b>Count</b>  | 9               | 0                    | 3               | 79           | 91         |
| <b>Minimum</b>  | £1,404          | 0                    | £3,651          | £3,315       | £1,404     |
| <b>Average</b>  | £4,447          | 0                    | £3,696          | £4,898       | £4,814     |
| <b>Maximum</b>  | £10,085         | 0                    | £3,782          | £7,500       | £10,085    |
| <b>Great Leighs</b>   |                 |                      |                 |              |            |
| <b>Count</b>  | 28              | 1                    | 0               | 0            | 29         |
| <b>Minimum</b>  | £3,824          | £4,783               | 0               | 0            | £3,824     |
| <b>Average</b>  | £4,472          | £4,783               | 0               | 0            | £4,483     |
| <b>Maximum</b>  | £5,862          | £4,783               | 0               | 0            | £5,862     |
| <b>Little Waltham</b>   |                 |                      |                 |              |            |
| <b>Count</b>  | 23              | 5                    | 1               | 0            | 29         |
| <b>Minimum</b>  | £3,689          | £2,805               | £2,075          | 0            | £2,075     |
| <b>Average</b>  | £4,386          | £4,273               | £2,075          | 0            | £4,287     |
| <b>Maximum</b>  | £4,844          | £4,792               | £2,075          | 0            | £4,844     |



| <b>Springfield</b> |        |   |   |   |        |
|--------------------|--------|---|---|---|--------|
| <b>Count</b>       | 3      | 0 | 0 | 0 | 3      |
| <b>Minimum</b>     | £3,867 | 0 | 0 | 0 | £3,867 |
| <b>Average</b>     | £4,170 | 0 | 0 | 0 | £4,170 |
| <b>Maximum</b>     | £4,455 | 0 | 0 | 0 | £4,455 |

Source: Land Registry and EPC

- 4.4. As can be seen from the data, the land registry searches only identified new-build sales in a handful of Chelmsford's parishes, and so whilst this can be useful to gauge the price uplift between existing and new-build sales across Chelmsford in general, it is difficult to utilise this data alone to generate appropriate £/m<sup>2</sup> assumptions for all areas/land types.
- 4.5. We can however gauge the difference from Figure 2 above which, consistent with the findings from the previous viability studies, shows that South Woodham Ferrers values are considerably lower than those of the rest of the administrative area.
- 4.6. The data presented above, and supplementary market information gathered by HDH Planning and Development Ltd, has led us to determine the following value assumptions to be used for viability testing the residential typologies.

| <b>Table 4: Residential Price Assumptions (£/m<sup>2</sup>)</b> |        |
|---|--------|
| BF – Chelmsford   | £4,900 |
| BF – South Woodham Ferrers                                      | £4,500 |
| Urban Flats – Chelmsford  | £5,300 |
| Large GF – Chelmsford   | £4,672 |
| Large GF – South Woodham Ferrers                                | £4,300 |
| Medium GF – South West area                                     | £4,900 |
| Medium GF – Elsewhere   | £4,300 |
| Small GF – all areas  | £5,000 |

### **Affordable Housing**

- 4.7. For this viability model, it has been assumed that the affordable housing tenures will consist of rented – in the form of social or affordable rent, first homes, and shared ownership. As per Local Plan policy, it is expected that schemes of 11 or more residential units will provide 35% affordable accommodation. This 35% is formed of 22% affordable/social rent, 9% first homes and 4% shared ownership.
- 4.8. HDH Planning and Development Ltd have undertaken some extensive research to establish the most appropriate assumptions for their emerging viability study. This study will be following the same assumptions that have been derived.
- 4.9. For the first homes and shared ownership units, a value of 70% of the open market value has been assumed. Table 5 below details these assumptive values.

| <b>Table 5: Shared Ownership &amp; First Homes Price Assumptions (£/m<sup>2</sup>)</b> |        |
|--|--------|
| BF – Chelmsford  | £3,430 |
| BF – South Woodham Ferrers   | £3,150 |
| Urban Flats – Chelmsford   | £3,710 |
| Large GF – Chelmsford  | £3,270 |
| Large GF – South Woodham Ferrers   | £3,010 |
| Medium GF – South West area  | £3,430 |
| Medium GF – Elsewhere  | £3,010 |
| Small GF – all areas   | £3,500 |

4.10. As per the First Homes Planning Advice Note, the national price cap of £250,000 will be applied.

4.11. For the affordable rented units, a value of 55% of market value has been assumed. Table 6 below details these assumptive values.

| <b>Table 6: Affordable Rented Price Assumptions (£/m<sup>2</sup>)</b> |        |
|---|--------|
| BF – Chelmsford   | £2,695 |
| BF – South Woodham Ferrers  | £2,475 |
| Urban Flats – Chelmsford  | £2,915 |
| Large GF – Chelmsford   | £2,570 |
| Large GF – South Woodham Ferrers                                      | £2,365 |
| Medium GF – South West area   | £2,695 |
| Medium GF – Elsewhere   | £2,365 |
| Small GF – all areas  | £2,750 |

4.12. Social rented accommodation is assumed to be 50% of market value. Table 7 below details these assumptive values.

| <b>Table 7: Social Rented Price Assumptions (£/m<sup>2</sup>)</b> |        |
|---|--------|
| BF – Chelmsford   | £2,450 |
| BF – South Woodham Ferrers  | £2,250 |
| Urban Flats – Chelmsford  | £2,650 |
| Large GF – Chelmsford   | £2,336 |
| Large GF – South Woodham Ferrers                                  | £2,150 |
| Medium GF – South West area                                       | £2,450 |
| Medium GF – Elsewhere   | £2,150 |
| Small GF – all areas  | £2,500 |

### **Residential Typologies**

4.13. Following both the Local Plan Viability Study Including CIL Review January 2018 and the previous SHELAA, an exercise has been undertaken to review the residential typologies to be viability tested.

4.14. Based upon emerging housing need and the locations of SHELAA sites that have been promoted to us, the strategic site typologies have been revised. Further,

tweaks the some of the brownfield sites have been made in order to better reflect the flattened development that is evolving in the city centre. Table 8 below provides the full list of residential typologies that feed into the SHELAA.

| <b>Table 8: Residential Typologies</b> |                                       |                     |                             |                           |                         |
|--|---------------------------------------|---------------------|-----------------------------|---------------------------|-------------------------|
| <b>No.</b>                             | <b>Typology</b>                       | <b>Units per ha</b> | <b>Min area needed (ha)</b> | <b>Gross to net ratio</b> | <b>Form and scale</b>   |
| 1                                      | Large GF – 300 units, urban edge      | 35                  | 12.24                       | 70%                       | Houses only             |
| 2                                      | Large GF – 100 units, urban edge      | 35                  | 4.08                        | 70%                       | Houses only             |
| 3                                      | Medium GF – 40 units, urban edge      | 35                  | 1.43                        | 80%                       | Houses only             |
| 4                                      | Medium GF – 20 units, urban edge      | 35                  | 0.83                        | 80%                       | Houses only             |
| 5                                      | Medium GF – 12 units, urban edge      | 30                  | 0.50                        | 80%                       | Houses only             |
| 6                                      | Large BF – 125 units, urban area      | 120                 | 2.75                        | 70%                       | Houses and flats        |
| 7                                      | Large BF – 50 units, urban area       | 65                  | 0.96                        | 80%                       | Houses and flats        |
| 8                                      | Medium BF – 25 units, urban area      | 35                  | 0.48                        | 80%                       | Houses and flats        |
| 9                                      | Medium BF – 12 units, urban area      | 65                  | 0.18                        | 100%                      | Houses only             |
| 10                                     | Urban flats BF – 250                  | 80                  | 4.46                        | 70%                       | Flats only              |
| 11                                     | Urban flats BF – 250 HD               | 160                 | 1.95                        | 80%                       | Flats only (6+ storeys) |
| 12                                     | Urban flats BF – 155                  | 100                 | 1.94                        | 80%                       | Flats only              |
| 13                                     | Urban flats BF – 155 HD               | 160                 | 1.21                        | 80%                       | Flats only (6+ storeys) |
| 14                                     | Urban flats BF – 75 units, urban area | 85                  | 1.10                        | 80%                       | Flats only              |
| 15                                     | Urban Flats BF – 35                   | 80                  | 0.44                        | 100%                      | Flats only              |
| 16                                     | Flats BF – 12                         | 75                  | 0.16                        | 100%                      | Flats only              |
| 17                                     | Small GF – 9 units, settlement edge   | 30                  | 0.30                        | 100%                      | Houses only             |
| 18                                     | Small GF – 4 units, settlement edge   | 30                  | 0.13                        | 100%                      | Houses only             |
| 19                                     | Green plot, settlement edge           | 30                  | 0.03                        | 100%                      | Single house            |
| 20                                     | Small BF – 9 units, urban area        | 45                  | 0.20                        | 100%                      | Houses and flats        |
| 21                                     | Small BF – 6 units, rural area        | 35                  | 0.17                        | 75%                       | Houses only             |
| 22                                     | Brown plot, urban area                | 30                  | 0.03                        | 100%                      | Single house            |
| 23                                     | Strategic Greenfield                  | 40                  | 150                         | 50%                       | Mix of family housing   |

|    |                                 |     |       |     |   |
|----|---------------------------------|-----|-------|-----|---|
|    | - 3,000                         |     |       |     | as per LP Policy and SHMA                             |
| 24 | Strategic Greenfield<br>- 2,000 | 40  | 100   | 50% | Mix of family housing<br>as per LP Policy and<br>SHMA |
| 25 | Strategic Greenfield<br>- 1,500 | 35  | 85.71 | 50% | Mix of family housing<br>as per LP Policy and<br>SHMA |
| 26 | Large Greenfield -<br>1,000     | 35  | 44.64 | 64% | Mix of family housing<br>as per LP Policy and<br>SHMA |
| 27 | Large Greenfield -<br>500       | 35  | 28.57 | 50% | Mix of family housing<br>as per LP Policy and<br>SHMA |
| 28 | Strategic Brownfield<br>- 500   | 160 | 3.47  | 90% | Flats only  |

### Gypsy & Traveller Pitches and Travelling Showperson's Plots

4.15. 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 of Gypsy & Traveller or Travelling Showperson's site proposals as part of the typology that the submission most closely relates to. This will help attain the closest and most realistic representation possible of the viability of the proposed scheme.

### Older Person's Housing

4.16. PPG on housing for older and disables people covers the types of specialist housing on offer for older persons, listing these as: age-restricted general market housing; retirement living or sheltered housing; extra care housing or housing with care; and residential care homes and nursing homes.

4.17. Reflecting upon of some recently developed schemes in Chelmsford, this viability study will consider Sheltered housing and Extracare. Details of the Older Person's Housing typologies to be used for the SHELAA are detailed in Table 9 below.

| No. | Typology          | Units per ha | Min area needed (ha) | Gross to net ratio | Form and scale       |
|-----|-------------------|--------------|----------------------|--------------------|----------------------|
| 29  | Sheltered housing | 120          | 0.5                  | 80%                | 38% 1 bed, 62% 2 bed |
| 30  | Extracare         | 120          | 0.5                  | 70%                | 45% 1 bed, 55% 2 bed |

4.18. It is acknowledged that with the care element included, these typologies will have different assumptive £/m<sup>2</sup> values to the other residential typologies. HDH

Planning and Development Ltd have established based on the current market the values in Table 10 which will be carried though in this study.

|           |        |
|-----------|--------|
| Sheltered | £6,300 |
| Extracare | £6,750 |

4.19. For all typologies detailed above, we will apply the net developable area assumptions detailed in Table 11 below. This is in alignment with the approach undertaken by HDH Planning and Development Ltd.

| Gross site area (ha) | Percentage net |
|----------------------|----------------|
| Less than 0.4ha      | 100%           |
| 0.4ha to 2ha         | 80%            |
| Over 2ha             | 70%            |

## 5. Non-Residential Market

5.1. Having reviewed vacancy rates, yields, rents, and the impacts of the Covid pandemic, HDH Planning and Development Ltd have generated updated typologies to cover a range of employment uses reflective of Chelmsford's economic make up. In accordance, the non-residential typologies for the SHELAA have been updated to align with these as detailed in Table 12 below.

| No. | Typology                | Min area needed (ha) | Gross to net ratio | Form and scale                           |
|-----|-------------------------|----------------------|--------------------|--|
| 31  | Offices (Central)       | 0.025                | 70%                | 4 storeys, GIA 2,000m <sup>2</sup>       |
| 32  | Offices (Business Park) | 0.025                | 25%                | 3 storeys, GIA 2,000m <sup>2</sup>       |
| 33  | Industrial              | 1                    | 40%                | 1 storey, GIA 4,000m <sup>2</sup>        |
| 34  | Logistics               | 1.14                 | 35%                | 1 storey, GIA 4,000m <sup>2</sup>        |
| 35  | Retail (Prime)          | 0.19                 | 80%                | No provision for parking / loading space |
| 36  | Retail (Elsewhere)      | 0.19                 | 80%                | Unspecified                              |
| 37  | Supermarket             | 1.33                 | 30%                | GIA 4,000m <sup>2</sup>                  |
| 38  | Retail Warehouse        | 0.8                  | 50%                | GIA 4,000m <sup>2</sup>                  |

5.2. The Council's own market data (see Appendix 3) further supports these findings and these values are deemed appropriate for use within the SHELAA. All non-residential assumptive values are detailed in Table 13 below.

|                         | £/m <sup>2</sup> /year | Yield | Value (£/m <sup>2</sup> ) | Assumption |
|-------------------------|------------------------|-------|---------------------------|------------|
| Offices (Central)       | £280                   | 5.50% | £5,091                    | £4,826     |
| Offices (Business Park) | £250                   | 5.50% | £4,545                    | £4,308     |
| Industrial              | £130                   | 5.00% | £2,600                    | £2,476     |
| Logistics               | £200                   | 4.25% | £4,706                    | £4,512     |
| Retail (Prime)          | £300                   | 6.25% | £4,800                    | £4,518     |
| Retail (Elsewhere)      | £250                   | 7.00% | £3,571                    | £3,338     |
| Supermarket             | £250                   | 4.50% | £5,556                    | £5,316     |
| Retail Warehouse        | £200                   | 5.00% | £4,000                    | £3,628     |

## 6. Development Costs

6.1. In addition to the assumptions detailed above, it is important to understand the costs involved to determine whether a typology is likely to be economically viable for development 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 the SHELAA, the costs used are evidenced to be appropriate to use to represent the typologies.

### Construction Costs

6.2. The assumptive construction cost values have been derived from the Building Costs Information Service (BCIS). Cost assumptions for non-residential typologies and residential typologies are detailed below in Table 14.

| Rebased to Chelmsford  |  |        |                 |        |                 |         |
|--|--|--------|-----------------|--------|-----------------|---------|
| <b>Description:</b> Rate per m2 gross internal floor area for the building Cost including prelims. |  |        |                 |        |                 |         |
| <b>Last updated:</b> 11-Mar-2023 05:56   |  |        |                 |        |                 |         |
| Building function  | £/m <sup>2</sup> gross internal floor area |        |                 |        |                 |         |
|  | Mean                                       | Lowest | Lower quartiles | Median | Upper quartiles | Highest |
| New build  |  |        |                 |        |                 |         |
| <b>282. Factories</b>  |  |        |                 |        |                 |         |
| Generally (20)   | 1,208                                      | 277    | 672             | 992    | 1,418           | 4,612   |
| Up to 500m2 GFA (20)   | 1,543                                      | 988    | 1,120           | 1,308  | 1,936           | 2,635   |
| 500 to 2000m2 GFA (20)   | 1,295                                      | 277    | 718             | 1,159  | 1,418           | 4,612   |
| Over 2000m2 GFA (20)   | 1,010                                      | 502    | 614             | 824    | 1,117           | 2,647   |
| <b>282.1 Advance factories</b>   |  |        |                 |        |                 |         |
| Generally (15)   | 1,062                                      | 493    | 826             | 1,014  | 1,293           | 1,723   |
| Up to 500m2 GFA (15)   | 1,176                                      | 988    | 998             | 1,109  | 1,281           | 1,549   |
| 500 to 2000m2 GFA (15)   | 1,141                                      | 493    | 956             | 1,220  | 1,318           | 1,723   |
| Over 2000m2 GFA (15)   | 782  | 600    | 667             | 793    | 837             | 1,012   |
| <b>284. Warehouses/stores</b>  |  |        |                 |        |                 |         |
| Generally (15)   | 1,053                                      | 417    | 637             | 845    | 1,104           | 4,855   |
| Up to 500m2 GFA (15)   | 1,947                                      | 700    | 1,072           | 1,379  | 2,309           | 4,855   |
| 500 to 2000m2 GFA (15)   | 946  | 496    | 697             | 860    | 1,084           | 1,711   |
| Over 2000m2 GFA (15)   | 794  | 417    | 586             | 640    | 920             | 1,673   |
| 284.1 Advance warehouses/stores (15)   | 790  | 431    | 632             | 743    | 1,006           | 1,104   |
| <b>284.2 Purpose built warehouses/stores</b>   |  |        |                 |        |                 |         |
| Generally (15)   | 1,122                                      | 417    | 651             | 847    | 1,277           | 4,855   |
| Up to 500m2 GFA (15)   | 2,245                                      | 700    | 1,341           | 1,748  | 2,850           | 4,855   |
| 500 to 2000m2 GFA (15)   | 931  | 496    | 682             | 847    | 1,063           | 1,711   |
| Over 2000m2 GFA (15)   | 830  | 417    | 623             | 733    | 985             | 1,669   |
| <b>320. Offices</b>  |  |        |                 |        |                 |         |
| Generally (15)   | 2,258                                      | 1,096  | 1,599           | 2,094  | 2,707           | 5,438   |

|  |       |       |       |       |       |       |
|--|-------|-------|-------|-------|-------|-------|
| <b>Air-conditioned</b>                                   |       |       |       |       |       |       |
| Generally (15)   | 2,240 | 1,305 | 1,866 | 2,147 | 2,599 | 3,821 |
| 1-2 storey (15)  | 2,187 | 1,305 | 1,906 | 1,975 | 2,206 | 3,821 |
| 3-5 storey (15)  | 2,157 | 1,490 | 1,720 | 2,089 | 2,600 | 2,998 |
| 6 storey or above (20)                                   | 2,756 | 1,901 | 2,258 | 2,462 | 2,789 | 4,916 |
| <b>Not air-conditioned</b>                               |       |       |       |       |       |       |
| Generally (15)   | 2,225 | 1,096 | 1,508 | 2,074 | 2,833 | 3,761 |
| 1-2 storey (15)  | 2,295 | 1,272 | 1,548 | 2,162 | 2,833 | 3,521 |
| 3-5 storey (15)  | 2,110 | 1,096 | 1,398 | 1,546 | 3,044 | 3,761 |
| 6 storey or above (25)                                   | 2,622 | 2,039 | -     | 2,709 | -     | 3,028 |
| <b>341.1 Retail warehouses</b>                           |       |       |       |       |       |       |
| Generally (25)   | 1,022 | 513   | 771   | 916   | 1,084 | 3,032 |
| Up to 1000m2 (25)  | 1,150 | 762   | 861   | 971   | 1,096 | 3,032 |
| 1000 to 7000m2 GFA (25)                                  | 1,015 | 513   | 773   | 921   | 1,124 | 2,179 |
| <b>344. Hypermarkets, supermarkets</b>                   |       |       |       |       |       |       |
| Generally (35)   | 1,815 | 296   | 1,299 | 1,758 | 2,346 | 3,154 |
| Up to 1000m2 (35)  | 1,852 | 1,246 | -     | 1,593 | -     | 2,975 |
| 1000 to 7000m2 GFA (35)                                  | 1,840 | 296   | 1,272 | 1,943 | 2,383 | 3,154 |
| <b>345. Shops</b>  |       |       |       |       |       |       |
| Generally (30)   | 1,794 | 661   | 954   | 1,468 | 2,300 | 4,595 |
| 1-2 storey (30)  | 1,813 | 661   | 953   | 1,531 | 2,323 | 4,595 |
| <b>447. Care homes for the elderly</b>                   |       |       |       |       |       |       |
| Generally (15)   | 2,061 | 1,264 | 1,532 | 1,933 | 2,356 | 4,307 |
| 500 to 2000m2 GFA (15)                                   | 2,458 | 1,322 | 1,350 | 2,023 | 3,426 | 4,307 |
| Over 2000m2 GFA (15)                                     | 1,950 | 1,264 | 1,637 | 1,927 | 2,234 | 2,951 |
| <b>810.1 Estate housing</b>                              |       |       |       |       |       |       |
| Generally (15)   | 1,460 | 703   | 1,245 | 1,402 | 1,598 | 5,065 |
| Single storey (15)                                       | 1,653 | 979   | 1,406 | 1,606 | 1,837 | 5,065 |
| 2-storey (15)  | 1,406 | 703   | 1,217 | 1,365 | 1,536 | 3,067 |
| 3-storey (15)  | 1,530 | 912   | 1,281 | 1,450 | 1,738 | 2,996 |
| 4-storey or above (15)                                   | 3,065 | 1,494 | 2,445 | 2,731 | 4,108 | 4,549 |
| 810.11 Estate housing detached (15)                      | 1,909 | 1,064 | 1,486 | 1,647 | 2,046 | 5,065 |
| <b>810.12 Estate housing semi detached</b>               |       |       |       |       |       |       |
| Generally (15)   | 1,468 | 857   | 1,255 | 1,434 | 1,600 | 2,697 |
| Single storey (15)                                       | 1,633 | 1,054 | 1,416 | 1,615 | 1,799 | 2,697 |
| 2-storey (15)  | 1,420 | 857   | 1,246 | 1,382 | 1,553 | 2,519 |
| 3-storey (15)  | 1,414 | 1,073 | 1,141 | 1,401 | 1,597 | 2,066 |
| <b>810.13 Estate housing terraced</b>                    |       |       |       |       |       |       |
| Generally (15)   | 1,499 | 884   | 1,218 | 1,402 | 1,644 | 4,549 |
| Single storey (15)                                       | 1,717 | 1,100 | 1,425 | 1,769 | 1,979 | 2,399 |
| 2-storey (15)  | 1,433 | 884   | 1,206 | 1,369 | 1,575 | 3,067 |
| 3-storey (15)  | 1,554 | 912   | 1,257 | 1,427 | 1,770 | 2,996 |
| <b>816. Flats (apartments)</b>                           |       |       |       |       |       |       |
| Generally (15)   | 1,715 | 852   | 1,424 | 1,618 | 1,930 | 5,911 |
| 1-2 storey (15)  | 1,633 | 1,013 | 1,373 | 1,541 | 1,823 | 3,365 |
| 3-5 storey (15)  | 1,687 | 852   | 1,418 | 1,612 | 1,912 | 3,604 |
| 6 storey or above (15)                                   | 2,036 | 1,251 | 1,666 | 1,906 | 2,181 | 5,911 |
| <b>843. Supported housing</b>                            |       |       |       |       |       |       |
| Generally (15)   | 1,842 | 947   | 1,537 | 1,712 | 2,037 | 3,749 |
| Single storey (15)                                       | 2,145 | 1,318 | 1,698 | 1,971 | 2,316 | 3,749 |
| 2-storey (15)  | 1,823 | 956   | 1,517 | 1,659 | 2,022 | 3,256 |
| 3-storey (15)  | 1,699 | 947   | 1,536 | 1,622 | 1,872 | 2,560 |
| 4-storey or above (15)                                   | 1,922 | 1,163 | 1,525 | 1,807 | 1,957 | 3,600 |
| 852. Hotels (15)   | 2,525 | 1,318 | 2,054 | 2,448 | 3,108 | 3,512 |
| 853. Motels (20)   | 1,767 | 1,477 | -     | 1,908 | -     | 1,915 |
| 856.1 Dormitories (15)                                   | 2,555 | 1,869 | 2,176 | 2,284 | 3,048 | 3,284 |
| 856.2 Students' residences, halls of residence, etc (15) | 2,195 | 1,252 | 1,959 | 2,211 | 2,438 | 3,572 |

Source: BCIS

### Space and Accessibility Standards

6.3. It is assumed all new dwellings will be in accordance with the Nationally Described Space Standards.

6.4. Local Plan Policy DM1 requires provision of accessible standards. In schemes of 10 or more dwellings, 50% must meet M4(2) – accessible and adaptable dwellings. Further, in developments of 30 dwellings or more, 5% of new affordable dwellings

must be built to M4(3)(2)(b) – wheelchair accessible dwellings and serve those in affordable housing for rent.

- 6.5. It is acknowledged that provision of enhanced accessibility, wheelchair adaptability and wheelchair accessibility standards – Building Regulations M4(2), M4(3)(2)(a) and M4(3)(2)(b) respectively – can add additional cost to build. It is assumed these provisions cost £725/dwelling, £14,064/dwelling and £34,964/dwelling respectively.

Carbon Reduction Standards

- 6.6. The 2021 publication of Approved Document L of the Building Regulations – Conservation of fuel and power features targets intended to improve the performance of newbuild housing and represents a step forward towards achieving Zero Carbon homes. For this study, it is assumed that the standard will add 3% additional cost to the build costs.

Water Efficiency

- 6.7. Local Plan Policy DM25 requires that all new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110litres/person/day. A cost of £7/dwelling has been applied to achieve this requirement.

EV Charging Points

- 6.8. Local Plan Policy DM25 requires provision of Electric Vehicle (EV) charging points for new dwellings. A cost of £600/dwelling has been applied to achieve this requirement.

Biodiversity Net Gain

- 6.9. The Environment Act 2021 requires delivery of 10% biodiversity net gain in all developments. It is agreed with HDH Planning and Development Ltd that the most suitable cost assumptions to use are those featured within the ‘Biodiversity net gain and local nature recovery strategies – Impact Assessment’ summarised in Table 15 below. The costs therefore are calculated as an addition to the BCIS costs above as appropriate for each typology.

| <b>Table 15: Assumptive Cost of Biodiversity Net Gain</b>            |                          |                           |
|--|--------------------------|---------------------------|
|  | <b>On-site provision</b> | <b>Off-site Provision</b> |
| Residential greenfield delivery costs as a proportion of build costs | 0.1%                     | 2.4%                      |
| Residential brownfield delivery costs as a proportion of build costs | <0.1%                    | 0.5%                      |
| Industrial - % of land values  | 0.3%                     | 3.0%                      |
| Prime Commercial - % of land values                                  | 0.2%                     | 2.3%                      |
| Other Commercial - % of land values                                  | 0.2%                     | 2.6%                      |

Source: Biodiversity net gain and local nature recovery strategies – Impact Assessment. 2019.

- 6.10. For this assessment it is assumed that all greenfield sites will be providing on-site provision, whilst all brownfield sites will provide off-site provision



## S106 Contributions and CIL

6.11. 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 in Table 16 below:

| <b>Theme</b>                  | <b>Infrastructure</b>                 |
|-------------------------------|---------------------------------------|
| Housing                       | Affordable housing                    |
|                               | Specialist Residential Accommodation  |
|                               | Self-build and custom build dwellings |
| Green and Blue Infrastructure | Recreation and leisure facilities     |
|                               | Environmental mitigation              |
| Physical Infrastructure       | Highways, access, and transport       |
|                               | Flood protection and water management |
|                               | Utilities                             |
| 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, 2019.

6.12. Contributions are secured either through S106 agreements or through the adopted CIL charging schedule.

### Community Infrastructure Levy (CIL)

6.13. In 2014, Chelmsford City Council established a CIL Charging Schedule for different types of development. Each year since, this rate has increased using an index of inflation. Table 17 below details the current rates:

| <b>Type of development</b> | <b>Adopted CIL charge</b> | <b>Indexed CIL charge</b> |
|----------------------------|---------------------------|---------------------------|
| Residential                | £125 per sqm              | £186.45                   |
| Retail – convenience       | £150 per sqm              | £223.74                   |
| Retail – all other retail  | £87 per sqm               | £129.77                   |
| All other uses             | £0 per sqm                | £0.00                     |

Source: Chelmsford City Council, 2023.

6.14. In addition, the Council has set out a CIL Instalments Policy applicable to CIL liable phased developments. This policy, summarised in Table 18 below, has been applied to each phase of development on the strategic site typologies within the SHELAA.

| <b>Amount of CIL liability</b>                                  | <b>Number of instalments</b> | <b>Payment periods and amounts</b>   |
|---|------------------------------|--|
| Any amount less than £10,000                                    | 2                            | 50% of the chargeable amount <sup>1</sup> within 90 days of the commencement <sup>2</sup> 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                                   |

<sup>1</sup> This is the amount as set out in the liability notice

<sup>2</sup> The commencement date is the commencement notice date as advised by the developer under CIL Regulations 67

Source: Chelmsford City Council, 2014

#### Specialist Residential Accommodation

- 6.15. For residential typologies of over 100 dwellings, a commuted sum is calculated to be £457.40 per dwelling in lieu of on-site provision. This is as set out within the Specialist Residential Accommodation Planning Advice Note and is secured through S106.

#### Open Space

- 6.16. The Local Plan sets out the quantum of Open Space required on new developments as per Table 19 below:

| Type of Open Space                         | Quantity standard (ha/1,000 population) |
|--|---|
| <b>Accessible Open Space</b>               |   |
| Allotments and community gardens           | 0.30                                    |
| Amenity green space                        | 0.40                                    |
| Play space (children)                      | 0.05                                    |
| Play space (youth)                         | 0.05                                    |
| <b>Strategic Open Space</b>                |   |
| Parks and recreation grounds               | 1.65                                    |
| <b>Natural and Semi-Natural open Space</b> |   |
| Natural and semi-natural green space       | 1.0                                     |

6.17. Using the average occupancy rate of 2.4 persons per dwelling, the amount of open space per dwelling is calculated as per the below:

- Number of households per 1,000 populations:  $1,000/2.4 = 417$  dwellings
- Accessible Local Open Space per dwelling:  $8,000\text{sqm}/417 = 19\text{sqm/dwelling}$
- Strategic Open Space:  $16,500\text{sqm}/417 = 40\text{sqm/dwelling}$
- Natural / Semi-Natural Open Space:  $10,000\text{sqm}/417 = 24\text{sqm/dwelling}$

6.18. Thresholds based upon the number of dwellings to be provided on site determine the type and amount of Open Space that is required, as detailed in Table 20:

| <b>Size of Scheme</b>  | <b>Provision</b>  |
|------------------------|---|
| Less than 10 dwellings | No provision expected on-site   |
| 10-29 dwellings        | Accessible Local Open Space required on-site at 19sqm per dwelling  |
| 30 or more dwellings   | Accessible Local Open Space required on-site at 19sqm per dwelling, plus Strategic Open Space required on-site at 40sqm/dwelling, plus Natural/Semi-Natural Open Space required on-site at 24sqm per dwelling |

6.19. Where sites are unable to accommodate the Open Space requirement on-site, a commuted sum to pay in lieu is required to cover the cost of off-site provision. This is set out within the Planning Obligations Supplementary Planning Document (POSPD) and the Open Space Planning Advice Note and is secured through S106. The rates required are as follows:

- For sites of 10 dwellings or more where the Local Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,063/dwelling
- For sites of 30 dwellings or more where the Strategic Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,052/dwelling
- For sites of 30 dwellings or more where the Natural/Semi-Natural Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £811/dwelling

6.20. In accordance with the POSPD, maintenance contributions are required for all Open Space provided on-site when responsibility for the long-term maintenance resides with Chelmsford City Council or a Parish or Town Council. This is required for 25 years after completion.

6.21. The rates for Open Space maintenance are as follows:

- Local Open Space = £164/dwellings
- Strategic Open Space = £1,014/dwelling
- Natural Open Space = £93/dwelling

### Tree Planting

- 6.22. For all residential typologies, it is expected that three new trees be planted for every dwelling in accordance with Chelmsford's Climate and Ecological Emergency Action Plan. This is secured through S106. More information is provided in the Tree Planting Planning Advice Note.

### Recreational disturbance Avoidance Mitigation Strategy (RAMS)

- 6.23. For all residential typologies, a contribution for RAMS is required at an indexed rate of £156.76 per dwelling (2023/24). This is as set out within the Essex Coat Recreational disturbance Avoidance & Mitigation Strategy (RAMS) – Habitats Regulations Assessment Strategy Document 2018-2038 and secured through S106.

### Chelmsford City Council Monitoring Costs

- 6.24. A resource cost is involved in the monitoring of infrastructure coming forward and progressing through to delivery. Monitoring costs have been calculated to be as follows:

- Strategic sites: £840/obligation
- Other sites: £350/obligation
- Affordable housing: £100/affordable dwelling

### Essex County Council Planning Obligations

- 6.25. Also secured within S106 are contributions towards infrastructure including education, employment and skills, highways, sustainable travel, libraries and flood and water management. All of which are delivered by the County Council.
- 6.26. Accounting for all required contributions, we have estimated the total S106 costs to be as detailed in Table 21 below. Note, these are estimates and are separate from the CIL contributions detailed above.

| <b>No</b> | <b>Typology</b>                | <b>S106 per unit (£/unit)</b> |
|-----------|--------------------------------|-------------------------------|
| 1-5       | Greenfield sites               | £16,500                       |
| 6-8       | Brownfield sites               | £14,000                       |
| 10-15     | Flatted schemes                | £8,500                        |
| 9, 16-22  | Sites of 20 dwellings and less | £2,000                        |
| 23        | Strategic Greenfield – 3,000   | £50,000                       |
| 24        | Strategic Greenfield – 2,000   | £40,000                       |
| 25        | Strategic Greenfield – 1,500   | £40,000                       |
| 26        | Large Greenfield – 1,000       | £40,000                       |
| 27        | Large Greenfield - 500         | £25,000                       |
| 28        | Strategic Brownfield – 500     | £25,000                       |

### **Other Development Costs**

- 6.27. All other development costs have been calculated/determine by HDH Planning and Development Ltd. Table 22 below provides a summary of the assumptions to be used for these, with justification of their values to be provided by HDH Planning and Development Ltd within their emerging Local Plan Viability Review.

|                   |  |
|-------------------|--|
| Site Costs        | 5% on smaller sites<br>15% on larger sites                                 |
| Abnormals         | On Brownfield sites only – 5% of BCIS costs                                |
| Professional Fees | 8% of build costs  |
| Contingencies     | 5% on Brownfield sites and Strategic sites<br>2.5% on all other typologies |
| VAT               | Assumed not to arise or that it is recovered in full                       |
| Interest Rate     | 7.5% per annum   |
| Developers return | 17.5% on residential development<br>15% on non-residential                 |
| Voids             | Three-month void period  |
| Acquisition costs | 1% agents<br>0.5% legal fees   |
| Disposal costs    | 3.5%   |

## 7. Viability Appraisals

- 7.1. The viability appraisals alone do not determine whether it is feasible to develop a site. It is acknowledged that high-level assumptions have been made in order to gain an overall indication of viability likelihood. There are a range of factors unique to each site that may impact upon deliverability. However, in having developed and utilised typologies for the SHELAA, 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 appropriate, residential typologies have been tested twice – once assuming the site lies within South Woodham Ferrers, and once assuming the site lies somewhere else within the Chelmsford administrative area; and non-residential typologies have been tested twice – once assuming the site is greenfield, and once assuming the site is brownfield.
- 7.3. A traffic light system has been applied to visually distinguish the outcomes of the appraisals.
- **Green** – indicated that the Residual Value per hectare exceeds the Benchmark Land Value per hectare and therefore suggests that the typology is likely viable for development.
  - **Amber** – indicates that the Residual Value per hectare falls below the Benchmark Land Value but above the Existing Use Value per hectare and therefore suggests that viability of the typology is marginal.
  - **Red** – indicates that the Residual Value per hectare falls below the Existing Use Value per hectare and therefore that the typology is likely unviable for development.
- 7.4. Table 23 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 5.

| No. | Typology                    | EUV       | BLV       | Residual Value |
|-----|-----------------------------|-----------|-----------|----------------|
|     |                             | £/ha      | £/ha      | £/ha           |
| 1   | Large GF 300 Urban Edge     | 25,000    | 525,000   | 1,357,111      |
| 2   | Large GF 100 Urban Edge     | 25,000    | 525,000   | 1,291,977      |
| 3   | Medium GF - 40 urban edge   | 25,000    | 525,000   | 1,875,637      |
| 4   | Medium GF - 20 urban edge   | 25,000    | 525,000   | 1,590,281      |
| 5   | Medium GF - 12 urban edge   | 25,000    | 525,000   | 2,125,812      |
| 6   | Brownfield - 125 Urban Area | 1,100,000 | 1,320,000 | 2,062,772      |
| 7   | Brownfield - 50 Urban Area  | 1,100,000 | 1,320,000 | 2,536,447      |
| 8   | Brownfield - 25 Urban Area  | 1,100,000 | 1,320,000 | 2,198,290      |
| 9   | Brownfield - 12 Urban Area  | 1,100,000 | 1,320,000 | 3,908,854      |
| 10  | Flatted BF 250              | 1,100,000 | 1,320,000 | 1,843,527      |
| 11  | Flatted BF 250 HD           | 1,100,000 | 1,320,000 | 251,035        |
| 12  | Flatted BF 155              | 1,100,000 | 1,320,000 | 2,687,867      |
| 13  | Flatted BF 155 HD           | 1,100,000 | 1,320,000 | 208,993        |
| 14  | Flats BF 75                 | 1,100,000 | 1,320,000 | 2,397,877      |
| 15  | Flats BF 35                 | 1,100,000 | 1,320,000 | 1,612,874      |
| 16  | Flats 12                    | 1,100,000 | 1,320,000 | 1,933,209      |
| 17  | Small GF - 9                | 25,000    | 525,000   | 4,143,016      |
| 18  | Small GF - 4                | 25,000    | 525,000   | 4,308,707      |
| 19  | Green Plot                  | 25,000    | 525,000   | 5,020,209      |
| 20  | Small Brown - 9             | 1,100,000 | 1,320,000 | 3,538,674      |
| 21  | Small Brown - 6             | 1,100,000 | 1,320,000 | 3,444,429      |
| 22  | Brown Plot                  | 1,100,000 | 1,320,000 | 3,771,893      |
| 23  | Strategic Green 1           | 25,000    | 250,000   | 660,480        |
| 24  | Strategic Green 2           | 25,000    | 250,000   | 787,208        |
| 25  | Strategic Green 3           | 25,000    | 250,000   | 754,936        |
| 26  | Strategic Green 4           | 25,000    | 250,000   | 1,045,900      |
| 27  | Strategic Green 5           | 25,000    | 250,000   | 919,334        |
| 28  | Strategic Brown             | 1,100,000 | 1,320,000 | 3,841,269      |

7.5. Table 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at South Woodham Ferrers. Details of the full Appraisals can be seen in Appendix 6.

| No. | Typology                    | EUV       | BLV       | Residual Value |
|-----|-----------------------------|-----------|-----------|----------------|
|     |                             | £/ha      | £/ha      | £/ha           |
| 1   | Large GF 300 Urban Edge     | 25,000    | 525,000   | 966,529        |
| 2   | Large GF 100 Urban Edge     | 25,000    | 525,000   | 868,713        |
| 3   | Medium GF - 40 urban edge   | 25,000    | 525,000   | 1,055,794      |
| 4   | Medium GF - 20 urban edge   | 25,000    | 525,000   | 916,981        |
| 5   | Medium GF - 12 urban edge   | 25,000    | 525,000   | 1,286,259      |
| 6   | Brownfield - 125 Urban Area | 1,100,000 | 1,320,000 | 1,322,900      |
| 7   | Brownfield - 50 Urban Area  | 1,100,000 | 1,320,000 | 1,633,029      |
| 8   | Brownfield - 25 Urban Area  | 1,100,000 | 1,320,000 | 1,471,715      |
| 9   | Brownfield - 12 Urban Area  | 1,100,000 | 1,320,000 | 2,658,755      |
| 10  | Flatted BF 250              | 1,100,000 | 1,320,000 | 291,030        |

|    |                   |           |           |            |
|----|-------------------|-----------|-----------|------------|
| 11 | Flatted BF 250 HD | 1,100,000 | 1,320,000 | -3,641,974 |
| 12 | Flatted BF 155    | 1,100,000 | 1,320,000 | 401,765    |
| 13 | Flatted BF 155 HD | 1,100,000 | 1,320,000 | -3,774,426 |
| 14 | Flats BF 75       | 1,100,000 | 1,320,000 | 364,001    |
| 15 | Flats BF 35       | 1,100,000 | 1,320,000 | 399,062    |
| 16 | Flats 12          | 1,100,000 | 1,320,000 | 728,681    |
| 17 | Small GF -9       | 25,000    | 525,000   | 4,143,016  |
| 18 | Small GF - 4      | 25,000    | 525,000   | 4,308,707  |
| 19 | Green Plot        | 25,000    | 525,000   | 5,020,209  |
| 20 | Small Brown - 9   | 1,100,000 | 1,320,000 | 2,669,713  |
| 21 | Small Brown - 6   | 1,100,000 | 1,320,000 | 2,675,229  |
| 22 | Brown Plot        | 1,100,000 | 1,320,000 | 2,685,767  |

7.6. Older person's housing has been tested for both greenfield and brownfield locations. Table 24 below details the results. Details of the full appraisals run can be seen in Appendix 7.

| <b>Table 24: Residual Values - Older person's housing</b> |                                   |                                  |                                   |                              |
|---|-----------------------------------|----------------------------------|-----------------------------------|------------------------------|
| <b>Typology</b>   | <b>Residual Land Worth (Site)</b> | <b>Existing Use Value (£/ha)</b> | <b>Viability Threshold (£/ha)</b> | <b>Residual Value (£/ha)</b> |
| <b>29 Sheltered</b>                                       |                                   |                                  |                                   |                              |
| Greenfield  | 6,575,307                         | 25,000                           | 530,000                           | 13,150,614                   |
| Brownfield  | 5,139,151                         | 1,100,000                        | 1,320,000                         | 10,278,302                   |
| <b>30 Extracare</b>                                       |                                   |                                  |                                   |                              |
| Greenfield  | 7,792,553                         | 25,000                           | 530,000                           | 15,585,106                   |
| Brownfield  | 6,837,716                         | 1,100,000                        | 1,320,000                         | 13,675,431                   |

7.7. Table 25 below provided a summary of the appraisals for each non-residential typology in both a greenfield and a brownfield location. Details of the full appraisals run can be seen in Appendix 8.

| <b>Table 25: Residual Values – Non-residential uses</b> |                                   |                                  |                                   |                              |
|---|-----------------------------------|----------------------------------|-----------------------------------|------------------------------|
| <b>Typology</b>   | <b>Residual Land Worth (Site)</b> | <b>Existing Use Value (£/ha)</b> | <b>Viability Threshold (£/ha)</b> | <b>Residual Value (£/ha)</b> |
| <b>31 Offices (Central)</b>                             |                                   |                                  |                                   |                              |
| Greenfield  | 1,901,208                         | 25,000                           | 530,000                           | 26,616,915                   |
| Brownfield  | 1,458,108                         | 1,100,000                        | 1,100,000                         | 5,103,377                    |
| <b>32 Offices (Business Park)</b>                       |                                   |                                  |                                   |                              |
| Greenfield  | 909,882                           | 25,000                           | 530,000                           | 3,412,056                    |
| Brownfield  | 459,639                           | 1,100,000                        | 1,100,000                         | 574,549                      |
| <b>33 Industrial</b>                                    |                                   |                                  |                                   |                              |
| Greenfield  | 3,116,519                         | 25,000                           | 530,000                           | 3,116,519                    |
| Brownfield  | 2,675,514                         | 1,100,000                        | 1,100,000                         | 2,675,514                    |
| <b>34 Logistics</b>                                     |                                   |                                  |                                   |                              |
| Greenfield  | 10,679,559                        | 25,000                           | 530,000                           | 9,344,614                    |
| Brownfield  | 10,276,519                        | 1,100,000                        | 1,320,000                         | 8,991,954                    |
| <b>35 Retail (Prime)</b>                                |                                   |                                  |                                   |                              |
| Greenfield  | 207,773                           | 25,000                           | 530,000                           | 11,081,207                   |
| Brownfield  | 184,403                           | 1,100,000                        | 1,320,000                         | 9,834,837                    |

| <b>36 Retail (Elsewhere)</b> |           |           |           |           |
|------------------------------|-----------|-----------|-----------|-----------|
| Greenfield                   | 41,337    | 25,000    | 530,000   | 2,206,795 |
| Brownfield                   | 18,008    | 1,100,000 | 1,320,000 | 960,426   |
| <b>37 Supermarket</b>        |           |           |           |           |
| Greenfield                   | 7,832,353 | 25,000    | 530,000   | 5,874,265 |
| Brownfield                   | 7,047,979 | 1,100,000 | 1,320,000 | 5,285,984 |
| <b>38 Retail Warehouse</b>   |           |           |           |           |
| Greenfield                   | 7,040,456 | 25,000    | 530,000   | 8,800,570 |
| Brownfield                   | 6,626,303 | 1,100,000 | 1,320,000 | 8,282,879 |

## 8. Reflecting the Appraisal Outcomes within the SHELAA

8.1. The green, amber and red results detailed above are fed directly into the SHELAA assessment database. Each site that is assessed 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.

## 9. Appendices

- Appendix 1: Sale asking prices split by area
- Appendix 2: Land Registry price paid & EPC on newbuilds sold in Chelmsford
- Appendix 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford
- Appendix 4: Employment unit asking prices
- Appendix 5: Residential appraisals – Chelmsford & Elsewhere
- Appendix 6: Residential appraisals – South Woodham Ferrers
- Appendix 7: Residential appraisals – Older person's accommodation
- Appendix 8: Non-residential appraisals



## Appendix 1: Sale asking prices split by area

| Properties for sale in Rural Villages South: September 2022 |          |             |              |             |              |             |              |              |                |
|---|----------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
|   | 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   |          |             |              | £234,995    | £280,000     |             | £1,800,000   | £995,000     | £2,750,000     |
| Rettendon   |          |             |              |             |              |             | £825,000     | £625,000     | £1,800,000     |
| East Hanningfield   |          |             |              |             |              |             | £750,000     | £625,000     | £925,000       |
| Woodham Ferrers   |          |             |              |             |              |             | £750,000     |              | £650,000       |
|   |          |             |              |             |              |             | £565,000     |              |                |
|   |          |             |              |             |              |             | £530,000     |              |                |
|   |          |             |              |             |              |             | £530,000     |              |                |
|   |          |             |              |             |              |             | £470,000     |              |                |
|   |          |             |              |             |              |             | £465,000     |              |                |
| CM4 9 & CM4 0   |          |             |              | £1,150,000  | £575,000     |             | £1,125,000   | £3,700,000   | £2,000,000     |
| Stock   |          |             |              |             | £550,000     |             | £955,000     | £1,950,000   | £1,895,000     |
| Margaretting  |          |             |              |             | £550,000     |             | £800,000     | £1,585,000   | £1,695,000     |
|   |          |             |              |             |              |             | £775,000     | £1,350,000   | £1,495,000     |
|   |          |             |              |             |              |             | £775,000     | £999,995     | £1,450,000     |
|   |          |             |              |             |              |             | £675,000     | £899,995     |                |
|   |          |             |              |             |              |             |              | £775,000     |                |
|   |          |             |              |             |              |             |              | £710,000     |                |
| CM11 1  |          |             |              |             | £1,500,000   |             | £930,000     | £1,900,000   | £3,950,000     |
| Ramsden Heath   |          |             |              |             |              |             | £579,950     | £1,600,000   | £2,000,000     |
| Downham   |          |             |              |             |              |             | £425,000     | £1,475,000   | £1,700,000     |
|   |          |             |              |             |              |             |              | £1,275,000   | £1,550,000     |
|   |          |             |              |             |              |             |              | £550,000     | £950,000       |
|   |          |             |              |             |              |             |              | £550,000     | £875,000       |
|   |          |             |              |             |              |             |              | £525,000     |                |
| SS11 7  |          |             | £240,000     | £344,995    | £500,000     |             | £800,000     | £800,000     | £1,395,000     |
| Runwell   |          |             |              | £325,000    | £475,000     |             | £650,000     | £700,000     | £874,995       |
| Battlesbridge   |          |             |              | £241,500    | £400,000     |             | £650,000     | £650,000     | £850,000       |
|   |          |             |              | £230,000    | £400,000     |             | £650,000     | £649,995     | £800,000       |
|   |          |             |              |             | £365,000     |             | £650,000     | £640,000     | £750,000       |
|   |          |             |              |             | £350,000     |             | £600,000     | £625,000     | £709,995       |
|   |          |             |              |             | £325,000     |             | £600,000     | £625,000     | £700,000       |
|   |          |             |              |             |              |             | £550,000     | £625,000     |                |
|   |          |             |              |             |              |             | £550,000     | £600,000     |                |
|   |          |             |              |             |              |             | £550,000     | £600,000     |                |
|   |          |             |              |             |              |             | £500,000     | £587,995     |                |
|   |          |             |              |             |              |             | £460,000     | £585,000     |                |
|   |          |             |              |             |              |             | £450,000     | £579,995     |                |
|   |          |             |              |             |              |             | £450,000     | £575,000     |                |
|   |          |             |              |             |              |             |              | £550,000     |                |
|   |          |             |              |             |              |             |              | £550,000     |                |
|   |          |             |              |             |              |             |              | £550,000     |                |
|   |          |             |              |             |              |             |              | £550,000     |                |
|   |          |             |              |             |              |             |              | £540,000     |                |
|   |          |             |              |             |              |             |              | £504,995     |                |
|   |          |             |              |             |              |             |              | £450,000     |                |
|   |          |             |              |             |              |             |              | £425,000     |                |
| <b>Totals</b>   | <b>0</b> | <b>0</b>    | <b>1</b>     | <b>6</b>    | <b>12</b>    | <b>0</b>    | <b>32</b>    | <b>40</b>    | <b>22</b>      |
| Total properties  | 113      |             |              |             |              |             |              |              |                |
| Median  | N/A      | N/A         | £240,000     | £283,250    | £437,500     | N/A         | £625,000     | £625,000     | £1,422,500     |

| Properties for sale in Rural Northern Horseshoe: September 2022 |        |             |              |             |              |             |              |              |                |
|---|--------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
|   | 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   |        | £220,000    |              | £250,000    | £425,000     |             | £975,000     | £1,350,000   | £2,250,000     |
| Writtle   |        | £169,500    |              | £250,000    | £400,000     |             | £795,000     | £950,000     | £1,795,000     |
| West Chelmsford   |        | £130,000    |              | £250,000    | £390,000     |             | £625,000     | £950,000     | £1,350,000     |
|   |        |             |              | £240,000    | £280,000     |             | £625,000     | £799,995     |                |
|   |        |             |              | £225,000    |              |             | £600,000     | £725,000     |                |
|   |        |             |              | £225,000    |              |             | £550,000     | £585,000     |                |
|   |        |             |              | £220,000    |              |             | £550,000     | £575,000     |                |
|   |        |             |              | £220,000    |              |             | £523,000     | £550,000     |                |
|   |        |             |              | £220,000    |              |             | £435,000     | £425,000     |                |
|   |        |             |              | £220,000    |              |             | £400,000     |              |                |
|   |        |             |              | £210,000    |              |             | £380,000     |              |                |
|   |        |             |              | £200,000    |              |             |              |              |                |
| CM1 4   |        | £215,000    |              | £275,000    | £475,000     |             | £1,250,000   | £1,100,000   | £2,800,000     |
| Chignal   |        | £190,000    |              | £275,000    | £450,000     |             | £850,000     | £725,000     | £2,750,000     |
| Mashbury  |        | £180,000    |              | £250,000    | £450,000     |             | £700,000     | £625,000     | £1,295,000     |



|                  |       |          |          |          |          |       |          |          |            |
|------------------|-------|----------|----------|----------|----------|-------|----------|----------|------------|
|                  |       |          |          |          |          |       |          | £500,000 |            |
|                  |       |          |          |          |          |       |          | £500,000 |            |
|                  |       |          |          |          |          |       |          | £475,000 |            |
|                  |       |          |          |          |          |       |          | £385,000 |            |
| CM6 3            |       |          |          |          |          |       |          |          | £2,350,000 |
| North End        |       |          |          |          |          |       |          |          |            |
| Totals           | 0     | 8        | 2        | 22       | 24       | 0     | 77       | 77       | 26         |
| Total properties | 236   |          |          |          |          |       |          |          |            |
| Median           | #NUM! | £185,000 | £227,500 | £245,000 | £404,998 | #NUM! | £500,000 | £700,000 | £1,297,500 |

| Properties for sale in Chelmsford Central & North: September 2022 |          |             |              |             |              |             |              |              |                |
|---|----------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
|   | 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   |          | £995,000    |              | £360,000    | £525,000     | £585,000    | £450,000     | £480,000     |                |
| Chelmsford  |          | £265,000    |              | £360,000    | £440,000     |             | £425,000     |              |                |
| Town Centre   |          | £265,000    |              | £350,000    |              |             | £385,000     |              |                |
|   |          | £260,000    |              | £325,000    |              |             | £365,000     |              |                |
|   |          | £257,000    |              | £325,000    |              |             | £360,000     |              |                |
|   |          | £250,000    |              | £315,000    |              |             |              |              |                |
|   |          | £250,000    |              | £310,000    |              |             |              |              |                |
|   |          | £250,000    |              | £300,000    |              |             |              |              |                |
|   |          | £245,000    |              | £300,000    |              |             |              |              |                |
|   |          | £240,000    |              | £290,000    |              |             |              |              |                |
|   |          | £240,000    |              | £290,000    |              |             |              |              |                |
|   |          | £240,000    |              | £290,000    |              |             |              |              |                |
|   |          | £240,000    |              | £280,000    |              |             |              |              |                |
|   |          | £230,000    |              | £275,000    |              |             |              |              |                |
|   |          | £220,000    |              | £265,000    |              |             |              |              |                |
|   |          | £210,000    |              | £260,000    |              |             |              |              |                |
|   |          | £210,000    |              | £250,000    |              |             |              |              |                |
|   |          | £210,000    |              | £250,000    |              |             |              |              |                |
|   |          | £200,000    |              | £250,000    |              |             |              |              |                |
|   |          | £200,000    |              | £240,000    |              |             |              |              |                |
|   |          | £200,000    |              | £240,000    |              |             |              |              |                |
|   |          | £190,000    |              | £230,000    |              |             |              |              |                |
|   |          | £190,000    |              | £225,000    |              |             |              |              |                |
|   |          | £190,000    |              | £225,000    |              |             |              |              |                |
|   |          |             |              | £215,000    |              |             |              |              |                |
|   |          |             |              | £175,000    |              |             |              |              |                |
|   |          |             |              | £175,000    |              |             |              |              |                |
| CM1 2   |          | £230,000    | £200,000     | £295,000    | £420,000     |             | £700,000     | £925,000     | £1,350,000     |
| Town Centre West  |          | £210,000    | £200,000     | £295,000    | £385,000     |             | £595,000     | £725,000     | £1,200,000     |
| Melbourne   |          |             |              | £280,000    | £375,000     |             | £470,000     | £700,000     | £800,000       |
| Chignal Estate  |          |             |              | £280,000    | £350,000     |             | £425,000     | £650,000     | £735,000       |
| Westlands   |          |             |              | £260,000    |              |             | £425,000     | £537,500     | £650,000       |
|   |          |             |              | £250,000    |              |             | £400,000     | £485,000     | £575,000       |
|   |          |             |              | £245,000    |              |             | £385,000     |              | £550,000       |
|   |          |             |              | £180,000    |              |             | £385,000     |              |                |
|   |          |             |              |             |              |             | £375,000     |              |                |
|   |          |             |              |             |              |             | £360,000     |              |                |
|   |          |             |              |             |              |             | £350,000     |              |                |
|   |          |             |              |             |              |             | £310,000     |              |                |
|   |          |             |              |             |              |             | £300,000     |              |                |
| CM1 6   |          | £230,000    |              | £419,950    | £425,000     |             | £599,950     | £1,200,000   | £850,000       |
| Springfield   |          | £200,000    |              | £374,950    | £394,995     |             | £575,000     | £869,950     | £595,000       |
| Beaulieu Park   |          | £150,000    |              | £369,950    | £375,000     |             | £565,000     | £800,000     |                |
|   |          |             |              | £369,950    |              |             | £475,000     | £675,000     |                |
|   |          |             |              | £289,950    |              |             | £450,000     | £675,000     |                |
|   |          |             |              | £289,950    |              |             | £425,000     | £575,000     |                |
|   |          |             |              | £215,000    |              |             | £425,000     | £450,000     |                |
|   |          |             |              | £210,000    |              |             | £416,500     | £440,000     |                |
|   |          |             |              | £200,000    |              |             | £400,000     |              |                |
|   |          |             |              | £195,000    |              |             | £390,000     |              |                |
|   |          |             |              | £190,000    |              |             | £380,000     |              |                |
|   |          |             |              | £160,000    |              |             | £375,000     |              |                |
|   |          |             |              | £150,000    |              |             | £350,000     |              |                |
| CM2 5 & CM2 6   | £130,000 | £270,000    | £315,000     | £300,000    | £430,000     | £270,000    | £610,000     | £1,250,000   | £1,800,000     |
| Colchester Road   |          | £250,000    | £185,000     | £295,000    | £375,000     |             | £450,000     | £650,000     | £1,250,000     |
| Chelmer Village   |          | £240,000    |              | £290,000    | £370,000     |             | £450,000     | £600,000     | £1,200,000     |
| Chancellor Park   |          | £210,000    |              | £275,000    | £340,000     |             | £450,000     | £550,000     | £850,000       |
| Springfield Park Road   |          | £210,000    |              | £270,000    |              |             | £425,000     | £550,000     | £600,000       |

|                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                  |                 | £200,000        |                 | £260,000        |                 |                 | £415,000        | £460,000        | £550,000        |
|                  |                 | £200,000        |                 | £260,000        |                 |                 | £400,000        |                 |                 |
|                  |                 | £190,000        |                 | £259,950        |                 |                 | £400,000        |                 |                 |
|                  |                 | £190,000        |                 | £240,000        |                 |                 | £400,000        |                 |                 |
|                  |                 |                 |                 | £225,000        |                 |                 | £385,000        |                 |                 |
|                  |                 |                 |                 | £220,000        |                 |                 | £375,000        |                 |                 |
|                  |                 |                 |                 | £220,000        |                 |                 | £375,000        |                 |                 |
|                  |                 |                 |                 | £200,000        |                 |                 | £375,000        |                 |                 |
| <b>Totals</b>    | <b>1</b>        | <b>38</b>       | <b>4</b>        | <b>61</b>       | <b>13</b>       | <b>2</b>        | <b>44</b>       | <b>21</b>       | <b>15</b>       |
| Total properties | 199             |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Median</b>    | <b>£130,000</b> | <b>£225,000</b> | <b>£200,000</b> | <b>£260,000</b> | <b>£385,000</b> | <b>£427,500</b> | <b>£400,000</b> | <b>£650,000</b> | <b>£800,000</b> |

| Properties for sale in Chelmsford South & East: September 2022 |          |             |              |             |              |             |              |              |                |
|--|----------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
|  | 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 |
| <b>CM2 0</b>   |          | £250,000    |              | £395,000    | £550,000     |             | £575,000     | £1,000,000   | £1,500,000     |
| <b>Chelmsford Old Moulsham</b>                                 |          | £210,000    |              | £350,000    | £470,000     |             | £575,000     | £875,000     | £1,450,000     |
| <b>London Road</b>   |          | £185,000    |              | £325,000    | £350,000     |             | £550,000     | £550,000     | £750,000       |
| <b>New Writtle Street</b>                                      |          | £180,000    |              | £325,000    | £350,000     |             | £485,000     |              |                |
|  |          | £175,000    |              | £325,000    |              |             | £450,000     |              |                |
|  |          | £165,000    |              | £320,000    |              |             | £425,000     |              |                |
|  |          |             |              | £300,000    |              |             | £390,000     |              |                |
|  |          |             |              | £290,000    |              |             |              |              |                |
|  |          |             |              | £290,000    |              |             |              |              |                |
|  |          |             |              | £275,000    |              |             |              |              |                |
|  |          |             |              | £270,000    |              |             |              |              |                |
|  |          |             |              | £250,000    |              |             |              |              |                |
|  |          |             |              | £250,000    |              |             |              |              |                |
|  |          |             |              | £240,000    |              |             |              |              |                |
|  |          |             |              | £230,000    |              |             |              |              |                |
|  |          |             |              | £225,000    |              |             |              |              |                |
|  |          |             |              | £220,000    |              |             |              |              |                |
|  |          |             |              | £215,000    |              |             |              |              |                |
|  |          |             |              | £210,000    |              |             |              |              |                |
|  |          |             |              | £200,000    |              |             |              |              |                |
| <b>CM2 7</b>   | £125,000 | £220,000    |              | £359,995    | £325,000     |             | £1,250,000   | £1,400,000   | £2,000,000     |
| <b>Great Baddow East</b>                                       |          | £190,000    |              | £359,995    |              |             | £595,000     | £1,100,000   | £1,650,000     |
| <b>Sandon</b>  |          | £180,000    |              | £330,000    |              |             | £575,000     | £825,000     | £1,500,000     |
| <b>Howe Green</b>  |          | £170,000    |              | £180,000    |              |             | £550,000     | £515,000     | £1,200,000     |
|  |          | £160,000    |              |             |              |             | £550,000     | £500,000     | £950,000       |
|  |          | £150,000    |              |             |              |             | £475,000     | £500,000     | £895,000       |
|  |          |             |              |             |              |             | £425,000     |              |                |
|  |          |             |              |             |              |             | £425,000     |              |                |
|  |          |             |              |             |              |             | £400,000     |              |                |
|  |          |             |              |             |              |             | £300,000     |              |                |
|  |          |             |              |             |              |             | £270,000     |              |                |
| <b>CM2 8</b>   |          | £170,000    |              | £275,000    | £550,000     |             | £1,095,000   | £925,000     | £1,600,000     |
| <b>Galleywood</b>  |          |             |              | £210,000    | £399,000     |             | £925,000     | £800,000     | £1,075,000     |
| <b>West Hanningfield</b>                                       |          |             |              | £200,000    | £350,000     |             | £675,000     | £695,000     | £550,000       |
| <b>Tile Kiln</b>   |          |             |              | £200,000    |              |             | £650,000     | £680,000     | £500,000       |
|  |          |             |              | £200,000    |              |             | £650,000     | £650,000     | £475,000       |
|  |          |             |              | £200,000    |              |             | £650,000     | £650,000     |                |
|  |          |             |              |             |              |             | £650,000     | £650,000     |                |
|  |          |             |              |             |              |             | £550,000     | £625,000     |                |
|  |          |             |              |             |              |             | £525,000     | £580,000     |                |
|  |          |             |              |             |              |             | £525,000     | £575,000     |                |
|  |          |             |              |             |              |             | £500,000     | £575,000     |                |
|  |          |             |              |             |              |             | £499,995     | £525,000     |                |
|  |          |             |              |             |              |             | £450,000     | £525,000     |                |
|  |          |             |              |             |              |             | £450,000     | £525,000     |                |
|  |          |             |              |             |              |             | £450,000     | £500,000     |                |
|  |          |             |              |             |              |             | £400,000     | £500,000     |                |
|  |          |             |              |             |              |             | £375,000     | £500,000     |                |
|  |          |             |              |             |              |             | £350,000     | £499,995     |                |
|  |          |             |              |             |              |             | £350,000     | £475,000     |                |
|  |          |             |              |             |              |             | £350,000     | £425,000     |                |
| <b>CM2 9</b>   |          | £250,000    |              | £315,000    | £525,000     |             | £800,000     | £825,000     | £1,450,000     |
| <b>Great Baddow West</b>                                       |          | £220,000    |              | £225,000    | £450,000     |             | £545,000     | £750,000     | £725,000       |
| <b>Moulsham Lodge</b>  |          | £200,000    |              | £220,000    | £375,000     |             | £525,000     | £700,000     | £640,000       |

|                  |          |          |       |          |          |       |          |          |          |
|------------------|----------|----------|-------|----------|----------|-------|----------|----------|----------|
| Beehive Lane     |          | £200,000 |       |          | £365,000 |       | £525,000 | £700,000 | £625,000 |
| Wood Street      |          | £180,000 |       |          | £325,000 |       | £500,000 | £699,995 | £600,000 |
|                  |          | £150,000 |       |          | £300,000 |       | £500,000 | £625,000 | £600,000 |
|                  |          |          |       |          |          |       | £499,995 | £600,000 |          |
|                  |          |          |       |          |          |       | £475,000 | £575,000 |          |
|                  |          |          |       |          |          |       | £450,000 | £550,000 |          |
|                  |          |          |       |          |          |       | £450,000 | £550,000 |          |
|                  |          |          |       |          |          |       | £450,000 | £550,000 |          |
|                  |          |          |       |          |          |       | £440,000 |          |          |
|                  |          |          |       |          |          |       | £430,000 |          |          |
|                  |          |          |       |          |          |       | £425,000 |          |          |
|                  |          |          |       |          |          |       | £425,000 |          |          |
|                  |          |          |       |          |          |       | £350,000 |          |          |
| Totals           | 1        | 20       | 0     | 35       | 15       | 0     | 55       | 41       | 21       |
| Total properties | 188      |          |       |          |          |       |          |          |          |
| Median           | £125,000 | £182,500 | #NUM! | £270,000 | £375,000 | #NUM! | £499,995 | £600,000 | £895,000 |

| Properties for sale in South Woodham Ferrers: September 2022 |        |             |              |             |              |             |              |              |                |
|--|--------|-------------|--------------|-------------|--------------|-------------|--------------|--------------|----------------|
|  | 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  |        | £169,995    | £250,000     | £230,000    | £479,995     | £230,000    | £700,000     | £800,000     | £900,000       |
| South Woodham Ferrers  |        |             |              | £220,000    | £310,000     |             | £375,000     | £725,000     | £825,000       |
|  |        |             |              | £200,000    | £299,995     |             | £375,000     | £675,000     | £785,000       |
|  |        |             |              | £200,000    | £290,000     |             | £370,000     | £650,000     | £625,000       |
|  |        |             |              |             | £275,000     |             | £320,000     | £650,000     |                |
|  |        |             |              |             | £230,000     |             |              | £625,000     |                |
|  |        |             |              |             |              |             |              | £625,000     |                |
|  |        |             |              |             |              |             |              | £575,000     |                |
|  |        |             |              |             |              |             |              | £550,000     |                |
|  |        |             |              |             |              |             |              | £550,000     |                |
|  |        |             |              |             |              |             |              | £525,000     |                |
|  |        |             |              |             |              |             |              | £500,000     |                |
|  |        |             |              |             |              |             |              | £489,995     |                |
|  |        |             |              |             |              |             |              | £489,995     |                |
|  |        |             |              |             |              |             |              | £485,000     |                |
|  |        |             |              |             |              |             |              | £475,000     |                |
|  |        |             |              |             |              |             |              | £475,000     |                |
|  |        |             |              |             |              |             |              | £475,000     |                |
|  |        |             |              |             |              |             |              | £455,000     |                |
|  |        |             |              |             |              |             |              | £450,000     |                |
|  |        |             |              |             |              |             |              | £350,000     |                |
| Totals   | 0      | 1           | 1            | 4           | 6            | 1           | 5            | 21           | 4              |
| Total properties   | 43     |             |              |             |              |             |              |              |                |
| Median   | N/A    | £169,995    | £250,000     | £210,000    | £294,998     | £230,000    | £375,000     | £525,000     | £805,000       |

## Appendix 2: Land Registry price paid & EPC on newbuilds sold in Chelmsford

Data collected on sales of new-build dwellings in Chelmsford sold between 01/01/2021 – 01/07/2022.

| Price Paid | Date       | Property Type | SAON    | PAON               | Street              | Locality       | Town       | Postcode | sqm | £/sqm  |
|------------|------------|---------------|---------|--------------------|---------------------|----------------|------------|----------|-----|--------|
| £216,000   | 05/01/2021 | S             |         |                    | 24 WENTWORTH ROAD   | LITTLE WALTHAM | CHELMSFORD | CM3 3GP  | 77  | £2,805 |
| £210,000   | 14/01/2021 | F             | FLAT 17 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD    |                | CHELMSFORD | CM2 6ZP  | 30  | £7,000 |
| £286,000   | 15/01/2021 | F             |         |                    | 40 WALTHAM GLEN     |                | CHELMSFORD | CM2 9EL  | 72  | £3,972 |
| £339,896   | 15/01/2021 | F             | 13      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 78  | £4,358 |
| £342,995   | 15/01/2021 | F             | 20      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 73  | £4,699 |
| £339,995   | 15/01/2021 | F             | 11      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 72  | £4,722 |
| £261,995   | 15/01/2021 | F             | 14      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 53  | £4,943 |
| £261,995   | 15/01/2021 | F             | 12      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 52  | £5,038 |
| £205,000   | 15/01/2021 | F             | FLAT 2  | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD    |                | CHELMSFORD | CM2 6ZP  | 31  | £6,613 |
| £344,995   | 18/01/2021 | F             | 18      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 78  | £4,423 |
| £260,995   | 18/01/2021 | F             | 23      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 53  | £4,924 |
| £280,000   | 19/01/2021 | F             |         |                    | 35 WALTHAM GLEN     |                | CHELMSFORD | CM2 9EL  | 71  | £3,944 |
| £285,000   | 19/01/2021 | F             | FLAT 17 | HODGSON HOUSE, 50  | RAINSFORD ROAD      |                | CHELMSFORD | CM1 2XB  | 50  | £5,700 |
| £460,000   | 20/01/2021 | S             |         |                    | 39 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 96  | £4,792 |
| £540,000   | 21/01/2021 | D             |         |                    | 21 ALBATROSS WAY    | LITTLE WALTHAM | CHELMSFORD | CM3 3GD  | 138 | £3,913 |
| £339,995   | 21/01/2021 | F             | 31      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 75  | £4,533 |
| £275,280   | 21/01/2021 | F             | FLAT 9  | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD    |                | CHELMSFORD | CM2 6ZP  | 41  | £6,714 |
| £415,000   | 22/01/2021 | D             |         |                    | 8 LITTLE RYE FIELDS | GREAT LEIGHS   | CHELMSFORD | CM3 1FR  | 87  | £4,770 |
| £416,995   | 22/01/2021 | D             |         |                    | 1 LITTLE RYE FIELDS | GREAT LEIGHS   | CHELMSFORD | CM3 1FR  | 87  | £4,793 |
| £445,000   | 22/01/2021 | D             |         |                    | 41 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 96  | £4,635 |
| £346,995   | 22/01/2021 | F             | 21      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 74  | £4,689 |
| £255,000   | 22/01/2021 | F             | 22      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 54  | £4,722 |
| £338,995   | 22/01/2021 | F             | 24      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 69  | £4,913 |
| £342,995   | 22/01/2021 | F             | 39      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 66  | £5,197 |
| £480,000   | 25/01/2021 | D             |         |                    | 43 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 110 | £4,364 |
| £284,000   | 25/01/2021 | F             |         |                    | 27 WALTHAM GLEN     |                | CHELMSFORD | CM2 9EL  | 71  | £4,000 |
| £344,995   | 25/01/2021 | F             | 37      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 72  | £4,792 |
| £465,000   | 26/01/2021 | S             |         |                    | 37 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 101 | £4,604 |
| £465,000   | 27/01/2021 | S             |         |                    | 14 PETTY CROFT      | BROOMFIELD     | CHELMSFORD | CM1 7FS  | 110 | £4,227 |
| £339,995   | 27/01/2021 | F             | 33      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 72  | £4,722 |
| £210,000   | 27/01/2021 | F             | FLAT 2  | PAVILION HOUSE, 45 | NEW WRITTLE STREET  |                | CHELMSFORD | CM2 0SB  | 37  | £5,676 |
| £338,995   | 28/01/2021 | F             | 28      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 72  | £4,708 |
| £342,000   | 28/01/2021 | F             | 16      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 72  | £4,750 |
| £547,000   | 29/01/2021 | D             |         |                    | 136 ORCHARD WAY     | BOREHAM        | CHELMSFORD | CM3 3GR  | 119 | £4,597 |
| £512,000   | 29/01/2021 | D             |         |                    | 135 ORCHARD WAY     | BOREHAM        | CHELMSFORD | CM3 3GQ  | 105 | £4,876 |
| £625,000   | 29/01/2021 | D             |         |                    | 2 HEDGE COCK LINK   | BROOMFIELD     | CHELMSFORD | CM1 7FL  | 143 | £4,371 |
| £430,000   | 29/01/2021 | S             |         |                    | 18 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH  | 96  | £4,479 |
| £435,000   | 29/01/2021 | D             |         |                    | 9 FOXGLOVE AVENUE   |                | CHELMSFORD | CM1 4FX  | 100 | £4,350 |
| £342,995   | 29/01/2021 | F             | 41      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 75  | £4,573 |
| £341,995   | 29/01/2021 | F             | 32      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 72  | £4,750 |
| £341,995   | 29/01/2021 | F             | 35      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 71  | £4,817 |
| £580,000   | 05/02/2021 | D             |         |                    | 134 ORCHARD WAY     | BOREHAM        | CHELMSFORD | CM3 3GR  | 131 | £4,427 |
| £405,000   | 05/02/2021 | D             |         |                    | 47 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 86  | £4,709 |
| £465,000   | 05/02/2021 | D             |         |                    | 57 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 96  | £4,844 |

| Price Paid | Date       | Property Type | SAON    | PAON               | Street              | Locality       | Town       | Postcode | sqm | £/sqm  |
|------------|------------|---------------|---------|--------------------|---------------------|----------------|------------|----------|-----|--------|
| £290,000   | 05/02/2021 | F             |         |                    | 42 WALTHAM GLEN     |                | CHELMSFORD | CM2 9EL  | 72  | £4,028 |
| £435,000   | 05/02/2021 | D             |         |                    | 4 ELDER CLOSE       |                | CHELMSFORD | CM1 4FU  | 100 | £4,350 |
| £330,000   | 05/02/2021 | F             | FLAT 14 |                    | 56 RAILWAY STREET   |                | CHELMSFORD | CM1 1QS  | 69  | £4,783 |
| £344,995   | 05/02/2021 | F             | 38      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 72  | £4,792 |
| £480,000   | 10/02/2021 | D             |         |                    | 51 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 110 | £4,364 |
| £399,000   | 12/02/2021 | D             |         |                    | 36 MOORTOWN PLACE   | LITTLE WALTHAM | CHELMSFORD | CM3 3FZ  | 86  | £4,640 |
| £400,000   | 12/02/2021 | D             |         |                    | 49 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 86  | £4,651 |
| £331,000   | 19/02/2021 | F             | 30      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 71  | £4,662 |
| £330,000   | 19/02/2021 | F             | FLAT 10 |                    | 56 RAILWAY STREET   |                | CHELMSFORD | CM1 1QS  | 69  | £4,783 |
| £235,000   | 22/02/2021 | F             | FLAT 44 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD    |                | CHELMSFORD | CM2 6ZP  | 33  | £7,121 |
| £225,000   | 22/02/2021 | F             | FLAT 48 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD    |                | CHELMSFORD | CM2 6ZP  | 30  | £7,500 |
| £340,995   | 25/02/2021 | F             | 40      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 71  | £4,803 |
| £530,000   | 26/02/2021 | D             |         |                    | 19 RADCLIFFE WAY    | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 118 | £4,492 |
| £580,000   | 26/02/2021 | D             |         |                    | 40 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH  | 128 | £4,531 |
| £450,000   | 26/02/2021 | S             |         |                    | 16 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GH  | 96  | £4,688 |
| £405,000   | 26/02/2021 | D             |         |                    | 14 WENTWORTH ROAD   | LITTLE WALTHAM | CHELMSFORD | CM3 3GP  | 86  | £4,709 |
| £690,000   | 26/02/2021 | D             |         |                    | 22 FOXGLOVE AVENUE  |                | CHELMSFORD | CM1 4FW  | 204 | £3,382 |
| £569,500   | 26/02/2021 | T             |         |                    | 228 WHARF ROAD      |                | CHELMSFORD | CM2 6NR  | 156 | £3,651 |
| £570,000   | 26/02/2021 | T             |         |                    | 232 WHARF ROAD      |                | CHELMSFORD | CM2 6NR  | 156 | £3,654 |
| £590,000   | 26/02/2021 | T             |         |                    | 224 WHARF ROAD      |                | CHELMSFORD | CM2 6NR  | 156 | £3,782 |
| £230,000   | 26/02/2021 | F             |         |                    | 29 WALTHAM GLEN     |                | CHELMSFORD | CM2 9EL  | 59  | £3,898 |
| £321,155   | 26/02/2021 | F             | 26      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 72  | £4,460 |
| £260,495   | 26/02/2021 | F             | 19      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 53  | £4,915 |
| £439,995   | 01/03/2021 | S             |         |                    | 13 RADCLIFFE WAY    | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 92  | £4,783 |
| £560,000   | 02/03/2021 | D             |         |                    | 61 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 128 | £4,375 |
| £436,995   | 04/03/2021 | D             |         |                    | 9 RADCLIFFE WAY     | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 92  | £4,750 |
| £380,000   | 05/03/2021 | F             | FLAT 11 |                    | 56 RAILWAY STREET   |                | CHELMSFORD | CM1 1QS  | 84  | £4,524 |
| £455,000   | 12/03/2021 | D             |         |                    | 1 WILLIS MEAD ROAD  | GREAT LEIGHS   | CHELMSFORD | CM3 1FL  | 93  | £4,892 |
| £470,000   | 15/03/2021 | D             |         |                    | 3 BELFRY CRESCENT   | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 101 | £4,653 |
| £545,000   | 19/03/2021 | D             |         |                    | 2 WILLIS MEAD ROAD  | GREAT LEIGHS   | CHELMSFORD | CM3 1FL  | 118 | £4,619 |
| £525,995   | 24/03/2021 | D             |         |                    | 21 RADCLIFFE WAY    | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 118 | £4,458 |
| £451,995   | 25/03/2021 | D             |         |                    | 36 RADCLIFFE WAY    | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 93  | £4,860 |
| £430,000   | 26/03/2021 | D             |         |                    | 94 ORCHARD WAY      | BOREHAM        | CHELMSFORD | CM3 3GR  | 90  | £4,778 |
| £399,995   | 26/03/2021 | D             |         |                    | 4 RYE FIELD CLOSE   | GREAT LEIGHS   | CHELMSFORD | CM3 1FQ  | 87  | £4,598 |
| £430,000   | 26/03/2021 | D             |         |                    | 2 FINNING CLOSE     | GREAT LEIGHS   | CHELMSFORD | CM3 1FS  | 91  | £4,725 |
| £453,995   | 26/03/2021 | D             |         |                    | 1 FINNING CLOSE     | GREAT LEIGHS   | CHELMSFORD | CM3 1FS  | 93  | £4,882 |
| £159,750   | 26/03/2021 | T             |         |                    | 35 ST ANDREWS DRIVE | LITTLE WALTHAM | CHELMSFORD | CM3 3GJ  | 77  | £2,075 |
| £460,000   | 26/03/2021 | F             | FLAT 1  |                    | 236 WHARF ROAD      |                | CHELMSFORD | CM2 6LP  | 136 | £3,382 |
| £530,000   | 29/03/2021 | D             |         |                    | 38 RADCLIFFE WAY    | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 118 | £4,492 |
| £258,995   | 30/03/2021 | F             | 17      | HILL COURT         | VICTORIA ROAD       |                | CHELMSFORD | CM1 1SP  | 52  | £4,981 |
| £750,000   | 31/03/2021 | D             |         |                    | 16 WENTWORTH ROAD   | LITTLE WALTHAM | CHELMSFORD | CM3 3GP  | 190 | £3,947 |
| £440,000   | 31/03/2021 | D             |         |                    | 7 FOXGLOVE AVENUE   |                | CHELMSFORD | CM1 4FX  | 100 | £4,400 |
| £325,000   | 01/04/2021 | F             | FLAT 7  |                    | 56 RAILWAY STREET   |                | CHELMSFORD | CM1 1QS  | 70  | £4,643 |
| £750,000   | 09/04/2021 | D             |         |                    | 59 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 190 | £3,947 |
| £330,000   | 09/04/2021 | F             | FLAT 8  |                    | 56 RAILWAY STREET   |                | CHELMSFORD | CM1 1QS  | 68  | £4,853 |
| £325,000   | 15/04/2021 | F             | FLAT 5  |                    | 56 RAILWAY STREET   |                | CHELMSFORD | CM1 1QS  | 69  | £4,710 |
| £625,000   | 19/04/2021 | D             |         |                    | 55 BELFRY CRESCENT  | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 147 | £4,252 |
| £295,000   | 21/04/2021 | F             | FLAT 8  | 346A               | BADDOW ROAD         |                | CHELMSFORD | CM2 9RA  | 89  | £3,315 |

| Price Paid | Date       | Property Type | SAON    | PAON               | Street               | Locality       | Town       | Postcode | sqm | £/sqm   |
|------------|------------|---------------|---------|--------------------|----------------------|----------------|------------|----------|-----|---------|
| £585,000   | 23/04/2021 | D             |         |                    | 106 ORCHARD WAY      | BOREHAM        | CHELMSFORD | CM3 3GR  | 131 | £4,466  |
| £900,000   | 23/04/2021 | D             |         |                    | 9 ALBATROSS WAY      | LITTLE WALTHAM | CHELMSFORD | CM3 3GD  | 244 | £3,689  |
| £330,000   | 28/04/2021 | F             | FLAT 9  |                    | 56 RAILWAY STREET    |                | CHELMSFORD | CM1 1QS  | 67  | £4,925  |
| £340,000   | 28/04/2021 | F             | FLAT 13 |                    | 56 RAILWAY STREET    |                | CHELMSFORD | CM1 1QS  | 67  | £5,075  |
| £525,000   | 29/04/2021 | D             |         |                    | 17 RADCLIFFE WAY     | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 118 | £4,449  |
| £250,000   | 29/04/2021 | F             | 1       | HILL COURT         | VICTORIA ROAD        |                | CHELMSFORD | CM1 1SP  | 52  | £4,808  |
| £775,000   | 30/04/2021 | D             |         |                    | 4 TAYLOR VIEW        | SPRINGFIELD    | CHELMSFORD | CM1 6DG  | 185 | £4,189  |
| £315,000   | 30/04/2021 | F             | FLAT 2  |                    | 56 RAILWAY STREET    |                | CHELMSFORD | CM1 1QS  | 70  | £4,500  |
| £595,000   | 30/04/2021 | D             |         |                    | 1 CLOVER DRIVE       |                | CHELMSFORD | CM1 4FT  | 59  | £10,085 |
| £240,000   | 04/05/2021 | F             | FLAT 39 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD     |                | CHELMSFORD | CM2 6ZP  | 41  | £5,854  |
| £625,000   | 17/05/2021 | D             |         |                    | 31 ST ANDREWS DRIVE  | LITTLE WALTHAM | CHELMSFORD | CM3 3GJ  | 147 | £4,252  |
| £422,500   | 19/05/2021 | D             |         |                    | 34 RADCLIFFE WAY     | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 91  | £4,643  |
| £350,000   | 21/05/2021 | F             | FLAT 4  |                    | 56 RAILWAY STREET    |                | CHELMSFORD | CM1 1QS  | 67  | £5,224  |
| £670,000   | 28/05/2021 | D             |         |                    | 3 FINNING CLOSE      | GREAT LEIGHS   | CHELMSFORD | CM3 1FS  | 160 | £4,188  |
| £331,995   | 28/05/2021 | F             | 29      | HILL COURT         | VICTORIA ROAD        |                | CHELMSFORD | CM1 1SP  | 66  | £5,030  |
| £750,000   | 10/06/2021 | D             |         |                    | 29 ST ANDREWS DRIVE  | LITTLE WALTHAM | CHELMSFORD | CM3 3GJ  | 190 | £3,947  |
| £495,000   | 10/06/2021 | D             |         |                    | 67 BELFRY CRESCENT   | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 110 | £4,500  |
| £185,000   | 11/06/2021 | F             | FLAT 47 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD     |                | CHELMSFORD | CM2 6ZP  | 30  | £6,167  |
| £465,000   | 17/06/2021 | D             |         |                    | 63 BELFRY CRESCENT   | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 96  | £4,844  |
| £580,000   | 18/06/2021 | D             |         |                    | 46 ST ANDREWS DRIVE  | LITTLE WALTHAM | CHELMSFORD | CM3 3GH  | 138 | £4,203  |
| £265,995   | 18/06/2021 | F             |         |                    | 89 REGINA ROAD       |                | CHELMSFORD | CM1 1JF  | 63  | £4,222  |
| £342,995   | 21/06/2021 | F             |         |                    | 97 REGINA ROAD       |                | CHELMSFORD | CM1 1JF  | 74  | £4,635  |
| £331,995   | 24/06/2021 | F             |         |                    | 83 REGINA ROAD       |                | CHELMSFORD | CM1 1JF  | 74  | £4,486  |
| £334,995   | 24/06/2021 | F             |         |                    | 85 REGINA ROAD       |                | CHELMSFORD | CM1 1JF  | 71  | £4,718  |
| £590,000   | 25/06/2021 | D             |         |                    | 128 ORCHARD WAY      | BOREHAM        | CHELMSFORD | CM3 3GR  | 130 | £4,538  |
| £659,995   | 25/06/2021 | D             |         |                    | 9 LITTLE RYE FIELDS  | GREAT LEIGHS   | CHELMSFORD | CM3 1FR  | 170 | £3,882  |
| £343,995   | 25/06/2021 | F             |         |                    | 106 REGINA ROAD      |                | CHELMSFORD | CM1 1JF  | 73  | £4,712  |
| £349,995   | 25/06/2021 | F             |         |                    | 104 REGINA ROAD      |                | CHELMSFORD | CM1 1JF  | 74  | £4,730  |
| £343,995   | 25/06/2021 | F             |         |                    | 111 REGINA ROAD      |                | CHELMSFORD | CM1 1JF  | 72  | £4,778  |
| £679,995   | 29/06/2021 | D             |         |                    | 10 LITTLE RYE FIELDS | GREAT LEIGHS   | CHELMSFORD | CM3 1FR  | 160 | £4,250  |
| £580,000   | 29/06/2021 | D             |         |                    | 50 ST ANDREWS DRIVE  | LITTLE WALTHAM | CHELMSFORD | CM3 3GH  | 138 | £4,203  |
| £475,000   | 29/06/2021 | D             |         |                    | 1 BELFRY CRESCENT    | LITTLE WALTHAM | CHELMSFORD | CM3 3GN  | 101 | £4,703  |
| £322,500   | 29/06/2021 | F             | FLAT 12 |                    | 56 RAILWAY STREET    |                | CHELMSFORD | CM1 1QS  | 68  | £4,743  |
| £649,995   | 30/06/2021 | D             |         |                    | 7 LITTLE RYE FIELDS  | GREAT LEIGHS   | CHELMSFORD | CM3 1FR  | 170 | £3,824  |
| £670,000   | 30/06/2021 | D             |         |                    | 3 CLOVER DRIVE       |                | CHELMSFORD | CM1 4FT  | 173 | £3,873  |
| £580,000   | 30/06/2021 | D             |         |                    | 52 FOXGLOVE AVENUE   |                | CHELMSFORD | CM1 4FW  | 148 | £3,919  |
| £460,000   | 30/06/2021 | D             |         |                    | 32 HORNBEAM GARDENS  |                | CHELMSFORD | CM1 4GH  | 108 | £4,259  |
| £340,995   | 23/07/2021 | F             |         |                    | 105 REGINA ROAD      |                | CHELMSFORD | CM1 1JF  | 72  | £4,736  |
| £225,000   | 30/07/2021 | F             | FLAT 45 | ROSEBERY HOUSE, 41 | SPRINGFIELD ROAD     |                | CHELMSFORD | CM2 6ZP  | 30  | £7,500  |
| £250,000   | 02/08/2021 | D             |         |                    | 3 TANGLEWOOD PLACE   |                | CHELMSFORD | CM3 4FP  | 178 | £1,404  |
| £337,995   | 02/08/2021 | F             |         |                    | 98 REGINA ROAD       |                | CHELMSFORD | CM1 1JF  | 72  | £4,694  |
| £260,000   | 19/08/2021 | F             |         |                    | 87 REGINA ROAD       |                | CHELMSFORD | CM1 1JF  | 52  | £5,000  |
| £265,995   | 20/08/2021 | F             |         |                    | 101 REGINA ROAD      |                | CHELMSFORD | CM1 1JF  | 52  | £5,115  |
| £654,995   | 31/08/2021 | D             |         |                    | 6 FINNING CLOSE      | GREAT LEIGHS   | CHELMSFORD | CM3 1FS  | 170 | £3,853  |
| £529,995   | 09/09/2021 | D             |         |                    | 43 RADCLIFFE WAY     | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 114 | £4,649  |
| £265,995   | 09/09/2021 | F             |         |                    | 102 REGINA ROAD      |                | CHELMSFORD | CM1 1JF  | 51  | £5,216  |
| £659,995   | 17/09/2021 | D             |         |                    | 47 RADCLIFFE WAY     | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 170 | £3,882  |
| £679,995   | 17/09/2021 | D             |         |                    | 11 RADCLIFFE WAY     | GREAT LEIGHS   | CHELMSFORD | CM3 1FN  | 160 | £4,250  |



| Price Paid | Date       | Property Type | SAON | PAON       | Street               | Locality     | Town       | Postcode | sqm | £/sqm  |
|------------|------------|---------------|------|------------|----------------------|--------------|------------|----------|-----|--------|
| £490,000   | 23/09/2021 | D             |      |            | 1 GRANTHAM DRIVE     | SPRINGFIELD  | CHELMSFORD | CM1 6DY  | 110 | £4,455 |
| £261,995   | 24/09/2021 | F             |      |            | 88 REGINA ROAD       |              | CHELMSFORD | CM1 1JF  | 51  | £5,137 |
| £315,000   | 06/10/2021 | F             |      |            | 23 WALTHAM GLEN      |              | CHELMSFORD | CM2 9EL  | 83  | £3,795 |
| £525,500   | 14/10/2021 | S             |      |            | 33 ASHFORD PLACE     | BROOMFIELD   | CHELMSFORD | CM1 7FW  | 146 | £3,599 |
| £335,995   | 15/10/2021 | F             |      |            | 84 REGINA ROAD       |              | CHELMSFORD | CM1 1JF  | 71  | £4,732 |
| £295,000   | 27/10/2021 | F             |      | FLAT 3     | 56 RAILWAY STREET    |              | CHELMSFORD | CM1 1QS  | 68  | £4,338 |
| £516,995   | 29/10/2021 | D             |      |            | 40 RADCLIFFE WAY     | GREAT LEIGHS | CHELMSFORD | CM3 1FN  | 114 | £4,535 |
| £232,000   | 29/11/2021 | F             | 4    | HILL COURT | VICTORIA ROAD        |              | CHELMSFORD | CM1 1SP  | 52  | £4,462 |
| £669,995   | 30/11/2021 | D             |      |            | 4 FINNING CLOSE      | GREAT LEIGHS | CHELMSFORD | CM3 1FS  | 160 | £4,187 |
| £679,995   | 03/12/2021 | D             |      |            | 14 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR  | 160 | £4,250 |
| £669,995   | 17/12/2021 | D             |      |            | 12 LITTLE RYE FIELDS | GREAT LEIGHS | CHELMSFORD | CM3 1FR  | 170 | £3,941 |
| £699,950   | 17/12/2021 | D             |      |            | 2 STAINES DRIVE      | SPRINGFIELD  | CHELMSFORD | CM1 6FR  | 181 | £3,867 |
| £230,000   | 27/01/2022 | F             |      |            | 93 REGINA ROAD       |              | CHELMSFORD | CM1 1JF  | 50  | £4,600 |
| £679,995   | 31/01/2022 | D             |      |            | 44 RADCLIFFE WAY     | GREAT LEIGHS | CHELMSFORD | CM3 1FN  | 116 | £5,862 |
| £250,000   | 31/01/2022 | F             |      |            | 86 REGINA ROAD       |              | CHELMSFORD | CM1 1JF  | 50  | £5,000 |
| £240,000   | 01/02/2022 | F             | 3    | HILL COURT | VICTORIA ROAD        |              | CHELMSFORD | CM1 1SP  | 52  | £4,615 |
| £342,995   | 25/04/2022 | F             |      |            | 8 REGINA ROAD        |              | CHELMSFORD | CM1 1QY  | 78  | £4,397 |
| £258,995   | 25/04/2022 | F             |      |            | 5 REGINA ROAD        |              | CHELMSFORD | CM1 1QY  | 52  | £4,981 |
| £264,995   | 28/04/2022 | F             |      |            | 19 REGINA ROAD       |              | CHELMSFORD | CM1 1QY  | 52  | £5,096 |
| £344,995   | 29/04/2022 | F             |      |            | 30 REGINA ROAD       |              | CHELMSFORD | CM1 1QY  | 71  | £4,859 |
| £575,995   | 03/05/2022 | D             |      |            | 45 RADCLIFFE WAY     | GREAT LEIGHS | CHELMSFORD | CM3 1FN  | 136 | £4,235 |

### Appendix 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford

Data collected on sales of existing dwellings in Chelmsford sold between 01/01/2021 – 01/07/2022.

| Price Paid | Date       | Property Type | SAON | PAON             | Street                | Locality              | Town       | Postcode | sqm | £/sqm   |
|------------|------------|---------------|------|------------------|-----------------------|-----------------------|------------|----------|-----|---------|
| £845,000   | 04/01/2021 | D             |      |                  | 15 WESTFIELD AVENUE   |                       | CHELMSFORD | CM1 1SF  | 136 | £6,213  |
| £350,000   | 04/01/2021 | T             |      |                  | 73 WATERHOUSE STREET  |                       | CHELMSFORD | CM1 2TZ  | 70  | £5,000  |
| £450,000   | 04/01/2021 | T             |      |                  | 26 LITTLE MEADOW      | WRITTLE               | CHELMSFORD | CM1 3LG  | 115 | £3,913  |
| £545,000   | 05/01/2021 | S             |      |                  | 37 SIXTH AVENUE       |                       | CHELMSFORD | CM1 4ED  | 83  | £6,566  |
| £500,000   | 05/01/2021 | D             |      |                  | 43 HONEY CLOSE        |                       | CHELMSFORD | CM2 9SP  | 98  | £5,102  |
| £342,500   | 05/01/2021 | T             |      |                  | 18 NAVIGATION ROAD    |                       | CHELMSFORD | CM2 6HE  | 69  | £4,964  |
| £1,050,000 | 05/01/2021 | D             |      | 6A               | THE RYEFIELD          | LITTLE BADDOW         | CHELMSFORD | CM3 4TR  | 221 | £4,751  |
| £867,000   | 05/01/2021 | D             |      | HEATHERBY        | NORTH HILL            | LITTLE BADDOW         | CHELMSFORD | CM3 4TB  | 187 | £4,636  |
| £403,000   | 05/01/2021 | D             |      |                  | 8 BICKERTON POINT     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YG  | 87  | £4,632  |
| £517,500   | 05/01/2021 | D             |      |                  | 5 LANDISDALE          | DANBURY               | CHELMSFORD | CM3 4QR  | 124 | £4,173  |
| £675,000   | 05/01/2021 | D             |      |                  | 95 LADY LANE          |                       | CHELMSFORD | CM2 0TJ  | 168 | £4,018  |
| £350,000   | 05/01/2021 | S             |      |                  | 45 PEEL ROAD          |                       | CHELMSFORD | CM2 6AJ  | 91  | £3,846  |
| £378,000   | 05/01/2021 | D             |      |                  | 29 BRENT AVENUE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SG  | 110 | £3,436  |
| £305,000   | 05/01/2021 | S             |      |                  | 31 AVON ROAD          |                       | CHELMSFORD | CM1 2JX  | 91  | £3,352  |
| £315,000   | 05/01/2021 | S             |      |                  | 63 CHEVIOT DRIVE      |                       | CHELMSFORD | CM1 2EX  | 97  | £3,247  |
| £360,000   | 05/01/2021 | T             |      |                  | 19 WEIGHT ROAD        |                       | CHELMSFORD | CM2 6LE  | 111 | £3,243  |
| £270,000   | 05/01/2021 | S             |      |                  | 13 BERWICK AVENUE     |                       | CHELMSFORD | CM1 4AN  | 90  | £3,000  |
| £525,000   | 06/01/2021 | D             |      |                  | 45 LITTLE BADDOW ROAD | DANBURY               | CHELMSFORD | CM3 4NT  | 73  | £7,192  |
| £420,000   | 06/01/2021 | T             |      |                  | 13 DONALD WAY         |                       | CHELMSFORD | CM2 9JB  | 74  | £5,676  |
| £369,995   | 06/01/2021 | T             |      |                  | 17 NURSERY ROAD       |                       | CHELMSFORD | CM2 9PL  | 78  | £4,744  |
| £450,000   | 06/01/2021 | S             |      |                  | 129 KEENE WAY         |                       | CHELMSFORD | CM2 8NS  | 109 | £4,128  |
| £302,500   | 06/01/2021 | S             |      |                  | 319 MEADGATE AVENUE   |                       | CHELMSFORD | CM2 7NL  | 81  | £3,735  |
| £375,000   | 06/01/2021 | S             |      |                  | 28 CROUCH BECK        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JY  | 108 | £3,472  |
| £470,000   | 07/01/2021 | S             |      |                  | 50 FIRST AVENUE       |                       | CHELMSFORD | CM1 1RU  | 77  | £6,104  |
| £340,000   | 07/01/2021 | S             |      |                  | 17 PEARTREE LANE      | DANBURY               | CHELMSFORD | CM3 4LS  | 65  | £5,231  |
| £490,000   | 07/01/2021 | S             |      |                  | 22 ST JOHNS AVENUE    |                       | CHELMSFORD | CM2 0UB  | 99  | £4,949  |
| £362,500   | 07/01/2021 | T             |      |                  | 14 ST JOHNS ROAD      |                       | CHELMSFORD | CM2 9PE  | 77  | £4,708  |
| £800,000   | 07/01/2021 | D             |      | THE SHRUBBERY    | THE RIDGE             | LITTLE BADDOW         | CHELMSFORD | CM3 4NX  | 171 | £4,678  |
| £350,000   | 07/01/2021 | D             |      |                  | 3 LYNDHURST DRIVE     | BICKNACRE             | CHELMSFORD | CM3 4XL  | 76  | £4,605  |
| £735,000   | 07/01/2021 | D             |      |                  | 18 ST JOHNS AVENUE    |                       | CHELMSFORD | CM2 0UB  | 168 | £4,375  |
| £284,000   | 07/01/2021 | S             |      |                  | 4 OLD FORGE ROAD      | BOREHAM               | CHELMSFORD | CM3 3DU  | 67  | £4,239  |
| £678,000   | 07/01/2021 | D             |      |                  | 30 LADY LANE          |                       | CHELMSFORD | CM2 0TQ  | 162 | £4,185  |
| £430,000   | 07/01/2021 | D             |      |                  | 26 ASHTON PLACE       |                       | CHELMSFORD | CM2 6ST  | 103 | £4,175  |
| £489,995   | 07/01/2021 | D             |      |                  | 6 LORIE GARDENS       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AQ  | 129 | £3,798  |
| £280,000   | 07/01/2021 | S             |      |                  | 11 WELLAND AVENUE     |                       | CHELMSFORD | CM1 2JN  | 74  | £3,784  |
| £430,000   | 08/01/2021 | D             |      | MEWS COTTAGE, 58 | NEW WRITTLE STREET    |                       | CHELMSFORD | CM2 0SB  | N/A | #VALUE! |
| £550,000   | 08/01/2021 | S             |      |                  | 24 LADY LANE          |                       | CHELMSFORD | CM2 0TG  | 93  | £5,914  |
| £348,000   | 08/01/2021 | D             |      |                  | 23 RUBENS GATE        |                       | CHELMSFORD | CM1 6GW  | 66  | £5,273  |
| £388,000   | 08/01/2021 | S             |      |                  | 92 PLANTATION ROAD    | BOREHAM               | CHELMSFORD | CM3 3DZ  | 74  | £5,243  |
| £380,000   | 08/01/2021 | D             |      |                  | 13 WESTMARCH          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AB  | 78  | £4,872  |
| £460,000   | 08/01/2021 | D             |      |                  | 85 LODGE ROAD         | WRITTLE               | CHELMSFORD | CM1 3HZ  | 100 | £4,600  |
| £175,000   | 08/01/2021 | F             |      |                  | 106 PARKINSON DRIVE   |                       | CHELMSFORD | CM1 3GS  | 39  | £4,487  |
| £291,000   | 08/01/2021 | T             |      |                  | 38 BADEN POWELL CLOSE | GREAT BADDOW          | CHELMSFORD | CM2 7GA  | 66  | £4,409  |

|          |            |   |          |     |                    |                       |            |         |     |        |
|----------|------------|---|----------|-----|--------------------|-----------------------|------------|---------|-----|--------|
| £262,000 | 08/01/2021 | T |          | 54  | BLACKWOOD CHINE    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 61  | £4,295 |
| £580,000 | 08/01/2021 | D |          | 32  | HOWARD DRIVE       |                       | CHELMSFORD | CM2 6PE | 136 | £4,265 |
| £360,000 | 08/01/2021 | S |          | 142 | ARMISTICE AVENUE   | SPRINGFIELD           | CHELMSFORD | CM1 6AR | 85  | £4,235 |
| £320,000 | 08/01/2021 | T |          | 34  | BADEN POWELL CLOSE | GREAT BADDOW          | CHELMSFORD | CM2 7GA | 79  | £4,051 |
| £500,000 | 08/01/2021 | D |          | 6   | WESTBOURNE GROVE   |                       | CHELMSFORD | CM2 9RT | 125 | £4,000 |
| £422,500 | 08/01/2021 | S |          | 26  | SCHOOL LANE        | GREAT LEIGHS          | CHELMSFORD | CM3 1NL | 111 | £3,806 |
| £340,000 | 08/01/2021 | S |          | 104 | BURGHLEY WAY       |                       | CHELMSFORD | CM2 9LQ | 93  | £3,656 |
| £142,500 | 08/01/2021 | F |          | 48  | PEARCE MANOR       |                       | CHELMSFORD | CM2 9XH | 40  | £3,563 |
| £262,000 | 08/01/2021 | T |          | 36  | SHIMBROOKS         | GREAT LEIGHS          | CHELMSFORD | CM3 1SH | 75  | £3,493 |
| £320,000 | 08/01/2021 | S |          | 10  | ST MARGARETS ROAD  |                       | CHELMSFORD | CM2 6DR | 92  | £3,478 |
| £310,000 | 08/01/2021 | T |          | 81  | SHELLEY ROAD       |                       | CHELMSFORD | CM2 6ES | 93  | £3,333 |
| £512,000 | 08/01/2021 | S |          | 12  | FORREST CLOSE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NR | 157 | £3,261 |
| £590,000 | 08/01/2021 | S |          | 69  | WELL LANE          | GALLEYWOOD            | CHELMSFORD | CM2 8QZ | 185 | £3,189 |
| £340,000 | 11/01/2021 | T |          | 118 | ONGAR ROAD         | WRITTLE               | CHELMSFORD | CM1 3NX | 55  | £6,182 |
| £475,000 | 11/01/2021 | D |          | 14  | NIBLICK GREEN      |                       | CHELMSFORD | CM3 3FS | 101 | £4,703 |
| £288,000 | 11/01/2021 | T |          | 29  | ST ANTHONYS DRIVE  |                       | CHELMSFORD | CM2 9EG | 64  | £4,500 |
| £377,000 | 11/01/2021 | S |          | 13  | BADDOW HALL AVENUE |                       | CHELMSFORD | CM2 7BN | 89  | £4,236 |
| £255,000 | 11/01/2021 | T |          | 50  | ORANGE TREE CLOSE  |                       | CHELMSFORD | CM2 9NE | 65  | £3,923 |
| £405,000 | 11/01/2021 | T |          | 30  | DOWNSWAY           |                       | CHELMSFORD | CM1 6TU | 112 | £3,616 |
| £505,000 | 11/01/2021 | D |          | 38  | BICKERTON POINT    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YG | 142 | £3,556 |
| £365,000 | 11/01/2021 | T |          | 10  | WALLASEA GARDENS   |                       | CHELMSFORD | CM1 6JZ | 112 | £3,259 |
| £360,000 | 11/01/2021 | S |          | 16  | TYTHE BARN WAY     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PX | 116 | £3,103 |
| £184,000 | 12/01/2021 | F |          | 98  | BURGESS FIELD      | CHELMER VILLAGE       | CHELMSFORD | CM2 6UE | 41  | £4,488 |
| £350,000 | 12/01/2021 | T |          | 93  | UPPER BRIDGE ROAD  |                       | CHELMSFORD | CM2 0BA | 81  | £4,321 |
| £260,000 | 12/01/2021 | F |          | 39  | UPPER BRIDGE ROAD  |                       | CHELMSFORD | CM2 0AZ | 63  | £4,127 |
| £570,000 | 12/01/2021 | D |          | 16  | THE SPINNAKER      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GL | 145 | £3,931 |
| £507,000 | 12/01/2021 | D |          | 1   | HOPWOOD VIEW       |                       | CHELMSFORD | CM2 9FL | 129 | £3,930 |
| £188,000 | 12/01/2021 | F |          | 30  | JEFFCUT ROAD       |                       | CHELMSFORD | CM2 6XN | 50  | £3,760 |
| £720,000 | 12/01/2021 | D | TRESCO   |     | WOODHILL ROAD      | DANBURY               | CHELMSFORD | CM3 4DY | 192 | £3,750 |
| £335,000 | 13/01/2021 | S |          | 19  | FRASER CLOSE       |                       | CHELMSFORD | CM2 0TD | 45  | £7,444 |
| £840,000 | 13/01/2021 | D |          | 47  | CHURCH LANE        | SPRINGFIELD           | CHELMSFORD | CM1 7SQ | 165 | £5,091 |
| £770,000 | 13/01/2021 | S |          | 173 | WOOD STREET        |                       | CHELMSFORD | CM2 8BJ | 167 | £4,611 |
| £491,750 | 13/01/2021 | T |          | 2   | MANOR ROAD         |                       | CHELMSFORD | CM2 0ER | 121 | £4,064 |
| £437,000 | 13/01/2021 | D |          | 17  | PERTWEE DRIVE      |                       | CHELMSFORD | CM2 8DY | 108 | £4,046 |
| £670,000 | 13/01/2021 | D |          | 427 | BADDOW ROAD        |                       | CHELMSFORD | CM2 7QL | 169 | £3,964 |
| £289,000 | 13/01/2021 | T |          | 144 | LITTLECROFT        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GF | 84  | £3,440 |
| £333,000 | 14/01/2021 | D |          | 21  | CANDYTUFT ROAD     | SPRINGFIELD           | CHELMSFORD | CM1 6YS | 67  | £4,970 |
| £325,000 | 14/01/2021 | S |          | 111 | GLOUCESTER AVENUE  |                       | CHELMSFORD | CM2 9DT | 78  | £4,167 |
| £560,000 | 14/01/2021 | D |          | 1   | PINES ROAD         |                       | CHELMSFORD | CM1 2EY | 143 | £3,916 |
| £360,000 | 15/01/2021 | D | THE WOOD |     | ELM GREEN LANE     | DANBURY               | CHELMSFORD | CM3 4DW | 65  | £5,538 |
| £292,500 | 15/01/2021 | S |          | 15  | DUFFIELD ROAD      |                       | CHELMSFORD | CM2 9RY | 59  | £4,958 |
| £520,000 | 15/01/2021 | D |          | 31  | SANDFORD MILL ROAD |                       | CHELMSFORD | CM2 6NS | 107 | £4,860 |
| £317,500 | 15/01/2021 | T |          | 131 | LONG BRANDOCKS     | WRITTLE               | CHELMSFORD | CM1 3JW | 74  | £4,291 |
| £467,000 | 15/01/2021 | D |          | 50  | HONEY CLOSE        |                       | CHELMSFORD | CM2 9SP | 109 | £4,284 |
| £218,000 | 15/01/2021 | F |          | 72  | HARBERD TYE        |                       | CHELMSFORD | CM2 9GJ | 51  | £4,275 |
| £520,000 | 15/01/2021 | S |          | 17  | THIRD AVENUE       |                       | CHELMSFORD | CM1 4EX | 122 | £4,262 |
| £430,000 | 15/01/2021 | S |          | 191 | LINNET DRIVE       |                       | CHELMSFORD | CM2 8AH | 104 | £4,135 |
| £502,500 | 15/01/2021 | S |          | 72  | DORSET AVENUE      |                       | CHELMSFORD | CM2 9UB | 129 | £3,895 |
| £350,000 | 15/01/2021 | S |          | 175 | BADDOW ROAD        |                       | CHELMSFORD | CM2 7PZ | 90  | £3,889 |

|            |            |   |        |                       |                        |                       |                   |            |         |        |         |
|------------|------------|---|--------|-----------------------|------------------------|-----------------------|-------------------|------------|---------|--------|---------|
| £270,000   | 15/01/2021 | D |        | 1                     | BOLEYN WAY             | BOREHAM               | CHELMSFORD        | CM3 3JJ    | 70      | £3,857 |         |
| £152,000   | 15/01/2021 | F |        | 19                    | CROCUS WAY             |                       | CHELMSFORD        | CM1 6XP    | 41      | £3,707 |         |
| £240,000   | 15/01/2021 | T |        | 39                    | ROTHBURY ROAD          |                       | CHELMSFORD        | CM1 3DD    | 65      | £3,692 |         |
| £765,000   | 15/01/2021 | T |        | 5                     | WINDLEY TYE            |                       | CHELMSFORD        | CM1 2GR    | 210     | £3,643 |         |
| £370,000   | 15/01/2021 | D |        | 14                    | TOOK DRIVE             | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5RJ    | 102     | £3,627 |         |
| £197,500   | 15/01/2021 | F |        | 29                    | ROOKES CRESCENT        |                       | CHELMSFORD        | CM1 3GL    | 56      | £3,527 |         |
| £300,000   | 15/01/2021 | T |        | 14                    | MARKLAND CLOSE         |                       | CHELMSFORD        | CM2 8RZ    | 89      | £3,371 |         |
| £375,000   | 15/01/2021 | S |        | 25                    | WEAR DRIVE             |                       | CHELMSFORD        | CM1 7PT    | 113     | £3,319 |         |
| £405,000   | 15/01/2021 | D |        | 71                    | ASH GROVE              |                       | CHELMSFORD        | CM2 9JT    | 123     | £3,293 |         |
| £250,000   | 15/01/2021 | S |        | 22                    | HILLARY CLOSE          |                       | CHELMSFORD        | CM1 7RR    | 82      | £3,049 |         |
| £470,000   | 18/01/2021 | S |        | 152                   | CHIGNAL ROAD           |                       | CHELMSFORD        | CM1 2JD    | 103     | £4,563 |         |
| £290,000   | 18/01/2021 | F | 6      | ARMSTRONG GIBBS COURT | THE CAUSEWAY           | GREAT BADDOW          | CHELMSFORD        | CM2 7FR    | 69      | £4,203 |         |
| £230,000   | 18/01/2021 | F |        | 4                     | RIVER TERRACE          |                       | CHELMSFORD        | CM2 6FW    | 60      | £3,833 |         |
| £262,500   | 18/01/2021 | T |        | 49                    | GAINSBOROUGH CRESCENT  |                       | CHELMSFORD        | CM2 6DJ    | 82      | £3,201 |         |
| £550,000   | 18/01/2021 | D |        | 135                   | GANDALFS RIDE          | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5WS    | 173     | £3,179 |         |
| £295,000   | 19/01/2021 | T |        | 35                    | ALEXANDER MEWS         | SANDON                | CHELMSFORD        | CM2 7TT    | 57      | £5,175 |         |
| £522,000   | 19/01/2021 | S |        | 22                    | CAMPBELL CLOSE         |                       | CHELMSFORD        | CM2 9BE    | 105     | £4,971 |         |
| £395,000   | 19/01/2021 | D |        | 16                    | COWDRIE WAY            | SPRINGFIELD           | CHELMSFORD        | CM2 6GL    | 85      | £4,647 |         |
| £299,995   | 19/01/2021 | S |        | 38                    | LOFTIN WAY             |                       | CHELMSFORD        | CM2 9TW    | 68      | £4,412 |         |
| £540,000   | 19/01/2021 | T | 01-Feb | VALLEY COTTAGES       | TABORS HILL            | GREAT BADDOW          | CHELMSFORD        | CM2 7BP    | 138     | £3,913 |         |
| £292,000   | 19/01/2021 | T |        | 53                    | HAWFINCH WALK          |                       | CHELMSFORD        | CM2 8BE    | 75      | £3,893 |         |
| £520,000   | 20/01/2021 | D |        |                       | HOMELEIGH              | RUNSELL GREEN         | DANBURY           | CHELMSFORD | CM3 4QZ | 98     | £5,306  |
| £345,000   | 20/01/2021 | T |        | 148                   | UPPER BRIDGE ROAD      |                       | CHELMSFORD        | CM2 0BB    | 70      | £4,929 |         |
| £301,000   | 20/01/2021 | T |        | 35                    | CHELMER ROAD           |                       | CHELMSFORD        | CM2 6NH    | 63      | £4,778 |         |
| £320,000   | 20/01/2021 | D |        | 2                     | COXS CLOSE             | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5SL    | 69      | £4,638 |         |
| £235,000   | 20/01/2021 | F |        | 3                     | CUNARD SQUARE          |                       | CHELMSFORD        | CM1 1AU    | 51      | £4,608 |         |
| £350,000   | 20/01/2021 | T |        | 15                    | PERTWEE DRIVE          | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5NT    | 82      | £4,268 |         |
| £215,000   | 20/01/2021 | F |        | 66                    | RAMSHAW DRIVE          |                       | CHELMSFORD        | CM2 6UB    | 53      | £4,057 |         |
| £439,000   | 20/01/2021 | S |        | 28                    | OVERMEAD DRIVE         | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5SW    | 130     | £3,377 |         |
| £817,500   | 21/01/2021 | D |        |                       | CLAVER HOUSE           | CHURCH ROAD           | WEST HANNINGFIELD | CHELMSFORD | CM2 8UQ | N/A    | #VALUE! |
| £750,000   | 21/01/2021 | D |        |                       | IVY HOUSE              | CHURCH ROAD           | WEST HANNINGFIELD | CHELMSFORD | CM2 8UJ | 129    | £5,814  |
| £327,000   | 21/01/2021 | T |        | 1                     | NEW WRITTLE STREET     |                       | CHELMSFORD        | CM2 0RR    | 66      | £4,955 |         |
| £1,000,000 | 21/01/2021 | D |        |                       | THE GABLES             | NORTH HILL            | LITTLE BADDOW     | CHELMSFORD | CM3 4TB | 212    | £4,717  |
| £1,275,000 | 21/01/2021 | D |        |                       | ROWAN BARN             | CHALK END             | ROXWELL           | CHELMSFORD | CM1 4LG | 281    | £4,537  |
| £360,000   | 21/01/2021 | T |        | 69                    | SUNRISE AVENUE         |                       | CHELMSFORD        | CM1 4JN    | 81      | £4,444 |         |
| £365,000   | 21/01/2021 | S |        | 108                   | GLOUCESTER AVENUE      |                       | CHELMSFORD        | CM2 9LF    | 85      | £4,294 |         |
| £426,500   | 21/01/2021 | S |        | 123                   | PATCHING HALL LANE     |                       | CHELMSFORD        | CM1 4BY    | 103     | £4,141 |         |
| £585,000   | 21/01/2021 | D |        | 10A                   | EAST HANNINGFIELD ROAD | RETTENDON COMMON      | CHELMSFORD        | CM3 8EG    | 150     | £3,900 |         |
| £298,500   | 21/01/2021 | T |        | 4                     | SWALLOW PATH           |                       | CHELMSFORD        | CM2 8XT    | 78      | £3,827 |         |
| £1,050,000 | 21/01/2021 | D |        |                       | CARTREF                | MAYES LANE            | SANDON            | CHELMSFORD | CM2 7RW | 315    | £3,333  |
| £230,000   | 21/01/2021 | F |        | 52                    | COURTLANDS             |                       | CHELMSFORD        | CM1 4DD    | 75      | £3,067 |         |
| £1,037,500 | 22/01/2021 | D |        |                       | WILDCROFT              | FITZWALTER LANE       | DANBURY           | CHELMSFORD | CM3 4DZ | 169    | £6,139  |
| £650,000   | 22/01/2021 | S |        | 10                    | DUFFRIES CLOSE         | GREAT WALTHAM         | CHELMSFORD        | CM3 1DQ    | 107     | £6,075 |         |
| £640,000   | 22/01/2021 | D |        | 14                    | PURCELL COLE           | WRITTLE               | CHELMSFORD        | CM1 3NB    | 127     | £5,039 |         |
| £337,000   | 22/01/2021 | S |        | 8                     | PENSHURST DRIVE        | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 7AY    | 68      | £4,956 |         |
| £552,500   | 22/01/2021 | D |        | 7                     | WINDWARD WAY           | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5YU    | 116     | £4,763 |         |
| £500,000   | 22/01/2021 | D |        | 93                    | OAK LODGE TYE          | SPRINGFIELD           | CHELMSFORD        | CM1 6GZ    | 107     | £4,673 |         |
| £186,500   | 22/01/2021 | T |        | 14                    | ANSON CLOSE            | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5YJ    | 40      | £4,663 |         |
| £320,000   | 22/01/2021 | T |        | 44                    | PYMS ROAD              |                       | CHELMSFORD        | CM2 8PY    | 72      | £4,444 |         |

|          |            |   |         |               |                           |                       |            |         |        |        |
|----------|------------|---|---------|---------------|---------------------------|-----------------------|------------|---------|--------|--------|
| £230,000 | 22/01/2021 | F | FLAT 10 | ROBERTS COURT | BADDOW ROAD               | CHELMSFORD            | CM2 9RQ    | 54      | £4,259 |        |
| £225,000 | 22/01/2021 | F |         |               | 11 CORNISH GROVE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XX | 53     | £4,245 |
| £476,500 | 22/01/2021 | D |         |               | 6 GUNSON GATE             |                       | CHELMSFORD | CM2 9NZ | 113    | £4,217 |
| £135,000 | 22/01/2021 | F |         |               | 11 SHEARERS WAY           | BOREHAM               | CHELMSFORD | CM3 3AE | 33     | £4,091 |
| £260,000 | 22/01/2021 | T |         |               | 132 FOREST DRIVE          |                       | CHELMSFORD | CM1 2TT | 65     | £4,000 |
| £245,000 | 22/01/2021 | F |         |               | 78 CHELMER ROAD           |                       | CHELMSFORD | CM2 6AB | 63     | £3,889 |
| £600,000 | 22/01/2021 | T |         |               | 38 TELFORD PLACE          |                       | CHELMSFORD | CM1 7QZ | 159    | £3,774 |
| £280,000 | 22/01/2021 | S |         |               | 20 MEADOW ROAD            | RETTENDON COMMON      | CHELMSFORD | CM3 8DU | 76     | £3,684 |
| £305,000 | 22/01/2021 | S |         |               | 6 FOREST DRIVE            |                       | CHELMSFORD | CM1 2TR | 83     | £3,675 |
| £795,000 | 22/01/2021 | D |         |               | 62 TELFORD PLACE          |                       | CHELMSFORD | CM1 7QZ | 218    | £3,647 |
| £275,000 | 22/01/2021 | S |         |               | 14 WATERHOUSE STREET      |                       | CHELMSFORD | CM1 2TY | 76     | £3,618 |
| £428,000 | 22/01/2021 | D |         |               | 14 SMITHERS DRIVE         |                       | CHELMSFORD | CM2 7JP | 120    | £3,567 |
| £330,000 | 22/01/2021 | S |         |               | 32 PEDLARS CLOSE          | DANBURY               | CHELMSFORD | CM3 4JE | 93     | £3,548 |
| £810,000 | 22/01/2021 | D |         | SANDONS       | SOUTHEND ROAD             | HOWE GREEN            | CHELMSFORD | CM2 7TD | 232    | £3,491 |
| £370,000 | 22/01/2021 | S |         |               | 38 GLENDALE               | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TS | 110    | £3,364 |
| £300,000 | 22/01/2021 | S |         |               | 5 WOODHOUSE LANE          | BROOMFIELD            | CHELMSFORD | CM1 7EU | 97     | £3,093 |
| £195,000 | 22/01/2021 | F |         |               | 65 WOOD STREET            |                       | CHELMSFORD | CM2 9BQ | 76     | £2,566 |
| £318,000 | 22/01/2021 | T |         |               | 17 GREENWOOD CLOSE        |                       | CHELMSFORD | CM2 6PW | 128    | £2,484 |
| £215,000 | 24/01/2021 | F |         |               | 10 KINGFISHER LODGE       |                       | CHELMSFORD | CM2 7JZ | 57     | £3,772 |
| £440,000 | 25/01/2021 | D |         |               | 34 HIGHFIELD ROAD         |                       | CHELMSFORD | CM1 2NQ | 70     | £6,286 |
| £450,000 | 25/01/2021 | S |         |               | 5 SECOND AVENUE           |                       | CHELMSFORD | CM1 4ET | 82     | £5,488 |
| £309,000 | 25/01/2021 | D |         |               | 5 PARK AVENUE             |                       | CHELMSFORD | CM1 2AB | 58     | £5,328 |
| £405,000 | 25/01/2021 | T |         | 45A           | PYMS ROAD                 |                       | CHELMSFORD | CM2 8PX | 81     | £5,000 |
| £533,000 | 25/01/2021 | S |         |               | 2 COWDRIE WAY             | SPRINGFIELD           | CHELMSFORD | CM2 6GL | 122    | £4,369 |
| £325,000 | 25/01/2021 | S |         |               | 19 BUSHEY CLOSE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LF | 76     | £4,276 |
| £439,000 | 25/01/2021 | D |         |               | 2 PENSHURST DRIVE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AY | 103    | £4,262 |
| £335,000 | 25/01/2021 | S |         |               | 9 NORTH AVENUE            |                       | CHELMSFORD | CM1 2AL | 84     | £3,988 |
| £535,000 | 25/01/2021 | D |         |               | 89 HULLBRIDGE ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LJ | 137    | £3,905 |
| £410,000 | 25/01/2021 | D |         |               | 1 DUDLEY CLOSE            | BOREHAM               | CHELMSFORD | CM3 3QA | 116    | £3,534 |
| £180,000 | 25/01/2021 | F | FLAT 7  | TRELAWN       | CHURCH ROAD               | BOREHAM               | CHELMSFORD | CM3 3EF | 52     | £3,462 |
| £425,000 | 25/01/2021 | S |         |               | 10 GLEBE CRESCENT         | BROOMFIELD            | CHELMSFORD | CM1 7BJ | 138    | £3,080 |
| £180,000 | 25/01/2021 | F |         |               | 56 CHURCHILL RISE         |                       | CHELMSFORD | CM1 6FD | 59     | £3,051 |
| £322,500 | 26/01/2021 | S |         |               | 14 OVERMEAD DRIVE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SW | 62     | £5,202 |
| £390,000 | 26/01/2021 | S |         |               | 25 LOFTIN WAY             |                       | CHELMSFORD | CM2 9TW | 75     | £5,200 |
| £430,000 | 26/01/2021 | S |         |               | 54 NALLA GARDENS          |                       | CHELMSFORD | CM1 4AX | 84     | £5,119 |
| £740,000 | 26/01/2021 | D |         |               | 513 GALLEYWOOD ROAD       |                       | CHELMSFORD | CM2 8AA | 157    | £4,713 |
| £625,000 | 26/01/2021 | S |         |               | 66 MOULSHAM DRIVE         |                       | CHELMSFORD | CM2 9PY | 144    | £4,340 |
| £605,000 | 26/01/2021 | D |         | PEBBLESTONES  | TWITTEN LANE              |                       | CHELMSFORD | CM2 8QR | 146    | £4,144 |
| £450,000 | 26/01/2021 | S |         |               | 75 WATERHOUSE STREET      |                       | CHELMSFORD | CM1 2TZ | 110    | £4,091 |
| £475,000 | 26/01/2021 | S |         |               | 5 LOVES GREEN             | HIGHWOOD              | CHELMSFORD | CM1 3QG | 119    | £3,992 |
| £298,000 | 26/01/2021 | D |         |               | 28 QUEENSLAND CRESCENT    |                       | CHELMSFORD | CM1 2EA | 89     | £3,348 |
| £302,500 | 26/01/2021 | T |         |               | 52 JUNIPER ROAD           | BOREHAM               | CHELMSFORD | CM3 3DX | 102    | £2,966 |
| £265,000 | 27/01/2021 | F |         |               | 11 GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 58     | £4,569 |
| £245,000 | 27/01/2021 | T |         |               | 63 BUCKLEBURY HEATH       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 60     | £4,083 |
| £350,000 | 27/01/2021 | S |         |               | 16 LEWIS DRIVE            |                       | CHELMSFORD | CM2 9EF | 89     | £3,933 |
| £350,000 | 27/01/2021 | S |         |               | 47 HAMBERTS ROAD          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TU | 96     | £3,646 |
| £395,000 | 27/01/2021 | T |         |               | 2 FRIARS CLOSE            | GREAT BADDOW          | CHELMSFORD | CM2 7FP | 110    | £3,591 |
| £523,000 | 27/01/2021 | D |         |               | 50 CREEKVIEW ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YL | 148    | £3,534 |
| £325,000 | 27/01/2021 | D |         |               | 17 ELLIOT CLOSE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YN | 92     | £3,533 |

|          |            |   |    |                          |                     |                       |            |         |     |         |
|----------|------------|---|----|--------------------------|---------------------|-----------------------|------------|---------|-----|---------|
| £140,000 | 27/01/2021 | F |    | 219                      | MEADGATE AVENUE     |                       | CHELMSFORD | CM2 7NJ | 42  | £3,333  |
| £360,000 | 28/01/2021 | T | 4  | BURRELLS COTTAGES        | THE STREET          | ROXWELL               | CHELMSFORD | CM1 4PB | 34  | £10,588 |
| £535,000 | 28/01/2021 | S |    | 118                      | MOULSHAM DRIVE      |                       | CHELMSFORD | CM2 9PZ | 85  | £6,294  |
| £515,000 | 28/01/2021 | D |    | 31                       | MILL LANE           | DANBURY               | CHELMSFORD | CM3 4LB | 85  | £6,059  |
| £510,000 | 28/01/2021 | S |    | 15                       | FIRST AVENUE        |                       | CHELMSFORD | CM1 1RX | 95  | £5,368  |
| £298,000 | 28/01/2021 | S |    | 43                       | HALLOWELL DOWN      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 56  | £5,321  |
| £760,000 | 28/01/2021 | S |    | 46                       | HAMLET ROAD         |                       | CHELMSFORD | CM2 0ET | 151 | £5,033  |
| £726,500 | 28/01/2021 | D |    | 10                       | FIRST AVENUE        |                       | CHELMSFORD | CM1 1RU | 145 | £5,010  |
| £618,000 | 28/01/2021 | D |    | 11                       | POTTERY LANE        |                       | CHELMSFORD | CM1 4HH | 130 | £4,754  |
| £370,000 | 28/01/2021 | T |    | 24                       | NURSERY ROAD        |                       | CHELMSFORD | CM2 9PL | 78  | £4,744  |
| £366,000 | 28/01/2021 | S |    | 25                       | BURGESS FIELD       | CHELMER VILLAGE       | CHELMSFORD | CM2 6TR | 81  | £4,519  |
| £492,500 | 28/01/2021 | S |    | 41                       | EASTWOOD PARK       | GREAT BADDOW          | CHELMSFORD | CM2 8HF | 126 | £3,909  |
| £496,000 | 29/01/2021 | F | 7  | MIAMI HOUSE              | PRINCES ROAD        |                       | CHELMSFORD | CM2 9GE | 79  | £6,278  |
| £212,000 | 29/01/2021 | F |    | 36                       | GARDENERS           |                       | CHELMSFORD | CM2 8YU | 35  | £6,057  |
| £520,000 | 29/01/2021 | D |    | 72                       | LONGSHOTS CLOSE     |                       | CHELMSFORD | CM1 7DX | 98  | £5,306  |
| £375,000 | 29/01/2021 | S |    | 111                      | MILLFIELDS          | WRITTLE               | CHELMSFORD | CM1 3LJ | 75  | £5,000  |
| £740,000 | 29/01/2021 | D |    | 7                        | ACRES END           |                       | CHELMSFORD | CM1 2XR | 155 | £4,774  |
| £312,500 | 29/01/2021 | S |    | 14                       | BADDOW PLACE AVENUE |                       | CHELMSFORD | CM2 7JN | 66  | £4,735  |
| £180,000 | 29/01/2021 | T |    | 44                       | DEERHURST CHASE     | BICKNACRE             | CHELMSFORD | CM3 4XG | 39  | £4,615  |
| £395,000 | 29/01/2021 | S |    | 6                        | BIRDIE CLOSE        | BROOMFIELD            | CHELMSFORD | CM3 3FW | 86  | £4,593  |
| £375,000 | 29/01/2021 | T |    | 25                       | SAMUEL MANOR        | SPRINGFIELD           | CHELMSFORD | CM2 6PU | 82  | £4,573  |
| £332,000 | 29/01/2021 | S |    | 8                        | OAK MANOR VIEW      | GREAT LEIGHS          | CHELMSFORD | CM3 1GZ | 74  | £4,486  |
| £400,000 | 29/01/2021 | S |    | 94                       | SWISS AVENUE        |                       | CHELMSFORD | CM1 2AF | 94  | £4,255  |
| £180,000 | 29/01/2021 | F |    | 21                       | SHEARERS WAY        | BOREHAM               | CHELMSFORD | CM3 3AE | 46  | £3,913  |
| £305,000 | 29/01/2021 | S |    | 346                      | LINNET DRIVE        |                       | CHELMSFORD | CM2 8AL | 78  | £3,910  |
| £410,000 | 29/01/2021 | D |    | 40                       | CARRIAGE DRIVE      |                       | CHELMSFORD | CM1 6UY | 107 | £3,832  |
| £299,995 | 29/01/2021 | F |    | 6                        | BEN WILSON LINK     | SPRINGFIELD           | CHELMSFORD | CM1 6DL | 79  | £3,797  |
| £200,000 | 29/01/2021 | F |    | 2                        | GILSON CLOSE        |                       | CHELMSFORD | CM2 6XD | 53  | £3,774  |
| £440,000 | 29/01/2021 | D |    | 6                        | KAY CLOSE           | GREAT LEIGHS          | CHELMSFORD | CM3 1RU | 120 | £3,667  |
| £180,000 | 29/01/2021 | F |    | 5                        | MITTON VALE         |                       | CHELMSFORD | CM2 6UZ | 51  | £3,529  |
| £203,000 | 29/01/2021 | F |    | 73                       | MELBOURNE AVENUE    |                       | CHELMSFORD | CM1 2DR | 58  | £3,500  |
| £622,000 | 29/01/2021 | S |    | 33                       | TELFORD PLACE       |                       | CHELMSFORD | CM1 7QZ | 189 | £3,291  |
| £135,000 | 29/01/2021 | F |    | 69                       | BADEN POWELL CLOSE  | GREAT BADDOW          | CHELMSFORD | CM2 7GA | 42  | £3,214  |
| £280,000 | 29/01/2021 | T |    | 5                        | DEAN WAY            |                       | CHELMSFORD | CM1 3DB | 90  | £3,111  |
| £150,000 | 29/01/2021 | T |    | 39                       | BRADFORD STREET     |                       | CHELMSFORD | CM2 0BG | 50  | £3,000  |
| £435,000 | 29/01/2021 | S |    | 101                      | AVON ROAD           |                       | CHELMSFORD | CM1 2JX | 153 | £2,843  |
| £305,000 | 29/01/2021 | S |    | 47                       | WOOD STREET         |                       | CHELMSFORD | CM2 9BQ | 114 | £2,675  |
| £220,000 | 29/01/2021 | F |    | 137                      | WHEATFIELD WAY      |                       | CHELMSFORD | CM1 2RB | 84  | £2,619  |
| £615,000 | 01/02/2021 | D |    | 14                       | LODGE AVENUE        |                       | CHELMSFORD | CM2 7EA | 97  | £6,340  |
| £540,000 | 01/02/2021 | D |    |                          | MOULSHAM THRIFT     |                       | CHELMSFORD | CM2 8BP | 86  | £6,279  |
| £402,500 | 01/02/2021 | D |    | 5                        | HASELFOOT ROAD      | BOREHAM               | CHELMSFORD | CM3 3EE | 69  | £5,833  |
| £305,000 | 01/02/2021 | T |    | 32                       | LEIGHLANDS ROAD     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XN | 67  | £4,552  |
| £381,999 | 01/02/2021 | T |    | 60                       | SOUTH PRIMROSE HILL |                       | CHELMSFORD | CM1 2RG | 84  | £4,548  |
| £375,000 | 01/02/2021 | D |    | 4                        | SHEPPARD DRIVE      |                       | CHELMSFORD | CM2 6QE | 84  | £4,464  |
| £308,000 | 01/02/2021 | S |    | 71                       | BOLEYN WAY          | BOREHAM               | CHELMSFORD | CM3 3JL | 69  | £4,464  |
| £575,000 | 01/02/2021 | D | 2A | RETTENDON PLACE COTTAGES | MAIN ROAD           | RETTENDON COMMON      | CHELMSFORD | CM3 8DR | 137 | £4,197  |
| £310,000 | 01/02/2021 | S |    | 13                       | IRIS CLOSE          |                       | CHELMSFORD | CM1 6XS | 74  | £4,189  |
| £320,000 | 01/02/2021 | T |    | 52                       | BLACKLOCK           | CHELMER VILLAGE       | CHELMSFORD | CM2 6QL | 78  | £4,103  |
| £127,500 | 01/02/2021 | F |    | 12                       | TOWNSEND            | SPRINGFIELD           | CHELMSFORD | CM2 6GB | 43  | £2,965  |

|            |            |   |                |     |                    |                       |            |         |     |         |
|------------|------------|---|----------------|-----|--------------------|-----------------------|------------|---------|-----|---------|
| £310,000   | 02/02/2021 | T |                | 22  | LONGMEADS CLOSE    | WRITTLE               | CHELMSFORD | CM1 3NE | 75  | £4,133  |
| £439,000   | 02/02/2021 | T |                | 34  | FOREFIELD GREEN    |                       | CHELMSFORD | CM1 6YU | 137 | £3,204  |
| £350,000   | 02/02/2021 | T |                | 28  | LITTLE MEADOW      | WRITTLE               | CHELMSFORD | CM1 3LG | 113 | £3,097  |
| £1,125,000 | 03/02/2021 | D |                | 59  | THE STREET         | LITTLE WALTHAM        | CHELMSFORD | CM3 3NT | N/A | #VALUE! |
| £980,000   | 03/02/2021 | D | TANFIELD VILLA |     | TANFIELD TYE       | WEST HANNINGFIELD     | CHELMSFORD | CM2 8UD | 173 | £5,665  |
| £322,500   | 03/02/2021 | S |                | 4   | BRIDPORT ROAD      |                       | CHELMSFORD | CM1 6NA | 57  | £5,658  |
| £282,500   | 03/02/2021 | S |                | 2   | HEARSALL AVENUE    |                       | CHELMSFORD | CM1 7DD | 50  | £5,650  |
| £725,000   | 03/02/2021 | D | 190A           |     | MAIN ROAD          | GREAT LEIGHS          | CHELMSFORD | CM3 1NR | 142 | £5,106  |
| £368,000   | 03/02/2021 | D |                | 59  | CARRIAGE DRIVE     |                       | CHELMSFORD | CM1 6UY | 77  | £4,779  |
| £340,000   | 03/02/2021 | S |                | 5   | EDWARD DRIVE       |                       | CHELMSFORD | CM2 9ER | 75  | £4,533  |
| £419,000   | 03/02/2021 | T |                | 93  | MILDMAY ROAD       |                       | CHELMSFORD | CM2 0DS | 93  | £4,505  |
| £612,000   | 03/02/2021 | D |                | 9   | JIGGER GARDENS     |                       | CHELMSFORD | CM3 3FR | 147 | £4,163  |
| £357,500   | 03/02/2021 | S |                | 36  | LINNET DRIVE       |                       | CHELMSFORD | CM2 8AE | 86  | £4,157  |
| £740,000   | 03/02/2021 | T |                | 38  | ARMISTICE AVENUE   | SPRINGFIELD           | CHELMSFORD | CM1 6AR | 183 | £4,044  |
| £372,000   | 03/02/2021 | T |                | 58  | PICKWICK AVENUE    |                       | CHELMSFORD | CM1 4UN | 92  | £4,043  |
| £312,500   | 03/02/2021 | S |                | 7   | STORMS WAY         |                       | CHELMSFORD | CM2 6NU | 81  | £3,858  |
| £567,500   | 03/02/2021 | D |                | 21  | TROTWOOD CLOSE     |                       | CHELMSFORD | CM1 4UZ | 151 | £3,758  |
| £425,000   | 03/02/2021 | D |                | 7   | BEACHS DRIVE       |                       | CHELMSFORD | CM1 2NJ | 115 | £3,696  |
| £347,500   | 03/02/2021 | S |                | 22  | MASCALLS WAY       |                       | CHELMSFORD | CM2 7NS | 132 | £2,633  |
| £342,000   | 04/02/2021 | S |                | 13  | HALLOWELL DOWN     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FS | 71  | £4,817  |
| £380,000   | 04/02/2021 | S |                | 35  | LANGDALE GARDENS   |                       | CHELMSFORD | CM2 9QH | 81  | £4,691  |
| £321,000   | 04/02/2021 | S |                | 18  | REYNOLDS GATE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FA | 70  | £4,586  |
| £1,252,000 | 04/02/2021 | D | MOUNTNEYS      |     | ELM LANE           | ROXWELL               | CHELMSFORD | CM1 4NJ | 280 | £4,471  |
| £114,000   | 04/02/2021 | F |                | 47  | BURGESS FIELD      | CHELMER VILLAGE       | CHELMSFORD | CM2 6TR | 26  | £4,385  |
| £298,000   | 04/02/2021 | F |                | 56  | DUNN SIDE          |                       | CHELMSFORD | CM1 1BY | 70  | £4,257  |
| £320,000   | 04/02/2021 | S |                | 23  | SHERWOOD DRIVE     |                       | CHELMSFORD | CM1 3DL | 86  | £3,721  |
| £575,000   | 04/02/2021 | D |                | 40  | BROUGHTON ROAD     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YX | 167 | £3,443  |
| £325,000   | 05/02/2021 | S |                | 66  | BRAMWOODS ROAD     |                       | CHELMSFORD | CM2 7LT | 56  | £5,804  |
| £255,000   | 05/02/2021 | T |                | 162 | INCHBONNIE ROAD    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 48  | £5,313  |
| £300,000   | 05/02/2021 | T |                | 51  | ROMAN ROAD         |                       | CHELMSFORD | CM2 0HB | 57  | £5,263  |
| £312,500   | 05/02/2021 | S |                | 148 | MOULSHAM STREET    |                       | CHELMSFORD | CM2 0LD | 60  | £5,208  |
| £500,000   | 05/02/2021 | D |                | 75  | BEACHS DRIVE       |                       | CHELMSFORD | CM1 2NJ | 96  | £5,208  |
| £525,000   | 05/02/2021 | D |                | 4   | MALTESE ROAD       |                       | CHELMSFORD | CM1 2PA | 102 | £5,147  |
| £322,500   | 05/02/2021 | T |                | 184 | RAINSFORD ROAD     |                       | CHELMSFORD | CM1 2PD | 63  | £5,119  |
| £600,000   | 05/02/2021 | D |                | 10  | RATCLIFFE GATE     | SPRINGFIELD           | CHELMSFORD | CM1 6AL | 123 | £4,878  |
| £360,000   | 05/02/2021 | T |                | 26  | SHELDRIK LINK      | SPRINGFIELD           | CHELMSFORD | CM2 6GJ | 74  | £4,865  |
| £425,000   | 05/02/2021 | S |                | 1   | HOE STREET         | ROXWELL               | CHELMSFORD | CM1 4LX | 88  | £4,830  |
| £615,000   | 05/02/2021 | S |                | 86  | VICARAGE ROAD      |                       | CHELMSFORD | CM2 9PH | 128 | £4,805  |
| £509,000   | 05/02/2021 | D |                | 80  | BEELEIGH LINK      |                       | CHELMSFORD | CM2 6RG | 111 | £4,586  |
| £350,000   | 05/02/2021 | F |                | 29  | CENTENARY WAY      | SPRINGFIELD           | CHELMSFORD | CM1 6AU | 77  | £4,545  |
| £237,500   | 05/02/2021 | F |                | 37  | PARK VIEW CRESCENT | GREAT BADDOW          | CHELMSFORD | CM2 8HX | 54  | £4,398  |
| £1,350,000 | 05/02/2021 | D |                | 30  | SHARDELOW AVENUE   | SPRINGFIELD           | CHELMSFORD | CM1 6BG | 315 | £4,286  |
| £690,000   | 05/02/2021 | D |                | 10  | WHITE TREE COURT   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AL | 171 | £4,035  |
| £259,000   | 05/02/2021 | F |                | 47  | BURNELL GATE       |                       | CHELMSFORD | CM1 6ED | 65  | £3,985  |
| £480,000   | 05/02/2021 | D |                | 24  | LISTER TYE         |                       | CHELMSFORD | CM2 9LS | 122 | £3,934  |
| £290,000   | 05/02/2021 | T |                | 31  | FOREST DRIVE       |                       | CHELMSFORD | CM1 2TS | 74  | £3,919  |
| £1,100,000 | 05/02/2021 | D |                | 17  | LOUVAIN DRIVE      | SPRINGFIELD           | CHELMSFORD | CM1 6BA | 285 | £3,860  |
| £315,000   | 05/02/2021 | T |                | 33  | LUCAS AVENUE       |                       | CHELMSFORD | CM2 9JL | 82  | £3,841  |
| £850,000   | 05/02/2021 | D |                | 8   | WINCKFORD CLOSE    | LITTLE WALTHAM        | CHELMSFORD | CM3 3NU | 222 | £3,829  |

|            |            |   |    |                        |                        |                       |                   |            |         |        |        |
|------------|------------|---|----|------------------------|------------------------|-----------------------|-------------------|------------|---------|--------|--------|
| £450,000   | 05/02/2021 | D |    | 47                     | PEARTREE LANE          | DANBURY               | CHELMSFORD        | CM3 4LS    | 119     | £3,782 |        |
| £340,000   | 05/02/2021 | T |    | 15                     | THE COVERTS            | WRITTLE               | CHELMSFORD        | CM1 3LL    | 90      | £3,778 |        |
| £332,000   | 05/02/2021 | S |    | 14                     | HENNIKER GATE          |                       | CHELMSFORD        | CM2 6QH    | 89      | £3,730 |        |
| £885,000   | 05/02/2021 | D |    | 15                     | WILLIAM PORTER CLOSE   | SPRINGFIELD           | CHELMSFORD        | CM1 6AN    | 238     | £3,718 |        |
| £470,000   | 05/02/2021 | S |    | 3                      | WILFRED WATERMAN DRIVE | SPRINGFIELD           | CHELMSFORD        | CM1 6AZ    | 127     | £3,701 |        |
| £175,000   | 05/02/2021 | F |    | 18                     | DELAMERE ROAD          |                       | CHELMSFORD        | CM1 2TG    | 48      | £3,646 |        |
| £315,000   | 05/02/2021 | T |    | 4                      | LONGSHOTS CLOSE        |                       | CHELMSFORD        | CM1 7DX    | 90      | £3,500 |        |
| £375,000   | 05/02/2021 | D |    | 4                      | YONGE CLOSE            | BOREHAM               | CHELMSFORD        | CM3 3GY    | 115     | £3,261 |        |
| £348,000   | 05/02/2021 | T |    | 45                     | THE RIDINGS            |                       | CHELMSFORD        | CM2 9RR    | 107     | £3,252 |        |
| £200,000   | 05/02/2021 | S |    | 137                    | MAIN ROAD              | GREAT LEIGHS          | CHELMSFORD        | CM3 1NP    | 66      | £3,030 |        |
| £480,000   | 06/02/2021 | S | 5  | SANDFORD MILL COTTAGES | SANDFORD MILL LANE     | GREAT BADDOW          | CHELMSFORD        | CM2 7RT    | 129     | £3,721 |        |
| £540,000   | 08/02/2021 | D |    | 9                      | EMBERSON CROFT         |                       | CHELMSFORD        | CM1 4FD    | 108     | £5,000 |        |
| £905,000   | 08/02/2021 | D |    |                        | OAKWOOD HOUSE          | WOODHILL ROAD         | SANDON            | CHELMSFORD | CM2 7SF | 185    | £4,892 |
| £175,000   | 08/02/2021 | F |    | 22                     | CHARNWOOD AVENUE       |                       | CHELMSFORD        | CM1 2TQ    | 42      | £4,167 |        |
| £310,000   | 08/02/2021 | T |    | 3                      | RUTLAND ROAD           |                       | CHELMSFORD        | CM1 4BL    | 75      | £4,133 |        |
| £274,000   | 08/02/2021 | T |    | 12                     | GUYS FARM ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5NE    | 82      | £3,341 |        |
| £572,000   | 08/02/2021 | D |    | 13                     | BRICKBARN              | GREAT LEIGHS          | CHELMSFORD        | CM3 1JJ    | 172     | £3,326 |        |
| £355,000   | 08/02/2021 | T |    | 34                     | WALLASEA GARDENS       |                       | CHELMSFORD        | CM1 6JZ    | 108     | £3,287 |        |
| £318,500   | 09/02/2021 | S |    | 11                     | MORRIS ROAD            |                       | CHELMSFORD        | CM2 6EU    | 86      | £3,703 |        |
| £335,000   | 10/02/2021 | S |    | 18                     | SIDMOUTH ROAD          |                       | CHELMSFORD        | CM1 6LR    | 52      | £6,442 |        |
| £1,300,000 | 10/02/2021 | D |    | 46                     | MALTESE ROAD           |                       | CHELMSFORD        | CM1 2PA    | 230     | £5,652 |        |
| £320,000   | 10/02/2021 | T |    | 30                     | BLACKLOCK              | CHELMER VILLAGE       | CHELMSFORD        | CM2 6QL    | 68      | £4,706 |        |
| £325,000   | 10/02/2021 | T |    | 12                     | TUPMAN CLOSE           |                       | CHELMSFORD        | CM1 4UP    | 70      | £4,643 |        |
| £385,000   | 10/02/2021 | S |    | 91                     | LUCAS AVENUE           |                       | CHELMSFORD        | CM2 9JN    | 88      | £4,375 |        |
| £387,500   | 10/02/2021 | T |    | 5                      | MANOR ROAD             |                       | CHELMSFORD        | CM2 0ER    | 90      | £4,306 |        |
| £518,000   | 10/02/2021 | D |    | 65                     | TORQUAY ROAD           |                       | CHELMSFORD        | CM1 7NX    | 124     | £4,177 |        |
| £178,250   | 10/02/2021 | F | 6  | HODGE COURT            | BROOMFIELD ROAD        |                       | CHELMSFORD        | CM1 1SD    | 44      | £4,051 |        |
| £520,000   | 10/02/2021 | S |    | 100                    | CANNON LEYS            |                       | CHELMSFORD        | CM2 8PD    | 137     | £3,796 |        |
| £675,000   | 10/02/2021 | D |    |                        | LEA COTTAGE            | THE COMMON            | EAST HANNINGFIELD | CHELMSFORD | CM3 8AH | 182    | £3,709 |
| £492,000   | 10/02/2021 | S |    | 84                     | DORSET AVENUE          |                       | CHELMSFORD        | CM2 9UB    | 136     | £3,618 |        |
| £385,000   | 10/02/2021 | S |    | 2                      | CRAISTON WAY           |                       | CHELMSFORD        | CM2 8EB    | 112     | £3,438 |        |
| £230,000   | 10/02/2021 | S |    | 39                     | DORSET AVENUE          |                       | CHELMSFORD        | CM2 9UA    | 89      | £2,584 |        |
| £360,000   | 11/02/2021 | D |    | 11                     | PLYMOUTH ROAD          |                       | CHELMSFORD        | CM1 6JG    | 65      | £5,538 |        |
| £207,000   | 11/02/2021 | T |    | 11                     | BEARDSLEY DRIVE        |                       | CHELMSFORD        | CM1 6GQ    | 39      | £5,308 |        |
| £925,000   | 11/02/2021 | D |    |                        | HAWTHORN BARN          | CHALK END             | ROXWELL           | CHELMSFORD | CM1 4LG | 190    | £4,868 |
| £307,000   | 11/02/2021 | S |    | 18                     | TULIP CLOSE            |                       | CHELMSFORD        | CM1 6XA    | 70      | £4,386 |        |
| £185,000   | 11/02/2021 | F |    | 1                      | GILSON CLOSE           |                       | CHELMSFORD        | CM2 6XD    | 45      | £4,111 |        |
| £350,000   | 11/02/2021 | S |    | 22                     | GLEBE CRESCENT         | BROOMFIELD            | CHELMSFORD        | CM1 7BJ    | 91      | £3,846 |        |
| £612,500   | 11/02/2021 | T |    | 81                     | RIDGEWELL AVENUE       |                       | CHELMSFORD        | CM1 2GF    | 177     | £3,460 |        |
| £267,500   | 11/02/2021 | T |    | 21                     | RICH CLOSE             | GREAT LEIGHS          | CHELMSFORD        | CM3 1NX    | 78      | £3,429 |        |
| £655,000   | 11/02/2021 | S |    | 30                     | FIRST AVENUE           |                       | CHELMSFORD        | CM1 1RU    | 205     | £3,195 |        |
| £218,000   | 12/02/2021 | S |    | 7                      | VILLIERS PLACE         | BOREHAM               | CHELMSFORD        | CM3 3JW    | 38      | £5,737 |        |
| £205,000   | 12/02/2021 | F | 23 | LYTTLETON HOUSE, 64    | BROOMFIELD ROAD        |                       | CHELMSFORD        | CM1 1SW    | 37      | £5,541 |        |
| £316,666   | 12/02/2021 | T |    | 13                     | ST JOHNS GREEN         |                       | CHELMSFORD        | CM1 3DZ    | 65      | £4,872 |        |
| £275,000   | 12/02/2021 | F |    | 35                     | FLINTWICH MANOR        |                       | CHELMSFORD        | CM1 4YP    | 57      | £4,825 |        |
| £275,000   | 12/02/2021 | T |    | 67                     | ROXWELL ROAD           |                       | CHELMSFORD        | CM1 2NT    | 57      | £4,825 |        |
| £496,000   | 12/02/2021 | S |    | 16                     | BRUCE ROAD             | WRITTLE               | CHELMSFORD        | CM1 3EE    | 103     | £4,816 |        |
| £505,000   | 12/02/2021 | D |    | 44                     | CHELMERTON AVENUE      |                       | CHELMSFORD        | CM2 9RF    | 112     | £4,509 |        |
| £310,000   | 12/02/2021 | T |    | 13A                    | BROOK VIEW             | SANDON                | CHELMSFORD        | CM2 7RG    | 71      | £4,366 |        |



|            |            |   |         |                |                          |                       |            |         |        |         |
|------------|------------|---|---------|----------------|--------------------------|-----------------------|------------|---------|--------|---------|
| £225,000   | 12/02/2021 | F | 6       | STONHAM PLACE  | CHELMER ROAD             | CHELMSFORD            | CM2 6DG    | 53      | £4,245 |         |
| £211,000   | 12/02/2021 | F |         |                | 42 RAMSHAW DRIVE         | CHELMSFORD            | CM2 6UB    | 50      | £4,220 |         |
| £715,000   | 12/02/2021 | D |         | DEBEN HOUSE    | MAIN ROAD                | WOODHAM FERRERS       | CHELMSFORD | CM3 8RN | 172    | £4,157  |
| £141,000   | 12/02/2021 | F |         |                | 34 CULVER RISE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WG | 34     | £4,147  |
| £200,000   | 12/02/2021 | F | FLAT 91 | WELLS CRESCENT | VIADUCT ROAD             |                       | CHELMSFORD | CM1 1GR | 49     | £4,082  |
| £448,000   | 12/02/2021 | S |         |                | 5 EMBERSON CROFT         |                       | CHELMSFORD | CM1 4FD | 114    | £3,930  |
| £312,500   | 12/02/2021 | T |         |                | 47 TOWER AVENUE          |                       | CHELMSFORD | CM1 2PW | 82     | £3,811  |
| £365,000   | 12/02/2021 | D |         |                | 164 BADDOW HALL CRESCENT |                       | CHELMSFORD | CM2 7BU | 97     | £3,763  |
| £337,100   | 12/02/2021 | T |         |                | 103 PETUNIA CRESCENT     |                       | CHELMSFORD | CM1 6YR | 91     | £3,704  |
| £383,000   | 12/02/2021 | D |         |                | 53 SHIMBROOKS            | GREAT LEIGHS          | CHELMSFORD | CM3 1SG | 106    | £3,613  |
| £297,500   | 12/02/2021 | T |         |                | 10 WELLINGTON CLOSE      |                       | CHELMSFORD | CM1 2EE | 85     | £3,500  |
| £203,000   | 12/02/2021 | F |         |                | 26 GERARD GARDENS        |                       | CHELMSFORD | CM2 9GD | 59     | £3,441  |
| £200,000   | 12/02/2021 | F |         |                | 394 SPRINGFIELD ROAD     |                       | CHELMSFORD | CM2 6AT | 62     | £3,226  |
| £630,000   | 12/02/2021 | D |         |                | 4 GLOVERS                | GREAT LEIGHS          | CHELMSFORD | CM3 1PY | 198    | £3,182  |
| £512,500   | 12/02/2021 | S |         |                | 46 FAIRWAY DRIVE         |                       | CHELMSFORD | CM3 3FH | 163    | £3,144  |
| £265,000   | 12/02/2021 | T |         |                | 70 CLYDE CRESCENT        |                       | CHELMSFORD | CM1 2LL | 90     | £2,944  |
| £2,735,000 | 15/02/2021 | D |         |                | 116 MOULSHAM STREET      |                       | CHELMSFORD | CM2 0JN | N/A    | #VALUE! |
| £327,000   | 15/02/2021 | T |         |                | 44 PRIMROSE HILL         |                       | CHELMSFORD | CM1 2RH | 65     | £5,031  |
| £630,000   | 15/02/2021 | D |         |                | 3 BRITTEN CRESCENT       |                       | CHELMSFORD | CM2 7EP | 134    | £4,701  |
| £355,000   | 15/02/2021 | T |         |                | 51 SOUTH PRIMROSE HILL   |                       | CHELMSFORD | CM1 2RF | 79     | £4,494  |
| £325,000   | 15/02/2021 | S |         |                | 7 ALDRIDGE CLOSE         |                       | CHELMSFORD | CM2 6QG | 74     | £4,392  |
| £220,000   | 15/02/2021 | F |         |                | 24 GOODIER ROAD          |                       | CHELMSFORD | CM1 2GG | 51     | £4,314  |
| £455,000   | 15/02/2021 | D |         |                | 1 BROOMHALL GARDENS      |                       | CHELMSFORD | CM1 7GE | 118    | £3,856  |
| £380,000   | 15/02/2021 | T |         |                | 8 HART STREET            |                       | CHELMSFORD | CM2 0RY | 101    | £3,762  |
| £475,000   | 15/02/2021 | S |         |                | 3 DORSET AVENUE          |                       | CHELMSFORD | CM2 9TZ | 127    | £3,740  |
| £372,000   | 15/02/2021 | T |         |                | 51 RATCLIFFE GATE        | SPRINGFIELD           | CHELMSFORD | CM1 6AL | 370    | £1,005  |
| £732,000   | 16/02/2021 | D |         |                | 27 GALLEYWOOD ROAD       | GREAT BADDOW          | CHELMSFORD | CM2 8DH | 57     | £12,842 |
| £330,000   | 16/02/2021 | T |         |                | 4 SEYMOUR STREET         |                       | CHELMSFORD | CM2 0RX | 58     | £5,690  |
| £406,000   | 16/02/2021 | D |         |                | 5 BARRINGTON CLOSE       |                       | CHELMSFORD | CM2 7AX | 92     | £4,413  |
| £276,400   | 16/02/2021 | F | 3       | CHURCH COURT   | CHURCH ROAD              | BOREHAM               | CHELMSFORD | CM3 3FA | 67     | £4,125  |
| £325,000   | 16/02/2021 | T |         |                | 21 HARROW WAY            |                       | CHELMSFORD | CM2 7AS | 80     | £4,063  |
| £432,500   | 16/02/2021 | T |         |                | 83 EGLINTON DRIVE        |                       | CHELMSFORD | CM2 6YL | 108    | £4,005  |
| £219,995   | 16/02/2021 | F |         |                | 79 CENTENARY WAY         | SPRINGFIELD           | CHELMSFORD | CM1 6AU | 55     | £4,000  |
| £450,000   | 16/02/2021 | D |         |                | 133 HULLBRIDGE ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LL | 116    | £3,879  |
| £642,000   | 16/02/2021 | D |         |                | 3 BADEN POWELL CLOSE     | GREAT BADDOW          | CHELMSFORD | CM2 7GA | 198    | £3,242  |
| £525,000   | 17/02/2021 | T |         |                | 59 SIDMOUTH ROAD         |                       | CHELMSFORD | CM1 6LS | 86     | £6,105  |
| £277,500   | 17/02/2021 | T |         |                | 22 CRICKHOLLOW           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZR | 49     | £5,663  |
| £380,000   | 17/02/2021 | S |         |                | 14 ALL SAINTS CLOSE      |                       | CHELMSFORD | CM1 7HT | 73     | £5,205  |
| £485,000   | 17/02/2021 | S |         |                | 55 SANDFORD MILL ROAD    |                       | CHELMSFORD | CM2 6NS | 95     | £5,105  |
| £540,000   | 17/02/2021 | S |         |                | 32 DANBURY PALACE DRIVE  | DANBURY               | CHELMSFORD | CM3 4FA | 117    | £4,615  |
| £252,500   | 17/02/2021 | F |         |                | 75 LOCKSIDE MARINA       |                       | CHELMSFORD | CM2 6HF | 60     | £4,208  |
| £365,000   | 17/02/2021 | S |         |                | 16 ERICK AVENUE          |                       | CHELMSFORD | CM1 7BX | 87     | £4,195  |
| £375,000   | 17/02/2021 | S |         |                | 15 HARROW WAY            |                       | CHELMSFORD | CM2 7AS | 95     | £3,947  |
| £357,000   | 17/02/2021 | S |         |                | 73 AVON ROAD             |                       | CHELMSFORD | CM1 2JX | 94     | £3,798  |
| £390,000   | 17/02/2021 | S |         |                | 65 GOLDING THOROUGHFARE  |                       | CHELMSFORD | CM2 6UF | 103    | £3,786  |
| £410,000   | 17/02/2021 | T |         |                | 24 PEARL SQUARE          |                       | CHELMSFORD | CM2 9FP | 118    | £3,475  |
| £325,000   | 17/02/2021 | T |         |                | 295 DORSET AVENUE        |                       | CHELMSFORD | CM2 8HB | 95     | £3,421  |
| £95,000    | 17/02/2021 | F |         |                | 24 LOCKSIDE MARINA       |                       | CHELMSFORD | CM2 6HF | 61     | £1,557  |
| £340,000   | 18/02/2021 | T |         |                | 1 MEARNS PLACE           |                       | CHELMSFORD | CM2 6TT | 61     | £5,574  |

|            |            |   |           |     |                       |                        |                   |            |         |         |        |
|------------|------------|---|-----------|-----|-----------------------|------------------------|-------------------|------------|---------|---------|--------|
| £315,000   | 18/02/2021 | D |           | 4   | BURGESS FIELD         |                        | CHELMSFORD        | CM2 6UE    | 57      | £5,526  |        |
| £645,000   | 18/02/2021 | S |           | 11  | ACRES END             |                        | CHELMSFORD        | CM1 2XR    | 126     | £5,119  |        |
| £362,500   | 18/02/2021 | T |           | 135 | MAIN ROAD             | BROOMFIELD             | CHELMSFORD        | CM1 7DJ    | 73      | £4,966  |        |
| £460,000   | 18/02/2021 | S |           | 9   | WICKHAY COTTAGES      | LITTLE BADDOW          | CHELMSFORD        | CM3 4TJ    | 97      | £4,742  |        |
| £345,000   | 18/02/2021 | T |           | 39  | MARY MUNNION QUARTER  |                        | CHELMSFORD        | CM2 9FT    | 73      | £4,726  |        |
| £646,000   | 18/02/2021 | D |           | 9   | CUTON GROVE           | SPRINGFIELD            | CHELMSFORD        | CM2 6TA    | 139     | £4,647  |        |
| £412,500   | 18/02/2021 | S |           | 22  | LINGWOOD CLOSE        | DANBURY                | CHELMSFORD        | CM3 4QE    | 90      | £4,583  |        |
| £310,000   | 18/02/2021 | S |           | 8   | HAWKWOOD CLOSE        | SOUTH WOODHAM FERRERS  | CHELMSFORD        | CM3 5TR    | 68      | £4,559  |        |
| £375,000   | 18/02/2021 | S |           | 2   | MILBANK               |                        | CHELMSFORD        | CM2 6YX    | 87      | £4,310  |        |
| £530,000   | 18/02/2021 | D |           | 22  | MEGGY TYE             | SPRINGFIELD            | CHELMSFORD        | CM2 6GA    | 130     | £4,077  |        |
| £517,000   | 18/02/2021 | D |           | 62  | CREEKVIEW ROAD        | SOUTH WOODHAM FERRERS  | CHELMSFORD        | CM3 5GX    | 128     | £4,039  |        |
| £403,000   | 18/02/2021 | D |           | 30  | THE GROVE             | BICKNACRE              | CHELMSFORD        | CM3 4XB    | 100     | £4,030  |        |
| £460,000   | 18/02/2021 | D |           | 6   | FIVE ACRES            | DANBURY                | CHELMSFORD        | CM3 4NB    | 116     | £3,966  |        |
| £425,000   | 18/02/2021 | D | BROOKSIDE |     | MAIN ROAD             | FORD END               | CHELMSFORD        | CM3 1LL    | 108     | £3,935  |        |
| £410,000   | 18/02/2021 | T |           | 33  | CORNELIUS VALE        |                        | CHELMSFORD        | CM2 6GY    | 107     | £3,832  |        |
| £300,000   | 18/02/2021 | T |           | 1   | BULLEN WALK           |                        | CHELMSFORD        | CM2 8YF    | 85      | £3,529  |        |
| £188,540   | 18/02/2021 | F |           | 203 | DURRANT COURT         |                        | CHELMSFORD        | CM1 1UE    | 56      | £3,367  |        |
| £165,000   | 18/02/2021 | F |           | 42  | BRYANT LINK           | SPRINGFIELD            | CHELMSFORD        | CM2 6GZ    | 58      | £2,845  |        |
| £525,000   | 19/02/2021 | D |           | 4   | AUDLEY ROAD           | GREAT LEIGHS           | CHELMSFORD        | CM3 1RS    | N/A     | #VALUE! |        |
| £400,000   | 19/02/2021 | S |           | 56  | GLEBE CRESCENT        | BROOMFIELD             | CHELMSFORD        | CM1 7BJ    | 64      | £6,250  |        |
| £325,000   | 19/02/2021 | S |           | 9   | LONGMORE AVENUE       |                        | CHELMSFORD        | CM2 7NT    | 54      | £6,019  |        |
| £420,000   | 19/02/2021 | D |           | 43  | WATERHOUSE LANE       |                        | CHELMSFORD        | CM1 2TE    | 73      | £5,753  |        |
| £308,500   | 19/02/2021 | S |           | 14  | COOK PLACE            |                        | CHELMSFORD        | CM2 6TW    | 54      | £5,713  |        |
| £740,000   | 19/02/2021 | D |           | 52  | PARADISE ROAD         | WRITTLE                | CHELMSFORD        | CM1 3HP    | 139     | £5,324  |        |
| £385,000   | 19/02/2021 | T |           | 14  | MICAWBER WAY          |                        | CHELMSFORD        | CM1 4UG    | 76      | £5,066  |        |
| £300,000   | 19/02/2021 | T |           | 69  | ROXWELL ROAD          |                        | CHELMSFORD        | CM1 2NT    | 61      | £4,918  |        |
| £275,000   | 19/02/2021 | T |           | 67  | HENNIKER GATE         |                        | CHELMSFORD        | CM2 6SD    | 56      | £4,911  |        |
| £275,000   | 19/02/2021 | F | FLAT 3    |     | ONSLow HOUSE          | BROOMFIELD ROAD        | CHELMSFORD        | CM1 1SW    | 58      | £4,741  |        |
| £610,000   | 19/02/2021 | D |           |     | FAIRLAWNS, 5          | BICKNACRE ROAD         | EAST HANNINGFIELD | CHELMSFORD | CM3 8AN | 130     | £4,692 |
| £562,000   | 19/02/2021 | D |           | 11  | BISHOPS COURT GARDENS |                        | CHELMSFORD        | CM2 6AZ    | 123     | £4,569  |        |
| £970,000   | 19/02/2021 | D |           |     | WOODCROFT             | EAST HANNINGFIELD ROAD | SANDON            | CHELMSFORD | CM2 7TQ | 213     | £4,554 |
| £263,000   | 19/02/2021 | T |           | 12  | BUCKLEBURY HEATH      | SOUTH WOODHAM FERRERS  | CHELMSFORD        | CM3 5ZU    | 58      | £4,534  |        |
| £442,500   | 19/02/2021 | S |           | 8   | PARKLANDS DRIVE       |                        | CHELMSFORD        | CM1 7RJ    | 98      | £4,515  |        |
| £955,000   | 19/02/2021 | S |           | 34  | THE STREET            | LITTLE WALTHAM         | CHELMSFORD        | CM3 3NS    | 213     | £4,484  |        |
| £370,000   | 19/02/2021 | S |           | 15  | SHEPPARD DRIVE        |                        | CHELMSFORD        | CM2 6QE    | 83      | £4,458  |        |
| £300,000   | 19/02/2021 | S |           | 79  | CROCUS WAY            |                        | CHELMSFORD        | CM1 6XJ    | 69      | £4,348  |        |
| £365,000   | 19/02/2021 | D |           | 9   | SEABROOK GARDENS      | BOREHAM                | CHELMSFORD        | CM3 3BX    | 84      | £4,345  |        |
| £210,000   | 19/02/2021 | F | FLAT 19   |     | CHANCELLOR COURT      | BROOMFIELD ROAD        | CHELMSFORD        | CM1 1RY    | 50      | £4,200  |        |
| £400,000   | 19/02/2021 | S |           | 38  | DUNMORE ROAD          |                        | CHELMSFORD        | CM2 6RY    | 96      | £4,167  |        |
| £200,000   | 19/02/2021 | F |           | 3   | KEATS SQUARE          | SOUTH WOODHAM FERRERS  | CHELMSFORD        | CM3 5XZ    | 48      | £4,167  |        |
| £1,300,000 | 19/02/2021 | D |           |     | 12A                   | HYDE LANE              | DANBURY           | CHELMSFORD | CM3 4QX | 314     | £4,140 |
| £530,000   | 19/02/2021 | D |           | 204 | MAIN ROAD             | GREAT LEIGHS           | CHELMSFORD        | CM3 1NS    | 130     | £4,077  |        |
| £393,500   | 19/02/2021 | D |           | 14  | LEYBOURNE DRIVE       |                        | CHELMSFORD        | CM1 6TX    | 98      | £4,015  |        |
| £310,000   | 19/02/2021 | T |           | 78  | RUTLAND ROAD          |                        | CHELMSFORD        | CM1 4BH    | 78      | £3,974  |        |
| £583,000   | 19/02/2021 | D |           | 10  | LOUVAIN DRIVE         | SPRINGFIELD            | CHELMSFORD        | CM1 6BA    | 147     | £3,966  |        |
| £230,000   | 19/02/2021 | F |           | 38  | LAMBOURNE CHASE       |                        | CHELMSFORD        | CM2 9FF    | 58      | £3,966  |        |
| £365,000   | 19/02/2021 | S |           | 152 | INCHBONNIE ROAD       | SOUTH WOODHAM FERRERS  | CHELMSFORD        | CM3 5ZW    | 93      | £3,925  |        |
| £465,000   | 19/02/2021 | D |           | 5   | ARAGON ROAD           | GREAT LEIGHS           | CHELMSFORD        | CM3 1RP    | 119     | £3,908  |        |
| £339,400   | 19/02/2021 | T |           |     | 24A                   | WOODHALL ROAD          | CHELMSFORD        | CM1 4AA    | 89      | £3,813  |        |

|          |            |   |              |     |                       |                       |            |         |     |         |
|----------|------------|---|--------------|-----|-----------------------|-----------------------|------------|---------|-----|---------|
| £315,000 | 19/02/2021 | T |              | 28  | CRAMPHORN WALK        |                       | CHELMSFORD | CM1 2RD | 83  | £3,795  |
| £368,500 | 19/02/2021 | T |              | 27  | ST ANDREWS ROAD       | BOREHAM               | CHELMSFORD | CM3 3DL | 99  | £3,722  |
| £650,000 | 19/02/2021 | D |              | 32  | THE DRIVE             |                       | CHELMSFORD | CM1 4JS | 175 | £3,714  |
| £370,000 | 19/02/2021 | S |              | 51  | HILLSIDE GROVE        |                       | CHELMSFORD | CM2 9DB | 102 | £3,627  |
| £170,000 | 19/02/2021 | F |              | 73  | FAWKNER CLOSE         |                       | CHELMSFORD | CM2 6UP | 47  | £3,617  |
| £825,000 | 19/02/2021 | D |              | 44  | PATCHING HALL LANE    |                       | CHELMSFORD | CM1 4BZ | 230 | £3,587  |
| £425,000 | 19/02/2021 | D |              | 7   | FORTUNE CLOSE         | GREAT LEIGHS          | CHELMSFORD | CM3 1RR | 122 | £3,484  |
| £253,000 | 19/02/2021 | F |              | 42  | RAILWAY STREET        |                       | CHELMSFORD | CM1 1QS | 73  | £3,466  |
| £290,000 | 19/02/2021 | T |              | 378 | DORSET AVENUE         |                       | CHELMSFORD | CM2 8HD | 86  | £3,372  |
| £342,500 | 19/02/2021 | T |              | 53  | MEON CLOSE            |                       | CHELMSFORD | CM1 7QG | 102 | £3,358  |
| £156,000 | 19/02/2021 | F |              | 46  | ARCHERS WAY           |                       | CHELMSFORD | CM2 8SD | 47  | £3,319  |
| £370,000 | 19/02/2021 | S |              | 150 | INCHBONNIE ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 112 | £3,304  |
| £169,000 | 19/02/2021 | T |              | 77  | MELVILLE HEATH        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FX | 61  | £2,770  |
| £380,000 | 22/02/2021 | T |              | 36  | NURSERY ROAD          |                       | CHELMSFORD | CM2 9PL | 65  | £5,846  |
| £530,000 | 22/02/2021 | S |              | 10  | ROTHESAY AVENUE       |                       | CHELMSFORD | CM2 9BU | 95  | £5,579  |
| £540,000 | 22/02/2021 | D |              | 6   | PARKDALE              | DANBURY               | CHELMSFORD | CM3 4EH | 106 | £5,094  |
| £410,000 | 22/02/2021 | S |              | 15  | SOUTHVIEW TERRACE     | DANBURY               | CHELMSFORD | CM3 4DY | 100 | £4,100  |
| £442,000 | 22/02/2021 | D |              | 45  | JENNER MEAD           |                       | CHELMSFORD | CM2 6SJ | 110 | £4,018  |
| £162,000 | 22/02/2021 | T |              | 49  | COLYERS REACH         |                       | CHELMSFORD | CM2 6RW | 42  | £3,857  |
| £292,000 | 22/02/2021 | T |              | 11  | DELAMERE ROAD         |                       | CHELMSFORD | CM1 2TG | 82  | £3,561  |
| £380,000 | 22/02/2021 | S |              | 243 | LINNET DRIVE          |                       | CHELMSFORD | CM2 8AZ | 108 | £3,519  |
| £430,000 | 22/02/2021 | S |              | 44  | SANDFORD ROAD         |                       | CHELMSFORD | CM2 6DQ | 124 | £3,468  |
| £510,000 | 23/02/2021 | D |              | 7   | HOPKINS MEAD          |                       | CHELMSFORD | CM2 6SS | 101 | £5,050  |
| £820,000 | 23/02/2021 | D |              | 10  | BISHOPS COURT GARDENS |                       | CHELMSFORD | CM2 6AZ | 179 | £4,581  |
| £315,000 | 23/02/2021 | T |              | 29  | COOK PLACE            |                       | CHELMSFORD | CM2 6TW | 69  | £4,565  |
| £652,000 | 23/02/2021 | D |              | 90  | GALLEYWOOD ROAD       | GREAT BADDOW          | CHELMSFORD | CM2 8DW | 159 | £4,101  |
| £685,000 | 23/02/2021 | D |              | 22  | ROBERT FINCH CRESCENT | SPRINGFIELD           | CHELMSFORD | CM1 6BN | 175 | £3,914  |
| £380,000 | 23/02/2021 | S |              | 64  | ALBEMARLE LINK        | SPRINGFIELD           | CHELMSFORD | CM1 6AG | 100 | £3,800  |
| £386,000 | 23/02/2021 | S |              | 22  | HILL VIEW ROAD        |                       | CHELMSFORD | CM1 7RX | 102 | £3,784  |
| £127,500 | 23/02/2021 | F |              | 14  | MEGGY TYE             | SPRINGFIELD           | CHELMSFORD | CM2 6GA | 43  | £2,965  |
| £200,000 | 23/02/2021 | F |              | 83  | SHIMBROOKS            | GREAT LEIGHS          | CHELMSFORD | CM3 1SG | 68  | £2,941  |
| £820,000 | 23/02/2021 | D | THE OLD BARN |     | MAIN ROAD             | WOODHAM FERRERS       | CHELMSFORD | CM3 8RF | 333 | £2,462  |
| £311,000 | 24/02/2021 | S |              | 8   | HOLKHAM AVENUE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AU | 55  | £5,655  |
| £470,000 | 24/02/2021 | S |              | 11  | CANNON LEYS           |                       | CHELMSFORD | CM2 8PB | 92  | £5,109  |
| £507,500 | 24/02/2021 | D |              | 28  | ANCHOR REACH          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GS | 106 | £4,788  |
| £480,000 | 24/02/2021 | D |              | 5   | WICKHAM CRESCENT      |                       | CHELMSFORD | CM1 4WD | 101 | £4,752  |
| £165,000 | 24/02/2021 | F |              | 12  | PALMERSTON LODGE      | GREAT BADDOW          | CHELMSFORD | CM2 7HF | 37  | £4,459  |
| £775,000 | 24/02/2021 | D |              | 16  | JACKSON BACON VIEW    | SPRINGFIELD           | CHELMSFORD | CM1 6BJ | 175 | £4,429  |
| £435,000 | 24/02/2021 | D |              | 3   | JUDGE ROAD            | SPRINGFIELD           | CHELMSFORD | CM2 6GN | 99  | £4,394  |
| £650,000 | 24/02/2021 | D |              | 26  | TABORS AVENUE         |                       | CHELMSFORD | CM2 7ES | 148 | £4,392  |
| £520,000 | 24/02/2021 | D |              | 3   | BUTLERS CLOSE         |                       | CHELMSFORD | CM1 7BE | 120 | £4,333  |
| £462,500 | 24/02/2021 | D |              | 22  | SUSSEX CLOSE          | BOREHAM               | CHELMSFORD | CM3 3ED | 125 | £3,700  |
| £495,000 | 24/02/2021 | D |              | 12  | BACK LANE             | FORD END              | CHELMSFORD | CM3 1LG | 141 | £3,511  |
| £740,000 | 25/02/2021 | D | BROOMHILL    |     | HOLYBREAD LANE        | LITTLE BADDOW         | CHELMSFORD | CM3 4BP | 66  | £11,212 |
| £530,000 | 25/02/2021 | D |              | 88  | VICARAGE LANE         | GREAT BADDOW          | CHELMSFORD | CM2 8JB | 93  | £5,699  |
| £479,000 | 25/02/2021 | S |              | 142 | VICARAGE ROAD         |                       | CHELMSFORD | CM2 9BT | 93  | £5,151  |
| £314,000 | 25/02/2021 | S |              | 47  | THORNBOROUGH AVENUE   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FW | 62  | £5,065  |
| £640,000 | 25/02/2021 | D |              | 34  | PARKDALE              | DANBURY               | CHELMSFORD | CM3 4EH | 130 | £4,923  |
| £338,000 | 25/02/2021 | T |              | 135 | ST ANTHONYS DRIVE     |                       | CHELMSFORD | CM2 9EJ | 69  | £4,899  |

|            |            |   |                     |     |                      |                       |            |         |     |         |
|------------|------------|---|---------------------|-----|----------------------|-----------------------|------------|---------|-----|---------|
| £1,025,000 | 25/02/2021 | D |                     | 4   | NORTH DRIVE          |                       | CHELMSFORD | CM2 7EU | 215 | £4,767  |
| £585,000   | 25/02/2021 | D |                     | 51  | MALDON ROAD          | DANBURY               | CHELMSFORD | CM3 4QL | 128 | £4,570  |
| £250,000   | 25/02/2021 | F |                     | 2   | CREANCE COURT        |                       | CHELMSFORD | CM2 ONP | 56  | £4,464  |
| £445,000   | 25/02/2021 | D |                     | 80  | WATERSON VALE        |                       | CHELMSFORD | CM2 9PB | 100 | £4,450  |
| £300,000   | 25/02/2021 | S |                     | 40  | PEGGOTTY CLOSE       |                       | CHELMSFORD | CM1 4XU | 73  | £4,110  |
| £555,000   | 25/02/2021 | D | 1A                  |     | FENNFIELDS ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RZ | 141 | £3,936  |
| £400,000   | 25/02/2021 | D |                     | 114 | HAMBERTS ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TZ | 105 | £3,810  |
| £340,000   | 25/02/2021 | T |                     | 55  | GARDENERS            |                       | CHELMSFORD | CM2 8YU | 91  | £3,736  |
| £260,000   | 25/02/2021 | F |                     | 61  | SEARLE CRESCENT      | BROOMFIELD            | CHELMSFORD | CM1 7FN | 74  | £3,514  |
| £260,000   | 25/02/2021 | T |                     | 13  | TRENT ROAD           |                       | CHELMSFORD | CM1 2LG | 76  | £3,421  |
| £360,000   | 25/02/2021 | T |                     | 40  | PAWLE CLOSE          | GREAT BADDOW          | CHELMSFORD | CM2 7AZ | 108 | £3,333  |
| £425,000   | 25/02/2021 | T |                     | 11  | FALCONS MEAD         |                       | CHELMSFORD | CM2 ONN | 129 | £3,295  |
| £470,000   | 25/02/2021 | S |                     | 8   | EAST BRIDGE ROAD     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 162 | £2,901  |
| £225,000   | 25/02/2021 | T |                     | 46  | ST MARGARETS ROAD    |                       | CHELMSFORD | CM2 6DT | 90  | £2,500  |
| £1,225,000 | 26/02/2021 | D | ORCHARD HOUSE, 2A   |     | RUNSELL LANE         | DANBURY               | CHELMSFORD | CM3 4NY | N/A | #VALUE! |
| £720,000   | 26/02/2021 | D | EASTLEIGH           |     | CHESTNUT WALK        | LITTLE BADDOW         | CHELMSFORD | CM3 4SP | 92  | £7,826  |
| £625,000   | 26/02/2021 | S |                     | 3   | WALTERS CLOSE        |                       | CHELMSFORD | CM2 8NU | 93  | £6,720  |
| £205,000   | 26/02/2021 | F | 13 OXNEY PLACE, 210 |     | ONGAR ROAD           | WRITTLE               | CHELMSFORD | CM1 3NY | 32  | £6,406  |
| £550,000   | 26/02/2021 | S |                     | 34  | ROSEBERY ROAD        |                       | CHELMSFORD | CM2 0TU | 89  | £6,180  |
| £330,000   | 26/02/2021 | S |                     | 6   | BRIDPORT ROAD        |                       | CHELMSFORD | CM1 6NA | 56  | £5,893  |
| £570,000   | 26/02/2021 | D |                     | 38  | LONGMEAD AVENUE      | GREAT BADDOW          | CHELMSFORD | CM2 7EG | 101 | £5,644  |
| £390,000   | 26/02/2021 | S |                     | 36  | SKERRY RISE          |                       | CHELMSFORD | CM1 4EG | 75  | £5,200  |
| £370,000   | 26/02/2021 | T |                     | 214 | GLOUCESTER AVENUE    |                       | CHELMSFORD | CM2 9LG | 72  | £5,139  |
| £755,000   | 26/02/2021 | D |                     | 116 | LONGSTOMPS AVENUE    |                       | CHELMSFORD | CM2 9LB | 147 | £5,136  |
| £875,000   | 26/02/2021 | D | LANCERS             |     | CHESTNUT WALK        | LITTLE BADDOW         | CHELMSFORD | CM3 4SP | 177 | £4,944  |
| £230,000   | 26/02/2021 | S |                     | 77  | WOOD STREET          |                       | CHELMSFORD | CM2 9BQ | 48  | £4,792  |
| £175,000   | 26/02/2021 | F |                     | 35  | JEFFCUT ROAD         |                       | CHELMSFORD | CM2 6XN | 37  | £4,730  |
| £545,000   | 26/02/2021 | S |                     | 33  | DANBURY PALACE DRIVE | DANBURY               | CHELMSFORD | CM3 4FA | 117 | £4,658  |
| £720,000   | 26/02/2021 | D |                     | 51  | GALLEYWOOD ROAD      | GREAT BADDOW          | CHELMSFORD | CM2 8DJ | 157 | £4,586  |
| £167,500   | 26/02/2021 | F |                     | 52  | VILLIERS PLACE       | BOREHAM               | CHELMSFORD | CM3 3JN | 37  | £4,527  |
| £265,000   | 26/02/2021 | S |                     | 25  | OCKELFORD AVENUE     |                       | CHELMSFORD | CM1 2AW | 59  | £4,492  |
| £372,500   | 26/02/2021 | T |                     | 138 | LONG BRANDOCKS       | WRITTLE               | CHELMSFORD | CM1 3JR | 83  | £4,488  |
| £237,000   | 26/02/2021 | S |                     | 24  | COBURG PLACE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LY | 53  | £4,472  |
| £235,000   | 26/02/2021 | F |                     | 26  | BUTTS LANE           | DANBURY               | CHELMSFORD | CM3 4NP | 53  | £4,434  |
| £695,000   | 26/02/2021 | D |                     | 48  | CHURCH STREET        | GREAT BADDOW          | CHELMSFORD | CM2 7HY | 157 | £4,427  |
| £725,000   | 26/02/2021 | T |                     | 20  | DANBURY PALACE DRIVE | DANBURY               | CHELMSFORD | CM3 4FA | 164 | £4,421  |
| £312,500   | 26/02/2021 | S |                     | 24  | LOFTIN WAY           |                       | CHELMSFORD | CM2 9TN | 71  | £4,401  |
| £695,000   | 26/02/2021 | S |                     | 53  | VICARAGE ROAD        |                       | CHELMSFORD | CM2 9BT | 158 | £4,399  |
| £320,000   | 26/02/2021 | S |                     | 104 | SUNRISE AVENUE       |                       | CHELMSFORD | CM1 4JR | 73  | £4,384  |
| £330,000   | 26/02/2021 | S |                     | 13  | EDWARD DRIVE         |                       | CHELMSFORD | CM2 9ER | 76  | £4,342  |
| £442,500   | 26/02/2021 | T |                     | 29  | HARDY CLOSE          |                       | CHELMSFORD | CM1 1AE | 102 | £4,338  |
| £185,000   | 26/02/2021 | F |                     | 109 | PARKINSON DRIVE      |                       | CHELMSFORD | CM1 3GW | 45  | £4,111  |
| £780,000   | 26/02/2021 | D |                     | 30  | SANDFORD ROAD        |                       | CHELMSFORD | CM2 6DQ | 190 | £4,105  |
| £525,000   | 26/02/2021 | S |                     | 20  | CAMPBELL CLOSE       |                       | CHELMSFORD | CM2 9BE | 128 | £4,102  |
| £205,000   | 26/02/2021 | F |                     | 118 | WAVENEY DRIVE        |                       | CHELMSFORD | CM1 7QA | 50  | £4,100  |
| £586,000   | 26/02/2021 | D |                     | 26  | RATCLIFFE GATE       | SPRINGFIELD           | CHELMSFORD | CM1 6AL | 144 | £4,069  |
| £301,000   | 26/02/2021 | T |                     | 6   | LAURENCE CROFT       | WRITTLE               | CHELMSFORD | CM1 3LN | 76  | £3,961  |
| £300,000   | 26/02/2021 | T |                     | 20  | PRIMULA WAY          |                       | CHELMSFORD | CM1 6QT | 76  | £3,947  |
| £232,500   | 26/02/2021 | F |                     | 62  | EGLINTON DRIVE       |                       | CHELMSFORD | CM2 6YL | 60  | £3,875  |

|            |            |   |    |                |                     |                       |                   |            |         |         |        |
|------------|------------|---|----|----------------|---------------------|-----------------------|-------------------|------------|---------|---------|--------|
| £400,000   | 26/02/2021 | S |    | 46             | NEW ROAD            | GREAT BADDOW          | CHELMSFORD        | CM2 7QT    | 106     | £3,774  |        |
| £320,000   | 26/02/2021 | S |    | 19             | BLACKWATER CLOSE    |                       | CHELMSFORD        | CM1 7QJ    | 85      | £3,765  |        |
| £414,000   | 26/02/2021 | D |    | 22             | RODING LEIGH        | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5JZ    | 111     | £3,730  |        |
| £217,500   | 26/02/2021 | F |    | 21             | GLEBE ROAD          |                       | CHELMSFORD        | CM1 1QG    | 61      | £3,566  |        |
| £265,000   | 26/02/2021 | F | 31 | TYRELL LODGE   | SPRINGFIELD ROAD    |                       | CHELMSFORD        | CM2 6JA    | 80      | £3,313  |        |
| £289,995   | 26/02/2021 | T |    | 13             | HOBART CLOSE        |                       | CHELMSFORD        | CM1 2ES    | 88      | £3,295  |        |
| £200,000   | 26/02/2021 | F |    | 19             | MURCHISON CLOSE     |                       | CHELMSFORD        | CM1 2ER    | 61      | £3,279  |        |
| £190,000   | 26/02/2021 | F |    | 2              | SQUIRE STREET       | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5RU    | 58      | £3,276  |        |
| £170,000   | 26/02/2021 | F |    | 24             | CLEMATIS TYE        |                       | CHELMSFORD        | CM1 6GL    | 54      | £3,148  |        |
| £422,500   | 26/02/2021 | D |    | 31             | HARNESS CLOSE       |                       | CHELMSFORD        | CM1 6UU    | 139     | £3,040  |        |
| £227,500   | 26/02/2021 | F |    | 56             | TYLERS RIDE         | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5ZT    | 75      | £3,033  |        |
| £180,000   | 26/02/2021 | F |    | 43             | HOBART CLOSE        |                       | CHELMSFORD        | CM1 2ES    | 61      | £2,951  |        |
| £169,000   | 26/02/2021 | F |    | 103            | SHIMBROOKS          | GREAT LEIGHS          | CHELMSFORD        | CM3 1SG    | 76      | £2,224  |        |
| £62,000    | 26/02/2021 | F | 9  | NEWCOMBE COURT | BURGESS SPRINGS     |                       | CHELMSFORD        | CM1 1QN    | 47      | £1,319  |        |
| £472,500   | 28/02/2021 | T |    | 27             | GOLDLAY ROAD        |                       | CHELMSFORD        | CM2 0EJ    | 100     | £4,725  |        |
| £305,000   | 01/03/2021 | D |    | 81             | SPRINGFIELD ROAD    |                       | CHELMSFORD        | CM2 6JL    | N/A     | #VALUE! |        |
| £455,000   | 01/03/2021 | S |    | 10             | NORTON ROAD         |                       | CHELMSFORD        | CM1 2QP    | 92      | £4,946  |        |
| £510,000   | 01/03/2021 | D |    | 2              | GREY LADYS          |                       | CHELMSFORD        | CM2 8RB    | 105     | £4,857  |        |
| £174,000   | 01/03/2021 | F |    | 65             | STAPLEFORD CLOSE    |                       | CHELMSFORD        | CM2 0RB    | 36      | £4,833  |        |
| £396,000   | 01/03/2021 | S |    | 6              | CANFORD CLOSE       |                       | CHELMSFORD        | CM2 9RG    | 83      | £4,771  |        |
| £360,000   | 01/03/2021 | S |    | 397            | MAIN ROAD           | BROOMFIELD            | CHELMSFORD        | CM1 7EJ    | 77      | £4,675  |        |
| £365,000   | 01/03/2021 | D |    | 10             | KINGS WAY           | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5QH    | 80      | £4,563  |        |
| £315,000   | 01/03/2021 | T |    | 16             | LUCAS AVENUE        |                       | CHELMSFORD        | CM2 9JJ    | 74      | £4,257  |        |
| £500,000   | 01/03/2021 | S |    | 46             | LONGFIELD ROAD      |                       | CHELMSFORD        | CM2 7QH    | 121     | £4,132  |        |
| £260,000   | 01/03/2021 | T |    | 49             | WATERHOUSE LANE     |                       | CHELMSFORD        | CM1 2TE    | 65      | £4,000  |        |
| £835,000   | 01/03/2021 | D |    |                | THE SWALLOWS        | CHURCH ROAD           | WEST HANNINGFIELD | CHELMSFORD | CM2 8UJ | 210     | £3,976 |
| £224,000   | 01/03/2021 | F |    | 30             | WOOD DALE           | GREAT BADDOW          | CHELMSFORD        | CM2 8EZ    | 57      | £3,930  |        |
| £336,000   | 01/03/2021 | S |    | 19             | AVON ROAD           |                       | CHELMSFORD        | CM1 2JX    | 87      | £3,862  |        |
| £468,000   | 01/03/2021 | D |    | 31             | BICKERTON POINT     | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5YG    | 124     | £3,774  |        |
| £530,000   | 01/03/2021 | D |    | 32             | CHELMER LEA         |                       | CHELMSFORD        | CM2 7QG    | 145     | £3,655  |        |
| £284,000   | 01/03/2021 | D |    | 14             | SONTERS DOWN        | RETTENDON COMMON      | CHELMSFORD        | CM3 8EU    | 103     | £2,757  |        |
| £410,000   | 01/03/2021 | T |    | 204            | PARKINSON DRIVE     |                       | CHELMSFORD        | CM1 3GS    | 161     | £2,547  |        |
| £462,500   | 02/03/2021 | D |    | 4              | COPLAND CLOSE       | BROOMFIELD            | CHELMSFORD        | CM1 7DT    | 87      | £5,316  |        |
| £365,000   | 02/03/2021 | T |    | 3              | NURSERY ROAD        |                       | CHELMSFORD        | CM2 9PJ    | 70      | £5,214  |        |
| £280,000   | 02/03/2021 | T |    | 42             | SOUTH PRIMROSE HILL |                       | CHELMSFORD        | CM1 2RG    | 54      | £5,185  |        |
| £175,000   | 02/03/2021 | F |    | 142            | REDMAYNE DRIVE      |                       | CHELMSFORD        | CM2 9XE    | 36      | £4,861  |        |
| £397,500   | 02/03/2021 | S |    | 9              | GILMORE WAY         |                       | CHELMSFORD        | CM2 7AN    | 86      | £4,622  |        |
| £345,500   | 02/03/2021 | S |    | 14             | PARKLANDS DRIVE     |                       | CHELMSFORD        | CM1 7RJ    | 85      | £4,065  |        |
| £250,000   | 02/03/2021 | T |    | 61             | SAWKINS AVENUE      |                       | CHELMSFORD        | CM2 9SE    | 65      | £3,846  |        |
| £425,000   | 02/03/2021 | D |    | 23             | WAVENEY DRIVE       |                       | CHELMSFORD        | CM1 7PX    | 112     | £3,795  |        |
| £302,500   | 02/03/2021 | T |    | 36             | FINCHLAND VIEW      | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5GA    | 81      | £3,735  |        |
| £350,000   | 02/03/2021 | T |    | 21             | HAWFINCH WALK       |                       | CHELMSFORD        | CM2 8BD    | 99      | £3,535  |        |
| £345,000   | 02/03/2021 | S |    | 104            | PINES ROAD          |                       | CHELMSFORD        | CM1 2DL    | 108     | £3,194  |        |
| £615,000   | 02/03/2021 | D |    | 589            | GALLEYWOOD ROAD     |                       | CHELMSFORD        | CM2 8BS    | 195     | £3,154  |        |
| £905,000   | 03/03/2021 | D |    | 26             | ROXWELL ROAD        |                       | CHELMSFORD        | CM1 2PP    | 173     | £5,231  |        |
| £1,200,000 | 03/03/2021 | D |    | 4              | HYDE GREEN          | DANBURY               | CHELMSFORD        | CM3 4QU    | 255     | £4,706  |        |
| £470,000   | 03/03/2021 | D |    | 43             | AUDLEY ROAD         | GREAT LEIGHS          | CHELMSFORD        | CM3 1RS    | 103     | £4,563  |        |
| £185,000   | 03/03/2021 | T |    | 54             | JEFFCUT ROAD        |                       | CHELMSFORD        | CM2 6XN    | 41      | £4,512  |        |
| £465,500   | 03/03/2021 | D |    | 14             | RUNSELL VIEW        | DANBURY               | CHELMSFORD        | CM3 4PE    | 104     | £4,476  |        |

|          |            |   |                      |     |                   |                       |            |         |     |         |
|----------|------------|---|----------------------|-----|-------------------|-----------------------|------------|---------|-----|---------|
| £337,500 | 03/03/2021 | T |                      | 150 | UPPER BRIDGE ROAD |                       | CHELMSFORD | CM2 0BB | 76  | £4,441  |
| £392,500 | 03/03/2021 | D |                      | 16  | HOLLIS LOCK       |                       | CHELMSFORD | CM2 6RR | 89  | £4,410  |
| £410,000 | 03/03/2021 | D |                      | 61  | ARBOUR LANE       |                       | CHELMSFORD | CM1 7RR | 94  | £4,362  |
| £345,000 | 03/03/2021 | T |                      | 127 | HUNTS DRIVE       | WRITTLE               | CHELMSFORD | CM1 3HQ | 81  | £4,259  |
| £595,000 | 03/03/2021 | D |                      | 118 | POLLARDS GREEN    |                       | CHELMSFORD | CM2 6UL | 140 | £4,250  |
| £325,000 | 03/03/2021 | T |                      | 55  | MAIN ROAD         | BROOMFIELD            | CHELMSFORD | CM1 7BU | 77  | £4,221  |
| £385,000 | 03/03/2021 | D |                      | 154 | INCHBONNIE ROAD   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 132 | £2,917  |
| £192,000 | 03/03/2021 | F |                      | 16  | THE VINEYARDS     | GREAT BADDOW          | CHELMSFORD | CM2 7QS | 70  | £2,743  |
| £165,000 | 03/03/2021 | F |                      | 224 | MEADGATE AVENUE   |                       | CHELMSFORD | CM2 7LL | 67  | £2,463  |
| £595,000 | 04/03/2021 | D | MILL FARM            |     | DEERHURST CHASE   | BICKNACRE             | CHELMSFORD | CM3 4XG | N/A | #VALUE! |
| £545,000 | 04/03/2021 | D |                      | 10  | ROMAN ROAD        | LITTLE WALTHAM        | CHELMSFORD | CM3 3PE | 103 | £5,291  |
| £410,000 | 04/03/2021 | S |                      | 1   | GLOUCESTER AVENUE |                       | CHELMSFORD | CM2 9DP | 91  | £4,505  |
| £303,500 | 04/03/2021 | T |                      | 21  | NURSERY ROAD      |                       | CHELMSFORD | CM2 9PL | 78  | £3,891  |
| £445,000 | 04/03/2021 | D |                      | 1   | EAST BRIDGE ROAD  | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 118 | £3,771  |
| £162,000 | 04/03/2021 | F |                      | 104 | LITTLECROFT       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GQ | 43  | £3,767  |
| £195,000 | 04/03/2021 | F |                      | 74  | PARKINSON DRIVE   |                       | CHELMSFORD | CM1 3GH | 53  | £3,679  |
| £530,000 | 05/03/2021 | D |                      | 119 | MAIN ROAD         | DANBURY               | CHELMSFORD | CM3 4DL | 84  | £6,310  |
| £379,950 | 05/03/2021 | S |                      | 21  | FOURTH AVENUE     |                       | CHELMSFORD | CM1 4EZ | 68  | £5,588  |
| £364,000 | 05/03/2021 | D |                      | 2   | PLYMOUTH ROAD     |                       | CHELMSFORD | CM1 6JG | 69  | £5,275  |
| £800,000 | 05/03/2021 | D | ROSE COTTAGE         |     | WOODHILL ROAD     | DANBURY               | CHELMSFORD | CM3 4AL | 152 | £5,263  |
| £510,000 | 05/03/2021 | D | PEMBROKE             |     | MAIN ROAD         | HOWE STREET           | CHELMSFORD | CM3 1BG | 99  | £5,152  |
| £329,000 | 05/03/2021 | T |                      | 6   | UPPER BRIDGE ROAD |                       | CHELMSFORD | CM2 0RT | 64  | £5,141  |
| £493,000 | 05/03/2021 | T |                      | 49  | GOLDLAY ROAD      |                       | CHELMSFORD | CM2 0EL | 96  | £5,135  |
| £460,000 | 05/03/2021 | D |                      | 36  | ONGAR ROAD        | WRITTLE               | CHELMSFORD | CM1 3NU | 90  | £5,111  |
| £625,000 | 05/03/2021 | D |                      | 8   | RIDGEWELL AVENUE  |                       | CHELMSFORD | CM1 2GA | 123 | £5,081  |
| £263,000 | 05/03/2021 | T |                      | 3   | VILLIERS PLACE    | BOREHAM               | CHELMSFORD | CM3 3JW | 53  | £4,962  |
| £550,000 | 05/03/2021 | S |                      | 15  | FOURTH AVENUE     |                       | CHELMSFORD | CM1 4EZ | 111 | £4,955  |
| £418,000 | 05/03/2021 | S |                      | 8   | ROBJOHNS ROAD     |                       | CHELMSFORD | CM1 3AF | 86  | £4,860  |
| £285,000 | 05/03/2021 | T |                      | 3   | PICKWICK AVENUE   |                       | CHELMSFORD | CM1 4UN | 61  | £4,672  |
| £197,000 | 05/03/2021 | F | 16 KRESTON HOUSE, 66 |     | BROOMFIELD ROAD   |                       | CHELMSFORD | CM1 1SW | 43  | £4,581  |
| £500,000 | 05/03/2021 | S |                      | 7   | FIRST AVENUE      |                       | CHELMSFORD | CM1 1RX | 110 | £4,545  |
| £395,000 | 05/03/2021 | S |                      | 17  | GOLDLAY GARDENS   |                       | CHELMSFORD | CM2 0EN | 87  | £4,540  |
| £205,000 | 05/03/2021 | F |                      | 108 | TALLOW GATE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 46  | £4,457  |
| £115,500 | 05/03/2021 | F |                      | 16  | MEARNS PLACE      |                       | CHELMSFORD | CM2 6TT | 26  | £4,442  |
| £171,500 | 05/03/2021 | F |                      | 161 | ROOKES CRESCENT   |                       | CHELMSFORD | CM1 3GN | 39  | £4,397  |
| £340,000 | 05/03/2021 | T |                      | 21  | SEYMOUR STREET    |                       | CHELMSFORD | CM2 0RX | 78  | £4,359  |
| £410,000 | 05/03/2021 | S |                      | 51  | CHICHESTER DRIVE  |                       | CHELMSFORD | CM1 7SA | 95  | £4,316  |
| £405,000 | 05/03/2021 | D |                      | 1   | ROBERT CLOSE      |                       | CHELMSFORD | CM2 6FJ | 94  | £4,309  |
| £330,000 | 05/03/2021 | T |                      | 21  | GRANGER ROW       |                       | CHELMSFORD | CM1 4WF | 77  | £4,286  |
| £345,000 | 05/03/2021 | T |                      | 45  | MEON CLOSE        |                       | CHELMSFORD | CM1 7QG | 81  | £4,259  |
| £370,000 | 05/03/2021 | S |                      | 9   | NORTH DELL        |                       | CHELMSFORD | CM1 6UP | 88  | £4,205  |
| £655,000 | 05/03/2021 | D |                      | 9   | BRAMLEY PLACE     |                       | CHELMSFORD | CM2 9TF | 159 | £4,119  |
| £612,000 | 05/03/2021 | D |                      | 18  | FALMOUTH ROAD     | SPRINGFIELD           | CHELMSFORD | CM1 6HY | 149 | £4,107  |
| £227,500 | 05/03/2021 | F | 7 JOSEPH COURT       |     | WRITTLE ROAD      |                       | CHELMSFORD | CM1 3WQ | 56  | £4,063  |
| £165,000 | 05/03/2021 | F |                      | 27  | CHILTERN CLOSE    |                       | CHELMSFORD | CM1 2GJ | 41  | £4,024  |
| £250,000 | 05/03/2021 | F |                      | 32  | LAMBOURNE CHASE   |                       | CHELMSFORD | CM2 9FF | 63  | £3,968  |
| £380,000 | 05/03/2021 | S |                      | 17  | WHITE ELM ROAD    | BICKNACRE             | CHELMSFORD | CM3 4LU | 97  | £3,918  |
| £192,500 | 05/03/2021 | F |                      | 62  | WICKHAM CRESCENT  |                       | CHELMSFORD | CM1 4WD | 51  | £3,775  |
| £330,000 | 05/03/2021 | S |                      | 12  | TUGBY PLACE       |                       | CHELMSFORD | CM1 4XL | 88  | £3,750  |

|            |            |   |        |                     |                   |                       |            |            |         |        |        |
|------------|------------|---|--------|---------------------|-------------------|-----------------------|------------|------------|---------|--------|--------|
| £350,000   | 05/03/2021 | S |        | 36                  | MEADGATE AVENUE   |                       | CHELMSFORD | CM2 7LQ    | 99      | £3,535 |        |
| £410,000   | 05/03/2021 | D |        | 16                  | SADDLE RISE       |                       | CHELMSFORD | CM1 6SX    | 116     | £3,534 |        |
| £391,000   | 05/03/2021 | S |        | 59                  | BEECHES ROAD      |                       | CHELMSFORD | CM1 2RX    | 115     | £3,400 |        |
| £270,000   | 05/03/2021 | S |        | 19                  | SHERWOOD DRIVE    |                       | CHELMSFORD | CM1 3DL    | 83      | £3,253 |        |
| £170,000   | 05/03/2021 | F |        | 3                   | FILLIOLL CLOSE    | EAST HANNINGFIELD     | CHELMSFORD | CM3 8UY    | 56      | £3,036 |        |
| £390,000   | 05/03/2021 | S |        | 109                 | KINGS ROAD        |                       | CHELMSFORD | CM1 2BD    | 132     | £2,955 |        |
| £300,000   | 05/03/2021 | S |        | 6                   | MARKLAY DRIVE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NP    | 104     | £2,885 |        |
| £281,000   | 05/03/2021 | T |        | 4                   | SONTERS DOWN      | RETTENDON COMMON      | CHELMSFORD | CM3 8EU    | 122     | £2,303 |        |
| £630,000   | 08/03/2021 | S |        | 24                  | SIXTH AVENUE      |                       | CHELMSFORD | CM1 4ED    | 73      | £8,630 |        |
| £370,000   | 08/03/2021 | D |        | 19                  | HOBBITON HILL     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WZ    | 52      | £7,115 |        |
| £595,000   | 08/03/2021 | S |        | 5                   | VAN DIEMANS LANE  |                       | CHELMSFORD | CM2 9QJ    | 122     | £4,877 |        |
| £510,000   | 08/03/2021 | S |        | 23                  | KINGSTON CRESCENT |                       | CHELMSFORD | CM2 6DN    | 110     | £4,636 |        |
| £207,000   | 08/03/2021 | F | 10     | LYTTLETON HOUSE, 64 | BROOMFIELD ROAD   |                       | CHELMSFORD | CM1 1SW    | 45      | £4,600 |        |
| £382,500   | 08/03/2021 | S |        | 170                 | MAIN ROAD         | BROOMFIELD            | CHELMSFORD | CM1 7AH    | 87      | £4,397 |        |
| £368,000   | 08/03/2021 | S |        | 63                  | PADDOCK DRIVE     |                       | CHELMSFORD | CM1 6UX    | 85      | £4,329 |        |
| £520,000   | 08/03/2021 | D |        |                     | ROBIN COTTAGE     | GRANGE ROAD           | PLESHEY    | CHELMSFORD | CM3 1HZ | 124    | £4,194 |
| £580,000   | 08/03/2021 | D |        | 2                   | BUCKLEYS          |                       | CHELMSFORD | CM2 7DY    | 139     | £4,173 |        |
| £350,000   | 08/03/2021 | T |        | 5                   | YARWOOD ROAD      |                       | CHELMSFORD | CM2 6EJ    | 85      | £4,118 |        |
| £158,000   | 08/03/2021 | F |        | 7                   | WIDFORD CHASE     |                       | CHELMSFORD | CM2 8SZ    | 42      | £3,762 |        |
| £225,000   | 08/03/2021 | S |        | 33                  | TRINITY ROW       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5DE    | 80      | £2,813 |        |
| £105,000   | 08/03/2021 | F |        | 20                  | GERARD GARDENS    |                       | CHELMSFORD | CM2 9GD    | 50      | £2,100 |        |
| £390,000   | 09/03/2021 | D |        |                     | MALTINGS HOUSE    | MAIN ROAD             | BOREHAM    | CHELMSFORD | CM3 3JD | 57     | £6,842 |
| £1,090,000 | 09/03/2021 | D |        |                     | HOLLYHOCKS        | NATHANS LANE          | WRITTLE    | CHELMSFORD | CM1 3RF | 161    | £6,770 |
| £317,000   | 09/03/2021 | S |        | 4                   | AUBREY CLOSE      |                       | CHELMSFORD | CM1 4EJ    | 60      | £5,283 |        |
| £252,000   | 09/03/2021 | S |        | 62                  | BOUCHERS MEAD     |                       | CHELMSFORD | CM1 6PJ    | 54      | £4,667 |        |
| £490,000   | 09/03/2021 | D |        | 60                  | LONGSHOTS CLOSE   |                       | CHELMSFORD | CM1 7DX    | 108     | £4,537 |        |
| £375,000   | 09/03/2021 | T |        | 37                  | SKYLARK WALK      |                       | CHELMSFORD | CM2 8BA    | 86      | £4,360 |        |
| £104,000   | 09/03/2021 | F |        | 19                  | SPENCER COURT     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WQ    | 27      | £3,852 |        |
| £485,000   | 09/03/2021 | D |        |                     | SHIELING          | BICKNACRE ROAD        | DANBURY    | CHELMSFORD | CM3 4JR | 133    | £3,647 |
| £450,000   | 09/03/2021 | T |        | 3                   | EMBERSON CROFT    |                       | CHELMSFORD | CM1 4FD    | 129     | £3,488 |        |
| £153,000   | 09/03/2021 | F | FLAT 8 |                     | TRELAWN           | CHURCH ROAD           | BOREHAM    | CHELMSFORD | CM3 3EF | 47     | £3,255 |
| £220,000   | 09/03/2021 | T |        | 58                  | RUTLAND ROAD      |                       | CHELMSFORD | CM1 4BH    | 77      | £2,857 |        |
| £615,000   | 09/03/2021 | D |        | 1                   | LONGLEAT CLOSE    |                       | CHELMSFORD | CM1 4DQ    | 221     | £2,783 |        |
| £740,000   | 10/03/2021 | D |        | 4                   | WESTFIELD AVENUE  |                       | CHELMSFORD | CM1 1SF    | 140     | £5,286 |        |
| £800,000   | 10/03/2021 | D |        |                     | THE HUTCH         | NEW COURT ROAD        |            | CHELMSFORD | CM2 6BZ | 161    | £4,969 |
| £520,000   | 10/03/2021 | D |        | 1                   | LITTLE NELL       |                       | CHELMSFORD | CM1 4YL    | 109     | £4,771 |        |
| £310,000   | 10/03/2021 | T |        | 23                  | MOUNTBATTEN WAY   |                       | CHELMSFORD | CM1 6FE    | 69      | £4,493 |        |
| £685,000   | 10/03/2021 | D |        | 10                  | COLVIN CHASE      | GALLEYWOOD            | CHELMSFORD | CM2 8QQ    | 157     | £4,363 |        |
| £338,000   | 10/03/2021 | T |        | 35                  | HOLMANS           | BOREHAM               | CHELMSFORD | CM3 3EY    | 82      | £4,122 |        |
| £292,000   | 10/03/2021 | S |        | 3                   | CHARLOTTE COURT   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NA    | 75      | £3,893 |        |
| £497,500   | 10/03/2021 | S |        | 51                  | LONG BRANDOCKS    | WRITTLE               | CHELMSFORD | CM1 3JL    | 131     | £3,798 |        |
| £320,000   | 10/03/2021 | S |        | 59                  | SHELLEY ROAD      |                       | CHELMSFORD | CM2 6ES    | 86      | £3,721 |        |
| £431,250   | 10/03/2021 | S |        | 35                  | WHARTON DRIVE     | SPRINGFIELD           | CHELMSFORD | CM1 6BF    | 120     | £3,594 |        |
| £540,000   | 10/03/2021 | D |        | 6                   | LONGMEAD AVENUE   | GREAT BADDOW          | CHELMSFORD | CM2 7EE    | 152     | £3,553 |        |
| £340,000   | 10/03/2021 | T |        | 4                   | CHURCHILL RISE    |                       | CHELMSFORD | CM1 6FD    | 102     | £3,333 |        |
| £340,000   | 10/03/2021 | T |        | 126                 | HULLBRIDGE ROAD   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LL    | 102     | £3,333 |        |
| £2,250,000 | 10/03/2021 | D |        |                     | SMALLWATER LODGE  | MAIN ROAD             | BICKNACRE  | CHELMSFORD | CM3 4HN | 725    | £3,103 |
| £462,750   | 10/03/2021 | T |        | 13                  | GREENWOOD CLOSE   |                       | CHELMSFORD | CM2 6PW    | 160     | £2,892 |        |
| £360,000   | 10/03/2021 | D |        | 2                   | ST VINCENTS ROAD  |                       | CHELMSFORD | CM2 9PS    | 169     | £2,130 |        |

|          |            |   |                        |     |                       |                       |            |         |     |         |
|----------|------------|---|------------------------|-----|-----------------------|-----------------------|------------|---------|-----|---------|
| £560,000 | 11/03/2021 | S |                        | 217 | BEEHIVE LANE          |                       | CHELMSFORD | CM2 9SH | 102 | £5,490  |
| £630,000 | 11/03/2021 | D | THE BUNGALOW           |     | INGATESTONE ROAD      | HIGHWOOD              | CHELMSFORD | CM1 3QY | 115 | £5,478  |
| £237,500 | 11/03/2021 | F | 40A                    |     | PARK VIEW CRESCENT    | GREAT BADDOW          | CHELMSFORD | CM2 8HX | 46  | £5,163  |
| £542,000 | 11/03/2021 | T |                        | 35  | DANBURY PALACE DRIVE  | DANBURY               | CHELMSFORD | CM3 4FA | 117 | £4,632  |
| £415,000 | 11/03/2021 | S |                        | 54  | BROOK LANE            | GALLEYWOOD            | CHELMSFORD | CM2 8NL | 99  | £4,192  |
| £191,000 | 11/03/2021 | F | FLAT 2 DAIRY COURT, 35 |     | HULLBRIDGE ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NG | 46  | £4,152  |
| £621,500 | 11/03/2021 | D |                        | 31  | ROUS CHASE            | GALLEYWOOD            | CHELMSFORD | CM2 8QF | 154 | £4,036  |
| £442,500 | 11/03/2021 | S |                        | 48  | BEEHIVE LANE          |                       | CHELMSFORD | CM2 9RP | 110 | £4,023  |
| £365,000 | 11/03/2021 | T |                        | 26  | HAVENGORE             |                       | CHELMSFORD | CM1 6JR | 95  | £3,842  |
| £297,500 | 11/03/2021 | T |                        | 1   | NORFOLK DRIVE         |                       | CHELMSFORD | CM1 4AG | 86  | £3,459  |
| £296,000 | 11/03/2021 | T |                        | 9   | RUSKIN ROAD           |                       | CHELMSFORD | CM2 6HN | 94  | £3,149  |
| £570,000 | 12/03/2021 | T |                        | 2   | MALDON ROAD           | DANBURY               | CHELMSFORD | CM3 4FH | N/A | #VALUE! |
| £320,000 | 12/03/2021 | S |                        | 1   | LAWN LANE             |                       | CHELMSFORD | CM1 6NP | 26  | £12,308 |
| £295,000 | 12/03/2021 | S |                        | 3   | WILLOW GROVE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 8RA | 47  | £6,277  |
| £336,500 | 12/03/2021 | S |                        | 16  | RATCLIFFE GATE        | SPRINGFIELD           | CHELMSFORD | CM1 6AL | 63  | £5,341  |
| £285,000 | 12/03/2021 | S |                        | 91  | COLLINGWOOD ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YH | 54  | £5,278  |
| £430,000 | 12/03/2021 | S |                        | 133 | BADDOW HALL CRESCENT  |                       | CHELMSFORD | CM2 7BU | 84  | £5,119  |
| £485,000 | 12/03/2021 | D |                        | 21  | SUNRISE AVENUE        |                       | CHELMSFORD | CM1 4JN | 96  | £5,052  |
| £580,000 | 12/03/2021 | D |                        | 6   | OLD SCHOOL FIELD      |                       | CHELMSFORD | CM1 7HU | 116 | £5,000  |
| £625,000 | 12/03/2021 | S |                        | 22  | WOOLMERS MEAD         | PLESHEY               | CHELMSFORD | CM3 1HH | 127 | £4,921  |
| £432,500 | 12/03/2021 | S | 19B                    |     | BEECHES ROAD          |                       | CHELMSFORD | CM1 2RX | 88  | £4,915  |
| £297,500 | 12/03/2021 | S |                        | 10  | BLACKLOCK             | CHELMER VILLAGE       | CHELMSFORD | CM2 6QL | 61  | £4,877  |
| £335,000 | 12/03/2021 | T |                        | 16  | SOUTHER CROSS         | GOOD EASTER           | CHELMSFORD | CM1 4RX | 69  | £4,855  |
| £545,000 | 12/03/2021 | D |                        | 15  | LITTLE FIELDS         | DANBURY               | CHELMSFORD | CM3 4UR | 115 | £4,739  |
| £475,000 | 12/03/2021 | S |                        | 69  | MILDMAY ROAD          |                       | CHELMSFORD | CM2 0DR | 101 | £4,703  |
| £345,000 | 12/03/2021 | S |                        | 70  | SPRINGFIELD PARK ROAD |                       | CHELMSFORD | CM2 6ED | 74  | £4,662  |
| £395,000 | 12/03/2021 | S |                        | 15  | MEWS COURT            |                       | CHELMSFORD | CM2 9PF | 85  | £4,647  |
| £325,000 | 12/03/2021 | S |                        | 7   | KIRK PLACE            |                       | CHELMSFORD | CM2 6TN | 70  | £4,643  |
| £435,000 | 12/03/2021 | T |                        | 4   | WHITLEY LINK          |                       | CHELMSFORD | CM2 9FX | 95  | £4,579  |
| £165,000 | 12/03/2021 | F |                        | 81  | CHESTER PLACE         |                       | CHELMSFORD | CM1 4NQ | 37  | £4,459  |
| £650,000 | 12/03/2021 | D |                        | 6   | RUNSELL CLOSE         | DANBURY               | CHELMSFORD | CM3 4PQ | 146 | £4,452  |
| £385,000 | 12/03/2021 | S |                        | 35  | HOLLIS LOCK           |                       | CHELMSFORD | CM2 6RR | 87  | £4,425  |
| £315,000 | 12/03/2021 | T |                        | 77  | SANDFORD ROAD         |                       | CHELMSFORD | CM2 6DE | 72  | £4,375  |
| £446,000 | 12/03/2021 | S | 100A                   |     | WRITTLE ROAD          |                       | CHELMSFORD | CM1 3BU | 102 | £4,373  |
| £332,000 | 12/03/2021 | T |                        | 51  | BAKER STREET          |                       | CHELMSFORD | CM2 0SA | 77  | £4,312  |
| £423,000 | 12/03/2021 | S |                        | 23  | CHATLEY ROAD          | GREAT LEIGHS          | CHELMSFORD | CM3 1NU | 101 | £4,188  |
| £190,000 | 12/03/2021 | F |                        | 58  | HALTWHISTLE ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZF | 46  | £4,130  |
| £295,500 | 12/03/2021 | F |                        | 12  | ARMISTICE AVENUE      | SPRINGFIELD           | CHELMSFORD | CM1 6AR | 72  | £4,104  |
| £325,000 | 12/03/2021 | S |                        | 186 | CHIGNAL ROAD          |                       | CHELMSFORD | CM1 2JE | 81  | £4,012  |
| £240,000 | 12/03/2021 | F |                        | 18  | WICKS PLACE           |                       | CHELMSFORD | CM1 2GH | 62  | £3,871  |
| £278,000 | 12/03/2021 | T |                        | 1   | PEARL SQUARE          |                       | CHELMSFORD | CM2 9FP | 72  | £3,861  |
| £565,000 | 12/03/2021 | S |                        | 62  | GREENWAYS             |                       | CHELMSFORD | CM1 4EF | 151 | £3,742  |
| £770,000 | 12/03/2021 | D |                        | 146 | FAIRWAY DRIVE         |                       | CHELMSFORD | CM3 3FH | 208 | £3,702  |
| £375,000 | 12/03/2021 | D |                        | 116 | INCHBONNIE ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 104 | £3,606  |
| £415,000 | 12/03/2021 | T |                        | 20  | WELLFIELD             | WRITTLE               | CHELMSFORD | CM1 3LF | 116 | £3,578  |
| £293,000 | 12/03/2021 | T |                        | 6   | PLOVER WALK           |                       | CHELMSFORD | CM2 8XX | 82  | £3,573  |
| £280,500 | 12/03/2021 | T |                        | 14  | HATFIELD GROVE        |                       | CHELMSFORD | CM1 3DF | 81  | £3,463  |
| £520,000 | 12/03/2021 | T |                        | 67  | CORNELIUS VALE        |                       | CHELMSFORD | CM2 6GY | 170 | £3,059  |
| £288,000 | 12/03/2021 | T |                        | 26  | ST MICHAELS WALK      |                       | CHELMSFORD | CM2 8SG | 95  | £3,032  |



|            |            |   |                     |                   |                       |                       |            |         |     |         |
|------------|------------|---|---------------------|-------------------|-----------------------|-----------------------|------------|---------|-----|---------|
| £193,000   | 12/03/2021 | F |                     | 90                | COVAL LANE            |                       | CHELMSFORD | CM1 1TG | 66  | £2,924  |
| £324,000   | 12/03/2021 | T |                     | 8                 | FAYREWOOD DRIVE       | GREAT LEIGHS          | CHELMSFORD | CM3 1GY | 120 | £2,700  |
| £360,000   | 12/03/2021 | S |                     | 45                | SPRINGFIELD PARK ROAD |                       | CHELMSFORD | CM2 6EB | 154 | £2,338  |
| £342,000   | 14/03/2021 | S |                     | 58                | MEON CLOSE            |                       | CHELMSFORD | CM1 7QQ | 86  | £3,977  |
| £335,000   | 15/03/2021 | T |                     | 5                 | BUCKINGHAM COURT      | SPRINGFIELD           | CHELMSFORD | CM2 6XW | N/A | #VALUE! |
| £410,000   | 15/03/2021 | S |                     | 37                | BEEHIVE LANE          |                       | CHELMSFORD | CM2 9TQ | N/A | #VALUE! |
| £525,000   | 15/03/2021 | D | BARNARDS            |                   | THE STREET            | GALLEYWOOD            | CHELMSFORD | CM2 8QN | 100 | £5,250  |
| £390,000   | 15/03/2021 | S |                     | 2                 | FAIRWAY               |                       | CHELMSFORD | CM2 9TX | 76  | £5,132  |
| £477,500   | 15/03/2021 | T |                     | 13                | RIVERSIDE             |                       | CHELMSFORD | CM2 6LL | 94  | £5,080  |
| £415,000   | 15/03/2021 | S |                     | 61                | RUBENS GATE           |                       | CHELMSFORD | CM1 6GW | 86  | £4,826  |
| £350,000   | 15/03/2021 | S |                     | 33                | KINGS ROAD            |                       | CHELMSFORD | CM1 4HR | 76  | £4,605  |
| £490,000   | 15/03/2021 | S |                     | 5                 | YELDHAM LOCK          |                       | CHELMSFORD | CM2 6RP | 108 | £4,537  |
| £285,000   | 15/03/2021 | T |                     | 50                | WOODROFFE CLOSE       |                       | CHELMSFORD | CM2 6RS | 63  | £4,524  |
| £265,000   | 15/03/2021 | T |                     | 6                 | ALDRIDGE CLOSE        |                       | CHELMSFORD | CM2 6QG | 59  | £4,492  |
| £460,000   | 15/03/2021 | D |                     | 18                | ABELL WAY             | SPRINGFIELD           | CHELMSFORD | CM2 6WU | 104 | £4,423  |
| £515,000   | 15/03/2021 | S |                     | 15                | LYNMOUTH AVENUE       |                       | CHELMSFORD | CM2 0TP | 119 | £4,328  |
| £575,000   | 15/03/2021 | D |                     | 142               | FORTINBRAS WAY        |                       | CHELMSFORD | CM2 9UL | 136 | £4,228  |
| £550,000   | 15/03/2021 | D |                     | 9                 | HOPPING JACKS LANE    | DANBURY               | CHELMSFORD | CM3 4PN | 131 | £4,198  |
| £480,000   | 15/03/2021 | S |                     | 74                | DORSET AVENUE         |                       | CHELMSFORD | CM2 9UB | 117 | £4,103  |
| £545,000   | 15/03/2021 | S |                     | 67                | MAIN ROAD             | DANBURY               | CHELMSFORD | CM3 4DJ | 138 | £3,949  |
| £335,000   | 15/03/2021 | S |                     | 5                 | AVON ROAD             |                       | CHELMSFORD | CM1 2JX | 85  | £3,941  |
| £380,000   | 15/03/2021 | S | WEST WARREN COTTAGE |                   | ROXWELL ROAD          | WRITTLE               | CHELMSFORD | CM1 3RU | 98  | £3,878  |
| £395,000   | 15/03/2021 | S |                     | 7                 | CANUDEN ROAD          |                       | CHELMSFORD | CM1 2SU | 102 | £3,873  |
| £195,000   | 15/03/2021 | F |                     | 61                | PARKINSON DRIVE       |                       | CHELMSFORD | CM1 3GU | 52  | £3,750  |
| £510,000   | 15/03/2021 | D |                     | 120               | MAIN ROAD             | GREAT LEIGHS          | CHELMSFORD | CM3 1NN | 147 | £3,469  |
| £398,000   | 15/03/2021 | S |                     | 76                | RAVENSBORNE DRIVE     |                       | CHELMSFORD | CM1 2SL | 129 | £3,085  |
| £375,000   | 15/03/2021 | S |                     | 28                | BERWICK AVENUE        |                       | CHELMSFORD | CM1 4AS | 125 | £3,000  |
| £1,075,000 | 16/03/2021 | D | MEADOW VIEW         |                   | CHIGNAL ROAD          | CHIGNAL SMEALEY       | CHELMSFORD | CM1 4SY | N/A | #VALUE! |
| £580,000   | 16/03/2021 | S |                     | 27                | BRAGANZA WAY          | SPRINGFIELD           | CHELMSFORD | CM1 6AP | N/A | #VALUE! |
| £380,000   | 16/03/2021 | D | SIROA               |                   | BOYTON CROSS          | ROXWELL               | CHELMSFORD | CM1 4LP | 59  | £6,441  |
| £380,000   | 16/03/2021 | T |                     | 75                | ALBEMARLE LINK        | SPRINGFIELD           | CHELMSFORD | CM1 6AH | 79  | £4,810  |
| £280,000   | 16/03/2021 | F | FLAT 4              | 1 ST. JOHNS COURT | MOULSHAM STREET       |                       | CHELMSFORD | CM2 0JD | 61  | £4,590  |
| £585,000   | 16/03/2021 | D |                     | 10                | SPALDING WAY          |                       | CHELMSFORD | CM2 7NZ | 128 | £4,570  |
| £292,000   | 16/03/2021 | S |                     | 25                | EAST BRIDGE ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 66  | £4,424  |
| £256,000   | 16/03/2021 | F |                     | 57                | BURNELL GATE          |                       | CHELMSFORD | CM1 6ED | 58  | £4,414  |
| £425,000   | 16/03/2021 | S |                     | 30                | ONGAR ROAD            | WRITTLE               | CHELMSFORD | CM1 3NU | 103 | £4,126  |
| £367,500   | 16/03/2021 | T |                     | 26                | ALLEN WAY             | SPRINGFIELD           | CHELMSFORD | CM2 6GF | 91  | £4,038  |
| £430,000   | 16/03/2021 | T |                     | 62                | MANOR ROAD            |                       | CHELMSFORD | CM2 0ER | 109 | £3,945  |
| £610,000   | 16/03/2021 | D |                     | 8                 | FAIRWAY DRIVE         |                       | CHELMSFORD | CM3 3FH | 171 | £3,567  |
| £435,000   | 16/03/2021 | D |                     | 24                | TROUBRIDGE CLOSE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YF | 125 | £3,480  |
| £290,000   | 16/03/2021 | F |                     | 26                | HAYES CLOSE           |                       | CHELMSFORD | CM2 0RN | 87  | £3,333  |
| £470,000   | 16/03/2021 | S |                     | 62                | GILMORE WAY           |                       | CHELMSFORD | CM2 7AP | 142 | £3,310  |
| £1,400,000 | 17/03/2021 | D |                     | 5                 | LITCHBOROUGH PARK     | LITTLE BADDOW         | CHELMSFORD | CM3 4UJ | 233 | £6,009  |
| £375,000   | 17/03/2021 | D |                     | 2                 | STARBOARD VIEW        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GR | 68  | £5,515  |
| £475,000   | 17/03/2021 | S |                     | 15                | MALTESE ROAD          |                       | CHELMSFORD | CM1 2PB | 88  | £5,398  |
| £310,000   | 17/03/2021 | S |                     | 6                 | DEERHURST CHASE       | BICKNACRE             | CHELMSFORD | CM3 4XG | 58  | £5,345  |
| £305,000   | 17/03/2021 | S |                     | 46                | EAST BRIDGE ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SD | 66  | £4,621  |
| £315,000   | 17/03/2021 | T |                     | 64                | HAMBERTS ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TU | 79  | £3,987  |
| £238,000   | 17/03/2021 | T |                     | 46                | SOUTH PRIMROSE HILL   |                       | CHELMSFORD | CM1 2RG | 63  | £3,778  |

|          |            |   |                |     |                    |                       |            |         |     |         |
|----------|------------|---|----------------|-----|--------------------|-----------------------|------------|---------|-----|---------|
| £290,000 | 17/03/2021 | T |                | 15  | TYRELLS WAY        | GREAT BADDOW          | CHELMSFORD | CM2 7DP | 78  | £3,718  |
| £210,005 | 17/03/2021 | F |                | 31  | SALTER PLACE       |                       | CHELMSFORD | CM2 6UU | 58  | £3,621  |
| £445,000 | 17/03/2021 | D |                | 34  | MANOR ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PT | 138 | £3,225  |
| £140,000 | 18/03/2021 | T |                | 124 | LINNET DRIVE       |                       | CHELMSFORD | CM2 8AG | N/A | #VALUE! |
| £430,000 | 18/03/2021 | D |                | 59  | WALLACE CRESCENT   |                       | CHELMSFORD | CM2 9QN | 51  | £8,431  |
| £610,000 | 18/03/2021 | D |                | 5   | OAKLANDS CRESCENT  |                       | CHELMSFORD | CM2 9PP | 105 | £5,810  |
| £400,000 | 18/03/2021 | D |                | 20  | SHELDRIK LINK      | SPRINGFIELD           | CHELMSFORD | CM2 6GJ | 86  | £4,651  |
| £270,000 | 18/03/2021 | S |                | 18  | ALDRIDGE CLOSE     |                       | CHELMSFORD | CM2 6QG | 59  | £4,576  |
| £435,000 | 18/03/2021 | S |                | 18  | LYNMOUTH AVENUE    |                       | CHELMSFORD | CM2 0TP | 97  | £4,485  |
| £375,000 | 18/03/2021 | S |                | 28  | REMBRANDT GROVE    |                       | CHELMSFORD | CM1 6GH | 94  | £3,989  |
| £700,000 | 18/03/2021 | D | SHEPHERDS      |     | OLD CHURCH ROAD    | EAST HANNINGFIELD     | CHELMSFORD | CM3 8BG | 184 | £3,804  |
| £305,000 | 18/03/2021 | T |                | 243 | BADDOW ROAD        |                       | CHELMSFORD | CM2 7QA | 85  | £3,588  |
| £900,000 | 18/03/2021 | D |                | 110 | MAIN ROAD          | DANBURY               | CHELMSFORD | CM3 4DT | 259 | £3,475  |
| £205,000 | 18/03/2021 | F | 75A            |     | HULLBRIDGE ROAD    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LJ | 60  | £3,417  |
| £450,000 | 18/03/2021 | T |                | 6   | CROZIER TERRACE    |                       | CHELMSFORD | CM2 6YW | 132 | £3,409  |
| £176,000 | 18/03/2021 | T |                | 38  | MEADOW ROAD        | RETTENDON COMMON      | CHELMSFORD | CM3 8DU | 66  | £2,667  |
| £730,000 | 19/03/2021 | D | TUDOR HOUSE    |     | MAIN ROAD          | HOWE STREET           | CHELMSFORD | CM3 1BG | N/A | #VALUE! |
| £880,000 | 19/03/2021 | D |                | 25  | ST JOHNS GREEN     |                       | CHELMSFORD | CM1 3DZ | 100 | £8,800  |
| £430,000 | 19/03/2021 | D |                | 3   | ORCHARD WAY        | BOREHAM               | CHELMSFORD | CM3 3GQ | 83  | £5,181  |
| £657,500 | 19/03/2021 | S |                | 203 | BEEHIVE LANE       |                       | CHELMSFORD | CM2 9SH | 130 | £5,058  |
| £450,000 | 19/03/2021 | D |                | 113 | WATERHOUSE LANE    |                       | CHELMSFORD | CM1 2RY | 90  | £5,000  |
| £530,000 | 19/03/2021 | D |                | 13  | WELLER GROVE       |                       | CHELMSFORD | CM1 4YJ | 106 | £5,000  |
| £560,000 | 19/03/2021 | D |                | 7   | MILDMAYS           | DANBURY               | CHELMSFORD | CM3 4DP | 112 | £5,000  |
| £535,000 | 19/03/2021 | D |                | 80  | BACK ROAD          | WRITTLE               | CHELMSFORD | CM1 3PD | 112 | £4,777  |
| £300,000 | 19/03/2021 | F |                | 48  | LOCKSIDE MARINA    |                       | CHELMSFORD | CM2 6HF | 63  | £4,762  |
| £750,000 | 19/03/2021 | D |                | 1   | RIDDIFORD DRIVE    |                       | CHELMSFORD | CM1 2GB | 158 | £4,747  |
| £665,000 | 19/03/2021 | S | CORNER COTTAGE |     | LARKS LANE         | GREAT WALTHAM         | CHELMSFORD | CM3 1AD | 143 | £4,650  |
| £295,000 | 19/03/2021 | S |                | 2   | TURKEY OAKS        |                       | CHELMSFORD | CM1 7SR | 66  | £4,470  |
| £200,000 | 19/03/2021 | F |                | 39  | HOBART CLOSE       |                       | CHELMSFORD | CM1 2ES | 46  | £4,348  |
| £462,500 | 19/03/2021 | S |                | 77  | CHERRY GARDEN ROAD | GREAT WALTHAM         | CHELMSFORD | CM3 1DH | 108 | £4,282  |
| £364,000 | 19/03/2021 | T |                | 61  | MARCONI ROAD       |                       | CHELMSFORD | CM1 1LR | 87  | £4,184  |
| £485,000 | 19/03/2021 | S |                | 5   | CONDOR GATE        |                       | CHELMSFORD | CM3 3FU | 118 | £4,110  |
| £600,000 | 19/03/2021 | D |                | 79  | WRITTLE ROAD       |                       | CHELMSFORD | CM1 3BS | 151 | £3,974  |
| £903,250 | 19/03/2021 | D |                | 12  | WHARTON DRIVE      | SPRINGFIELD           | CHELMSFORD | CM1 6BF | 229 | £3,944  |
| £630,000 | 19/03/2021 | D |                | 23  | DUNMORE ROAD       |                       | CHELMSFORD | CM2 6RY | 162 | £3,889  |
| £320,000 | 19/03/2021 | S |                | 27  | CLYDE CRESCENT     |                       | CHELMSFORD | CM1 2LJ | 84  | £3,810  |
| £198,000 | 19/03/2021 | F |                | 34  | RAMSHAW DRIVE      |                       | CHELMSFORD | CM2 6UB | 52  | £3,808  |
| £131,500 | 19/03/2021 | F | FLAT 6         |     | HEYCROFT WAY       |                       | CHELMSFORD | CM2 8JH | 35  | £3,757  |
| £165,000 | 19/03/2021 | F |                | 32  | ABBOTSLEIGH ROAD   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SS | 44  | £3,750  |
| £618,500 | 19/03/2021 | D |                | 3   | LEEFORD            |                       | CHELMSFORD | CM1 4WT | 165 | £3,748  |
| £535,000 | 19/03/2021 | D |                | 29  | WINCHELSEA DRIVE   |                       | CHELMSFORD | CM2 9TL | 143 | £3,741  |
| £336,000 | 19/03/2021 | T |                | 9   | MARKLAY DRIVE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NP | 92  | £3,652  |
| £400,000 | 19/03/2021 | D |                | 13  | BARBROOK WAY       | BICKNACRE             | CHELMSFORD | CM3 4HP | 110 | £3,636  |
| £218,000 | 19/03/2021 | F |                | 82  | HARBERD TYE        |                       | CHELMSFORD | CM2 9GJ | 62  | £3,516  |
| £415,000 | 19/03/2021 | D |                | 40  | THE DRIVE          |                       | CHELMSFORD | CM1 4JS | 119 | £3,487  |
| £385,000 | 19/03/2021 | S |                | 25  | AVON ROAD          |                       | CHELMSFORD | CM1 2JX | 114 | £3,377  |
| £275,000 | 19/03/2021 | T |                | 66  | NOAKES AVENUE      |                       | CHELMSFORD | CM2 8EW | 83  | £3,313  |
| £615,000 | 19/03/2021 | D |                | 43  | ALBEMARLE LINK     | SPRINGFIELD           | CHELMSFORD | CM1 6AH | 204 | £3,015  |
| £153,000 | 19/03/2021 | F |                | 3   | MILL VIEW COURT    | ROXWELL               | CHELMSFORD | CM1 4YY | 51  | £3,000  |

|            |            |   |     |                   |                      |                       |                |            |         |        |        |
|------------|------------|---|-----|-------------------|----------------------|-----------------------|----------------|------------|---------|--------|--------|
| £282,000   | 19/03/2021 | T |     | 10                | CATHERINE CLOSE      | EAST HANNINGFIELD     | CHELMSFORD     | CM3 8UX    | 94      | £3,000 |        |
| £305,000   | 22/03/2021 | T |     | 6                 | CHURCH GREEN         | BROOMFIELD            | CHELMSFORD     | CM1 7BD    | 49      | £6,224 |        |
| £365,000   | 22/03/2021 | S |     | 26                | VICTORIA ROAD        | WRITTLE               | CHELMSFORD     | CM1 3PA    | 64      | £5,703 |        |
| £350,000   | 22/03/2021 | T |     | 3                 | ANCHOR TERRACE       |                       | CHELMSFORD     | CM2 0JX    | 70      | £5,000 |        |
| £350,000   | 22/03/2021 | S |     | 11                | MASHBURY ROAD        | GREAT WALTHAM         | CHELMSFORD     | CM3 1EN    | 81      | £4,321 |        |
| £935,000   | 22/03/2021 | D |     | 54                | PEARTREE LANE        | DANBURY               | CHELMSFORD     | CM3 4LS    | 218     | £4,289 |        |
| £495,000   | 22/03/2021 | D |     | 53                | LITTLECROFT          | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5GG    | 118     | £4,195 |        |
| £345,000   | 22/03/2021 | S |     | 12                | SAWKINS CLOSE        |                       | CHELMSFORD     | CM2 9SA    | 85      | £4,059 |        |
| £870,000   | 22/03/2021 | D |     | 144               | THE STREET           | LITTLE WALTHAM        | CHELMSFORD     | CM3 3NY    | 215     | £4,047 |        |
| £372,500   | 22/03/2021 | S |     | 45                | TOWN CROFT           |                       | CHELMSFORD     | CM1 4JX    | 95      | £3,921 |        |
| £725,000   | 22/03/2021 | D |     | 74                | CELEBORN STREET      | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 7AF    | 205     | £3,537 |        |
| £500,000   | 22/03/2021 | T |     | 15                | QUEEN STREET         |                       | CHELMSFORD     | CM2 0JS    | 149     | £3,356 |        |
| £115,000   | 22/03/2021 | F | 111 | HAVENCOURT        | VICTORIA ROAD        |                       | CHELMSFORD     | CM1 1EA    | 47      | £2,447 |        |
| £349,000   | 23/03/2021 | S |     | 18                | GREAT SMIALS         | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5WN    | 66      | £5,288 |        |
| £910,000   | 23/03/2021 | D |     |                   | ELKINS COTTAGE       | COCK LANE             | HIGHWOOD       | CHELMSFORD | CM1 3RB | 177    | £5,141 |
| £508,000   | 23/03/2021 | D |     | 9                 | WIGGINS VIEW         |                       | SPRINGFIELD    | CHELMSFORD | CM2 6GP | 107    | £4,748 |
| £367,500   | 23/03/2021 | S |     | 18                | WATERHOUSE STREET    |                       | CHELMSFORD     | CM1 2TY    | 78      | £4,712 |        |
| £325,000   | 23/03/2021 | T |     | 17                | NEW WRITTLE STREET   |                       | CHELMSFORD     | CM2 0RR    | 71      | £4,577 |        |
| £327,000   | 23/03/2021 | T |     | 290               | GLOUCESTER AVENUE    |                       | CHELMSFORD     | CM2 9LH    | 73      | £4,479 |        |
| £337,000   | 23/03/2021 | S |     | 403               | MAIN ROAD            | BROOMFIELD            | CHELMSFORD     | CM1 7EJ    | 77      | £4,377 |        |
| £920,000   | 23/03/2021 | D |     | 20                | ROBINSON GATE        |                       | SPRINGFIELD    | CHELMSFORD | CM1 6AT | 213    | £4,319 |
| £432,000   | 23/03/2021 | D |     | 24                | CHELWATER            | GREAT BADDOW          | CHELMSFORD     | CM2 7UQ    | 107     | £4,037 |        |
| £630,000   | 23/03/2021 | F |     | 6                 | DANBURY PALACE DRIVE | DANBURY               | CHELMSFORD     | CM3 4FA    | 157     | £4,013 |        |
| £400,000   | 23/03/2021 | T |     | 2                 | PEEL ROAD            |                       | CHELMSFORD     | CM2 6AQ    | 101     | £3,960 |        |
| £340,000   | 23/03/2021 | S |     | 24                | CUMBERLAND CRESCENT  |                       | CHELMSFORD     | CM1 4AJ    | 87      | £3,908 |        |
| £455,000   | 23/03/2021 | D |     | 13                | LEEWARD ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5YR    | 123     | £3,699 |        |
| £325,000   | 23/03/2021 | T |     | 35                | BOLEYN WAY           | BOREHAM               | CHELMSFORD     | CM3 3JJ    | 88      | £3,693 |        |
| £144,000   | 23/03/2021 | F |     | 107               | GANDALFS RIDE        | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5WS    | 39      | £3,692 |        |
| £275,000   | 23/03/2021 | T |     | 12                | MOSS WALK            |                       | CHELMSFORD     | CM2 9ED    | 79      | £3,481 |        |
| £410,000   | 23/03/2021 | S |     | 58                | NICKLEBY ROAD        |                       | CHELMSFORD     | CM1 4UF    | 119     | £3,445 |        |
| £725,000   | 23/03/2021 | T |     | 56                | EDWARD HARVEY LINK   | SPRINGFIELD           | CHELMSFORD     | CM1 6BU    | 234     | £3,098 |        |
| £755,000   | 23/03/2021 | D |     |                   | MERRION              | MAIN ROAD             | LITTLE WALTHAM | CHELMSFORD | CM3 3PA | 447    | £1,689 |
| £495,000   | 24/03/2021 | S |     | 17                | BROOMHALL ROAD       |                       | CHELMSFORD     | CM1 7HB    | 72      | £6,875 |        |
| £500,000   | 24/03/2021 | S |     | 20                | CHEQUERS ROAD        | WRITTLE               | CHELMSFORD     | CM1 3NQ    | 81      | £6,173 |        |
| £610,000   | 24/03/2021 | D |     |                   | WYOMING              | RIGNALS LANE          | CHELMSFORD     | CM2 8QU    | 99      | £6,162 |        |
| £1,800,000 | 24/03/2021 | D |     |                   | WOODLANDS            | COLAM LANE            | LITTLE BADDOW  | CHELMSFORD | CM3 4SY | 325    | £5,538 |
| £625,000   | 24/03/2021 | D |     | 105               | ONGAR ROAD           |                       | WRITTLE        | CHELMSFORD | CM1 3ND | 117    | £5,342 |
| £408,000   | 24/03/2021 | D |     | 128               | FORTINBRAS WAY       |                       | CHELMSFORD     | CM2 9UL    | 79      | £5,165 |        |
| £335,000   | 24/03/2021 | T |     | 29                | LICHFIELD CLOSE      |                       | CHELMSFORD     | CM1 2XW    | 70      | £4,786 |        |
| £287,500   | 24/03/2021 | T |     | 1                 | RIVERSIDE PLACE      | WRITTLE               | CHELMSFORD     | CM1 3EU    | 61      | £4,713 |        |
| £315,000   | 24/03/2021 | S |     | 5                 | LEIGHLANDS ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5XN    | 71      | £4,437 |        |
| £350,000   | 24/03/2021 | D |     | 2                 | ROBJOHNS ROAD        |                       | CHELMSFORD     | CM1 3AF    | 79      | £4,430 |        |
| £475,000   | 24/03/2021 | D |     | 113               | FORTINBRAS WAY       |                       | CHELMSFORD     | CM2 9UL    | 108     | £4,398 |        |
| £232,500   | 24/03/2021 | F | 2   | THE GABLES        | CHURCH ROAD          | WEST HANNINGFIELD     | CHELMSFORD     | CM2 8UQ    | 55      | £4,227 |        |
| £345,000   | 24/03/2021 | S |     | 23A               |                      | BROOMHALL ROAD        |                | CHELMSFORD | CM1 7HB | 84     | £4,107 |
| £200,000   | 24/03/2021 | F |     | 129               | ROOKES CRESCENT      |                       | CHELMSFORD     | CM1 3GN    | 50      | £4,000 |        |
| £330,000   | 24/03/2021 | T |     |                   | 5 PERTWEE MEWS       | WRITTLE ROAD          | CHELMSFORD     | CM1 3BL    | 87      | £3,793 |        |
| £375,000   | 24/03/2021 | S | 4   | WOODSIDE COTTAGES | NATHANS LANE         | EDNEY COMMON          | CHELMSFORD     | CM1 3RD    | 99      | £3,788 |        |
| £325,000   | 24/03/2021 | S |     | 21                | BOYNE DRIVE          |                       | CHELMSFORD     | CM1 7QW    | 86      | £3,779 |        |

|            |            |   |         |     |                      |                       |               |            |         |        |         |
|------------|------------|---|---------|-----|----------------------|-----------------------|---------------|------------|---------|--------|---------|
| £782,000   | 24/03/2021 | D |         | 14  | WHARTON DRIVE        | SPRINGFIELD           | CHELMSFORD    | CM1 6BF    | 215     | £3,637 |         |
| £356,000   | 24/03/2021 | S |         | 46  | CHESTNUT WALK        |                       | CHELMSFORD    | CM1 4JT    | 98      | £3,633 |         |
| £336,600   | 24/03/2021 | D |         | 45  | ONGAR ROAD           | WRITTLE               | CHELMSFORD    | CM1 3NA    | 94      | £3,581 |         |
| £290,000   | 24/03/2021 | T |         | 6   | WOLMERS HEY          | GREAT WALTHAM         | CHELMSFORD    | CM3 1DA    | 83      | £3,494 |         |
| £490,000   | 24/03/2021 | D |         | 23  | GOLD BERRY MEAD      | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5WT    | 141     | £3,475 |         |
| £388,000   | 24/03/2021 | S |         | 20  | HULTON CLOSE         | BOREHAM               | CHELMSFORD    | CM3 3BU    | 113     | £3,434 |         |
| £476,000   | 24/03/2021 | S |         | 8   | ALBEMARLE LINK       | SPRINGFIELD           | CHELMSFORD    | CM1 6AG    | 150     | £3,173 |         |
| £161,250   | 24/03/2021 | F |         | 25  | ABELL WAY            | SPRINGFIELD           | CHELMSFORD    | CM2 6WU    | 59      | £2,733 |         |
| £262,000   | 24/03/2021 | F | 84C     |     | BROOMFIELD ROAD      |                       | CHELMSFORD    | CM1 1SS    | 98      | £2,673 |         |
| £160,000   | 24/03/2021 | T |         | 303 | MAIN ROAD            | BROOMFIELD            | CHELMSFORD    | CM1 7AX    | 65      | £2,462 |         |
| £80,850    | 24/03/2021 | F | FLAT 54 |     | WELLS CRESCENT       | VIADUCT ROAD          | CHELMSFORD    | CM1 1GR    | 62      | £1,304 |         |
| £578,000   | 25/03/2021 | T | 5       |     | CAUSEWAY COTTAGES    | HIGHWOOD ROAD         | WRITTLE       | CHELMSFORD | CM1 3PR | 98     | £5,898  |
| £215,000   | 25/03/2021 | T |         | 30  | HOLMANS              | BOREHAM               | CHELMSFORD    | CM3 3EY    | 42      | £5,119 |         |
| £795,000   | 25/03/2021 | D |         | 11  | GALLEYWOOD ROAD      | GREAT BADDOW          | CHELMSFORD    | CM2 8DL    | 164     | £4,848 |         |
| £460,000   | 25/03/2021 | D | 36A     |     | VICTORIA ROAD        | WRITTLE               | CHELMSFORD    | CM1 3PA    | 95      | £4,842 |         |
| £698,500   | 25/03/2021 | D |         | 28  | GORDON ROAD          |                       | CHELMSFORD    | CM2 9LL    | 150     | £4,657 |         |
| £360,000   | 25/03/2021 | S |         | 64  | CORPORATION ROAD     |                       | CHELMSFORD    | CM1 2AR    | 81      | £4,444 |         |
| £350,000   | 25/03/2021 | S |         | 24  | BAKER STREET         |                       | CHELMSFORD    | CM2 0SF    | 80      | £4,375 |         |
| £338,000   | 25/03/2021 | S |         | 10  | EAST BRIDGE ROAD     | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5SB    | 78      | £4,333 |         |
| £520,000   | 25/03/2021 | D |         | 9   | BADDOW PLACE AVENUE  |                       | CHELMSFORD    | CM2 7JN    | 126     | £4,127 |         |
| £464,500   | 25/03/2021 | S |         | 13  | UPPER BRIDGE ROAD    |                       | CHELMSFORD    | CM2 0RT    | 113     | £4,111 |         |
| £338,000   | 25/03/2021 | S |         | 34  | SADDLE RISE          |                       | CHELMSFORD    | CM1 6SX    | 83      | £4,072 |         |
| £316,500   | 25/03/2021 | T |         | 79  | LUPIN DRIVE          |                       | CHELMSFORD    | CM1 6YJ    | 78      | £4,058 |         |
| £380,000   | 25/03/2021 | S |         | 49  | LUPIN DRIVE          |                       | CHELMSFORD    | CM1 6YJ    | 94      | £4,043 |         |
| £360,000   | 25/03/2021 | T |         | 54  | BISHOP ROAD          |                       | CHELMSFORD    | CM1 1PX    | 95      | £3,789 |         |
| £650,000   | 25/03/2021 | D |         | 121 | CELEBORN STREET      | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 7AW    | 175     | £3,714 |         |
| £1,050,000 | 25/03/2021 | D | SANBURY |     | WOODHILL ROAD        | SANDON                | CHELMSFORD    | CM2 7SE    | 283     | £3,710 |         |
| £675,000   | 25/03/2021 | D |         | 67  | ONGAR ROAD           | WRITTLE               | CHELMSFORD    | CM1 3NA    | 182     | £3,709 |         |
| £350,000   | 25/03/2021 | T |         | 276 | BADDOW ROAD          |                       | CHELMSFORD    | CM2 9QX    | 97      | £3,608 |         |
| £175,000   | 25/03/2021 | F |         | 114 | LUPIN DRIVE          |                       | CHELMSFORD    | CM1 6FJ    | 50      | £3,500 |         |
| £322,500   | 25/03/2021 | T |         | 9   | RUMSEY FIELDS        | DANBURY               | CHELMSFORD    | CM3 4RH    | 108     | £2,986 |         |
| £122,500   | 25/03/2021 | F | 24      |     | WATERHOUSE COURT     | BURGESS SPRINGS       | CHELMSFORD    | CM1 1QZ    | 93      | £1,317 |         |
| £695,000   | 26/03/2021 | D |         |     | SIGNPOST COTTAGE     | MAIN ROAD             | FORD END      | CHELMSFORD | CM3 1LL | N/A    | #VALUE! |
| £400,000   | 26/03/2021 | T |         | 116 | HEATH DRIVE          |                       | CHELMSFORD    | CM2 9HG    | 66      | £6,061 |         |
| £490,000   | 26/03/2021 | S |         | 13  | MAYFIELD ROAD        | WRITTLE               | CHELMSFORD    | CM1 3EJ    | 88      | £5,568 |         |
| £292,500   | 26/03/2021 | T |         | 10  | BEEHIVE LANE         |                       | CHELMSFORD    | CM2 9SX    | 57      | £5,132 |         |
| £690,000   | 26/03/2021 | D |         | 103 | LONGSTOMPS AVENUE    |                       | CHELMSFORD    | CM2 9BZ    | 135     | £5,111 |         |
| £317,500   | 26/03/2021 | T |         | 230 | GLOUCESTER AVENUE    |                       | CHELMSFORD    | CM2 9LH    | 68      | £4,669 |         |
| £670,000   | 26/03/2021 | D |         | 23  | OLD BELL LANE        | RETTENDON COMMON      | CHELMSFORD    | CM3 8EH    | 145     | £4,621 |         |
| £540,000   | 26/03/2021 | D |         | 24  | BADEN POWELL CLOSE   | GREAT BADDOW          | CHELMSFORD    | CM2 7GA    | 119     | £4,538 |         |
| £300,000   | 26/03/2021 | F |         | 16  | MARY MUNNION QUARTER |                       | CHELMSFORD    | CM2 9FT    | 67      | £4,478 |         |
| £285,000   | 26/03/2021 | D |         | 19  | FOXGLOVE WAY         |                       | CHELMSFORD    | CM1 6QS    | 65      | £4,385 |         |
| £520,000   | 26/03/2021 | S |         | 13  | WIDFORD GROVE        |                       | CHELMSFORD    | CM2 9AT    | 119     | £4,370 |         |
| £454,000   | 26/03/2021 | D |         | 5   | DAFFODIL WAY         |                       | CHELMSFORD    | CM1 6XB    | 104     | £4,365 |         |
| £212,500   | 26/03/2021 | S |         | 16  | CARISBROOKE DRIVE    | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5LT    | 49      | £4,337 |         |
| £334,000   | 26/03/2021 | T |         | 2   | PYMS ROAD            |                       | CHELMSFORD    | CM2 8PY    | 78      | £4,282 |         |
| £610,000   | 26/03/2021 | D |         |     | ROSEMARY COTTAGE     | HORNELLS CORNER       | LITTLE LEIGHS | CHELMSFORD | CM3 1QW | 143    | £4,266  |
| £372,500   | 26/03/2021 | S |         | 33  | MAGNOLIA CLOSE       |                       | CHELMSFORD    | CM2 9HU    | 88      | £4,233 |         |
| £318,800   | 26/03/2021 | T |         | 356 | LINNET DRIVE         |                       | CHELMSFORD    | CM2 8AL    | 76      | £4,195 |         |

|            |            |   |              |     |                     |                       |            |         |     |         |
|------------|------------|---|--------------|-----|---------------------|-----------------------|------------|---------|-----|---------|
| £225,000   | 26/03/2021 | F |              | 58  | MELBA COURT         | WRITTLE               | CHELMSFORD | CM1 3EW | 55  | £4,091  |
| £380,000   | 26/03/2021 | S | ROSE COTTAGE |     | MAIN ROAD           | RETTENDON COMMON      | CHELMSFORD | CM3 8DJ | 93  | £4,086  |
| £415,000   | 26/03/2021 | D |              | 6   | HASELFOOT ROAD      | BOREHAM               | CHELMSFORD | CM3 3EE | 102 | £4,069  |
| £355,000   | 26/03/2021 | T |              | 98  | HEATH DRIVE         |                       | CHELMSFORD | CM2 9HG | 88  | £4,034  |
| £275,000   | 26/03/2021 | F |              | 34  | HAYES CLOSE         |                       | CHELMSFORD | CM2 0RN | 69  | £3,986  |
| £305,000   | 26/03/2021 | T |              | 284 | LINNET DRIVE        |                       | CHELMSFORD | CM2 8AJ | 79  | £3,861  |
| £775,000   | 26/03/2021 | D | FORDHAMS     |     | CHURCH LANE         | FORD END              | CHELMSFORD | CM3 1LH | 201 | £3,856  |
| £208,000   | 26/03/2021 | F |              | 54  | STANLEY RISE        | SPRINGFIELD           | CHELMSFORD | CM2 6PL | 54  | £3,852  |
| £350,000   | 26/03/2021 | T |              | 19  | HENRY ROAD          |                       | CHELMSFORD | CM1 1RG | 92  | £3,804  |
| £500,000   | 26/03/2021 | S |              | 20  | HUNTS DRIVE         | WRITTLE               | CHELMSFORD | CM1 3HH | 132 | £3,788  |
| £445,000   | 26/03/2021 | S |              | 20  | MOLRAMS LANE        | GREAT BADDOW          | CHELMSFORD | CM2 7AH | 121 | £3,678  |
| £340,000   | 26/03/2021 | S |              | 54  | CYPRESS DRIVE       |                       | CHELMSFORD | CM2 9LU | 93  | £3,656  |
| £218,000   | 26/03/2021 | F |              | 24  | RAINSFORD LANE      |                       | CHELMSFORD | CM1 2QR | 61  | £3,574  |
| £413,000   | 26/03/2021 | D |              | 24  | CLEMENTS GREEN LANE | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JP | 138 | £2,993  |
| £160,000   | 26/03/2021 | F |              | 24  | EPHING CLOSE        |                       | CHELMSFORD | CM1 2TH | 54  | £2,963  |
| £455,000   | 26/03/2021 | S |              | 9   | OLD CROFT CLOSE     | GOOD EASTER           | CHELMSFORD | CM1 4SJ | 188 | £2,420  |
| £90,900    | 26/03/2021 | F |              | 182 | ARMISTICE AVENUE    | SPRINGFIELD           | CHELMSFORD | CM1 6AR | 62  | £1,466  |
| £310,000   | 29/03/2021 | T |              | 91  | ROBIN WAY           |                       | CHELMSFORD | CM2 8AU | N/A | #VALUE! |
| £525,000   | 29/03/2021 | S | HAZELBERRIES |     | SOUTH STREET        | GREAT WALTHAM         | CHELMSFORD | CM3 1DG | N/A | #VALUE! |
| £285,000   | 29/03/2021 | S |              | 5   | BELGRAVE CLOSE      |                       | CHELMSFORD | CM2 9TS | 52  | £5,481  |
| £385,000   | 29/03/2021 | T |              | 34  | BISHOP ROAD         |                       | CHELMSFORD | CM1 1PX | 74  | £5,203  |
| £1,200,000 | 29/03/2021 | D | LINGARD      |     | COLEMANS LANE       | DANBURY               | CHELMSFORD | CM3 4DN | 236 | £5,085  |
| £535,000   | 29/03/2021 | S |              | 29  | GLOUCESTER AVENUE   |                       | CHELMSFORD | CM2 9DP | 106 | £5,047  |
| £390,000   | 29/03/2021 | S |              | 21  | HEATH DRIVE         |                       | CHELMSFORD | CM2 9HB | 83  | £4,699  |
| £485,000   | 29/03/2021 | S |              | 47  | TYRELLS WAY         | GREAT BADDOW          | CHELMSFORD | CM2 7DP | 104 | £4,663  |
| £600,000   | 29/03/2021 | S |              | 15  | MOULSHAM DRIVE      |                       | CHELMSFORD | CM2 9PX | 129 | £4,651  |
| £842,000   | 29/03/2021 | D | VESPER       |     | NATHANS LANE        | WRITTLE               | CHELMSFORD | CM1 3RF | 186 | £4,527  |
| £280,000   | 29/03/2021 | T |              | 30  | ROMAN ROAD          |                       | CHELMSFORD | CM2 0HA | 62  | £4,516  |
| £166,000   | 29/03/2021 | T |              | 14  | VILLIERS PLACE      | BOREHAM               | CHELMSFORD | CM3 3JW | 37  | £4,486  |
| £345,000   | 29/03/2021 | S |              | 139 | BADDOW ROAD         |                       | CHELMSFORD | CM2 7PY | 77  | £4,481  |
| £230,000   | 29/03/2021 | F |              | 24  | STAPLEFORD CLOSE    |                       | CHELMSFORD | CM2 0RB | 52  | £4,423  |
| £475,000   | 29/03/2021 | T |              | 51  | HAMLET ROAD         |                       | CHELMSFORD | CM2 0ET | 108 | £4,398  |
| £465,000   | 29/03/2021 | D |              | 150 | FORTINBRAS WAY      |                       | CHELMSFORD | CM2 9UL | 106 | £4,387  |
| £350,000   | 29/03/2021 | T |              | 30  | SHELDRIK LINK       | SPRINGFIELD           | CHELMSFORD | CM2 6GJ | 80  | £4,375  |
| £400,000   | 29/03/2021 | D |              | 22  | TROUBRIDGE CLOSE    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YF | 92  | £4,348  |
| £152,000   | 29/03/2021 | F |              | 78  | CULVER RISE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WG | 35  | £4,343  |
| £670,000   | 29/03/2021 | D |              | 210 | INCHBONNIE ROAD     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WU | 155 | £4,323  |
| £295,000   | 29/03/2021 | F |              | 36  | HAYES CLOSE         |                       | CHELMSFORD | CM2 0RN | 71  | £4,155  |
| £571,000   | 29/03/2021 | S |              | 10  | PRYKES DRIVE        |                       | CHELMSFORD | CM1 1TP | 139 | £4,108  |
| £226,000   | 29/03/2021 | F |              | 207 | DURRANT COURT       |                       | CHELMSFORD | CM1 1UE | 56  | £4,036  |
| £535,000   | 29/03/2021 | D |              | 616 | GALLEYWOOD ROAD     |                       | CHELMSFORD | CM2 8BY | 133 | £4,023  |
| £715,000   | 29/03/2021 | D |              | 259 | BEEHIVE LANE        |                       | CHELMSFORD | CM2 9SJ | 180 | £3,972  |
| £297,000   | 29/03/2021 | T |              | 50  | SCHOOL LANE         | GREAT LEIGHS          | CHELMSFORD | CM3 1GU | 75  | £3,960  |
| £387,500   | 29/03/2021 | S |              | 9   | ASHMEADS            |                       | CHELMSFORD | CM2 9FJ | 98  | £3,954  |
| £315,000   | 29/03/2021 | S |              | 52  | OSPREY WAY          |                       | CHELMSFORD | CM2 8XU | 80  | £3,938  |
| £380,000   | 29/03/2021 | S |              | 321 | BROOMFIELD ROAD     |                       | CHELMSFORD | CM1 4DU | 97  | £3,918  |
| £200,000   | 29/03/2021 | F |              | 54  | REDMAYNE DRIVE      |                       | CHELMSFORD | CM2 9AG | 52  | £3,846  |
| £515,000   | 29/03/2021 | S |              | 28  | ST CATHERINES ROAD  |                       | CHELMSFORD | CM1 2SP | 137 | £3,759  |
| £215,000   | 29/03/2021 | F |              | 321 | DURRANT COURT       |                       | CHELMSFORD | CM1 1UE | 58  | £3,707  |

|          |            |   |         |     |                       |                |                       |            |         |        |         |
|----------|------------|---|---------|-----|-----------------------|----------------|-----------------------|------------|---------|--------|---------|
| £344,000 | 29/03/2021 | T |         | 4   | OSEA WAY              |                | CHELMSFORD            | CM1 6JT    | 95      | £3,621 |         |
| £372,000 | 29/03/2021 | T |         | 110 | LIME WALK             |                | CHELMSFORD            | CM2 9NJ    | 103     | £3,612 |         |
| £280,000 | 29/03/2021 | T |         | 23  | HAREWOOD ROAD         |                | CHELMSFORD            | CM1 3DQ    | 83      | £3,373 |         |
| £360,000 | 29/03/2021 | S |         | 14  | HARROW WAY            |                | CHELMSFORD            | CM2 7AS    | 107     | £3,364 |         |
| £690,200 | 29/03/2021 | D |         |     | WILLOW HOUSE          | SCHOOL LANE    | GREAT LEIGHS          | CHELMSFORD | CM3 1NL | 221    | £3,123  |
| £520,000 | 29/03/2021 | S |         | 5   | FORREST CLOSE         |                | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NR | 172    | £3,023  |
| £250,000 | 29/03/2021 | S | 1       |     | GROOMS COTTAGE        | CHALK STREET   | RETTENDON COMMON      | CHELMSFORD | CM3 8DE | 108    | £2,315  |
| £321,000 | 30/03/2021 | D |         |     | TANGLEWOOD            | BOYTON CROSS   | ROXWELL               | CHELMSFORD | CM1 4LS | N/A    | #VALUE! |
| £427,500 | 30/03/2021 | S |         | 29  | DANE ROAD             |                |                       | CHELMSFORD | CM1 2SS | 40     | £10,688 |
| £450,000 | 30/03/2021 | D |         | 1   | KERBY RISE            |                |                       | CHELMSFORD | CM2 6UY | 68     | £6,618  |
| £447,000 | 30/03/2021 | S |         | 12  | GAINSBOROUGH CRESCENT |                |                       | CHELMSFORD | CM2 6DJ | 87     | £5,138  |
| £260,000 | 30/03/2021 | T |         | 34  | MOUNTBATTEN WAY       |                |                       | CHELMSFORD | CM1 6FE | 52     | £5,000  |
| £400,000 | 30/03/2021 | S |         | 4   | WEYMOUTH ROAD         |                |                       | CHELMSFORD | CM1 6LW | 81     | £4,938  |
| £435,000 | 30/03/2021 | D |         | 28  | GILMORE WAY           |                |                       | CHELMSFORD | CM2 7AW | 89     | £4,888  |
| £327,525 | 30/03/2021 | D |         | 70  | WRITTLE ROAD          |                |                       | CHELMSFORD | CM1 3BU | 68     | £4,817  |
| £336,000 | 30/03/2021 | S |         | 6   | HILLARY CLOSE         |                |                       | CHELMSFORD | CM1 7RP | 80     | £4,200  |
| £600,000 | 30/03/2021 | D |         | 38  | CANFORD CLOSE         |                |                       | CHELMSFORD | CM2 9RG | 147    | £4,082  |
| £385,000 | 30/03/2021 | S |         | 9   | RECTORY CLOSE         |                | LITTLE WALTHAM        | CHELMSFORD | CM3 3LT | 98     | £3,929  |
| £285,000 | 30/03/2021 | T |         | 13  | TYRELLS WAY           |                | GREAT BADDOW          | CHELMSFORD | CM2 7DP | 78     | £3,654  |
| £700,000 | 30/03/2021 | S |         | 12  | PARADISE ROAD         |                | WRITTLE               | CHELMSFORD | CM1 3HP | 196    | £3,571  |
| £300,000 | 30/03/2021 | T |         | 7   | MAYDENE               |                | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ND | 86     | £3,488  |
| £200,000 | 30/03/2021 | F |         | 18  | WAVELL CLOSE          |                | SPRINGFIELD           | CHELMSFORD | CM1 6FQ | 60     | £3,333  |
| £176,000 | 30/03/2021 | F | FLAT 10 |     | TRELAWN               | CHURCH ROAD    | BOREHAM               | CHELMSFORD | CM3 3EF | 54     | £3,259  |
| £373,000 | 30/03/2021 | S |         | 3   | NABBOTT ROAD          |                |                       | CHELMSFORD | CM1 2SW | 120    | £3,108  |
| £345,000 | 30/03/2021 | S |         | 15  | INCHBONNIE ROAD       |                | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SX | 116    | £2,974  |
| £370,000 | 30/03/2021 | T |         | 15  | BERWICK AVENUE        |                |                       | CHELMSFORD | CM1 4AN | 125    | £2,960  |
| £345,000 | 30/03/2021 | S |         | 44  | GREEN LANE            |                | ROXWELL               | CHELMSFORD | CM1 4NA | 124    | £2,782  |
| £660,000 | 30/03/2021 | D |         | 21  | JUBILEE AVENUE        |                | BROOMFIELD            | CHELMSFORD | CM1 7HE | 245    | £2,694  |
| £195,000 | 31/03/2021 | F |         | 41  | GERARD GARDENS        |                |                       | CHELMSFORD | CM2 9GD | 30     | £6,500  |
| £740,000 | 31/03/2021 | D |         |     | CORNER WAYS           | LINKS DRIVE    |                       | CHELMSFORD | CM2 9AW | 124    | £5,968  |
| £470,627 | 31/03/2021 | F | 2       |     | MIAMI HOUSE           | PRINCES ROAD   |                       | CHELMSFORD | CM2 9GE | 83     | £5,670  |
| £340,000 | 31/03/2021 | T |         | 134 | UPPER BRIDGE ROAD     |                |                       | CHELMSFORD | CM2 0BA | 64     | £5,313  |
| £820,000 | 31/03/2021 | D |         |     | FIRCROFT              | LINKS DRIVE    |                       | CHELMSFORD | CM2 9AW | 157    | £5,223  |
| £459,500 | 31/03/2021 | D |         |     | CYGNETS               | MAIN ROAD      | FORD END              | CHELMSFORD | CM3 1LL | 89     | £5,163  |
| £402,000 | 31/03/2021 | D |         | 51  | GOODWIN CLOSE         |                |                       | CHELMSFORD | CM2 9GX | 80     | £5,025  |
| £260,000 | 31/03/2021 | F | FLAT 34 |     | ROBERTS COURT         | BADDOW ROAD    |                       | CHELMSFORD | CM2 9RQ | 52     | £5,000  |
| £535,000 | 31/03/2021 | D |         | 43  | BROOK END ROAD SOUTH  |                |                       | CHELMSFORD | CM2 6NZ | 108    | £4,954  |
| £675,000 | 31/03/2021 | D |         | 7   | CHALKLANDS            |                | SANDON                | CHELMSFORD | CM2 7TH | 142    | £4,754  |
| £195,000 | 31/03/2021 | T |         | 42  | BURGESS FIELD         |                | CHELMER VILLAGE       | CHELMSFORD | CM2 6UE | 42     | £4,643  |
| £535,000 | 31/03/2021 | D |         | 17  | CONDOR GATE           |                |                       | CHELMSFORD | CM3 3FU | 116    | £4,612  |
| £425,000 | 31/03/2021 | D |         | 7   | THE LAURELS           |                | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LH | 94     | £4,521  |
| £610,000 | 31/03/2021 | D |         |     | 78A                   | MALDON ROAD    | DANBURY               | CHELMSFORD | CM3 4QW | 140    | £4,357  |
| £435,000 | 31/03/2021 | S |         | 11  | SOUTHVIEW TERRACE     |                | DANBURY               | CHELMSFORD | CM3 4DY | 100    | £4,350  |
| £161,000 | 31/03/2021 | F |         | 73  | CHESTER PLACE         |                |                       | CHELMSFORD | CM1 4NQ | 38     | £4,237  |
| £190,000 | 31/03/2021 | F | FLAT 1  |     | BURWOOD COURT         | GOLDLAY AVENUE |                       | CHELMSFORD | CM2 0TW | 48     | £3,958  |
| £315,000 | 31/03/2021 | T |         | 9   | ARBOUR LANE           |                |                       | CHELMSFORD | CM1 7RG | 80     | £3,938  |
| £365,000 | 31/03/2021 | T |         | 47  | MARCONI ROAD          |                |                       | CHELMSFORD | CM1 1LR | 94     | £3,883  |
| £330,000 | 31/03/2021 | S |         | 19  | JOHNSON ROAD          |                |                       | CHELMSFORD | CM2 7JL | 85     | £3,882  |
| £325,000 | 31/03/2021 | T |         | 156 | GALLEYWOOD ROAD       |                | GREAT BADDOW          | CHELMSFORD | CM2 8DP | 84     | £3,869  |

|          |            |   |         |                |     |                      |                       |            |         |     |        |
|----------|------------|---|---------|----------------|-----|----------------------|-----------------------|------------|---------|-----|--------|
| £202,500 | 31/03/2021 | F |         |                | 66  | WICKHAM CRESCENT     |                       | CHELMSFORD | CM1 4WD | 53  | £3,821 |
| £535,000 | 31/03/2021 | D |         |                | 77  | WRITTLE ROAD         |                       | CHELMSFORD | CM1 3BS | 142 | £3,768 |
| £290,000 | 31/03/2021 | T |         |                | 150 | RAINSFORD ROAD       |                       | CHELMSFORD | CM1 2PD | 82  | £3,537 |
| £550,000 | 31/03/2021 | D |         |                | 28  | CORPORATION ROAD     |                       | CHELMSFORD | CM1 2AR | 158 | £3,481 |
| £210,000 | 31/03/2021 | F |         |                | 198 | TYLERS RIDE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 63  | £3,333 |
| £141,000 | 31/03/2021 | F | FLAT 27 | HOGARTH COURT  |     | REMBRANDT GROVE      |                       | CHELMSFORD | CM1 6GE | 49  | £2,878 |
| £465,000 | 01/04/2021 | S |         |                | 38  | JUBILEE AVENUE       | BROOMFIELD            | CHELMSFORD | CM1 7HE | 64  | £7,266 |
| £351,000 | 01/04/2021 | S |         |                | 10  | SKERRY RISE          |                       | CHELMSFORD | CM1 4EG | 53  | £6,623 |
| £275,000 | 01/04/2021 | S |         |                | 4   | HOLMANS              | BOREHAM               | CHELMSFORD | CM3 3EY | 42  | £6,548 |
| £453,500 | 01/04/2021 | F | 29      | MIAMI HOUSE    |     | PRINCES ROAD         |                       | CHELMSFORD | CM2 9GE | 79  | £5,741 |
| £567,000 | 01/04/2021 | D |         |                | 10  | THE LEEWAY           | DANBURY               | CHELMSFORD | CM3 4PS | 102 | £5,559 |
| £465,000 | 01/04/2021 | D |         |                | 4   | LONGMEAD AVENUE      | GREAT BADDOW          | CHELMSFORD | CM2 7EE | 86  | £5,407 |
| £493,348 | 01/04/2021 | S | 1       | PARK COTTAGES  |     | CHELMSFORD ROAD      | GREAT WALTHAM         | CHELMSFORD | CM3 1AQ | 97  | £5,086 |
| £256,000 | 01/04/2021 | F |         |                | 10  | MARY MUNNION QUARTER |                       | CHELMSFORD | CM2 9FT | 51  | £5,020 |
| £260,000 | 01/04/2021 | T |         |                | 25  | TIGHFIELD WALK       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZS | 52  | £5,000 |
| £715,000 | 01/04/2021 | D |         |                | 11  | BELL STREET          | GREAT BADDOW          | CHELMSFORD | CM2 7JR | 152 | £4,704 |
| £280,000 | 01/04/2021 | S |         |                | 15  | MALVERN CLOSE        |                       | CHELMSFORD | CM1 2HL | 60  | £4,667 |
| £330,000 | 01/04/2021 | T |         |                | 104 | UPPER BRIDGE ROAD    |                       | CHELMSFORD | CM2 0BA | 71  | £4,648 |
| £350,000 | 01/04/2021 | S |         |                | 14  | BEGONIA CLOSE        |                       | CHELMSFORD | CM1 6NL | 76  | £4,605 |
| £395,000 | 01/04/2021 | S |         |                | 27  | BROOK HILL           | LITTLE WALTHAM        | CHELMSFORD | CM3 3LN | 87  | £4,540 |
| £380,000 | 01/04/2021 | S |         | IVY COTTAGE    |     | RIFFHAMS LANE        | DANBURY               | CHELMSFORD | CM3 4DS | 84  | £4,524 |
| £345,000 | 01/04/2021 | T |         |                | 52  | RUSHLEYDALE          |                       | CHELMSFORD | CM1 6JX | 77  | £4,481 |
| £465,000 | 01/04/2021 | S |         |                | 46  | WRITTLE ROAD         |                       | CHELMSFORD | CM1 3BU | 104 | £4,471 |
| £654,000 | 01/04/2021 | D |         | DOVEDALE       |     | SOUTHEND ROAD        | HOWE GREEN            | CHELMSFORD | CM2 7TE | 147 | £4,449 |
| £260,000 | 01/04/2021 | S |         |                | 3   | PINTOLLS             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZB | 59  | £4,407 |
| £440,000 | 01/04/2021 | S |         |                | 13  | ABELL WAY            | SPRINGFIELD           | CHELMSFORD | CM2 6WU | 102 | £4,314 |
| £174,000 | 01/04/2021 | F |         |                | 26  | SHEARERS WAY         | BOREHAM               | CHELMSFORD | CM3 3AE | 41  | £4,244 |
| £292,000 | 01/04/2021 | S |         |                | 36  | TYTHE CLOSE          |                       | CHELMSFORD | CM1 6SU | 72  | £4,056 |
| £210,000 | 01/04/2021 | F |         |                | 24  | DAWBERRY PLACE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZQ | 52  | £4,038 |
| £826,500 | 01/04/2021 | D |         |                | 2   | VICARAGE CLOSE       | ROXWELL               | CHELMSFORD | CM1 4LR | 205 | £4,032 |
| £130,000 | 01/04/2021 | F |         |                | 16  | SHEARERS WAY         | BOREHAM               | CHELMSFORD | CM3 3AE | 33  | £3,939 |
| £630,000 | 01/04/2021 | D |         |                | 8   | BRITTEN CRESCENT     |                       | CHELMSFORD | CM2 7EP | 162 | £3,889 |
| £230,000 | 01/04/2021 | F |         |                | 11  | MONTFORT DRIVE       |                       | CHELMSFORD | CM2 9FN | 60  | £3,833 |
| £221,000 | 01/04/2021 | F |         | 147A           |     | BEELEIGH LINK        |                       | CHELMSFORD | CM2 6PH | 60  | £3,683 |
| £405,000 | 01/04/2021 | D |         |                | 40  | CRAISTON WAY         |                       | CHELMSFORD | CM2 8EB | 111 | £3,649 |
| £220,000 | 01/04/2021 | F | 3       | WHITE HOUSE, 2 |     | SANDFORD ROAD        |                       | CHELMSFORD | CM2 6FT | 61  | £3,607 |
| £220,000 | 01/04/2021 | F | 5       | WHITE HOUSE, 2 |     | SANDFORD ROAD        |                       | CHELMSFORD | CM2 6FT | 61  | £3,607 |
| £207,000 | 01/04/2021 | F |         |                | 8   | GOODIER ROAD         |                       | CHELMSFORD | CM1 2GG | 60  | £3,450 |
| £190,000 | 01/04/2021 | F | 4       | WHITE HOUSE, 2 |     | SANDFORD ROAD        |                       | CHELMSFORD | CM2 6FT | 57  | £3,333 |
| £190,000 | 01/04/2021 | F | 6       | WHITE HOUSE, 2 |     | SANDFORD ROAD        |                       | CHELMSFORD | CM2 6FT | 57  | £3,333 |
| £280,000 | 01/04/2021 | T |         |                | 36  | SAWKINS AVENUE       |                       | CHELMSFORD | CM2 9SE | 87  | £3,218 |
| £470,000 | 01/04/2021 | D |         |                | 157 | BEELEIGH LINK        |                       | CHELMSFORD | CM2 6PH | 170 | £2,765 |
| £320,000 | 01/04/2021 | S |         |                | 12  | LONGMORE AVENUE      |                       | CHELMSFORD | CM2 7NT | 124 | £2,581 |
| £299,995 | 06/04/2021 | S |         |                | 36  | HOLMANS              | BOREHAM               | CHELMSFORD | CM3 3EY | 58  | £5,172 |
| £320,000 | 06/04/2021 | T |         |                | 22  | LILY CLOSE           |                       | CHELMSFORD | CM1 6YN | 66  | £4,848 |
| £460,000 | 06/04/2021 | T |         |                | 3   | CAMPBELL CLOSE       |                       | CHELMSFORD | CM2 9BE | 101 | £4,554 |
| £450,000 | 06/04/2021 | S |         |                | 10  | LORDSHIP ROAD        | WRITTLE               | CHELMSFORD | CM1 3EH | 103 | £4,369 |
| £335,000 | 06/04/2021 | S |         |                | 108 | HILLSIDE GROVE       |                       | CHELMSFORD | CM2 9DD | 83  | £4,036 |
| £265,000 | 06/04/2021 | T |         |                | 63  | FOREST DRIVE         |                       | CHELMSFORD | CM1 2TT | 66  | £4,015 |

|            |            |   |                   |           |     |                    |                       |            |         |     |        |
|------------|------------|---|-------------------|-----------|-----|--------------------|-----------------------|------------|---------|-----|--------|
| £410,000   | 06/04/2021 | S |                   |           | 55  | RAVENSBORNE DRIVE  |                       | CHELMSFORD | CM1 2SL | 105 | £3,905 |
| £230,000   | 06/04/2021 | F |                   |           | 23  | ABBOTTS PLACE      |                       | CHELMSFORD | CM2 6RD | 62  | £3,710 |
| £600,000   | 06/04/2021 | D | THATCHED COTTAGE  |           |     | WALTHAM ROAD       | BOREHAM               | CHELMSFORD | CM3 3AY | 178 | £3,371 |
| £610,000   | 07/04/2021 | D |                   |           | 66  | FOURTH AVENUE      |                       | CHELMSFORD | CM1 4HA | 102 | £5,980 |
| £460,000   | 07/04/2021 | S |                   |           | 70  | BEECHES ROAD       |                       | CHELMSFORD | CM1 2RX | 101 | £4,554 |
| £390,000   | 07/04/2021 | S |                   |           | 17  | LEACH CLOSE        |                       | CHELMSFORD | CM2 7DS | 87  | £4,483 |
| £305,000   | 07/04/2021 | T |                   |           | 77  | BRENT AVENUE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SG | 69  | £4,420 |
| £225,000   | 07/04/2021 | F |                   |           | 24  | BURGHLEY WAY       |                       | CHELMSFORD | CM2 9LQ | 52  | £4,327 |
| £191,000   | 07/04/2021 | F | FLAT 6            | 6A        |     | BROOMFIELD ROAD    |                       | CHELMSFORD | CM1 1SN | 45  | £4,244 |
| £350,000   | 07/04/2021 | T |                   |           | 37  | RECTORY LANE       |                       | CHELMSFORD | CM1 1RE | 86  | £4,070 |
| £300,000   | 07/04/2021 | T |                   |           | 12  | HILL ROAD          |                       | CHELMSFORD | CM2 6HW | 75  | £4,000 |
| £440,000   | 07/04/2021 | D |                   |           | 2   | THE LAURELS        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LH | 121 | £3,636 |
| £440,000   | 07/04/2021 | T |                   |           | 77  | PARKINSON DRIVE    |                       | CHELMSFORD | CM1 3GU | 158 | £2,785 |
| £1,380,000 | 08/04/2021 | D |                   |           | 8   | LITCHBOROUGH PARK  | LITTLE BADDOW         | CHELMSFORD | CM3 4UJ | 238 | £5,798 |
| £1,280,000 | 08/04/2021 | S | MOOR HALL COTTAGE |           |     |                    | NEWNEY GREEN          | CHELMSFORD | CM1 3SE | 256 | £5,000 |
| £317,000   | 08/04/2021 | D |                   |           | 41  | VIOLET CLOSE       |                       | CHELMSFORD | CM1 6XG | 70  | £4,529 |
| £398,000   | 08/04/2021 | S |                   |           | 105 | BEARDSLEY DRIVE    |                       | CHELMSFORD | CM1 6GJ | 89  | £4,472 |
| £320,000   | 08/04/2021 | T |                   |           | 16  | ROSE GLEN          |                       | CHELMSFORD | CM2 9EN | 72  | £4,444 |
| £320,000   | 08/04/2021 | D |                   |           | 62  | HALLOWELL DOWN     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FS | 72  | £4,444 |
| £297,000   | 08/04/2021 | T |                   |           | 49  | BISHOP ROAD        |                       | CHELMSFORD | CM1 1PY | 76  | £3,908 |
| £467,650   | 08/04/2021 | D |                   |           | 39  | HONEY CLOSE        |                       | CHELMSFORD | CM2 9SP | 130 | £3,597 |
| £200,000   | 08/04/2021 | F | 25                | BIRK BECK |     | WINDRUSH DRIVE     |                       | CHELMSFORD | CM1 7QR | 63  | £3,175 |
| £680,000   | 08/04/2021 | T | 1                 | THE KEYS  |     | BOYTON CROSS LANE  | ROXWELL               | CHELMSFORD | CM1 4LE | 352 | £1,932 |
| £173,500   | 09/04/2021 | F |                   |           | 178 | UPPER BRIDGE ROAD  |                       | CHELMSFORD | CM2 0AY | 30  | £5,783 |
| £435,000   | 09/04/2021 | T |                   |           | 7   | CHANCERY PLACE     | WRITTLE               | CHELMSFORD | CM1 3DY | 81  | £5,370 |
| £330,000   | 09/04/2021 | S | ENDICOT           |           |     | CHURCH ROAD        | BOREHAM               | CHELMSFORD | CM3 3EP | 66  | £5,000 |
| £355,000   | 09/04/2021 | T |                   |           | 21  | MARLBOROUGH ROAD   |                       | CHELMSFORD | CM2 0JR | 72  | £4,931 |
| £275,000   | 09/04/2021 | T |                   |           | 11  | ARWEN GROVE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZJ | 56  | £4,911 |
| £250,000   | 09/04/2021 | T |                   |           | 25  | THE STREET         | GALLEYWOOD            | CHELMSFORD | CM2 8QL | 54  | £4,630 |
| £500,000   | 09/04/2021 | D |                   |           | 7   | MARSTON BECK       | SPRINGFIELD           | CHELMSFORD | CM2 6RL | 108 | £4,630 |
| £635,000   | 09/04/2021 | D |                   |           | 9   | ACRES END          |                       | CHELMSFORD | CM1 2XR | 139 | £4,568 |
| £400,000   | 09/04/2021 | D |                   |           | 28  | PLANTATION ROAD    | BOREHAM               | CHELMSFORD | CM3 3EA | 90  | £4,444 |
| £249,995   | 09/04/2021 | S |                   |           | 96  | CULVER RISE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WG | 57  | £4,386 |
| £113,500   | 09/04/2021 | F |                   |           | 43  | BURGESS FIELD      | CHELMER VILLAGE       | CHELMSFORD | CM2 6TR | 26  | £4,365 |
| £400,000   | 09/04/2021 | S |                   |           | 11  | HEDGECOCK LINK     | BROOMFIELD            | CHELMSFORD | CM1 7FL | 92  | £4,348 |
| £435,000   | 09/04/2021 | S |                   |           | 40  | BADEN POWELL CLOSE | GREAT BADDOW          | CHELMSFORD | CM2 7GA | 102 | £4,265 |
| £260,000   | 09/04/2021 | D |                   |           | 43  | ALDRIDGE CLOSE     |                       | CHELMSFORD | CM2 6QG | 61  | £4,262 |
| £317,000   | 09/04/2021 | T |                   |           | 17  | EDDY DOWNS         |                       | CHELMSFORD | CM1 4FH | 76  | £4,171 |
| £382,000   | 09/04/2021 | S |                   |           | 6   | MILLFIELDS         | DANBURY               | CHELMSFORD | CM3 4LE | 92  | £4,152 |
| £318,000   | 09/04/2021 | S |                   |           | 56  | HAMBERTS ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TU | 77  | £4,130 |
| £575,000   | 09/04/2021 | S | WILLOWS           |           |     | CHURCH ROAD        | WEST HANNINGFIELD     | CHELMSFORD | CM2 8UQ | 141 | £4,078 |
| £300,000   | 09/04/2021 | T |                   |           | 33  | MURRELL LOCK       |                       | CHELMSFORD | CM2 6SW | 74  | £4,054 |
| £360,000   | 09/04/2021 | D |                   |           | 40  | DOWNLEAZE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SN | 90  | £4,000 |
| £395,000   | 09/04/2021 | D |                   |           | 21  | GIMLI WATCH        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LD | 99  | £3,990 |
| £196,000   | 09/04/2021 | F |                   |           | 90  | TALLOW GATE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 54  | £3,630 |
| £450,000   | 09/04/2021 | S |                   |           | 2   | HEATH DRIVE        |                       | CHELMSFORD | CM2 9HD | 125 | £3,600 |
| £150,000   | 09/04/2021 | F |                   |           | 42  | SPRING RISE        |                       | CHELMSFORD | CM2 8SH | 42  | £3,571 |
| £350,000   | 09/04/2021 | T |                   |           | 328 | GLOUCESTER AVENUE  |                       | CHELMSFORD | CM2 9LJ | 99  | £3,535 |
| £198,000   | 09/04/2021 | F |                   |           | 10  | CHILTERN CLOSE     |                       | CHELMSFORD | CM1 2GJ | 58  | £3,414 |



|          |            |   |         |                    |                        |                       |            |         |     |        |
|----------|------------|---|---------|--------------------|------------------------|-----------------------|------------|---------|-----|--------|
| £425,000 | 09/04/2021 | T |         | 22                 | MONTFORT DRIVE         |                       | CHELMSFORD | CM2 9FN | 126 | £3,373 |
| £448,650 | 09/04/2021 | S |         | 72                 | LONGACRE               |                       | CHELMSFORD | CM1 3BJ | 135 | £3,323 |
| £223,000 | 09/04/2021 | T |         | 97                 | WEST AVENUE            |                       | CHELMSFORD | CM1 2DD | 68  | £3,279 |
| £281,500 | 09/04/2021 | T |         | 21                 | TRENT ROAD             |                       | CHELMSFORD | CM1 2LG | 93  | £3,027 |
| £600,000 | 09/04/2021 | D |         | 4                  | FITZWALTER PLACE       |                       | CHELMSFORD | CM1 2LX | 210 | £2,857 |
| £340,000 | 09/04/2021 | T |         | 95                 | MOULSHAM STREET        |                       | CHELMSFORD | CM2 0JF | 126 | £2,698 |
| £860,000 | 12/04/2021 | D |         | 9                  | WESTFIELD AVENUE       |                       | CHELMSFORD | CM1 1SF | 187 | £4,599 |
| £338,000 | 12/04/2021 | T |         | 8                  | BARNARD ROAD           |                       | CHELMSFORD | CM2 8RR | 83  | £4,072 |
| £370,000 | 12/04/2021 | S |         | 59                 | WALLASEA GARDENS       |                       | CHELMSFORD | CM1 6JY | 98  | £3,776 |
| £167,000 | 12/04/2021 | F |         | 48                 | PETUNIA CRESCENT       |                       | CHELMSFORD | CM1 6YP | 45  | £3,711 |
| £250,000 | 12/04/2021 | F |         | 106                | HARBERD TYE            |                       | CHELMSFORD | CM2 9GJ | 68  | £3,676 |
| £212,500 | 12/04/2021 | F |         | 73                 | TAMAR RISE             |                       | CHELMSFORD | CM1 7QL | 58  | £3,664 |
| £550,000 | 12/04/2021 | D |         | 18                 | ANVIL WAY              | SPRINGFIELD           | CHELMSFORD | CM1 6SZ | 188 | £2,926 |
| £515,000 | 13/04/2021 | D |         | 1                  | THE CRESCENT           | LITTLE LEIGHS         | CHELMSFORD | CM3 1LY | 81  | £6,358 |
| £640,000 | 13/04/2021 | D | LAURELS |                    | THE RIDGE              | LITTLE BADDOW         | CHELMSFORD | CM3 4RT | 103 | £6,214 |
| £605,000 | 13/04/2021 | S |         | 6                  | SECOND AVENUE          |                       | CHELMSFORD | CM1 4EU | 129 | £4,690 |
| £460,000 | 13/04/2021 | D |         | 35                 | MANSFIELDS             | WRITTLE               | CHELMSFORD | CM1 3NH | 101 | £4,554 |
| £156,000 | 13/04/2021 | F |         | 3                  | TALLOW GATE            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 40  | £3,900 |
| £184,000 | 14/04/2021 | F |         | 100                | BURGESS FIELD          | CHELMER VILLAGE       | CHELMSFORD | CM2 6UE | 40  | £4,600 |
| £167,500 | 14/04/2021 | F | 38A     |                    | FOX CRESCENT           |                       | CHELMSFORD | CM1 2BH | 38  | £4,408 |
| £292,000 | 14/04/2021 | T |         | 59                 | SHEPPARD DRIVE         |                       | CHELMSFORD | CM2 6QE | 68  | £4,294 |
| £380,000 | 14/04/2021 | S |         | 31                 | LABURNUM DRIVE         |                       | CHELMSFORD | CM2 9NR | 90  | £4,222 |
| £250,000 | 14/04/2021 | T |         | 33                 | BUCKLEBURY HEATH       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 60  | £4,167 |
| £520,000 | 14/04/2021 | D |         | 27                 | FENNFIELDS ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RZ | 140 | £3,714 |
| £375,000 | 14/04/2021 | T | 14      | DERWENT COURT      | HOBART CLOSE           |                       | CHELMSFORD | CM1 2FN | 110 | £3,409 |
| £260,000 | 15/04/2021 | F | 1       | TYRELL LODGE       | SPRINGFIELD ROAD       |                       | CHELMSFORD | CM2 6JA | 63  | £4,127 |
| £890,000 | 15/04/2021 | D |         | 10                 | BILLERS CHASE          | SPRINGFIELD           | CHELMSFORD | CM1 6BD | 223 | £3,991 |
| £325,000 | 15/04/2021 | T |         | 3                  | ST JOHNS ROAD          |                       | CHELMSFORD | CM2 9PD | 86  | £3,779 |
| £345,000 | 15/04/2021 | T |         | 61                 | MAIN ROAD              | DANBURY               | CHELMSFORD | CM3 4DJ | 107 | £3,224 |
| £315,000 | 16/04/2021 | S |         | 2                  | SKERRY RISE            |                       | CHELMSFORD | CM1 4EG | 47  | £6,702 |
| £515,000 | 16/04/2021 | D |         | 21                 | DUNMORE ROAD           |                       | CHELMSFORD | CM2 6RY | 97  | £5,309 |
| £463,000 | 16/04/2021 | D |         | 26                 | CARTWRIGHT WALK        |                       | CHELMSFORD | CM2 6UJ | 94  | £4,926 |
| £390,000 | 16/04/2021 | S |         | 2                  | CHILTON CLOSE          |                       | CHELMSFORD | CM2 9TU | 80  | £4,875 |
| £440,000 | 16/04/2021 | S |         | 49                 | GLOUCESTER AVENUE      |                       | CHELMSFORD | CM2 9DR | 94  | £4,681 |
| £210,000 | 16/04/2021 | T |         | 34                 | ALBERT ROAD            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LS | 45  | £4,667 |
| £235,000 | 16/04/2021 | T |         | 22                 | CARISBROOKE DRIVE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LT | 51  | £4,608 |
| £510,000 | 16/04/2021 | S |         | 11                 | SEVENTH AVENUE         |                       | CHELMSFORD | CM1 4EE | 114 | £4,474 |
| £320,000 | 16/04/2021 | S |         | 51                 | CANDYTUFT ROAD         | SPRINGFIELD           | CHELMSFORD | CM1 6YS | 72  | £4,444 |
| £345,000 | 16/04/2021 | S |         | 69                 | MAIN ROAD              | BROOMFIELD            | CHELMSFORD | CM1 7BU | 79  | £4,367 |
| £492,500 | 16/04/2021 | D |         | 11                 | EMBERSON CROFT         |                       | CHELMSFORD | CM1 4FD | 118 | £4,174 |
| £333,500 | 16/04/2021 | F | FLAT 2  | KENWOOD HOUSE, 213 | NEW LONDON ROAD        |                       | CHELMSFORD | CM2 0AJ | 80  | £4,169 |
| £312,500 | 16/04/2021 | T |         | 40                 | CRAMPHORN WALK         |                       | CHELMSFORD | CM1 2RE | 84  | £3,720 |
| £570,000 | 16/04/2021 | T |         | 16                 | WILFRED WATERMAN DRIVE | SPRINGFIELD           | CHELMSFORD | CM1 6AZ | 157 | £3,631 |
| £350,000 | 16/04/2021 | D |         | 134                | GANDALFS RIDE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 98  | £3,571 |
| £290,000 | 16/04/2021 | S |         | 30                 | OSPREY WAY             |                       | CHELMSFORD | CM2 8AP | 90  | £3,222 |
| £435,000 | 16/04/2021 | F |         | 47                 | WHARF ROAD             |                       | CHELMSFORD | CM2 6FS | 136 | £3,199 |
| £535,000 | 16/04/2021 | S |         | 45                 | PARTRIDGE AVENUE       |                       | CHELMSFORD | CM1 4JG | 170 | £3,147 |
| £265,000 | 16/04/2021 | S |         | 27                 | SAVERNAKE ROAD         |                       | CHELMSFORD | CM1 2TJ | 85  | £3,118 |
| £155,000 | 16/04/2021 | F |         | 124                | WOOD STREET            |                       | CHELMSFORD | CM2 8BL | 51  | £3,039 |

|            |            |   |                     |     |                         |                       |            |         |     |         |
|------------|------------|---|---------------------|-----|-------------------------|-----------------------|------------|---------|-----|---------|
| £545,000   | 17/04/2021 | D |                     | 7   | GORDON CARLTON GARDENS  | SPRINGFIELD           | CHELMSFORD | CM1 6AY | 152 | £3,586  |
| £2,350,000 | 19/04/2021 | D | MILL LODGE          |     | GAY BOWERS LANE         | DANBURY               | CHELMSFORD | CM3 4FJ | 340 | £6,912  |
| £450,000   | 19/04/2021 | S |                     | 15  | KINGSTON CRESCENT       |                       | CHELMSFORD | CM2 6DN | 98  | £4,592  |
| £625,000   | 19/04/2021 | D |                     | 23  | SANDFORD MILL ROAD      |                       | CHELMSFORD | CM2 6NS | 139 | £4,496  |
| £497,000   | 19/04/2021 | D |                     | 36  | ANCHOR REACH            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GS | 121 | £4,107  |
| £356,000   | 19/04/2021 | T |                     | 7   | NEW ENGLAND CLOSE       | BICKNACRE             | CHELMSFORD | CM3 4XA | 98  | £3,633  |
| £375,000   | 19/04/2021 | S |                     | 22  | WHITEHOUSE ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PF | 127 | £2,953  |
| £255,000   | 20/04/2021 | S |                     | 11  | SPENCER COURT           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WQ | 50  | £5,100  |
| £285,500   | 20/04/2021 | T |                     | 35  | ORANGE TREE CLOSE       |                       | CHELMSFORD | CM2 9ND | 56  | £5,098  |
| £280,000   | 20/04/2021 | T |                     | 101 | LIME WALK               |                       | CHELMSFORD | CM2 9NJ | 69  | £4,058  |
| £510,000   | 20/04/2021 | D |                     | 19  | SUTTON MEAD             |                       | CHELMSFORD | CM2 6QB | 130 | £3,923  |
| £162,000   | 20/04/2021 | T |                     | 40  | BEADLE WAY              | GREAT LEIGHS          | CHELMSFORD | CM3 1RT | 60  | £2,700  |
| £257,000   | 20/04/2021 | T |                     | 66  | PRYORS ROAD             | GALLEYWOOD            | CHELMSFORD | CM2 8SA | 111 | £2,315  |
| £400,000   | 21/04/2021 | D |                     | 12  | WHITMEAD                | BROOMFIELD            | CHELMSFORD | CM1 7YB | 70  | £5,714  |
| £350,000   | 21/04/2021 | S |                     | 120 | BADDOW HALL CRESCENT    |                       | CHELMSFORD | CM2 7BU | 65  | £5,385  |
| £340,000   | 21/04/2021 | T |                     | 18  | WALLASEA GARDENS        |                       | CHELMSFORD | CM1 6JZ | 93  | £3,656  |
| £295,000   | 22/04/2021 | T |                     | 4   | ARBOUR LANE             |                       | CHELMSFORD | CM1 7RG | 47  | £6,277  |
| £670,000   | 22/04/2021 | D |                     | 72  | PATCHING HALL LANE      |                       | CHELMSFORD | CM1 4DB | 116 | £5,776  |
| £370,000   | 22/04/2021 | T |                     | 27  | DARRELL CLOSE           |                       | CHELMSFORD | CM1 4EL | 92  | £4,022  |
| £382,500   | 22/04/2021 | D |                     | 36  | MITCHELL WAY            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PJ | 100 | £3,825  |
| £310,000   | 22/04/2021 | T |                     | 42  | CHARNWOOD AVENUE        |                       | CHELMSFORD | CM1 2TQ | 83  | £3,735  |
| £510,000   | 22/04/2021 | D |                     | 21  | GABLEFIELDS             | SANDON                | CHELMSFORD | CM2 7SP | 151 | £3,377  |
| £630,000   | 22/04/2021 | D |                     | 35  | BRICKBARN               | GREAT LEIGHS          | CHELMSFORD | CM3 1JJ | 197 | £3,198  |
| £270,000   | 22/04/2021 | F |                     | 55  | UPPER BRIDGE ROAD       |                       | CHELMSFORD | CM2 0AZ | 87  | £3,103  |
| £98,000    | 22/04/2021 | F | 36 NEWCOMBE COURT   |     | BURGESS SPRINGS         |                       | CHELMSFORD | CM1 1QN | 47  | £2,085  |
| £625,000   | 23/04/2021 | D |                     | 51  | BANCROFTS ROAD          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UG | N/A | #VALUE! |
| £1,550,000 | 23/04/2021 | D | LONGLANDS FARM      |     | BOREHAM ROAD            | GREAT LEIGHS          | CHELMSFORD | CM3 1PR | 218 | £7,110  |
| £270,000   | 23/04/2021 | T |                     | 10  | BLACKSMITH CLOSE        | SPRINGFIELD           | CHELMSFORD | CM1 6SY | 52  | £5,192  |
| £275,000   | 23/04/2021 | T |                     | 15  | PALMERS CROFT           |                       | CHELMSFORD | CM2 6SR | 54  | £5,093  |
| £390,000   | 23/04/2021 | S | 9 WOODSIDE COTTAGES |     | NATHANS LANE            | EDNEY COMMON          | CHELMSFORD | CM1 3RD | 77  | £5,065  |
| £200,000   | 23/04/2021 | S |                     | 96  | BROCKENHURST WAY        | BICKNACRE             | CHELMSFORD | CM3 4XW | 41  | £4,878  |
| £370,000   | 23/04/2021 | D |                     | 64  | HENNIKER GATE           |                       | CHELMSFORD | CM2 6SB | 78  | £4,744  |
| £282,500   | 23/04/2021 | S |                     | 18  | CHURCH LANE             | SPRINGFIELD           | CHELMSFORD | CM1 7SG | 60  | £4,708  |
| £340,000   | 23/04/2021 | T |                     | 9   | ROSE GLEN               |                       | CHELMSFORD | CM2 9EN | 73  | £4,658  |
| £470,000   | 23/04/2021 | D |                     | 14  | SUTTON MEAD             |                       | CHELMSFORD | CM2 6QB | 101 | £4,653  |
| £260,000   | 23/04/2021 | T |                     | 62  | MELVILLE HEATH          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FX | 56  | £4,643  |
| £345,000   | 23/04/2021 | S |                     | 60  | BONINGTON CHASE         |                       | CHELMSFORD | CM1 6GB | 75  | £4,600  |
| £460,000   | 23/04/2021 | S | 6 SHIP COTTAGES     |     | STOCK ROAD              | WEST HANNINGFIELD     | CHELMSFORD | CM2 8LA | 101 | £4,554  |
| £295,500   | 23/04/2021 | T |                     | 26  | ST ANTHONYS DRIVE       |                       | CHELMSFORD | CM2 9EH | 70  | £4,221  |
| £205,000   | 23/04/2021 | F |                     | 4   | EARLSFIELD DRIVE        |                       | CHELMSFORD | CM2 6SX | 50  | £4,100  |
| £335,000   | 23/04/2021 | S | 409A                |     | SPRINGFIELD ROAD        |                       | CHELMSFORD | CM2 6AW | 83  | £4,036  |
| £406,500   | 23/04/2021 | D |                     | 21  | PORTERS PARK            | BOREHAM               | CHELMSFORD | CM3 3BH | 103 | £3,947  |
| £298,000   | 23/04/2021 | T |                     | 101 | SPRINGFIELD PARK AVENUE |                       | CHELMSFORD | CM2 6EW | 76  | £3,921  |
| £300,000   | 23/04/2021 | S | EAST WARREN COTTAGE |     | ROXWELL ROAD            | WRITTLE               | CHELMSFORD | CM1 3RU | 79  | £3,797  |
| £360,000   | 23/04/2021 | S |                     | 63  | HEATH DRIVE             |                       | CHELMSFORD | CM2 9HF | 95  | £3,789  |
| £295,000   | 23/04/2021 | T |                     | 7   | SCOTTS WALK             |                       | CHELMSFORD | CM1 2HB | 84  | £3,512  |
| £290,000   | 23/04/2021 | T |                     | 5   | TYRELLS WAY             | GREAT BADDOW          | CHELMSFORD | CM2 7DP | 83  | £3,494  |
| £200,000   | 23/04/2021 | F |                     | 86  | CHELMER ROAD            |                       | CHELMSFORD | CM2 6AB | 59  | £3,390  |
| £90,000    | 23/04/2021 | F |                     | 46  | NASH DRIVE              | BROOMFIELD            | CHELMSFORD | CM1 7BG | 44  | £2,045  |

|            |            |   |              |                                       |                       |            |         |     |         |
|------------|------------|---|--------------|---------------------------------------|-----------------------|------------|---------|-----|---------|
| £325,000   | 23/04/2021 | S | HAVEN        | MAIN ROAD                             | RETTENDON COMMON      | CHELMSFORD | CM3 8DP | 161 | £2,019  |
| £445,000   | 26/04/2021 | S |              | 80 REDMAYNE DRIVE                     |                       | CHELMSFORD | CM2 9AG | 57  | £7,807  |
| £307,000   | 26/04/2021 | F |              | 3 BOND STREET                         |                       | CHELMSFORD | CM1 1GD | 63  | £4,873  |
| £355,000   | 26/04/2021 | S |              | 22 COWLIN MEAD                        |                       | CHELMSFORD | CM1 4FJ | 78  | £4,551  |
| £395,000   | 26/04/2021 | D |              | 158 ONGAR ROAD                        | WRITTLE               | CHELMSFORD | CM1 3NX | 93  | £4,247  |
| £242,000   | 26/04/2021 | F |              | 42 MONTFORT DRIVE                     |                       | CHELMSFORD | CM2 9FN | 60  | £4,033  |
| £330,000   | 26/04/2021 | S |              | 4 STUART CLOSE                        |                       | CHELMSFORD | CM2 7AR | 83  | £3,976  |
| £435,000   | 26/04/2021 | T |              | 5 PERRY HILL                          |                       | CHELMSFORD | CM1 7RD | 110 | £3,955  |
| £325,000   | 26/04/2021 | T |              | 245 BADDOW ROAD                       |                       | CHELMSFORD | CM2 7QA | 83  | £3,916  |
| £205,000   | 26/04/2021 | F |              | 181 WAVENEY DRIVE                     |                       | CHELMSFORD | CM1 7QD | 56  | £3,661  |
| £215,000   | 26/04/2021 | F |              | 39 HAIG COURT                         |                       | CHELMSFORD | CM2 0BH | 60  | £3,583  |
| £510,000   | 27/04/2021 | D |              | 24 PARK AVENUE                        |                       | CHELMSFORD | CM1 2AA | 86  | £5,930  |
| £260,000   | 27/04/2021 | T |              | 30 CHESTER PLACE                      |                       | CHELMSFORD | CM1 4NQ | 48  | £5,417  |
| £620,000   | 27/04/2021 | D |              | 8 PURCELL COLE                        | WRITTLE               | CHELMSFORD | CM1 3NB | 131 | £4,733  |
| £479,995   | 27/04/2021 | D |              | 104 SWISS AVENUE                      |                       | CHELMSFORD | CM1 2AF | 109 | £4,404  |
| £360,000   | 27/04/2021 | T |              | 2 GROVE ROAD                          |                       | CHELMSFORD | CM2 0EY | 91  | £3,956  |
| £310,000   | 27/04/2021 | T |              | 32 LONG BRANDOCKS                     | WRITTLE               | CHELMSFORD | CM1 3LS | 84  | £3,690  |
| £295,000   | 28/04/2021 | S |              | 35 RUBENS GATE                        |                       | CHELMSFORD | CM1 6GW | 52  | £5,673  |
| £325,000   | 28/04/2021 | S |              | 18 JEFFERY ROAD                       |                       | CHELMSFORD | CM2 7BZ | 70  | £4,643  |
| £310,000   | 28/04/2021 | T |              | 7 WALTHAM GLEN                        |                       | CHELMSFORD | CM2 9EL | 70  | £4,429  |
| £390,000   | 28/04/2021 | S |              | 2 BADDOW PLACE AVENUE                 |                       | CHELMSFORD | CM2 7JN | 94  | £4,149  |
| £420,000   | 28/04/2021 | D |              | 16 CORNFIELDS                         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UD | 114 | £3,684  |
| £550,000   | 28/04/2021 | D |              | 22 CORNWALLIS DRIVE                   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YE | 180 | £3,056  |
| £740,000   | 28/04/2021 | T |              | 13 ARLINGTON SQUARE                   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7BF | 261 | £2,835  |
| £268,000   | 29/04/2021 | F | FLAT 5       | KENWOOD HOUSE, 213<br>NEW LONDON ROAD |                       | CHELMSFORD | CM2 0AJ | 51  | £5,255  |
| £253,500   | 29/04/2021 | S |              | 21 COLLINGWOOD ROAD                   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YB | 53  | £4,783  |
| £315,000   | 29/04/2021 | D |              | 29 HAWKWOOD CLOSE                     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TR | 66  | £4,773  |
| £248,000   | 29/04/2021 | F |              | 47 HARDY CLOSE                        |                       | CHELMSFORD | CM1 1AE | 55  | £4,509  |
| £285,000   | 29/04/2021 | F |              | 102 WATSON HEIGHTS                    |                       | CHELMSFORD | CM1 1AF | 72  | £3,958  |
| £392,000   | 29/04/2021 | D |              | 22 ELLIOT CLOSE                       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YN | 101 | £3,881  |
| £335,000   | 29/04/2021 | D |              | 73 RODING LEIGH                       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 89  | £3,764  |
| £292,000   | 29/04/2021 | T |              | 172 UPPER BRIDGE ROAD                 |                       | CHELMSFORD | CM2 0BB | 79  | £3,696  |
| £270,000   | 29/04/2021 | T |              | 23 PRYORS ROAD                        | GALLEYWOOD            | CHELMSFORD | CM2 8SA | 79  | £3,418  |
| £415,000   | 29/04/2021 | D |              | 53 RODING LEIGH                       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 124 | £3,347  |
| £1,025,000 | 29/04/2021 | D | TILEHURST    | LONDON ROAD                           | WIDFORD               | CHELMSFORD | CM2 8TF | 343 | £2,988  |
| £80,000    | 30/04/2021 | F |              | 3 DAISY COURT                         |                       | CHELMSFORD | CM1 6QU | N/A | #VALUE! |
| £475,000   | 30/04/2021 | D |              | 111 PETUNIA CRESCENT                  |                       | CHELMSFORD | CM1 6YR | 87  | £5,460  |
| £359,000   | 30/04/2021 | T |              | 7 QUEEN STREET                        |                       | CHELMSFORD | CM2 0JS | 68  | £5,279  |
| £305,000   | 30/04/2021 | S |              | 22 SALTCOATS                          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LE | 58  | £5,259  |
| £320,000   | 30/04/2021 | T |              | 35 LUCAS AVENUE                       |                       | CHELMSFORD | CM2 9JL | 65  | £4,923  |
| £426,500   | 30/04/2021 | D |              | 34 BRITTEN CRESCENT                   |                       | CHELMSFORD | CM2 7ER | 87  | £4,902  |
| £170,000   | 30/04/2021 | F |              | 45 HOMEMEAD                           | GALLEYWOOD            | CHELMSFORD | CM2 8SN | 35  | £4,857  |
| £1,215,750 | 30/04/2021 | D | THE RIDINGS  | THE COMMON                            | GALLEYWOOD            | CHELMSFORD | CM2 8JX | 252 | £4,824  |
| £700,000   | 30/04/2021 | D | GRANGE LODGE | EAST HANNINGFIELD ROAD                | SANDON                | CHELMSFORD | CM2 7TP | 146 | £4,795  |
| £220,000   | 30/04/2021 | F |              | 23 MARCONI ROAD                       |                       | CHELMSFORD | CM1 1LR | 46  | £4,783  |
| £545,000   | 30/04/2021 | D |              | 4 SILVESTER WAY                       | SPRINGFIELD           | CHELMSFORD | CM2 6VZ | 114 | £4,781  |
| £425,000   | 30/04/2021 | S |              | 213 ONGAR ROAD                        | WRITTLE               | CHELMSFORD | CM1 3NS | 90  | £4,722  |
| £367,500   | 30/04/2021 | T |              | 13 WATERHOUSE STREET                  |                       | CHELMSFORD | CM1 2TY | 81  | £4,537  |
| £512,500   | 30/04/2021 | D |              | 10 CHUZZLEWIT DRIVE                   |                       | CHELMSFORD | CM1 4XQ | 113 | £4,535  |

|            |            |   |                            |     |                        |                       |            |         |     |         |
|------------|------------|---|----------------------------|-----|------------------------|-----------------------|------------|---------|-----|---------|
| £327,000   | 30/04/2021 | D |                            | 10  | WEBB CLOSE             | SPRINGFIELD           | CHELMSFORD | CM2 6GQ | 73  | £4,479  |
| £319,000   | 30/04/2021 | S |                            | 36  | KINGS ROAD             |                       | CHELMSFORD | CM1 4HP | 72  | £4,431  |
| £320,000   | 30/04/2021 | F |                            | 133 | WHARF ROAD             |                       | CHELMSFORD | CM2 6FS | 73  | £4,384  |
| £525,000   | 30/04/2021 | S |                            | 36  | GALLEYWOOD ROAD        | GREAT BADDOW          | CHELMSFORD | CM2 8DJ | 120 | £4,375  |
| £335,000   | 30/04/2021 | T |                            | 37  | PINES ROAD             |                       | CHELMSFORD | CM1 2EY | 78  | £4,295  |
| £295,000   | 30/04/2021 | F |                            | 38  | LOCKSIDE MARINA        |                       | CHELMSFORD | CM2 6HF | 70  | £4,214  |
| £139,000   | 30/04/2021 | F |                            | 1   | BELVAWNEY CLOSE        |                       | CHELMSFORD | CM1 4YR | 33  | £4,212  |
| £330,000   | 30/04/2021 | D |                            | 10  | LETTONS CHASE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GB | 81  | £4,074  |
| £190,000   | 30/04/2021 | F |                            | 88  | TALLOW GATE            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 47  | £4,043  |
| £390,000   | 30/04/2021 | S |                            | 170 | WATCHOUSE ROAD         | GALLEYWOOD            | CHELMSFORD | CM2 8NF | 98  | £3,980  |
| £455,000   | 30/04/2021 | S | 1B                         |     | SECOND AVENUE          |                       | CHELMSFORD | CM1 4ET | 115 | £3,957  |
| £215,000   | 30/04/2021 | F |                            | 58  | PARKINSON DRIVE        |                       | CHELMSFORD | CM1 3GH | 55  | £3,909  |
| £163,000   | 30/04/2021 | F |                            | 61  | CHESTER PLACE          |                       | CHELMSFORD | CM1 4NQ | 42  | £3,881  |
| £340,000   | 30/04/2021 | S |                            | 113 | GOSHAWK DRIVE          |                       | CHELMSFORD | CM2 8XP | 88  | £3,864  |
| £430,000   | 30/04/2021 | S |                            | 62  | WEST HANNINGFIELD ROAD | GREAT BADDOW          | CHELMSFORD | CM2 8HL | 112 | £3,839  |
| £362,000   | 30/04/2021 | D |                            | 40  | LYNDHURST DRIVE        | BICKNACRE             | CHELMSFORD | CM3 4XL | 96  | £3,771  |
| £640,000   | 30/04/2021 | D | CHATHAM HALL LODGE         |     | BRAINTREE ROAD         | LITTLE WALTHAM        | CHELMSFORD | CM3 3LB | 171 | £3,743  |
| £427,000   | 30/04/2021 | T |                            | 6   | FALCONS MEAD           |                       | CHELMSFORD | CM2 0NN | 115 | £3,713  |
| £200,000   | 30/04/2021 | S |                            | 82  | RAMSHAW DRIVE          |                       | CHELMSFORD | CM2 6UB | 54  | £3,704  |
| £277,500   | 30/04/2021 | F |                            | 1   | OAT LEYS               |                       | CHELMSFORD | CM1 4FF | 75  | £3,700  |
| £165,000   | 30/04/2021 | F |                            | 28  | DOCKWRA LANE           | DANBURY               | CHELMSFORD | CM3 4RQ | 45  | £3,667  |
| £205,000   | 30/04/2021 | F |                            | 171 | PARKINSON DRIVE        |                       | CHELMSFORD | CM1 3GW | 56  | £3,661  |
| £380,000   | 30/04/2021 | S | 7 SHIP COTTAGES            |     | STOCK ROAD             | WEST HANNINGFIELD     | CHELMSFORD | CM2 8LA | 105 | £3,619  |
| £350,000   | 30/04/2021 | S |                            | 39  | PICKWICK AVENUE        |                       | CHELMSFORD | CM1 4UR | 99  | £3,535  |
| £625,000   | 30/04/2021 | S |                            | 62  | THIRD AVENUE           |                       | CHELMSFORD | CM1 4EY | 181 | £3,453  |
| £465,000   | 30/04/2021 | D |                            | 33  | GOLD BERRY MEAD        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WT | 137 | £3,394  |
| £173,000   | 30/04/2021 | F |                            | 11  | CLEMATIS TYE           |                       | CHELMSFORD | CM1 6GL | 51  | £3,392  |
| £897,500   | 30/04/2021 | D |                            | 396 | BADDOW ROAD            |                       | CHELMSFORD | CM2 9RA | 265 | £3,387  |
| £218,000   | 30/04/2021 | F |                            | 187 | ROOKES CRESCENT        |                       | CHELMSFORD | CM1 3GN | 68  | £3,206  |
| £490,000   | 30/04/2021 | D |                            | 55  | QUILP DRIVE            |                       | CHELMSFORD | CM1 4YD | 155 | £3,161  |
| £205,000   | 30/04/2021 | F |                            | 16  | MEDWAY CLOSE           |                       | CHELMSFORD | CM1 2LH | 71  | £2,887  |
| £1,485,000 | 04/05/2021 | D | THE BREW HOUSE             |     | GRACES LANE            | LITTLE BADDOW         | CHELMSFORD | CM3 4AY | N/A | #VALUE! |
| £327,500   | 04/05/2021 | S |                            | 23  | KINGS ROAD             |                       | CHELMSFORD | CM1 4HR | 77  | £4,253  |
| £415,000   | 04/05/2021 | D |                            | 36  | RAPHAEL DRIVE          |                       | CHELMSFORD | CM1 6FX | 101 | £4,109  |
| £550,000   | 04/05/2021 | S |                            | 4   | WILLIAM PORTER CLOSE   | SPRINGFIELD           | CHELMSFORD | CM1 6AN | 154 | £3,571  |
| £343,000   | 04/05/2021 | T |                            | 53  | AVON ROAD              |                       | CHELMSFORD | CM1 2JX | 101 | £3,396  |
| £317,500   | 04/05/2021 | S |                            | 110 | WRITTLE ROAD           |                       | CHELMSFORD | CM1 3BT | 107 | £2,967  |
| £150,000   | 04/05/2021 | F |                            | 1   | BEEHIVE LANE           |                       | CHELMSFORD | CM2 9SU | 57  | £2,632  |
| £83,250    | 04/05/2021 | F | 13 PRIMULA COURT           |     | PRIMROSE HILL          |                       | CHELMSFORD | CM1 2FZ | 74  | £1,125  |
| £395,000   | 05/05/2021 | S |                            | 81  | BEEHIVE LANE           |                       | CHELMSFORD | CM2 9TJ | 90  | £4,389  |
| £745,000   | 05/05/2021 | S | HIGHBURY, 171              |     | WOOD STREET            |                       | CHELMSFORD | CM2 8BJ | 189 | £3,942  |
| £300,000   | 05/05/2021 | T |                            | 144 | BADDOW ROAD            |                       | CHELMSFORD | CM2 9QW | 78  | £3,846  |
| £365,000   | 06/05/2021 | S | 3 RETTENDON PLACE COTTAGES |     | MAIN ROAD              | RETTENDON COMMON      | CHELMSFORD | CM3 8DR | 65  | £5,615  |
| £650,000   | 06/05/2021 | D |                            | 58  | CHURCH STREET          | GREAT BADDOW          | CHELMSFORD | CM2 7JE | 118 | £5,508  |
| £545,000   | 06/05/2021 | S |                            | 30  | DANBURY PALACE DRIVE   | DANBURY               | CHELMSFORD | CM3 4FA | 117 | £4,658  |
| £145,500   | 06/05/2021 | F |                            | 30  | CHURCHILL RISE         |                       | CHELMSFORD | CM1 6FD | 48  | £3,031  |
| £417,000   | 07/05/2021 | D |                            | 1   | PASTON CLOSE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UA | N/A | #VALUE! |
| £460,000   | 07/05/2021 | S |                            | 32  | MILLFIELDS             | WRITTLE               | CHELMSFORD | CM1 3LP | 88  | £5,227  |
| £315,000   | 07/05/2021 | S |                            | 16  | BOUNDERBY GROVE        |                       | CHELMSFORD | CM1 4XW | 61  | £5,164  |

|          |            |   |                    |               |                       |                       |            |         |     |        |
|----------|------------|---|--------------------|---------------|-----------------------|-----------------------|------------|---------|-----|--------|
| £275,000 | 07/05/2021 | T |                    | 12            | ASHTON PLACE          |                       | CHELMSFORD | CM2 6ST | 58  | £4,741 |
| £298,000 | 07/05/2021 | T |                    | 18            | GILSON CLOSE          |                       | CHELMSFORD | CM2 6XD | 64  | £4,656 |
| £232,000 | 07/05/2021 | F |                    | 82            | STAPLEFORD CLOSE      |                       | CHELMSFORD | CM2 0QX | 50  | £4,640 |
| £425,000 | 07/05/2021 | D |                    | 102           | BEELEIGH LINK         |                       | CHELMSFORD | CM2 6RG | 97  | £4,381 |
| £286,000 | 07/05/2021 | T |                    | 83            | LUPIN DRIVE           |                       | CHELMSFORD | CM1 6YJ | 66  | £4,333 |
| £390,000 | 07/05/2021 | D |                    | 9             | THE CHASE             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PN | 91  | £4,286 |
| £607,000 | 07/05/2021 | D | KNAVESMIRE         |               | LOVES GREEN           | HIGHWOOD              | CHELMSFORD | CM1 3QH | 145 | £4,186 |
| £385,000 | 07/05/2021 | S |                    | 6             | NEW ROAD              | GREAT BADDOW          | CHELMSFORD | CM2 7QT | 92  | £4,185 |
| £375,000 | 07/05/2021 | S |                    | 53            | PENTLAND AVENUE       |                       | CHELMSFORD | CM1 4AY | 90  | £4,167 |
| £180,000 | 07/05/2021 | F |                    | 46            | RAMSHAW DRIVE         |                       | CHELMSFORD | CM2 6UB | 51  | £3,529 |
| £300,000 | 07/05/2021 | T |                    | 12            | SKYLARK WALK          |                       | CHELMSFORD | CM2 8BB | 86  | £3,488 |
| £218,000 | 07/05/2021 | F |                    | 46            | VICTORIA COURT        |                       | CHELMSFORD | CM1 1GP | 63  | £3,460 |
| £310,000 | 07/05/2021 | S |                    | 45            | WRITTLE ROAD          |                       | CHELMSFORD | CM1 3BS | 95  | £3,263 |
| £280,000 | 07/05/2021 | S |                    | 8             | TRENT ROAD            |                       | CHELMSFORD | CM1 2LQ | 86  | £3,256 |
| £271,200 | 07/05/2021 | T |                    | 13            | RUTLAND ROAD          |                       | CHELMSFORD | CM1 4BL | 86  | £3,153 |
| £340,000 | 07/05/2021 | S | BRYTREE            |               | CIMARRON CLOSE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PB | 110 | £3,091 |
| £295,000 | 07/05/2021 | T |                    | 74            | ST FABIANS DRIVE      |                       | CHELMSFORD | CM1 2PR | 99  | £2,980 |
| £730,000 | 10/05/2021 | D | MILL HOUSE         |               | MILL ROAD             | GOOD EASTER           | CHELMSFORD | CM1 4SL | 120 | £6,083 |
| £269,000 | 10/05/2021 | T |                    | 35            | HALLOWELL DOWN        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 56  | £4,804 |
| £340,000 | 10/05/2021 | T |                    | 66            | BISHOP ROAD           |                       | CHELMSFORD | CM1 1PY | 71  | £4,789 |
| £440,000 | 10/05/2021 | S |                    | 89            | WATCHOUSE ROAD        | GALLEYWOOD            | CHELMSFORD | CM2 8LT | 103 | £4,272 |
| £290,000 | 10/05/2021 | S |                    | 61            | BOLEYN WAY            | BOREHAM               | CHELMSFORD | CM3 3JJ | 71  | £4,085 |
| £360,250 | 10/05/2021 | D |                    | 14            | STIRRUP CLOSE         |                       | CHELMSFORD | CM1 6ST | 89  | £4,048 |
| £210,000 | 10/05/2021 | F | 17A                |               | HALL LANE             | SANDON                | CHELMSFORD | CM2 7RJ | 53  | £3,962 |
| £190,000 | 10/05/2021 | F | FLAT 25            | HOGARTH COURT | REMBRANDT GROVE       |                       | CHELMSFORD | CM1 6GE | 49  | £3,878 |
| £415,000 | 10/05/2021 | D |                    | 159           | INCHBONNIE ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 108 | £3,843 |
| £365,000 | 10/05/2021 | D |                    | 5             | GREAT SMIALS          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WN | 97  | £3,763 |
| £215,000 | 10/05/2021 | F |                    | 17            | HALL LANE             | SANDON                | CHELMSFORD | CM2 7RJ | 58  | £3,707 |
| £495,000 | 10/05/2021 | T |                    | 10            | FLEETWOOD SQUARE      | SPRINGFIELD           | CHELMSFORD | CM1 6AQ | 143 | £3,462 |
| £915,000 | 10/05/2021 | D |                    | 438           | BADDOW ROAD           |                       | CHELMSFORD | CM2 9RB | 268 | £3,414 |
| £570,000 | 10/05/2021 | D |                    | 9             | HOPKINS MEAD          |                       | CHELMSFORD | CM2 6SS | 188 | £3,032 |
| £404,000 | 11/05/2021 | S |                    | 127           | FORTINBRAS WAY        |                       | CHELMSFORD | CM2 9UL | 79  | £5,114 |
| £210,000 | 11/05/2021 | F |                    | 17            | FALCONS MEAD          |                       | CHELMSFORD | CM2 0NN | 53  | £3,962 |
| £313,000 | 11/05/2021 | D |                    | 12            | MITCHELL WAY          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PJ | 82  | £3,817 |
| £350,000 | 11/05/2021 | S | 3A                 |               | PITFIELD              |                       | CHELMSFORD | CM2 9QY | 100 | £3,500 |
| £342,000 | 11/05/2021 | T |                    | 40            | SAWKINS AVENUE        |                       | CHELMSFORD | CM2 9SE | 131 | £2,611 |
| £485,000 | 12/05/2021 | D |                    | 4             | GOLDENACRES           |                       | CHELMSFORD | CM1 6YT | 101 | £4,802 |
| £620,000 | 12/05/2021 | D | MAPLE TREE COTTAGE |               | BROOK LANE            | GREAT BADDOW          | CHELMSFORD | CM2 7SX | 152 | £4,079 |
| £285,000 | 12/05/2021 | T |                    | 4             | LINDEN CLOSE          |                       | CHELMSFORD | CM2 9JQ | 71  | £4,014 |
| £550,000 | 12/05/2021 | D |                    | 44            | BROUGHTON ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YX | 144 | £3,819 |
| £125,000 | 12/05/2021 | F |                    | 58            | CROCUS WAY            |                       | CHELMSFORD | CM1 6XN | 47  | £2,660 |
| £341,000 | 13/05/2021 | S |                    | 49            | STEWART ROAD          |                       | CHELMSFORD | CM2 9BB | 63  | £5,413 |
| £615,000 | 13/05/2021 | D |                    | 55            | CHIGNAL ROAD          |                       | CHELMSFORD | CM1 2JA | 121 | £5,083 |
| £375,000 | 13/05/2021 | S |                    | 137           | HILLSIDE GROVE        |                       | CHELMSFORD | CM2 9DD | 83  | £4,518 |
| £805,000 | 13/05/2021 | D |                    | 6             | ROBERT FINCH CRESCENT | SPRINGFIELD           | CHELMSFORD | CM1 6BN | 198 | £4,066 |
| £475,000 | 13/05/2021 | S |                    | 8             | CLINTON CLOSE         | EAST HANNINGFIELD     | CHELMSFORD | CM3 8AZ | 120 | £3,958 |
| £530,000 | 13/05/2021 | D |                    | 18            | CORNELIUS VALE        |                       | CHELMSFORD | CM2 6YF | 134 | £3,955 |
| £525,000 | 14/05/2021 | S |                    | 65            | FIRST AVENUE          |                       | CHELMSFORD | CM1 1RX | 84  | £6,250 |
| £362,500 | 14/05/2021 | T |                    | 23            | GOLDLAY ROAD          |                       | CHELMSFORD | CM2 0EJ | 64  | £5,664 |

|          |            |   |        |                      |                         |                       |            |         |     |         |
|----------|------------|---|--------|----------------------|-------------------------|-----------------------|------------|---------|-----|---------|
| £320,000 | 14/05/2021 | S | 2      | WHALEBONE COTTAGES   | WALTHAM ROAD            | BOREHAM               | CHELMSFORD | CM3 3BA | 62  | £5,161  |
| £352,000 | 14/05/2021 | T |        |                      | 24 GROVE ROAD           |                       | CHELMSFORD | CM2 0EY | 70  | £5,029  |
| £425,000 | 14/05/2021 | S |        |                      | 27 SAWNEY BROOK         | WRITTLE               | CHELMSFORD | CM1 3JH | 88  | £4,830  |
| £425,000 | 14/05/2021 | S |        |                      | 7 ALDEBURGH WAY         |                       | CHELMSFORD | CM1 7PB | 92  | £4,620  |
| £360,000 | 14/05/2021 | T |        |                      | 86 WATERHOUSE STREET    |                       | CHELMSFORD | CM1 2TZ | 78  | £4,615  |
| £380,000 | 14/05/2021 | S |        |                      | 57 THAMES AVENUE        |                       | CHELMSFORD | CM1 2LN | 83  | £4,578  |
| £220,000 | 14/05/2021 | F |        |                      | 4 MILL VIEW COURT       | ROXWELL               | CHELMSFORD | CM1 4YY | 49  | £4,490  |
| £512,000 | 14/05/2021 | S |        |                      | 70 LADY LANE            |                       | CHELMSFORD | CM2 0TH | 117 | £4,376  |
| £312,000 | 14/05/2021 | S |        |                      | 22 THAMES AVENUE        |                       | CHELMSFORD | CM1 2LW | 72  | £4,333  |
| £370,000 | 14/05/2021 | S |        |                      | 118 PLANTATION ROAD     | BOREHAM               | CHELMSFORD | CM3 3DZ | 86  | £4,302  |
| £368,000 | 14/05/2021 | S |        |                      | 10 RAPHAEL DRIVE        |                       | CHELMSFORD | CM1 6FX | 88  | £4,182  |
| £310,000 | 14/05/2021 | T |        |                      | 17 COTSWOLD CRESCENT    |                       | CHELMSFORD | CM1 2HS | 77  | £4,026  |
| £305,000 | 14/05/2021 | S |        |                      | 4 COTSWOLD CRESCENT     |                       | CHELMSFORD | CM1 2HS | 78  | £3,910  |
| £355,000 | 14/05/2021 | S |        |                      | 50 CORPORATION ROAD     |                       | CHELMSFORD | CM1 2AR | 91  | £3,901  |
| £295,000 | 14/05/2021 | T |        |                      | 129 RUTLAND ROAD        |                       | CHELMSFORD | CM1 4BN | 78  | £3,782  |
| £550,000 | 14/05/2021 | D |        |                      | 18 WILLIAM PORTER CLOSE | SPRINGFIELD           | CHELMSFORD | CM1 6AN | 154 | £3,571  |
| £275,000 | 14/05/2021 | T |        |                      | 498 LINNET DRIVE        |                       | CHELMSFORD | CM2 8AN | 78  | £3,526  |
| £525,000 | 14/05/2021 | D |        |                      | 55 QUILP DRIVE          |                       | CHELMSFORD | CM1 4YD | 155 | £3,387  |
| £153,000 | 14/05/2021 | F |        |                      | 15 CLEMATIS TYE         |                       | CHELMSFORD | CM1 6GL | 53  | £2,887  |
| £197,000 | 14/05/2021 | F |        |                      | 131 WOODHALL ROAD       |                       | CHELMSFORD | CM1 4AF | 69  | £2,855  |
| £260,000 | 17/05/2021 | S |        |                      | 49 HALLOWELL DOWN       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 45  | £5,778  |
| £400,000 | 17/05/2021 | F | FLAT 6 | QUINLAN COURT, 78    | MILL LANE               | DANBURY               | CHELMSFORD | CM3 4HX | 71  | £5,634  |
| £466,000 | 17/05/2021 | S |        |                      | 99 GALLEYWOOD ROAD      | GREAT BADDOW          | CHELMSFORD | CM2 8DW | 92  | £5,065  |
| £325,000 | 17/05/2021 | T |        |                      | 39 SKINNERS LANE        |                       | CHELMSFORD | CM2 8RP | 68  | £4,779  |
| £355,000 | 17/05/2021 | D |        |                      | 20 POCKLINGTON CLOSE    | CHELMER VILLAGE       | CHELMSFORD | CM2 6SQ | 76  | £4,671  |
| £380,000 | 17/05/2021 | D |        |                      | 12 YELDHAM LOCK         |                       | CHELMSFORD | CM2 6RP | 85  | £4,471  |
| £325,000 | 17/05/2021 | T |        |                      | 47 PEREGRINE DRIVE      |                       | CHELMSFORD | CM2 8XY | 74  | £4,392  |
| £335,000 | 17/05/2021 | T |        |                      | 20 NASH DRIVE           | BROOMFIELD            | CHELMSFORD | CM1 7BG | 77  | £4,351  |
| £234,000 | 17/05/2021 | F |        |                      | 48 UPPER CHASE          |                       | CHELMSFORD | CM2 0BN | 64  | £3,656  |
| £275,000 | 17/05/2021 | S |        |                      | 65 MEADGATE AVENUE      |                       | CHELMSFORD | CM2 7NG | 78  | £3,526  |
| £225,000 | 17/05/2021 | F |        |                      | 145 BEELEIGH LINK       |                       | CHELMSFORD | CM2 6PH | 64  | £3,516  |
| £178,500 | 17/05/2021 | F |        |                      | 40 JEFFCUT ROAD         |                       | CHELMSFORD | CM2 6XN | 51  | £3,500  |
| £475,000 | 18/05/2021 | D |        | DUCKINGSTOOL COTTAGE | BELL STREET             | GREAT BADDOW          | CHELMSFORD | CM2 7JR | N/A | #VALUE! |
| £469,000 | 18/05/2021 | D |        | LAVENDER COTTAGE     | LUDGORES LANE           | DANBURY               | CHELMSFORD | CM3 4JW | 94  | £4,989  |
| £500,000 | 18/05/2021 | S |        |                      | 26 RIFFHAMS DRIVE       | GREAT BADDOW          | CHELMSFORD | CM2 7DD | 114 | £4,386  |
| £285,000 | 18/05/2021 | T |        |                      | 125 ROBIN WAY           |                       | CHELMSFORD | CM2 8AU | 83  | £3,434  |
| £365,000 | 19/05/2021 | S |        |                      | 184 MALDON ROAD         | GREAT BADDOW          | CHELMSFORD | CM2 7DG | 82  | £4,451  |
| £310,000 | 19/05/2021 | T |        |                      | 97 NOAKES AVENUE        |                       | CHELMSFORD | CM2 8EW | 87  | £3,563  |
| £198,000 | 19/05/2021 | F |        |                      | 4 LITTLECROFT           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GQ | 56  | £3,536  |
| £820,000 | 19/05/2021 | D |        |                      | 210 MAIN ROAD           | BROOMFIELD            | CHELMSFORD | CM1 7AJ | 248 | £3,306  |
| £625,000 | 19/05/2021 | S |        |                      | 50 MARTINGALE DRIVE     |                       | CHELMSFORD | CM1 6FN | 196 | £3,189  |
| £305,000 | 19/05/2021 | T |        |                      | 48 WHITEHOUSE CRESCENT  |                       | CHELMSFORD | CM2 7LW | 103 | £2,961  |
| £640,000 | 20/05/2021 | D |        |                      | 13 HAVISHAM WAY         |                       | CHELMSFORD | CM1 4UY | 98  | £6,531  |
| £297,500 | 20/05/2021 | T |        |                      | 138 POLLARDS GREEN      |                       | CHELMSFORD | CM2 6UX | 55  | £5,409  |
| £285,000 | 20/05/2021 | S |        |                      | 25 THORNBOROUGH AVENUE  | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FN | 53  | £5,377  |
| £445,000 | 20/05/2021 | S |        |                      | 54 EGLINTON DRIVE       |                       | CHELMSFORD | CM2 6YL | 96  | £4,635  |
| £345,000 | 20/05/2021 | S |        |                      | 72 AVON ROAD            |                       | CHELMSFORD | CM1 2JZ | 85  | £4,059  |
| £214,500 | 20/05/2021 | T |        |                      | 150 RAMSHAW DRIVE       |                       | CHELMSFORD | CM2 6UB | 54  | £3,972  |
| £875,000 | 21/05/2021 | D |        | BROOK HOUSE          | CHELMSFORD ROAD         | GREAT WALTHAM         | CHELMSFORD | CM3 1AQ | 56  | £15,625 |

|            |            |   |            |           |                       |                       |               |            |         |         |         |
|------------|------------|---|------------|-----------|-----------------------|-----------------------|---------------|------------|---------|---------|---------|
| £330,000   | 21/05/2021 | T |            | 7         | RAMSHAW DRIVE         |                       | CHELMSFORD    | CM2 6US    | 55      | £6,000  |         |
| £496,000   | 21/05/2021 | D |            | 3         | WOOLARDS WAY          | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5NW    | 84      | £5,905  |         |
| £225,000   | 21/05/2021 | T |            | 12        | POPPY GREEN           |                       | CHELMSFORD    | CM1 6YD    | 39      | £5,769  |         |
| £675,000   | 21/05/2021 | S |            | 15        | FINCHLEY AVENUE       |                       | CHELMSFORD    | CM2 9BX    | 123     | £5,488  |         |
| £1,050,000 | 21/05/2021 | D |            | 2         | COMYNS PLACE          | WRITTLE               | CHELMSFORD    | CM1 3ES    | 193     | £5,440  |         |
| £375,000   | 21/05/2021 | T |            | 36        | THE LINTONS           | SANDON                | CHELMSFORD    | CM2 7UA    | 71      | £5,282  |         |
| £330,000   | 21/05/2021 | S |            | 27        | BEARDSLEY DRIVE       |                       | CHELMSFORD    | CM1 6GQ    | 63      | £5,238  |         |
| £320,000   | 21/05/2021 | S |            | 12        | BRIARSWOOD            |                       | CHELMSFORD    | CM1 6UH    | 68      | £4,706  |         |
| £370,000   | 21/05/2021 | S |            | 1         | GOSHAWK DRIVE         |                       | CHELMSFORD    | CM2 8XN    | 79      | £4,684  |         |
| £315,000   | 21/05/2021 | T |            | 124       | MOLRAMS LANE          | GREAT BADDOW          | CHELMSFORD    | CM2 7FJ    | 69      | £4,565  |         |
| £342,500   | 21/05/2021 | S |            | 18        | BADDOW HALL CRESCENT  |                       | CHELMSFORD    | CM2 7BY    | 79      | £4,335  |         |
| £255,000   | 21/05/2021 | T |            | 9         | TUTORS WAY            | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5FB    | 59      | £4,322  |         |
| £310,000   | 21/05/2021 | D |            | 10        | YELDHAM LOCK          |                       | CHELMSFORD    | CM2 6RP    | 74      | £4,189  |         |
| £600,000   | 21/05/2021 | D |            | 77        | VICARAGE ROAD         |                       | CHELMSFORD    | CM2 9BT    | 145     | £4,138  |         |
| £301,000   | 21/05/2021 | T |            | 109       | HEATH DRIVE           |                       | CHELMSFORD    | CM2 9HG    | 73      | £4,123  |         |
| £205,000   | 21/05/2021 | T |            | 82        | BOUCHERS MEAD         |                       | CHELMSFORD    | CM1 6PJ    | 50      | £4,100  |         |
| £300,000   | 21/05/2021 | S |            | 4         | WATERHOUSE LANE       |                       | CHELMSFORD    | CM1 2TF    | 75      | £4,000  |         |
| £320,000   | 21/05/2021 | T |            | 71        | SUNRISE AVENUE        |                       | CHELMSFORD    | CM1 4JN    | 82      | £3,902  |         |
| £325,000   | 21/05/2021 | T |            | 70        | NOAKES AVENUE         |                       | CHELMSFORD    | CM2 8EW    | 85      | £3,824  |         |
| £650,000   | 21/05/2021 | D |            | 1         | FAWKNER CLOSE         |                       | CHELMSFORD    | CM2 6UP    | 171     | £3,801  |         |
| £195,000   | 21/05/2021 | F |            | 1         | DAWBERRY PLACE        | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5ZQ    | 52      | £3,750  |         |
| £375,000   | 21/05/2021 | S |            | 28        | MONTFORT DRIVE        |                       | CHELMSFORD    | CM2 9FN    | 102     | £3,676  |         |
| £360,000   | 21/05/2021 | D |            | 12        | GILMORE WAY           |                       | CHELMSFORD    | CM2 7AN    | 98      | £3,673  |         |
| £205,000   | 21/05/2021 | F |            | 9         | BLACKWATER CLOSE      |                       | CHELMSFORD    | CM1 7QJ    | 57      | £3,596  |         |
| £800,000   | 21/05/2021 | D |            | 12        | ROSELAWN FIELDS       | BROOMFIELD            | CHELMSFORD    | CM1 7GB    | 232     | £3,448  |         |
| £235,000   | 21/05/2021 | T |            | 21        | COTSWOLD CRESCENT     |                       | CHELMSFORD    | CM1 2HS    | 73      | £3,219  |         |
| £405,000   | 21/05/2021 | D |            | 1         | BRENT AVENUE          | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5SE    | 130     | £3,115  |         |
| £270,000   | 21/05/2021 | S |            | 25        | WEIGHT ROAD           |                       | CHELMSFORD    | CM2 6LE    | 92      | £2,935  |         |
| £293,000   | 21/05/2021 | T |            | 97        | LOWER ANCHOR STREET   |                       | CHELMSFORD    | CM2 0AU    | 119     | £2,462  |         |
| £515,000   | 24/05/2021 | S |            | 3         | THE GREEN             | SANDON                | CHELMSFORD    | CM2 7SH    | N/A     | #VALUE! |         |
| £270,000   | 24/05/2021 | T |            | 241       | AVON ROAD             |                       | CHELMSFORD    | CM1 2LB    | 23      | £11,739 |         |
| £182,000   | 24/05/2021 | T |            | 5         | MEARNS PLACE          |                       | CHELMSFORD    | CM2 6TT    | 25      | £7,280  |         |
| £425,000   | 24/05/2021 | S |            | 3         | CAPEL CLOSE           |                       | CHELMSFORD    | CM1 7DE    | 105     | £4,048  |         |
| £327,000   | 24/05/2021 | S |            | 27        | HALLOWELL DOWN        | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5FS    | 95      | £3,442  |         |
| £252,000   | 25/05/2021 | F | 15         | OLD COURT | ARBOUR LANE           |                       | CHELMSFORD    | CM1 7UF    | 45      | £5,600  |         |
| £385,000   | 25/05/2021 | S |            | 9         | SPRINGFIELD PARK LANE |                       | CHELMSFORD    | CM2 6EG    | 80      | £4,813  |         |
| £325,000   | 25/05/2021 | T |            | 9         | ORMESBY CHINE         | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 7AR    | 70      | £4,643  |         |
| £175,000   | 25/05/2021 | F |            | 188       | TYLERS RIDE           | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5ZE    | 50      | £3,500  |         |
| £325,000   | 25/05/2021 | S | MICHAELMAS |           | CIMARRON CLOSE        | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5PB    | 112     | £2,902  |         |
| £227,500   | 26/05/2021 | F |            | 12        | DEVON MEWS            |                       | CHELMSFORD    | CM2 0GD    | 34      | £6,691  |         |
| £360,000   | 26/05/2021 | S |            | 136       | MALDON ROAD           | GREAT BADDOW          | CHELMSFORD    | CM2 7DQ    | 77      | £4,675  |         |
| £448,000   | 26/05/2021 | S |            | 37        | DUFFIELD ROAD         |                       | CHELMSFORD    | CM2 9RY    | 138     | £3,246  |         |
| £670,000   | 27/05/2021 | D |            |           | YEW TREE COTTAGE      | CHURCH ROAD           | LITTLE BADDOW | CHELMSFORD | CM3 4BE | N/A     | #VALUE! |
| £390,000   | 27/05/2021 | D |            | 41        | DOWNLEAZE             | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5SN    | 72      | £5,417  |         |
| £305,000   | 27/05/2021 | S |            | 50        | BACK ROAD             | WRITTLE               | CHELMSFORD    | CM1 3PD    | 57      | £5,351  |         |
| £358,000   | 27/05/2021 | T |            | 1         | BUSHEY CLOSE          | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5LF    | 72      | £4,972  |         |
| £197,000   | 27/05/2021 | T |            | 64        | POLLARDS GREEN        |                       | CHELMSFORD    | CM2 6UH    | 40      | £4,925  |         |
| £300,000   | 27/05/2021 | T |            | 43        | BEGONIA CLOSE         |                       | CHELMSFORD    | CM1 6NL    | 66      | £4,545  |         |
| £522,000   | 27/05/2021 | D |            | 2         | BEATTY RISE           | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5YQ    | 122     | £4,279  |         |

|          |            |   |              |     |                        |                       |            |         |     |        |
|----------|------------|---|--------------|-----|------------------------|-----------------------|------------|---------|-----|--------|
| £625,000 | 27/05/2021 | D |              | 142 | FALMOUTH ROAD          | SPRINGFIELD           | CHELMSFORD | CM1 6JB | 150 | £4,167 |
| £318,000 | 27/05/2021 | T |              | 24  | VARDEN CLOSE           |                       | CHELMSFORD | CM1 4XS | 78  | £4,077 |
| £190,000 | 27/05/2021 | F |              | 5   | MILL VIEW COURT        | ROXWELL               | CHELMSFORD | CM1 4YY | 47  | £4,043 |
| £331,000 | 27/05/2021 | S |              | 35  | THAMES AVENUE          |                       | CHELMSFORD | CM1 2LN | 86  | £3,849 |
| £321,500 | 27/05/2021 | T |              | 49  | MEON CLOSE             |                       | CHELMSFORD | CM1 7QG | 88  | £3,653 |
| £340,000 | 28/05/2021 | T |              | 35  | REDMAYNE DRIVE         |                       | CHELMSFORD | CM2 9XG | 56  | £6,071 |
| £312,500 | 28/05/2021 | S |              | 13  | ORMESBY CHINE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AR | 56  | £5,580 |
| £310,000 | 28/05/2021 | S |              | 20  | BANKART LANE           |                       | CHELMSFORD | CM2 6TZ | 56  | £5,536 |
| £285,000 | 28/05/2021 | T |              | 28  | HOLKHAM AVENUE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AU | 53  | £5,377 |
| £220,000 | 28/05/2021 | F | 36A          |     | THIRD AVENUE           |                       | CHELMSFORD | CM1 4EY | 44  | £5,000 |
| £210,000 | 28/05/2021 | F | 51A          |     | FOURTH AVENUE          |                       | CHELMSFORD | CM1 4EZ | 44  | £4,773 |
| £285,000 | 28/05/2021 | T |              | 6   | BLACKSMITH CLOSE       | SPRINGFIELD           | CHELMSFORD | CM1 6SY | 60  | £4,750 |
| £285,000 | 28/05/2021 | T |              | 3   | PENTLAND AVENUE        |                       | CHELMSFORD | CM1 4AY | 60  | £4,750 |
| £345,000 | 28/05/2021 | S |              | 37  | MARY MUNNION QUARTER   |                       | CHELMSFORD | CM2 9FT | 73  | £4,726 |
| £550,000 | 28/05/2021 | S |              | 13  | GREENWAYS              |                       | CHELMSFORD | CM1 4EF | 120 | £4,583 |
| £375,000 | 28/05/2021 | D |              | 28  | GREAT COB              |                       | CHELMSFORD | CM1 6LA | 84  | £4,464 |
| £310,000 | 28/05/2021 | T |              | 89  | BRADFORD STREET        |                       | CHELMSFORD | CM2 0BG | 72  | £4,306 |
| £365,000 | 28/05/2021 | D |              | 41  | BRICKBARN              | GREAT LEIGHS          | CHELMSFORD | CM3 1JJ | 85  | £4,294 |
| £670,000 | 28/05/2021 | D |              | 6   | WINDLEY TYE            |                       | CHELMSFORD | CM1 2GR | 159 | £4,214 |
| £475,000 | 28/05/2021 | D |              | 8   | CARISBROOKE DRIVE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LT | 113 | £4,204 |
| £360,000 | 28/05/2021 | D |              | 16  | CLARENCE CLOSE         |                       | CHELMSFORD | CM2 6SE | 86  | £4,186 |
| £540,000 | 28/05/2021 | D | SHERINGHAM   |     | BIRCHES WALK           | GALLEYWOOD            | CHELMSFORD | CM2 8TZ | 129 | £4,186 |
| £227,000 | 28/05/2021 | F |              | 307 | DURRANT COURT          |                       | CHELMSFORD | CM1 1UE | 55  | £4,127 |
| £510,000 | 28/05/2021 | S |              | 31  | SWISS AVENUE           |                       | CHELMSFORD | CM1 2AD | 124 | £4,113 |
| £314,000 | 28/05/2021 | T |              | 42  | CHURCH AVENUE          | BROOMFIELD            | CHELMSFORD | CM1 7EZ | 77  | £4,078 |
| £295,000 | 28/05/2021 | F |              | 53  | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 74  | £3,986 |
| £435,000 | 28/05/2021 | D |              | 45  | RIFFHAMS DRIVE         | GREAT BADDOW          | CHELMSFORD | CM2 7DE | 111 | £3,919 |
| £222,000 | 28/05/2021 | T |              | 32  | SHIMBROOKS             | GREAT LEIGHS          | CHELMSFORD | CM3 1SH | 57  | £3,895 |
| £315,000 | 28/05/2021 | T |              | 47  | DONALD WAY             |                       | CHELMSFORD | CM2 9JE | 81  | £3,889 |
| £290,000 | 28/05/2021 | T |              | 6   | VICTORIA CRESCENT      |                       | CHELMSFORD | CM1 1QF | 77  | £3,766 |
| £315,000 | 28/05/2021 | S |              | 142 | LONG BRANDOCKS         | WRITTLE               | CHELMSFORD | CM1 3JR | 84  | £3,750 |
| £330,000 | 28/05/2021 | S |              | 14  | CROUCH VIEW            | RETTENDON COMMON      | CHELMSFORD | CM3 8DS | 89  | £3,708 |
| £330,000 | 28/05/2021 | S |              | 75  | MEADGATE AVENUE        |                       | CHELMSFORD | CM2 7NQ | 90  | £3,667 |
| £190,000 | 28/05/2021 | F |              | 42  | JEFFCUT ROAD           |                       | CHELMSFORD | CM2 6XN | 54  | £3,519 |
| £220,000 | 28/05/2021 | F |              | 182 | PARKINSON DRIVE        |                       | CHELMSFORD | CM1 3GS | 63  | £3,492 |
| £156,000 | 28/05/2021 | F |              | 15  | WIDFORD PARK PLACE     |                       | CHELMSFORD | CM2 8TB | 45  | £3,467 |
| £265,000 | 28/05/2021 | F |              | 30  | TYDEMANS               |                       | CHELMSFORD | CM2 9FH | 78  | £3,397 |
| £217,000 | 28/05/2021 | F |              | 169 | POLLARDS GREEN         |                       | CHELMSFORD | CM2 6UX | 64  | £3,391 |
| £305,000 | 28/05/2021 | T |              | 12  | DARRELL CLOSE          |                       | CHELMSFORD | CM1 4EL | 98  | £3,112 |
| £415,000 | 01/06/2021 | S |              | 7   | BADDOW HALL CRESCENT   |                       | CHELMSFORD | CM2 7BY | 58  | £7,155 |
| £990,000 | 01/06/2021 | D | POPLAR LODGE |     | WELL LANE              | DANBURY               | CHELMSFORD | CM3 4AB | 194 | £5,103 |
| £340,000 | 01/06/2021 | D |              | 69  | ST ANTHONYS DRIVE      |                       | CHELMSFORD | CM2 9EH | 73  | £4,658 |
| £412,000 | 01/06/2021 | D |              | 23  | CLEMENTS GREEN LANE    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JP | 90  | £4,578 |
| £328,000 | 01/06/2021 | T |              | 24  | ROCHFORD ROAD          |                       | CHELMSFORD | CM2 0EG | 73  | £4,493 |
| £596,000 | 01/06/2021 | D |              | 65  | WIDFORD ROAD           |                       | CHELMSFORD | CM2 8SY | 141 | £4,227 |
| £345,000 | 01/06/2021 | T |              | 31  | WATERHOUSE STREET      |                       | CHELMSFORD | CM1 2TY | 82  | £4,207 |
| £315,000 | 01/06/2021 | T |              | 213 | AVON ROAD              |                       | CHELMSFORD | CM1 2LB | 77  | £4,091 |
| £610,000 | 01/06/2021 | S | STONE CROFT  |     | CHURCH LANE            | LITTLE LEIGHS         | CHELMSFORD | CM3 1NA | 155 | £3,935 |
| £430,000 | 01/06/2021 | S |              | 14  | ROSSENDALE             |                       | CHELMSFORD | CM1 2UA | 110 | £3,909 |



|          |            |   |    |     |                    |                       |                   |         |     |        |
|----------|------------|---|----|-----|--------------------|-----------------------|-------------------|---------|-----|--------|
| £295,000 | 01/06/2021 | T |    | 5   | SHIREBOURN VALE    | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5ZX | 81  | £3,642 |
| £460,000 | 01/06/2021 | D |    | 11  | LITTLECROFT        | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5GG | 127 | £3,622 |
| £405,000 | 01/06/2021 | D |    | 65  | PARKLANDS DRIVE    |                       | CHELMSFORD        | CM1 7SP | 119 | £3,403 |
| £432,000 | 02/06/2021 | S |    | 36  | ROSEBERY ROAD      |                       | CHELMSFORD        | CM2 0TU | 85  | £5,082 |
| £550,000 | 02/06/2021 | D |    | 13  | SEVENTH AVENUE     |                       | CHELMSFORD        | CM1 4EE | 115 | £4,783 |
| £390,000 | 02/06/2021 | S |    | 31  | BADEN POWELL CLOSE | GREAT BADDOW          | CHELMSFORD        | CM2 7GA | 90  | £4,333 |
| £300,000 | 02/06/2021 | T |    | 412 | LINNET DRIVE       |                       | CHELMSFORD        | CM2 8AL | 78  | £3,846 |
| £185,000 | 02/06/2021 | F |    | 211 | DURRANT COURT      |                       | CHELMSFORD        | CM1 1UE | 49  | £3,776 |
| £425,000 | 03/06/2021 | S |    | 1   | WISEMANS COTTAGES  | GREAT WALTHAM         | CHELMSFORD        | CM3 1ET | 86  | £4,942 |
| £245,000 | 03/06/2021 | F | 10 |     | WATERHOUSE COURT   | BURGESS SPRINGS       | CHELMSFORD        | CM1 1QZ | 50  | £4,900 |
| £262,500 | 03/06/2021 | T |    | 30  | ALEXANDER MEWS     | SANDON                | CHELMSFORD        | CM2 7TT | 57  | £4,605 |
| £385,000 | 03/06/2021 | T |    | 21  | MAYNE CREST        |                       | CHELMSFORD        | CM1 6UA | 88  | £4,375 |
| £319,825 | 03/06/2021 | S |    | 3   | PYMS ROAD          |                       | CHELMSFORD        | CM2 8PY | 75  | £4,264 |
| £326,000 | 03/06/2021 | S |    | 79  | PINES ROAD         |                       | CHELMSFORD        | CM1 2EZ | 77  | £4,234 |
| £730,000 | 03/06/2021 | D |    | 179 | MAIN ROAD          | GREAT LEIGHS          | CHELMSFORD        | CM3 1NP | 173 | £4,220 |
| £380,000 | 03/06/2021 | S |    | 111 | KEENE WAY          |                       | CHELMSFORD        | CM2 8NS | 101 | £3,762 |
| £495,000 | 03/06/2021 | S |    | 12  | ISAAC SQUARE       | GREAT BADDOW          | CHELMSFORD        | CM2 7PP | 160 | £3,094 |
| £220,500 | 03/06/2021 | T |    | 2   | BELL STREET        | GREAT BADDOW          | CHELMSFORD        | CM2 7JR | 86  | £2,564 |
| £655,000 | 04/06/2021 | D |    | 9   | HAMLET ROAD        |                       | CHELMSFORD        | CM2 0EU | 100 | £6,550 |
| £540,000 | 04/06/2021 | S | 1  |     | ROSE COTTAGE       | THE COMMON            | EAST HANNINGFIELD | CM3 8AH | 97  | £5,567 |
| £205,000 | 04/06/2021 | F |    | 58  | STAPLEFORD CLOSE   |                       | CHELMSFORD        | CM2 0RB | 37  | £5,541 |
| £310,000 | 04/06/2021 | S |    | 39  | RUBENS GATE        |                       | CHELMSFORD        | CM1 6GW | 59  | £5,254 |
| £500,000 | 04/06/2021 | D |    |     | 116A               | SANDFORD ROAD         | CHELMSFORD        | CM2 6DH | 100 | £5,000 |
| £323,500 | 04/06/2021 | S |    | 68  | STEWART ROAD       |                       | CHELMSFORD        | CM2 9BD | 66  | £4,902 |
| £402,500 | 04/06/2021 | S |    | 9   | MANOR ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5PW | 83  | £4,849 |
| £188,000 | 04/06/2021 | F |    | 43  | BROOKLANDS WALK    |                       | CHELMSFORD        | CM2 9BH | 40  | £4,700 |
| £262,500 | 04/06/2021 | T |    | 12  | HELENA COURT       | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5LZ | 56  | £4,688 |
| £371,000 | 04/06/2021 | S |    | 55  | SPRING CLOSE       | LITTLE BADDOW         | CHELMSFORD        | CM3 4TL | 80  | £4,638 |
| £485,000 | 04/06/2021 | D |    | 46  | BEELEIGH LINK      |                       | CHELMSFORD        | CM2 6RG | 106 | £4,575 |
| £215,000 | 04/06/2021 | T |    | 34  | DEERHURST CHASE    | BICKNACRE             | CHELMSFORD        | CM3 4XG | 47  | £4,574 |
| £212,500 | 04/06/2021 | F |    | 44  | HARBERD TYE        |                       | CHELMSFORD        | CM2 9GJ | 47  | £4,521 |
| £325,000 | 04/06/2021 | T |    | 4   | LOMBARDY PLACE     |                       | CHELMSFORD        | CM1 1PZ | 72  | £4,514 |
| £335,000 | 04/06/2021 | T |    | 47  | LUCAS AVENUE       |                       | CHELMSFORD        | CM2 9JL | 78  | £4,295 |
| £385,000 | 04/06/2021 | S |    | 160 | CHELMER ROAD       |                       | CHELMSFORD        | CM2 6AB | 94  | £4,096 |
| £398,000 | 04/06/2021 | S |    | 162 | CHELMER ROAD       |                       | CHELMSFORD        | CM2 6AB | 99  | £4,020 |
| £265,000 | 04/06/2021 | T |    | 124 | UPPER BRIDGE ROAD  |                       | CHELMSFORD        | CM2 0BA | 66  | £4,015 |
| £207,000 | 04/06/2021 | F |    | 38  | EARLSFIELD DRIVE   |                       | CHELMSFORD        | CM2 6SX | 52  | £3,981 |
| £315,000 | 04/06/2021 | S |    | 6   | PENZANCE CLOSE     |                       | CHELMSFORD        | CM1 6JJ | 82  | £3,841 |
| £475,000 | 04/06/2021 | D |    | 51  | BARBROOK WAY       | BICKNACRE             | CHELMSFORD        | CM3 4HP | 140 | £3,393 |
| £295,000 | 04/06/2021 | T |    | 226 | DORSET AVENUE      |                       | CHELMSFORD        | CM2 8YZ | 87  | £3,391 |
| £720,000 | 04/06/2021 | D |    | 47  | SPALDING WAY       |                       | CHELMSFORD        | CM2 7NZ | 225 | £3,200 |
| £299,500 | 04/06/2021 | T |    | 153 | GLOUCESTER AVENUE  |                       | CHELMSFORD        | CM2 9DU | 97  | £3,088 |
| £139,700 | 04/06/2021 | F |    | 148 | DORSET AVENUE      |                       | CHELMSFORD        | CM2 8YY | 46  | £3,037 |
| £95,000  | 04/06/2021 | F |    | 27  | ALBION COURT       |                       | CHELMSFORD        | CM2 0UT | 39  | £2,436 |
| £835,000 | 04/06/2021 | D |    | 2   | GUYS FARM          | WRITTLE               | CHELMSFORD        | CM1 3GA | 364 | £2,294 |
| £260,000 | 07/06/2021 | T |    | 233 | BADDOW ROAD        |                       | CHELMSFORD        | CM2 7PZ | 51  | £5,098 |
| £335,000 | 07/06/2021 | T |    | 6   | FIRTREE RISE       |                       | CHELMSFORD        | CM2 9HS | 69  | £4,855 |
| £237,000 | 07/06/2021 | F |    | 183 | ARMISTICE AVENUE   | SPRINGFIELD           | CHELMSFORD        | CM1 6DS | 55  | £4,309 |
| £460,000 | 07/06/2021 | F | 15 |     | RIVERS HOUSE, 129  | SPRINGFIELD ROAD      | CHELMSFORD        | CM2 6JL | 109 | £4,220 |

|          |            |   |         |                    |     |                        |                       |            |         |     |        |
|----------|------------|---|---------|--------------------|-----|------------------------|-----------------------|------------|---------|-----|--------|
| £532,000 | 07/06/2021 | D |         |                    | 2   | AMCOTES PLACE          |                       | CHELMSFORD | CM2 9HZ | 134 | £3,970 |
| £420,000 | 07/06/2021 | D |         | 142A               |     | MALDON ROAD            | GREAT BADDOW          | CHELMSFORD | CM2 7DQ | 111 | £3,784 |
| £352,500 | 07/06/2021 | S |         |                    | 21  | CHERWELL DRIVE         |                       | CHELMSFORD | CM1 2JJ | 100 | £3,525 |
| £605,000 | 07/06/2021 | D |         | THE OLD POST HOUSE |     | NORTH HILL             | LITTLE BADDOW         | CHELMSFORD | CM3 4TB | 188 | £3,218 |
| £546,000 | 08/06/2021 | S |         |                    | 52  | VICARAGE LANE          | GREAT BADDOW          | CHELMSFORD | CM2 8HY | 100 | £5,460 |
| £935,000 | 08/06/2021 | D |         |                    | 19  | LODGE VALE             | SPRINGFIELD           | CHELMSFORD | CM1 6AX | 213 | £4,390 |
| £180,000 | 08/06/2021 | F |         |                    | 18  | DAWBERRY PLACE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZQ | 44  | £4,091 |
| £385,000 | 09/06/2021 | T |         |                    | 15  | ST JOHNS GREEN         |                       | CHELMSFORD | CM1 3DZ | 72  | £5,347 |
| £675,000 | 09/06/2021 | S |         |                    | 237 | BEEHIVE LANE           |                       | CHELMSFORD | CM2 9SH | 140 | £4,821 |
| £262,000 | 09/06/2021 | F | FLAT 16 | KING GEORGE COURT  |     | MOULSHAM STREET        |                       | CHELMSFORD | CM2 0JE | 55  | £4,764 |
| £310,000 | 09/06/2021 | T |         |                    | 42  | HAWFINCH WALK          |                       | CHELMSFORD | CM2 8BE | 72  | £4,306 |
| £357,000 | 09/06/2021 | T |         |                    | 27  | RUSHLEYDALE            |                       | CHELMSFORD | CM1 6JX | 88  | £4,057 |
| £339,995 | 09/06/2021 | S |         |                    | 15  | FREMANTLE CLOSE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TY | 85  | £4,000 |
| £985,000 | 09/06/2021 | D |         |                    | 19  | BEAULIEU BOULEVARD     |                       | CHELMSFORD | CM1 6EA | 252 | £3,909 |
| £310,000 | 09/06/2021 | D |         |                    | 231 | RUTLAND ROAD           |                       | CHELMSFORD | CM1 4BW | 93  | £3,333 |
| £275,000 | 09/06/2021 | T |         |                    | 20  | NICHOLSON PLACE        | EAST HANNINGFIELD     | CHELMSFORD | CM3 8UT | 91  | £3,022 |
| £367,000 | 10/06/2021 | S |         |                    | 4   | CHANCELLOR AVENUE      | SPRINGFIELD           | CHELMSFORD | CM2 6WS | 65  | £5,646 |
| £285,000 | 10/06/2021 | T |         |                    | 8   | TUPMAN CLOSE           |                       | CHELMSFORD | CM1 4UP | 58  | £4,914 |
| £550,000 | 10/06/2021 | D |         |                    | 24  | BADEN POWELL CLOSE     | GREAT BADDOW          | CHELMSFORD | CM2 7GA | 119 | £4,622 |
| £120,000 | 10/06/2021 | F |         |                    | 20  | DARNAY RISE            |                       | CHELMSFORD | CM1 4XA | 26  | £4,615 |
| £700,000 | 10/06/2021 | D |         |                    | 1   | HILL CRESCENT          |                       | CHELMSFORD | CM2 6HT | 154 | £4,545 |
| £335,000 | 10/06/2021 | T |         |                    | 89  | EGLINTON DRIVE         |                       | CHELMSFORD | CM2 6YL | 76  | £4,408 |
| £320,000 | 10/06/2021 | S |         |                    | 2   | ROLLESTONS             | WRITTLE               | CHELMSFORD | CM1 3JT | 74  | £4,324 |
| £166,500 | 10/06/2021 | F |         |                    | 36  | VILLIERS PLACE         | BOREHAM               | CHELMSFORD | CM3 3JW | 42  | £3,964 |
| £400,000 | 10/06/2021 | D |         |                    | 8   | DARRELL CLOSE          |                       | CHELMSFORD | CM1 4EL | 101 | £3,960 |
| £330,000 | 10/06/2021 | S |         |                    | 50  | PLANTATION ROAD        | BOREHAM               | CHELMSFORD | CM3 3EA | 87  | £3,793 |
| £290,000 | 10/06/2021 | T |         |                    | 82  | JUNIPER ROAD           | BOREHAM               | CHELMSFORD | CM3 3DX | 85  | £3,412 |
| £290,000 | 10/06/2021 | T |         |                    | 93  | NOAKES AVENUE          |                       | CHELMSFORD | CM2 8EW | 91  | £3,187 |
| £375,000 | 10/06/2021 | T |         |                    | 47  | SHELLEY ROAD           |                       | CHELMSFORD | CM2 6ER | 122 | £3,074 |
| £310,000 | 10/06/2021 | S |         |                    | 37  | HOUBLON DRIVE          |                       | CHELMSFORD | CM2 8SE | 110 | £2,818 |
| £230,000 | 11/06/2021 | T |         |                    | 22  | SOUTHER CROSS          | GOOD EASTER           | CHELMSFORD | CM1 4RX | 44  | £5,227 |
| £235,000 | 11/06/2021 | T |         |                    | 2   | JUBILEE TERRACE        | WOODHAM FERRERS       | CHELMSFORD | CM3 8RH | 45  | £5,222 |
| £390,000 | 11/06/2021 | S |         |                    | 28  | CROSSWAYS              |                       | CHELMSFORD | CM2 9EP | 76  | £5,132 |
| £400,000 | 11/06/2021 | D |         |                    | 5   | PETUNIA CRESCENT       |                       | CHELMSFORD | CM1 6YP | 80  | £5,000 |
| £330,000 | 11/06/2021 | T |         |                    | 16  | NEW WRITTLE STREET     |                       | CHELMSFORD | CM2 0RR | 72  | £4,583 |
| £486,000 | 11/06/2021 | D |         |                    | 112 | FORTINBRAS WAY         |                       | CHELMSFORD | CM2 9UL | 108 | £4,500 |
| £258,000 | 11/06/2021 | S |         |                    | 99  | SHIMBROOKS             | GREAT LEIGHS          | CHELMSFORD | CM3 1SG | 59  | £4,373 |
| £247,000 | 11/06/2021 | T |         |                    | 114 | GANDALFS RIDE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 58  | £4,259 |
| £650,000 | 11/06/2021 | D |         |                    | 99  | BROOMFIELD ROAD        |                       | CHELMSFORD | CM1 1RY | 153 | £4,248 |
| £365,000 | 11/06/2021 | T |         |                    | 16  | BRAGANZA WAY           | SPRINGFIELD           | CHELMSFORD | CM1 6AP | 86  | £4,244 |
| £420,000 | 11/06/2021 | D |         | 1A                 |     | ROBERT CLOSE           |                       | CHELMSFORD | CM2 6FJ | 102 | £4,118 |
| £480,000 | 11/06/2021 | D |         |                    | 2   | MILLSON BANK           |                       | CHELMSFORD | CM2 6QD | 121 | £3,967 |
| £210,000 | 11/06/2021 | F | FLAT 5  | THE PHOENIX, 41    |     | NEW STREET             |                       | CHELMSFORD | CM1 1PT | 54  | £3,889 |
| £307,200 | 11/06/2021 | T |         |                    | 326 | LINNET DRIVE           |                       | CHELMSFORD | CM2 8AL | 79  | £3,889 |
| £285,000 | 11/06/2021 | S |         |                    | 9   | LUCKSFIELD WAY         |                       | CHELMSFORD | CM2 8HW | 77  | £3,701 |
| £255,000 | 11/06/2021 | F |         |                    | 57  | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 69  | £3,696 |
| £166,000 | 11/06/2021 | F |         |                    | 28  | MELVILLE HEATH         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FT | 46  | £3,609 |
| £795,000 | 11/06/2021 | D |         |                    | 64  | BEEHIVE LANE           |                       | CHELMSFORD | CM2 9RX | 221 | £3,597 |
| £185,000 | 11/06/2021 | F |         |                    | 133 | CROCUS WAY             |                       | CHELMSFORD | CM1 6XH | 52  | £3,558 |

|            |            |   |        |     |                        |                        |                   |            |         |         |         |
|------------|------------|---|--------|-----|------------------------|------------------------|-------------------|------------|---------|---------|---------|
| £275,000   | 11/06/2021 | F |        | 37  | GRACE BARTLETT GARDENS |                        | CHELMSFORD        | CM2 9FW    | 79      | £3,481  |         |
| £950,000   | 11/06/2021 | D |        | 45  | PLANTATION ROAD        | BOREHAM                | CHELMSFORD        | CM3 3EA    | 353     | £2,691  |         |
| £76,250    | 11/06/2021 | F |        | 46  | RENNOLDSON GREEN       |                        | CHELMSFORD        | CM2 9FY    | 72      | £1,059  |         |
| £1,200,000 | 14/06/2021 | D |        |     | GREEN ACRES            | WEST HANNINGFIELD ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UE | N/A     | #VALUE! |
| £285,000   | 14/06/2021 | T | 1      |     | THATCHED COTTAGE       | CHURCH LANE            | LITTLE LEIGHS     | CHELMSFORD | CM3 1PQ | N/A     | #VALUE! |
| £1,350,000 | 14/06/2021 | D |        |     | BROOK FARM             | BROOK LANE             | GREAT BADDOW      | CHELMSFORD | CM2 7SX | 226     | £5,973  |
| £705,000   | 14/06/2021 | D |        |     | WHEEL GATES            | WEST HANNINGFIELD ROAD | WEST HANNINGFIELD | CHELMSFORD | CM2 8UE | 131     | £5,382  |
| £560,000   | 14/06/2021 | D |        | 2   | SACKVILLE CLOSE        |                        | CHELMSFORD        | CM1 2LU    | 105     | £5,333  |         |
| £365,500   | 14/06/2021 | S |        | 74  | SANDFORD ROAD          |                        | CHELMSFORD        | CM2 6DH    | 70      | £5,221  |         |
| £257,500   | 14/06/2021 | T |        | 9   | CLOBBS YARD            | BROOMFIELD             | CHELMSFORD        | CM1 7AB    | 53      | £4,858  |         |
| £1,225,000 | 14/06/2021 | D |        | 34  | CHALKLANDS             | SANDON                 | CHELMSFORD        | CM2 7TH    | 274     | £4,471  |         |
| £562,000   | 14/06/2021 | S |        |     | COLMID COTTAGE         | SOUTH STREET           | GREAT WALTHAM     | CHELMSFORD | CM3 1DF | 128     | £4,391  |
| £325,000   | 14/06/2021 | S |        | 52  | WIDFORD ROAD           |                        | CHELMSFORD        | CM2 8SY    | 75      | £4,333  |         |
| £600,000   | 14/06/2021 | D |        |     | SPRINGWOOD             | SOUTHEND ROAD          | HOWE GREEN        | CHELMSFORD | CM2 7TD | 144     | £4,167  |
| £330,000   | 14/06/2021 | T |        | 145 | BARNARD ROAD           |                        | CHELMSFORD        | CM2 8RS    | 83      | £3,976  |         |
| £310,000   | 14/06/2021 | T |        | 98  | BISHOP ROAD            |                        | CHELMSFORD        | CM1 1PY    | 78      | £3,974  |         |
| £240,000   | 14/06/2021 | F |        | 20  | TYDEMANS               |                        | CHELMSFORD        | CM2 9FH    | 69      | £3,478  |         |
| £190,000   | 14/06/2021 | F |        | 23  | WOOD DALE              | GREAT BADDOW           | CHELMSFORD        | CM2 8EZ    | 59      | £3,220  |         |
| £207,500   | 14/06/2021 | T |        | 31  | BLACKLOCK              | CHELMER VILLAGE        | CHELMSFORD        | CM2 6QL    | 69      | £3,007  |         |
| £117,500   | 14/06/2021 | F |        | 49  | BRASSIE WOOD           |                        | CHELMSFORD        | CM3 3FP    | 59      | £1,992  |         |
| £85,500    | 14/06/2021 | F | FLAT 4 |     | FENTON COURT           | BURGESS SPRINGS        | CHELMSFORD        | CM1 1HW    | 71      | £1,204  |         |
| £850,000   | 15/06/2021 | D |        |     | 2B                     | FITZWALTER PLACE       | CHELMSFORD        | CM1 2LX    | 126     | £6,746  |         |
| £430,000   | 15/06/2021 | D |        | 57  | LONGSHOTS CLOSE        |                        | CHELMSFORD        | CM1 7DU    | 75      | £5,733  |         |
| £685,000   | 15/06/2021 | D |        | 5   | GLOVERS                | GREAT LEIGHS           | CHELMSFORD        | CM3 1PY    | 146     | £4,692  |         |
| £235,000   | 15/06/2021 | F |        | 126 | WOOD STREET            |                        | CHELMSFORD        | CM2 8BL    | 54      | £4,352  |         |
| £183,000   | 15/06/2021 | F |        | 13  | BROOKLANDS WALK        |                        | CHELMSFORD        | CM2 9BH    | 44      | £4,159  |         |
| £212,000   | 15/06/2021 | F |        | 192 | REDMAYNE DRIVE         |                        | CHELMSFORD        | CM2 9XE    | 51      | £4,157  |         |
| £450,000   | 16/06/2021 | D |        | 30  | STANLEY RISE           | SPRINGFIELD            | CHELMSFORD        | CM2 6PL    | 92      | £4,891  |         |
| £325,000   | 16/06/2021 | T |        | 39  | LUCAS AVENUE           |                        | CHELMSFORD        | CM2 9JL    | 69      | £4,710  |         |
| £345,000   | 16/06/2021 | T |        | 40  | ROBIN WAY              |                        | CHELMSFORD        | CM2 8AS    | 74      | £4,662  |         |
| £354,000   | 16/06/2021 | D |        | 8   | POCKLINGTON CLOSE      | CHELMER VILLAGE        | CHELMSFORD        | CM2 6SQ    | 78      | £4,538  |         |
| £362,500   | 16/06/2021 | T |        | 21  | FOREFIELD GREEN        |                        | CHELMSFORD        | CM1 6YU    | 82      | £4,421  |         |
| £775,000   | 16/06/2021 | D |        | 20  | JACKSON BACON VIEW     | SPRINGFIELD            | CHELMSFORD        | CM1 6BJ    | 198     | £3,914  |         |
| £780,000   | 16/06/2021 | D |        | 144 | FAIRWAY DRIVE          |                        | CHELMSFORD        | CM3 3FH    | 208     | £3,750  |         |
| £282,000   | 16/06/2021 | F |        | 8   | HAYES CLOSE            |                        | CHELMSFORD        | CM2 0RN    | 81      | £3,481  |         |
| £460,000   | 17/06/2021 | D |        | 3   | CONSTANCE CLOSE        | BROOMFIELD             | CHELMSFORD        | CM1 7BW    | 84      | £5,476  |         |
| £376,500   | 17/06/2021 | S |        | 5   | GOULTON ROAD           |                        | CHELMSFORD        | CM1 7DW    | 74      | £5,088  |         |
| £278,000   | 17/06/2021 | S |        | 108 | HENNIKER GATE          |                        | CHELMSFORD        | CM2 6SB    | 60      | £4,633  |         |
| £1,175,000 | 17/06/2021 | S |        | 188 | NEW LONDON ROAD        |                        | CHELMSFORD        | CM2 0AR    | 259     | £4,537  |         |
| £327,500   | 17/06/2021 | S |        | 72  | PYMS ROAD              |                        | CHELMSFORD        | CM2 8PY    | 73      | £4,486  |         |
| £400,000   | 17/06/2021 | S |        | 40  | HILLARY CLOSE          |                        | CHELMSFORD        | CM1 7RP    | 90      | £4,444  |         |
| £895,000   | 17/06/2021 | D |        | 6   | WOODLAND WAY           | EDNEY COMMON           | CHELMSFORD        | CM1 3FF    | 204     | £4,387  |         |
| £565,000   | 17/06/2021 | S |        | 15  | NEW ROAD               | BROOMFIELD             | CHELMSFORD        | CM1 7AN    | 133     | £4,248  |         |
| £225,000   | 17/06/2021 | F |        | 14  | MONTFORT DRIVE         |                        | CHELMSFORD        | CM2 9FN    | 63      | £3,571  |         |
| £385,000   | 17/06/2021 | S |        | 135 | LINNET DRIVE           |                        | CHELMSFORD        | CM2 8AQ    | 110     | £3,500  |         |
| £1,200,000 | 18/06/2021 | T |        |     | SWAN HOUSE, 27         | THE GREEN              | WRITTLE           | CHELMSFORD | CM1 3DT | N/A     | #VALUE! |
| £1,400,000 | 18/06/2021 | D |        | 3   | THE GREEN              | WRITTLE                | CHELMSFORD        | CM1 3DT    | N/A     | #VALUE! |         |
| £325,000   | 18/06/2021 | S |        | 50  | BEARDSLEY DRIVE        |                        | CHELMSFORD        | CM1 6GQ    | 54      | £6,019  |         |
| £346,000   | 18/06/2021 | T | 2      |     | OLD COURT              | ARBOUR LANE            | CHELMSFORD        | CM1 7UF    | 63      | £5,492  |         |

|            |            |   |    |                     |                     |                       |            |         |     |        |
|------------|------------|---|----|---------------------|---------------------|-----------------------|------------|---------|-----|--------|
| £425,000   | 18/06/2021 | D |    | CLAIR VIEW          | VICARAGE ROAD       | ROXWELL               | CHELMSFORD | CM1 4NB | 78  | £5,449 |
| £350,000   | 18/06/2021 | T |    |                     | 29 COWDRIE WAY      | SPRINGFIELD           | CHELMSFORD | CM2 6GL | 67  | £5,224 |
| £255,000   | 18/06/2021 | S |    |                     | 21 COBURG PLACE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LY | 50  | £5,100 |
| £258,000   | 18/06/2021 | T |    |                     | 41 MERTON PLACE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YW | 52  | £4,962 |
| £367,500   | 18/06/2021 | D |    |                     | 1 BREE HILL         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AD | 78  | £4,712 |
| £400,000   | 18/06/2021 | T |    |                     | 87 MILLFIELDS       | WRITTLE               | CHELMSFORD | CM1 3LW | 85  | £4,706 |
| £263,000   | 18/06/2021 | F |    | FLAT 1              | 20 BAKER STREET     |                       | CHELMSFORD | CM2 0SF | 57  | £4,614 |
| £385,000   | 18/06/2021 | S |    |                     | 9 TOTNES WALK       |                       | CHELMSFORD | CM1 6LU | 84  | £4,583 |
| £370,000   | 18/06/2021 | S |    |                     | 43 MAPLE DRIVE      |                       | CHELMSFORD | CM2 9HR | 83  | £4,458 |
| £285,000   | 18/06/2021 | T |    |                     | 1 HEATHER COURT     |                       | CHELMSFORD | CM1 6YQ | 64  | £4,453 |
| £399,995   | 18/06/2021 | S |    |                     | 12 BUSHEY CLOSE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LF | 90  | £4,444 |
| £725,000   | 18/06/2021 | D |    |                     | 5 CHELMER AVENUE    | LITTLE WALTHAM        | CHELMSFORD | CM3 3PB | 167 | £4,341 |
| £606,000   | 18/06/2021 | S |    |                     | 51 FIFTH AVENUE     |                       | CHELMSFORD | CM1 4HB | 140 | £4,329 |
| £495,000   | 18/06/2021 | S |    |                     | 14 SYLVAN CLOSE     |                       | CHELMSFORD | CM2 9HJ | 119 | £4,160 |
| £400,000   | 18/06/2021 | D |    |                     | 24 TOOK DRIVE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RJ | 97  | £4,124 |
| £675,000   | 18/06/2021 | D |    |                     | 10 KINGSTON AVENUE  |                       | CHELMSFORD | CM2 6DP | 169 | £3,994 |
| £158,000   | 18/06/2021 | F |    |                     | 63 CORNFLOWER DRIVE |                       | CHELMSFORD | CM1 6XZ | 40  | £3,950 |
| £250,000   | 18/06/2021 | F |    |                     | 12 FALCONS MEAD     |                       | CHELMSFORD | CM2 0NN | 64  | £3,906 |
| £412,500   | 18/06/2021 | S |    |                     | 67 PARK AVENUE      |                       | CHELMSFORD | CM1 2AB | 106 | £3,892 |
| £655,000   | 18/06/2021 | D |    |                     | 58 PRIORY ROAD      | BICKNACRE             | CHELMSFORD | CM3 4XH | 172 | £3,808 |
| £327,500   | 18/06/2021 | T |    |                     | 32 CANBERRA CLOSE   |                       | CHELMSFORD | CM1 2EF | 87  | £3,764 |
| £360,000   | 18/06/2021 | S |    |                     | 33 OSPREY WAY       |                       | CHELMSFORD | CM2 8AP | 96  | £3,750 |
| £370,000   | 18/06/2021 | T |    |                     | 14 RUSHLEYDALE      |                       | CHELMSFORD | CM1 6JX | 100 | £3,700 |
| £330,000   | 18/06/2021 | T |    |                     | 17 LITTLE MEADOW    | WRITTLE               | CHELMSFORD | CM1 3LQ | 90  | £3,667 |
| £307,500   | 18/06/2021 | S |    |                     | 22 DOWNLEAZE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SN | 86  | £3,576 |
| £358,000   | 18/06/2021 | S |    |                     | 60 ALDER DRIVE      |                       | CHELMSFORD | CM2 9EZ | 101 | £3,545 |
| £360,000   | 18/06/2021 | S |    |                     | 43 ABBOTSLEIGH ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SR | 102 | £3,529 |
| £290,000   | 18/06/2021 | T |    |                     | 33 CHARNWOOD AVENUE |                       | CHELMSFORD | CM1 2TQ | 83  | £3,494 |
| £380,000   | 18/06/2021 | S |    |                     | 16 HAWKHURST CLOSE  |                       | CHELMSFORD | CM1 2SN | 112 | £3,393 |
| £355,000   | 18/06/2021 | T |    |                     | 9 CHURCHILL RISE    |                       | CHELMSFORD | CM1 6FD | 106 | £3,349 |
| £218,000   | 18/06/2021 | F |    |                     | 30 THE VINEYARDS    | GREAT BADDOW          | CHELMSFORD | CM2 7QS | 69  | £3,159 |
| £197,861   | 18/06/2021 | F | 50 | MIAMI HOUSE         | PRINCES ROAD        |                       | CHELMSFORD | CM2 9GE | 63  | £3,141 |
| £304,000   | 18/06/2021 | T |    |                     | 8 WINDSOR WAY       |                       | CHELMSFORD | CM1 2TN | 103 | £2,951 |
| £140,000   | 18/06/2021 | T |    |                     | 16 CONSTANCE CLOSE  | BROOMFIELD            | CHELMSFORD | CM1 7BW | 57  | £2,456 |
| £450,000   | 21/06/2021 | D | 3  | BRICKHOUSE COTTAGES | BRICKHOUSE LANE     | BOREHAM               | CHELMSFORD | CM3 3JQ | 72  | £6,250 |
| £450,000   | 21/06/2021 | D |    |                     | 117 POLLARDS GREEN  |                       | CHELMSFORD | CM2 6UX | 85  | £5,294 |
| £740,000   | 21/06/2021 | D |    | NEEDLES             | RIFFHAMS LANE       | DANBURY               | CHELMSFORD | CM3 4DS | 142 | £5,211 |
| £1,442,000 | 21/06/2021 | D |    |                     | 7 LITCHBOROUGH PARK | LITTLE BADDOW         | CHELMSFORD | CM3 4UJ | 279 | £5,168 |
| £450,000   | 21/06/2021 | S |    |                     | 21 THIRD AVENUE     |                       | CHELMSFORD | CM1 4EX | 88  | £5,114 |
| £390,000   | 21/06/2021 | S |    |                     | 31 AUBREY CLOSE     |                       | CHELMSFORD | CM1 4EJ | 77  | £5,065 |
| £432,500   | 21/06/2021 | S |    |                     | 38 WILSHIRE AVENUE  | SPRINGFIELD           | CHELMSFORD | CM2 6QW | 87  | £4,971 |
| £332,000   | 21/06/2021 | T |    |                     | 22 MARCONI ROAD     |                       | CHELMSFORD | CM1 1QB | 68  | £4,882 |
| £522,500   | 21/06/2021 | S |    |                     | 3 SECOND AVENUE     |                       | CHELMSFORD | CM1 4ET | 110 | £4,750 |
| £220,000   | 21/06/2021 | T |    |                     | 167 KINGS ROAD      |                       | CHELMSFORD | CM1 2BA | 47  | £4,681 |
| £356,500   | 21/06/2021 | S |    |                     | 13 WOODHOUSE LANE   | BROOMFIELD            | CHELMSFORD | CM1 7EU | 78  | £4,571 |
| £190,000   | 21/06/2021 | F |    |                     | 5 MELBA COURT       | WRITTLE               | CHELMSFORD | CM1 3EW | 42  | £4,524 |
| £555,000   | 21/06/2021 | D |    |                     | 47 CORNELIUS VALE   |                       | CHELMSFORD | CM2 6GY | 128 | £4,336 |
| £346,500   | 21/06/2021 | D |    |                     | 25 BROCKENHURST WAY | BICKNACRE             | CHELMSFORD | CM3 4XN | 81  | £4,278 |
| £350,000   | 21/06/2021 | D |    |                     | 12 FINCHLAND VIEW   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GA | 82  | £4,268 |

|          |            |   |     |                   |                        |                       |               |            |         |         |        |
|----------|------------|---|-----|-------------------|------------------------|-----------------------|---------------|------------|---------|---------|--------|
| £560,000 | 21/06/2021 | D |     | 1                 | TROTWOOD CLOSE         |                       | CHELMSFORD    | CM1 4UZ    | 132     | £4,242  |        |
| £307,000 | 21/06/2021 | T |     | 45                | FAYREWOOD DRIVE        | GREAT LEIGHS          | CHELMSFORD    | CM3 1GY    | 73      | £4,205  |        |
| £355,000 | 21/06/2021 | S |     | 67                | MAIN ROAD              | BROOMFIELD            | CHELMSFORD    | CM1 7BU    | 85      | £4,176  |        |
| £375,000 | 21/06/2021 | S |     | 19                | BROOMHALL ROAD         |                       | CHELMSFORD    | CM1 7HB    | 91      | £4,121  |        |
| £777,650 | 21/06/2021 | S |     | 47                | VICARAGE ROAD          |                       | CHELMSFORD    | CM2 9BS    | 192     | £4,050  |        |
| £870,000 | 21/06/2021 | D |     | 6                 | REGIMENT GATE          | SPRINGFIELD           | CHELMSFORD    | CM1 6BQ    | 215     | £4,047  |        |
| £370,000 | 21/06/2021 | S |     | 150               | BEARDSLEY DRIVE        |                       | CHELMSFORD    | CM1 6ZG    | 93      | £3,978  |        |
| £197,500 | 21/06/2021 | F | 9   | STONHAM PLACE     | CHELMER ROAD           |                       | CHELMSFORD    | CM2 6DG    | 50      | £3,950  |        |
| £835,000 | 21/06/2021 | D | 3   | THE MANOR HOUSE   | ROXWELL ROAD           | WRITTLE               | CHELMSFORD    | CM1 3RY    | 216     | £3,866  |        |
| £305,000 | 21/06/2021 | T |     | 29                | SKYLARK WALK           |                       | CHELMSFORD    | CM2 8BA    | 79      | £3,861  |        |
| £475,000 | 21/06/2021 | D |     |                   | GARDEN COTTAGE         | COOPERS LANE          | GREAT LEIGHS  | CHELMSFORD | CM3 1NG | 126     | £3,770 |
| £631,500 | 21/06/2021 | D |     | 25                | PAVITT MEADOW          | GALLEYWOOD            | CHELMSFORD    | CM2 8RQ    | 168     | £3,759  |        |
| £275,000 | 21/06/2021 | T |     | 37                | WHITEHOUSE ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5PF    | 80      | £3,438  |        |
| £330,000 | 21/06/2021 | S |     | 3                 | WEST AVENUE            |                       | CHELMSFORD    | CM1 2DB    | 106     | £3,113  |        |
| £545,000 | 21/06/2021 | D |     | 21                | OLDBURY AVENUE         |                       | CHELMSFORD    | CM2 7ED    | 196     | £2,781  |        |
| £290,000 | 21/06/2021 | D |     |                   | BIRCHWOOD HOUSE        | GOAT HALL LANE        | CHELMSFORD    | CM2 8PH    | 131     | £2,214  |        |
| £453,000 | 22/06/2021 | D |     | 6                 | SEVENTH AVENUE         |                       | CHELMSFORD    | CM1 4EE    | 77      | £5,883  |        |
| £650,000 | 22/06/2021 | D |     |                   | LITTLE CLEATOP         | SOUTH STREET          | GREAT WALTHAM | CHELMSFORD | CM3 1DP | 112     | £5,804 |
| £450,000 | 22/06/2021 | D |     | 16                | BARLOWS REACH          | CHELMER VILLAGE       | CHELMSFORD    | CM2 6QA    | 90      | £5,000  |        |
| £950,000 | 22/06/2021 | D |     |                   | HOWDENS                | PLUMPTRE LANE         | DANBURY       | CHELMSFORD | CM3 4JL | 193     | £4,922 |
| £611,000 | 22/06/2021 | D |     | 33                | DAEN INGAS             | DANBURY               | CHELMSFORD    | CM3 4DB    | 135     | £4,526  |        |
| £375,000 | 22/06/2021 | S | 1   | LORDSHIP COTTAGES | LORDSHIP ROAD          | WRITTLE               | CHELMSFORD    | CM1 3RP    | 87      | £4,310  |        |
| £340,000 | 22/06/2021 | T |     | 57                | HAWFINCH WALK          |                       | CHELMSFORD    | CM2 8BE    | 83      | £4,096  |        |
| £190,000 | 22/06/2021 | F |     | 102               | BRADFORD STREET        |                       | CHELMSFORD    | CM2 0XU    | 47      | £4,043  |        |
| £347,500 | 22/06/2021 | T |     | 45                | SHEPPARD DRIVE         |                       | CHELMSFORD    | CM2 6QE    | 95      | £3,658  |        |
| £307,000 | 22/06/2021 | T |     | 288               | GLOUCESTER AVENUE      |                       | CHELMSFORD    | CM2 9LH    | 85      | £3,612  |        |
| £290,000 | 22/06/2021 | S |     | 51                | BUTTERFIELD ROAD       | BOREHAM               | CHELMSFORD    | CM3 3BS    | 83      | £3,494  |        |
| £115,000 | 22/06/2021 | F | 117 | HAVENCOURT        | VICTORIA ROAD          |                       | CHELMSFORD    | CM1 1EA    | 34      | £3,382  |        |
| £560,000 | 23/06/2021 | D |     | 14                | CHIGNAL ROAD           |                       | CHELMSFORD    | CM1 2JB    | N/A     | #VALUE! |        |
| £380,000 | 23/06/2021 | T |     | 15                | HAMLET ROAD            |                       | CHELMSFORD    | CM2 0EU    | 74      | £5,135  |        |
| £790,000 | 23/06/2021 | S |     | 682               | GALLEYWOOD ROAD        |                       | CHELMSFORD    | CM2 8BY    | 154     | £5,130  |        |
| £910,000 | 23/06/2021 | D |     | 107               | LONGSTOMPS AVENUE      |                       | CHELMSFORD    | CM2 9BZ    | 179     | £5,084  |        |
| £550,000 | 23/06/2021 | D |     | 9                 | BRIDGE CROFT           | HOWE STREET           | CHELMSFORD    | CM3 1RE    | 112     | £4,911  |        |
| £413,000 | 23/06/2021 | D |     | 9                 | ORCHARD WAY            | BOREHAM               | CHELMSFORD    | CM3 3GQ    | 90      | £4,589  |        |
| £575,000 | 23/06/2021 | D |     | 5                 | GREAT GODFREYS         | WRITTLE               | CHELMSFORD    | CM1 3PQ    | 128     | £4,492  |        |
| £395,000 | 23/06/2021 | S |     | 57                | BUTTERFIELD ROAD       | BOREHAM               | CHELMSFORD    | CM3 3BS    | 88      | £4,489  |        |
| £611,000 | 23/06/2021 | D |     | 22                | BEELEIGH LINK          |                       | CHELMSFORD    | CM2 6RG    | 137     | £4,460  |        |
| £160,000 | 23/06/2021 | F |     | 148               | RAMSHAW DRIVE          |                       | CHELMSFORD    | CM2 6UB    | 36      | £4,444  |        |
| £312,500 | 23/06/2021 | S |     | 21                | HALLOWELL DOWN         | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5FS    | 72      | £4,340  |        |
| £507,500 | 23/06/2021 | S |     | 34                | DANBURY PALACE DRIVE   | DANBURY               | CHELMSFORD    | CM3 4FA    | 117     | £4,338  |        |
| £535,000 | 23/06/2021 | S |     | 19                | CAMPBELL CLOSE         |                       | CHELMSFORD    | CM2 9BE    | 127     | £4,213  |        |
| £345,000 | 23/06/2021 | T |     | 39                | PETUNIA CRESCENT       |                       | CHELMSFORD    | CM1 6YP    | 82      | £4,207  |        |
| £310,000 | 23/06/2021 | T |     | 6                 | MAGNOLIA CLOSE         |                       | CHELMSFORD    | CM2 9HU    | 74      | £4,189  |        |
| £450,000 | 23/06/2021 | D |     | 8                 | OLDBURY AVENUE         |                       | CHELMSFORD    | CM2 7EB    | 108     | £4,167  |        |
| £428,000 | 23/06/2021 | D |     | 3                 | PETERSFIELD            |                       | CHELMSFORD    | CM1 4EP    | 105     | £4,076  |        |
| £245,000 | 23/06/2021 | F |     | 68                | EGLINTON DRIVE         |                       | CHELMSFORD    | CM2 6YL    | 63      | £3,889  |        |
| £263,550 | 23/06/2021 | T |     | 21                | VIOLET CLOSE           |                       | CHELMSFORD    | CM1 6XG    | 68      | £3,876  |        |
| £565,000 | 23/06/2021 | D |     | 12                | GORDON CARLTON GARDENS | SPRINGFIELD           | CHELMSFORD    | CM1 6AY    | 152     | £3,717  |        |
| £494,000 | 23/06/2021 | T |     | 79                | PARKINSON DRIVE        |                       | CHELMSFORD    | CM1 3GU    | 161     | £3,068  |        |

|          |            |   |                          |     |                        |                       |            |         |     |        |
|----------|------------|---|--------------------------|-----|------------------------|-----------------------|------------|---------|-----|--------|
| £935,000 | 24/06/2021 | D |                          | 61  | STONEHILL ROAD         | ROXWELL               | CHELMSFORD | CM1 4NS | 156 | £5,994 |
| £485,000 | 24/06/2021 | D | HEATHER COTTAGE          |     | NORTH HILL             | LITTLE BADDOW         | CHELMSFORD | CM3 4TE | 85  | £5,706 |
| £420,000 | 24/06/2021 | D |                          | 141 | BEARDSLEY DRIVE        |                       | CHELMSFORD | CM1 6GJ | 75  | £5,600 |
| £500,000 | 24/06/2021 | S |                          | 2   | HULLS LANE             | SANDON                | CHELMSFORD | CM2 7SA | 90  | £5,556 |
| £355,000 | 24/06/2021 | S |                          | 222 | ONGAR ROAD             | WRITTLE               | CHELMSFORD | CM1 3NY | 69  | £5,145 |
| £440,000 | 24/06/2021 | T |                          | 28  | HARDY CLOSE            |                       | CHELMSFORD | CM1 1AE | 86  | £5,116 |
| £575,000 | 24/06/2021 | D |                          | 60  | THE SPINNAKER          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GL | 116 | £4,957 |
| £620,000 | 24/06/2021 | S |                          | 21  | ST JOHNS AVENUE        |                       | CHELMSFORD | CM2 0UB | 127 | £4,882 |
| £685,000 | 24/06/2021 | D |                          | 23  | GOODIER ROAD           |                       | CHELMSFORD | CM1 2GG | 142 | £4,824 |
| £500,000 | 24/06/2021 | T |                          | 67  | FIFTH AVENUE           |                       | CHELMSFORD | CM1 4HB | 105 | £4,762 |
| £237,000 | 24/06/2021 | F |                          | 21  | GOODWIN CLOSE          |                       | CHELMSFORD | CM2 9GX | 50  | £4,740 |
| £245,000 | 24/06/2021 | F |                          | 204 | UPPER BRIDGE ROAD      |                       | CHELMSFORD | CM2 0RU | 52  | £4,712 |
| £280,000 | 24/06/2021 | F | 51 ARMSTRONG GIBBS COURT |     | THE CAUSEWAY           | GREAT BADDOW          | CHELMSFORD | CM2 7FR | 60  | £4,667 |
| £469,000 | 24/06/2021 | S |                          | 156 | CHELMER ROAD           |                       | CHELMSFORD | CM2 6AB | 102 | £4,598 |
| £367,500 | 24/06/2021 | S |                          | 11  | OAK MANOR VIEW         | GREAT LEIGHS          | CHELMSFORD | CM3 1GZ | 83  | £4,428 |
| £103,000 | 24/06/2021 | F | 19 WINGROVE COURT        |     | BROOMFIELD ROAD        |                       | CHELMSFORD | CM1 4ES | 24  | £4,292 |
| £630,000 | 24/06/2021 | D |                          | 40  | MAIN ROAD              | DANBURY               | CHELMSFORD | CM3 4NQ | 150 | £4,200 |
| £285,000 | 24/06/2021 | T |                          | 1   | CHRISTY AVENUE         |                       | CHELMSFORD | CM1 2BG | 70  | £4,071 |
| £447,500 | 24/06/2021 | S |                          | 36  | BEECHES CRESCENT       |                       | CHELMSFORD | CM1 2FU | 110 | £4,068 |
| £189,000 | 24/06/2021 | F |                          | 100 | BRADFORD STREET        |                       | CHELMSFORD | CM2 0XU | 47  | £4,021 |
| £395,000 | 24/06/2021 | S |                          | 16  | ALBERT ROAD            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LP | 100 | £3,950 |
| £367,000 | 24/06/2021 | S |                          | 23  | MEADGATE AVENUE        |                       | CHELMSFORD | CM2 7ND | 96  | £3,823 |
| £170,000 | 24/06/2021 | F |                          | 5   | PEASE PLACE            | EAST HANNINGFIELD     | CHELMSFORD | CM3 8UZ | 45  | £3,778 |
| £481,000 | 24/06/2021 | D |                          | 51  | BEELEIGH LINK          |                       | CHELMSFORD | CM2 6PH | 130 | £3,700 |
| £150,000 | 24/06/2021 | F |                          | 139 | CORNFLOWER DRIVE       |                       | CHELMSFORD | CM1 6XZ | 49  | £3,061 |
| £260,000 | 24/06/2021 | T |                          | 39  | WALLASEA GARDENS       |                       | CHELMSFORD | CM1 6JY | 87  | £2,989 |
| £590,000 | 25/06/2021 | D |                          | 119 | WRITTLE ROAD           |                       | CHELMSFORD | CM1 3BP | 83  | £7,108 |
| £183,500 | 25/06/2021 | T | 40A                      |     | MALTESE ROAD           |                       | CHELMSFORD | CM1 2PA | 27  | £6,796 |
| £685,000 | 25/06/2021 | D |                          | 3   | VALLETTA CLOSE         |                       | CHELMSFORD | CM1 2PT | 116 | £5,905 |
| £343,000 | 25/06/2021 | S |                          | 17  | STEWART ROAD           |                       | CHELMSFORD | CM2 9BA | 59  | £5,814 |
| £500,000 | 25/06/2021 | D | VICTORIA HOUSE           |     | VICTORIA ROAD          | WRITTLE               | CHELMSFORD | CM1 3PB | 89  | £5,618 |
| £482,500 | 25/06/2021 | D |                          | 61  | POLLARDS GREEN         |                       | CHELMSFORD | CM2 6UL | 86  | £5,610 |
| £875,000 | 25/06/2021 | D |                          | 68  | VICARAGE LANE          | GREAT BADDOW          | CHELMSFORD | CM2 8HY | 156 | £5,609 |
| £560,000 | 25/06/2021 | D |                          | 90  | SCHOOL LANE            | BROOMFIELD            | CHELMSFORD | CM1 7DS | 100 | £5,600 |
| £865,000 | 25/06/2021 | D |                          | 16  | REDWOOD DRIVE          | WRITTLE               | CHELMSFORD | CM1 3LY | 164 | £5,274 |
| £537,000 | 25/06/2021 | D |                          | 2   | ARUN CLOSE             |                       | CHELMSFORD | CM1 7QE | 102 | £5,265 |
| £655,000 | 25/06/2021 | D |                          | 18  | VICARAGE LANE          | GREAT BADDOW          | CHELMSFORD | CM2 8JA | 128 | £5,117 |
| £342,000 | 25/06/2021 | T |                          | 41  | NEW ROAD               | GREAT BADDOW          | CHELMSFORD | CM2 7QT | 68  | £5,029 |
| £407,000 | 25/06/2021 | S |                          | 19  | RIDDIFORD DRIVE        |                       | CHELMSFORD | CM1 2GB | 81  | £5,025 |
| £700,000 | 25/06/2021 | D | BRYONY HOUSE             |     | MAIN ROAD              | FORD END              | CHELMSFORD | CM3 1LL | 140 | £5,000 |
| £195,000 | 25/06/2021 | T |                          | 67  | COLYERS REACH          |                       | CHELMSFORD | CM2 6RW | 40  | £4,875 |
| £710,000 | 25/06/2021 | D | LOGUIVY                  |     | MAYES LANE             | SANDON                | CHELMSFORD | CM2 7RP | 147 | £4,830 |
| £315,000 | 25/06/2021 | T |                          | 34  | GOLDING THOROUGHFARE   |                       | CHELMSFORD | CM2 6TU | 67  | £4,701 |
| £725,000 | 25/06/2021 | D |                          | 7   | BUCKLAND GATE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AN | 155 | £4,677 |
| £425,000 | 25/06/2021 | S |                          | 74  | WOOD STREET            |                       | CHELMSFORD | CM2 9FQ | 91  | £4,670 |
| £847,500 | 25/06/2021 | D | CHERRY TREES             |     | WELL LANE              | DANBURY               | CHELMSFORD | CM3 4AB | 183 | £4,631 |
| £300,000 | 25/06/2021 | F |                          | 13  | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 65  | £4,615 |
| £330,000 | 25/06/2021 | S |                          | 37  | SPRINGFIELD PARK ROAD  |                       | CHELMSFORD | CM2 6EB | 72  | £4,583 |
| £630,000 | 25/06/2021 | D |                          | 109 | ONGAR ROAD             | WRITTLE               | CHELMSFORD | CM1 3ND | 138 | £4,565 |

|            |            |   |        |                 |                    |                       |                   |            |         |        |        |
|------------|------------|---|--------|-----------------|--------------------|-----------------------|-------------------|------------|---------|--------|--------|
| £178,000   | 25/06/2021 | T |        | 32              | COLYERS REACH      |                       | CHELMSFORD        | CM2 6RN    | 39      | £4,564 |        |
| £518,000   | 25/06/2021 | S |        | 36              | LYNMOUTH AVENUE    |                       | CHELMSFORD        | CM2 0TR    | 114     | £4,544 |        |
| £185,000   | 25/06/2021 | F |        | 81              | BEELEIGH LINK      |                       | CHELMSFORD        | CM2 6PH    | 41      | £4,512 |        |
| £365,000   | 25/06/2021 | S |        | 19              | GLADDEN FIELDS     | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 7AH    | 81      | £4,506 |        |
| £215,000   | 25/06/2021 | F | 18     | BAILEY COURT    | NEW WRITTLE STREET |                       | CHELMSFORD        | CM2 0FS    | 48      | £4,479 |        |
| £290,000   | 25/06/2021 | T |        | 16              | BLACKWOOD CHINE    | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5FZ    | 66      | £4,394 |        |
| £337,500   | 25/06/2021 | F |        | 35              | CENTENARY WAY      | SPRINGFIELD           | CHELMSFORD        | CM1 6AU    | 77      | £4,383 |        |
| £385,000   | 25/06/2021 | S |        | 95              | UPPER BRIDGE ROAD  |                       | CHELMSFORD        | CM2 0BA    | 89      | £4,326 |        |
| £375,000   | 25/06/2021 | T |        | 31              | SYCAMORE WAY       |                       | CHELMSFORD        | CM2 9LZ    | 88      | £4,261 |        |
| £346,000   | 25/06/2021 | S |        | 102             | LONGFIELD ROAD     | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5JJ    | 82      | £4,220 |        |
| £580,000   | 25/06/2021 | D |        | 24              | TAPLEY ROAD        |                       | CHELMSFORD        | CM1 4XY    | 138     | £4,203 |        |
| £520,000   | 25/06/2021 | S |        | 5               | HILLSIDE GROVE     |                       | CHELMSFORD        | CM2 9DA    | 124     | £4,194 |        |
| £415,000   | 25/06/2021 | F | FLAT 3 | THE LAWNES      | THE TYE            | EAST HANNINGFIELD     | CHELMSFORD        | CM3 8AE    | 99      | £4,192 |        |
| £304,000   | 25/06/2021 | T |        | 267             | AVON ROAD          |                       | CHELMSFORD        | CM1 2LB    | 73      | £4,164 |        |
| £310,000   | 25/06/2021 | T |        | 38              | ORCHARD STREET     |                       | CHELMSFORD        | CM2 0HD    | 76      | £4,079 |        |
| £418,000   | 25/06/2021 | D |        | 2               | ALBERT ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5LP    | 104     | £4,019 |        |
| £329,000   | 25/06/2021 | T |        | 22              | FIRTREE RISE       |                       | CHELMSFORD        | CM2 9HS    | 82      | £4,012 |        |
| £320,000   | 25/06/2021 | F | 9      | ALEXANDRA COURT | CHURCH STREET      | GREAT BADDOW          | CHELMSFORD        | CM2 7HY    | 80      | £4,000 |        |
| £235,000   | 25/06/2021 | F |        | 15              | SPRINGFIELD BASIN  |                       | CHELMSFORD        | CM2 6YQ    | 59      | £3,983 |        |
| £412,500   | 25/06/2021 | S |        | 3               | PANDAN CLOSE       | WEST HANNINGFIELD     | CHELMSFORD        | CM2 8FP    | 104     | £3,966 |        |
| £380,000   | 25/06/2021 | S |        | 24              | COLLINGWOOD ROAD   | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5YB    | 98      | £3,878 |        |
| £220,000   | 25/06/2021 | F | 4      | STONHAM PLACE   | CHELMER ROAD       |                       | CHELMSFORD        | CM2 6DG    | 57      | £3,860 |        |
| £715,000   | 25/06/2021 | D |        | 10              | CHALKLANDS         | SANDON                | CHELMSFORD        | CM2 7TH    | 186     | £3,844 |        |
| £305,000   | 25/06/2021 | T |        | 1               | CHELMER ROAD       |                       | CHELMSFORD        | CM2 6NH    | 80      | £3,813 |        |
| £342,000   | 25/06/2021 | T |        | 218             | RAINSFORD ROAD     |                       | CHELMSFORD        | CM1 2PD    | 90      | £3,800 |        |
| £1,030,000 | 25/06/2021 | D |        |                 | BADYNGHAMS         | BANBURY SQUARE        | GREAT WALTHAM     | CHELMSFORD | CM3 1FD | 273    | £3,773 |
| £358,500   | 25/06/2021 | D |        | 16              | CROUCH BECK        | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5JY    | 96      | £3,734 |        |
| £1,075,000 | 25/06/2021 | D |        |                 | BRAIDS             | BACK LANE             | EAST HANNINGFIELD | CHELMSFORD | CM3 8BL | 288    | £3,733 |
| £530,000   | 25/06/2021 | D |        | 26              | EMBERSON CROFT     |                       | CHELMSFORD        | CM1 4FD    | 142     | £3,732 |        |
| £540,000   | 25/06/2021 | S |        | 39              | GOODWIN CLOSE      |                       | CHELMSFORD        | CM2 9GX    | 145     | £3,724 |        |
| £401,000   | 25/06/2021 | S |        | 24              | CHESTNUT WALK      |                       | CHELMSFORD        | CM1 4JU    | 108     | £3,713 |        |
| £678,000   | 25/06/2021 | D |        | 8               | CORNELIUS VALE     |                       | CHELMSFORD        | CM2 6YF    | 184     | £3,685 |        |
| £235,000   | 25/06/2021 | F |        | 13              | AMCOTES PLACE      |                       | CHELMSFORD        | CM2 9HZ    | 64      | £3,672 |        |
| £491,000   | 25/06/2021 | T |        | 4               | DUKES WOOD CLOSE   | BOREHAM               | CHELMSFORD        | CM3 3FT    | 135     | £3,637 |        |
| £197,500   | 25/06/2021 | F |        | 126             | CHELWATER          | GREAT BADDOW          | CHELMSFORD        | CM2 7UR    | 55      | £3,591 |        |
| £190,000   | 25/06/2021 | F |        | 64              | PARKINSON DRIVE    |                       | CHELMSFORD        | CM1 3GH    | 53      | £3,585 |        |
| £785,000   | 25/06/2021 | D |        |                 | MILL GATES         | MARGARETTING ROAD     | GALLEYWOOD        | CHELMSFORD | CM2 8TS | 234    | £3,355 |
| £342,000   | 25/06/2021 | T |        | 57              | CANDYTUFT ROAD     | SPRINGFIELD           | CHELMSFORD        | CM1 6YS    | 102     | £3,353 |        |
| £430,000   | 25/06/2021 | D |        | 27              | HOYNORS            | DANBURY               | CHELMSFORD        | CM3 4RL    | 131     | £3,282 |        |
| £317,500   | 25/06/2021 | S |        | 12              | CLAYPITS ROAD      | BOREHAM               | CHELMSFORD        | CM3 3BZ    | 97      | £3,273 |        |
| £690,000   | 25/06/2021 | T |        | 18              | ARLINGTON SQUARE   | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 7BF    | 221     | £3,122 |        |
| £510,000   | 25/06/2021 | D |        | 71              | LONG BRANDOCKS     | WRITTLE               | CHELMSFORD        | CM1 3JL    | 164     | £3,110 |        |
| £430,000   | 25/06/2021 | T |        | 191             | PARKINSON DRIVE    |                       | CHELMSFORD        | CM1 3GW    | 157     | £2,739 |        |
| £243,000   | 25/06/2021 | F |        | 73              | WHEATFIELD WAY     |                       | CHELMSFORD        | CM1 2RB    | 93      | £2,613 |        |
| £88,500    | 25/06/2021 | F |        | 69              | CENTENARY WAY      | SPRINGFIELD           | CHELMSFORD        | CM1 6AU    | 71      | £1,246 |        |
| £347,000   | 28/06/2021 | S |        | 32              | SKERRY RISE        |                       | CHELMSFORD        | CM1 4EG    | 54      | £6,426 |        |
| £455,000   | 28/06/2021 | S |        | 55              | LONGSHOTS CLOSE    |                       | CHELMSFORD        | CM1 7DU    | 71      | £6,408 |        |
| £532,000   | 28/06/2021 | S |        | 28              | SIXTH AVENUE       |                       | CHELMSFORD        | CM1 4ED    | 86      | £6,186 |        |
| £285,000   | 28/06/2021 | T |        | 21              | PRIMULA WAY        |                       | CHELMSFORD        | CM1 6QT    | 48      | £5,938 |        |

|            |            |   |                |     |                    |                       |            |         |     |         |
|------------|------------|---|----------------|-----|--------------------|-----------------------|------------|---------|-----|---------|
| £500,000   | 28/06/2021 | S |                | 13  | CANFORD CLOSE      |                       | CHELMSFORD | CM2 9RG | 87  | £5,747  |
| £327,500   | 28/06/2021 | S | 12A            |     | RUBENS GATE        |                       | CHELMSFORD | CM1 6GN | 57  | £5,746  |
| £685,000   | 28/06/2021 | D |                | 37  | SEVENTH AVENUE     |                       | CHELMSFORD | CM1 4EE | 127 | £5,394  |
| £450,000   | 28/06/2021 | S |                | 234 | BROOMFIELD ROAD    |                       | CHELMSFORD | CM1 4DY | 85  | £5,294  |
| £346,000   | 28/06/2021 | T |                | 4   | STEAMER TERRACE    |                       | CHELMSFORD | CM1 1QP | 66  | £5,242  |
| £555,000   | 28/06/2021 | S |                | 42  | FIFTH AVENUE       |                       | CHELMSFORD | CM1 4HD | 106 | £5,236  |
| £360,000   | 28/06/2021 | S |                | 23  | BROOK HILL         | LITTLE WALTHAM        | CHELMSFORD | CM3 3LN | 70  | £5,143  |
| £526,000   | 28/06/2021 | D |                | 53  | POLLARDS GREEN     |                       | CHELMSFORD | CM2 6UH | 108 | £4,870  |
| £475,000   | 28/06/2021 | D |                | 77  | FOXHOLES ROAD      |                       | CHELMSFORD | CM2 7HS | 98  | £4,847  |
| £930,000   | 28/06/2021 | D |                | 12  | DALRYMPLE CLOSE    |                       | CHELMSFORD | CM1 7RF | 195 | £4,769  |
| £280,000   | 28/06/2021 | F |                | 49  | FOURTH AVENUE      |                       | CHELMSFORD | CM1 4EZ | 59  | £4,746  |
| £460,000   | 28/06/2021 | S |                | 1   | WILLIE SEWELL LINK | SPRINGFIELD           | CHELMSFORD | CM1 6BP | 97  | £4,742  |
| £385,000   | 28/06/2021 | S |                | 149 | BEEHIVE LANE       |                       | CHELMSFORD | CM2 9SG | 82  | £4,695  |
| £519,000   | 28/06/2021 | S |                | 10  | BURNELL GATE       |                       | CHELMSFORD | CM1 6ED | 111 | £4,676  |
| £300,000   | 28/06/2021 | S |                | 54  | EAST BRIDGE ROAD   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SD | 65  | £4,615  |
| £390,000   | 28/06/2021 | T |                | 53  | TAVISTOCK ROAD     | SPRINGFIELD           | CHELMSFORD | CM1 6JN | 85  | £4,588  |
| £471,500   | 28/06/2021 | D |                | 28  | SIDMOUTH ROAD      |                       | CHELMSFORD | CM1 6LR | 103 | £4,578  |
| £535,000   | 28/06/2021 | D |                | 9   | COURT ROAD         | BROOMFIELD            | CHELMSFORD | CM1 7EW | 118 | £4,534  |
| £222,500   | 28/06/2021 | F |                | 41  | THAMES AVENUE      |                       | CHELMSFORD | CM1 2LN | 50  | £4,450  |
| £360,000   | 28/06/2021 | S |                | 6   | MAPLE DRIVE        |                       | CHELMSFORD | CM2 9HP | 81  | £4,444  |
| £300,000   | 28/06/2021 | T |                | 44  | SHEPPARD DRIVE     |                       | CHELMSFORD | CM2 6QE | 68  | £4,412  |
| £237,500   | 28/06/2021 | F |                | 104 | CHELMER ROAD       |                       | CHELMSFORD | CM2 6AB | 54  | £4,398  |
| £510,000   | 28/06/2021 | S |                | 74  | LONGSTOMPS AVENUE  |                       | CHELMSFORD | CM2 9LB | 116 | £4,397  |
| £350,000   | 28/06/2021 | T |                | 125 | HUNTS DRIVE        | WRITTLE               | CHELMSFORD | CM1 3HQ | 81  | £4,321  |
| £370,000   | 28/06/2021 | D |                | 13  | MIMOSA CLOSE       |                       | CHELMSFORD | CM1 6NW | 86  | £4,302  |
| £360,000   | 28/06/2021 | D |                | 2   | NICKLEBY ROAD      |                       | CHELMSFORD | CM1 4UL | 84  | £4,286  |
| £182,000   | 28/06/2021 | T |                | 43  | TUGBY PLACE        |                       | CHELMSFORD | CM1 4XL | 43  | £4,233  |
| £540,000   | 28/06/2021 | T |                | 24  | FLEETWOOD SQUARE   | SPRINGFIELD           | CHELMSFORD | CM1 6AQ | 130 | £4,154  |
| £293,000   | 28/06/2021 | T |                | 3   | WOOD LEYS          |                       | CHELMSFORD | CM1 4FG | 73  | £4,014  |
| £407,500   | 28/06/2021 | S |                | 15  | ROLAND CLOSE       | BROOMFIELD            | CHELMSFORD | CM1 7ED | 102 | £3,995  |
| £345,000   | 28/06/2021 | T |                | 165 | UPPER BRIDGE ROAD  |                       | CHELMSFORD | CM2 0BB | 88  | £3,920  |
| £445,000   | 28/06/2021 | D |                | 15  | JACARANDA CLOSE    |                       | CHELMSFORD | CM1 6NN | 114 | £3,904  |
| £315,000   | 28/06/2021 | S |                | 11  | ROTHBURY ROAD      |                       | CHELMSFORD | CM1 3DD | 84  | £3,750  |
| £500,000   | 28/06/2021 | S |                | 130 | CHELMER ROAD       |                       | CHELMSFORD | CM2 6AB | 134 | £3,731  |
| £440,000   | 28/06/2021 | S |                | 50  | BADEN POWELL CLOSE | GREAT BADDOW          | CHELMSFORD | CM2 7GA | 119 | £3,697  |
| £358,000   | 28/06/2021 | S |                | 140 | SUNRISE AVENUE     |                       | CHELMSFORD | CM1 4JR | 97  | £3,691  |
| £450,000   | 28/06/2021 | D |                | 26  | FAYREWOOD DRIVE    | GREAT LEIGHS          | CHELMSFORD | CM3 1GY | 123 | £3,659  |
| £590,000   | 28/06/2021 | D | LYCHGATE HOUSE |     | BACK LANE          | FORD END              | CHELMSFORD | CM3 1LG | 162 | £3,642  |
| £235,000   | 28/06/2021 | F |                | 56  | PEMBROKE PLACE     |                       | CHELMSFORD | CM1 4AT | 70  | £3,357  |
| £291,000   | 28/06/2021 | T |                | 101 | NOAKES AVENUE      |                       | CHELMSFORD | CM2 8EW | 87  | £3,345  |
| £330,000   | 28/06/2021 | F |                | 9   | SCOTTS WALK        |                       | CHELMSFORD | CM1 2HB | 99  | £3,333  |
| £205,000   | 28/06/2021 | F |                | 159 | WOODHALL ROAD      |                       | CHELMSFORD | CM1 4AF | 62  | £3,306  |
| £1,350,000 | 29/06/2021 | D |                | 28  | MALDON ROAD        | DANBURY               | CHELMSFORD | CM3 4QH | N/A | #VALUE! |
| £265,000   | 29/06/2021 | T |                | 47  | SUNRISE AVENUE     |                       | CHELMSFORD | CM1 4JN | N/A | #VALUE! |
| £710,000   | 29/06/2021 | D |                | 55  | VICARAGE ROAD      |                       | CHELMSFORD | CM2 9BT | 115 | £6,174  |
| £450,000   | 29/06/2021 | D |                | 16  | SUTTON MEAD        |                       | CHELMSFORD | CM2 6QB | 76  | £5,921  |
| £325,000   | 29/06/2021 | S |                | 34  | TYTHE CLOSE        |                       | CHELMSFORD | CM1 6SU | 57  | £5,702  |
| £870,000   | 29/06/2021 | D | LYNDHURST      |     | RINGTAIL GREEN     | FORD END              | CHELMSFORD | CM3 1LW | 153 | £5,686  |
| £710,000   | 29/06/2021 | D | BRADSTOWE      |     | THE COMMON         | DANBURY               | CHELMSFORD | CM3 4EE | 128 | £5,547  |



|            |            |   |    |                   |                     |                       |            |         |     |        |
|------------|------------|---|----|-------------------|---------------------|-----------------------|------------|---------|-----|--------|
| £910,000   | 29/06/2021 | D |    | GILL HOUSE        | RUNSELL GREEN       | DANBURY               | CHELMSFORD | CM3 4QZ | 166 | £5,482 |
| £855,000   | 29/06/2021 | D |    | WOODVIEW          | WOODHILL ROAD       | SANDON                | CHELMSFORD | CM2 7SE | 156 | £5,481 |
| £460,000   | 29/06/2021 | D |    |                   | 8 THE CRESCENT      | LITTLE LEIGHS         | CHELMSFORD | CM3 1LY | 84  | £5,476 |
| £320,000   | 29/06/2021 | T | 21 | OLD COURT         | ARBOUR LANE         |                       | CHELMSFORD | CM1 7UF | 59  | £5,424 |
| £485,000   | 29/06/2021 | D |    |                   | 55 CARRIAGE DRIVE   |                       | CHELMSFORD | CM1 6UY | 91  | £5,330 |
| £185,000   | 29/06/2021 | F |    |                   | 68 STAPLEFORD CLOSE |                       | CHELMSFORD | CM2 0RB | 36  | £5,139 |
| £435,000   | 29/06/2021 | S |    |                   | 24 AVENUE ROAD      |                       | CHELMSFORD | CM2 9TY | 87  | £5,000 |
| £650,000   | 29/06/2021 | D |    |                   | 7 ST CLERES WAY     | DANBURY               | CHELMSFORD | CM3 4AE | 133 | £4,887 |
| £200,000   | 29/06/2021 | T |    |                   | 78 BROCKENHURST WAY | BICKNACRE             | CHELMSFORD | CM3 4XW | 41  | £4,878 |
| £390,000   | 29/06/2021 | T |    |                   | 57 GOODWIN CLOSE    |                       | CHELMSFORD | CM2 9GX | 80  | £4,875 |
| £360,000   | 29/06/2021 | T | 10 | CAUSEWAY COTTAGES | HIGHWOOD ROAD       | WRITTLE               | CHELMSFORD | CM1 3PR | 76  | £4,737 |
| £525,000   | 29/06/2021 | D |    |                   | 13 LAWN LANE        |                       | CHELMSFORD | CM1 6NP | 111 | £4,730 |
| £250,000   | 29/06/2021 | F |    |                   | 98 STAPLEFORD CLOSE |                       | CHELMSFORD | CM2 0QX | 53  | £4,717 |
| £360,000   | 29/06/2021 | S |    |                   | 16 TOOK DRIVE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RJ | 77  | £4,675 |
| £350,000   | 29/06/2021 | T |    |                   | 14 GROVE ROAD       |                       | CHELMSFORD | CM2 0EY | 75  | £4,667 |
| £705,000   | 29/06/2021 | S |    |                   | 140 VICARAGE ROAD   |                       | CHELMSFORD | CM2 9BT | 152 | £4,638 |
| £900,000   | 29/06/2021 | D |    |                   | 11 DILSTON          | DANBURY               | CHELMSFORD | CM3 4RN | 201 | £4,478 |
| £295,000   | 29/06/2021 | T |    |                   | 3 FANNERS GREEN     | GREAT WALTHAM         | CHELMSFORD | CM3 1EA | 66  | £4,470 |
| £555,000   | 29/06/2021 | S |    |                   | 2 THE AVENUE        | DANBURY               | CHELMSFORD | CM3 4QN | 126 | £4,405 |
| £232,500   | 29/06/2021 | F |    |                   | 18 GOODIER ROAD     |                       | CHELMSFORD | CM1 2GG | 53  | £4,387 |
| £1,475,000 | 29/06/2021 | D |    |                   | 31 SHARDELOW AVENUE | SPRINGFIELD           | CHELMSFORD | CM1 6BG | 337 | £4,377 |
| £410,000   | 29/06/2021 | S |    |                   | 8 DROOD CLOSE       |                       | CHELMSFORD | CM1 4XX | 94  | £4,362 |
| £450,000   | 29/06/2021 | S |    |                   | 40 HILL VIEW ROAD   |                       | CHELMSFORD | CM1 7RX | 104 | £4,327 |
| £375,000   | 29/06/2021 | D |    |                   | 173 BEELEIGH LINK   |                       | CHELMSFORD | CM2 6PH | 87  | £4,310 |
| £560,000   | 29/06/2021 | D |    |                   | 30 HAVISHAM WAY     |                       | CHELMSFORD | CM1 4UY | 130 | £4,308 |
| £370,000   | 29/06/2021 | S |    |                   | 23 WHYVERNE CLOSE   |                       | CHELMSFORD | CM1 6UE | 86  | £4,302 |
| £390,000   | 29/06/2021 | S |    |                   | 56 LONGFIELD ROAD   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JL | 92  | £4,239 |
| £177,000   | 29/06/2021 | F |    |                   | 29 BODMIN ROAD      |                       | CHELMSFORD | CM1 6LJ | 42  | £4,214 |
| £352,000   | 29/06/2021 | T |    |                   | 33 ROTHBURY ROAD    |                       | CHELMSFORD | CM1 3DD | 84  | £4,190 |
| £345,000   | 29/06/2021 | T |    |                   | 21 SHIRE CLOSE      |                       | CHELMSFORD | CM1 6FW | 84  | £4,107 |
| £329,995   | 29/06/2021 | T |    |                   | 31 CORNFLOWER DRIVE |                       | CHELMSFORD | CM1 6XY | 81  | £4,074 |
| £535,000   | 29/06/2021 | T |    |                   | 128 MOULSHAM STREET |                       | CHELMSFORD | CM2 0JW | 133 | £4,023 |
| £350,000   | 29/06/2021 | T |    |                   | 33 PARKLANDS DRIVE  |                       | CHELMSFORD | CM1 7RJ | 88  | £3,977 |
| £525,000   | 29/06/2021 | S |    |                   | 8 AUGUSTINE WAY     | BICKNACRE             | CHELMSFORD | CM3 4ET | 132 | £3,977 |
| £440,000   | 29/06/2021 | D |    |                   | 6 KING EDWARDS ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PQ | 112 | £3,929 |
| £179,000   | 29/06/2021 | F |    |                   | 178 TYLERS RIDE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 47  | £3,809 |
| £910,000   | 29/06/2021 | D |    |                   | 16 GABLEFIELDS      | SANDON                | CHELMSFORD | CM2 7SP | 245 | £3,714 |
| £330,250   | 29/06/2021 | T |    |                   | 1 WOLMERS HEY       | GREAT WALTHAM         | CHELMSFORD | CM3 1DA | 89  | £3,711 |
| £315,000   | 29/06/2021 | T |    |                   | 8 CHATLEY ROAD      | GREAT LEIGHS          | CHELMSFORD | CM3 1NU | 85  | £3,706 |
| £327,500   | 29/06/2021 | S |    |                   | 20 ARNHAM ROAD      |                       | CHELMSFORD | CM1 2EN | 90  | £3,639 |
| £315,000   | 29/06/2021 | S |    |                   | 580 LINNET DRIVE    |                       | CHELMSFORD | CM2 8AW | 89  | £3,539 |
| £662,500   | 29/06/2021 | D |    |                   | 130 FAIRWAY DRIVE   |                       | CHELMSFORD | CM3 3FH | 189 | £3,505 |
| £460,000   | 29/06/2021 | D |    |                   | 10 GANDALFS RIDE    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WX | 138 | £3,333 |
| £385,000   | 29/06/2021 | T |    |                   | 88 CROMPTON STREET  |                       | CHELMSFORD | CM1 3GP | 123 | £3,130 |
| £220,000   | 29/06/2021 | F |    |                   | 30 LAMBOURNE CHASE  |                       | CHELMSFORD | CM2 9FF | 72  | £3,056 |
| £200,000   | 29/06/2021 | F |    |                   | 112 TALLOW GATE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 81  | £2,469 |
| £425,000   | 30/06/2021 | S |    |                   | 31 BEECHES ROAD     |                       | CHELMSFORD | CM1 2RX | 54  | £7,870 |
| £315,000   | 30/06/2021 | S |    |                   | 11 LAKIN CLOSE      |                       | CHELMSFORD | CM2 6RU | 44  | £7,159 |
| £495,000   | 30/06/2021 | S |    |                   | 195 BEEHIVE LANE    |                       | CHELMSFORD | CM2 9SH | 74  | £6,689 |

|            |            |   |                      |                 |                        |                       |            |         |     |        |
|------------|------------|---|----------------------|-----------------|------------------------|-----------------------|------------|---------|-----|--------|
| £365,000   | 30/06/2021 | T |                      | 4               | CORNFLOWER DRIVE       |                       | CHELMSFORD | CM1 6XY | 63  | £5,794 |
| £1,205,000 | 30/06/2021 | D | FIELD HOUSE          |                 | WHEELERS HILL          | LITTLE WALTHAM        | CHELMSFORD | CM3 3LY | 211 | £5,711 |
| £495,000   | 30/06/2021 | S | LITTLE BROOK COTTAGE |                 | CHURCH ROAD            | WEST HANNINGFIELD     | CHELMSFORD | CM2 8UJ | 87  | £5,690 |
| £415,000   | 30/06/2021 | D |                      | 1               | ATTWOODS CLOSE         | GALLEYWOOD            | CHELMSFORD | CM2 8QJ | 73  | £5,685 |
| £540,000   | 30/06/2021 | D |                      | 49              | HOPPING JACKS LANE     | DANBURY               | CHELMSFORD | CM3 4PJ | 95  | £5,684 |
| £402,500   | 30/06/2021 | D |                      | 41              | MENISH WAY             |                       | CHELMSFORD | CM2 6RT | 71  | £5,669 |
| £665,000   | 30/06/2021 | S |                      | 13              | LONGSTOMPS AVENUE      |                       | CHELMSFORD | CM2 9BY | 118 | £5,636 |
| £320,000   | 30/06/2021 | T |                      | 6               | STEAMER TERRACE        |                       | CHELMSFORD | CM1 1QP | 57  | £5,614 |
| £1,120,000 | 30/06/2021 | D |                      | 99              | LONGSTOMPS AVENUE      |                       | CHELMSFORD | CM2 9BZ | 201 | £5,572 |
| £370,000   | 30/06/2021 | D |                      | 4               | CLARENCE CLOSE         |                       | CHELMSFORD | CM2 6SE | 67  | £5,522 |
| £397,000   | 30/06/2021 | D |                      | 11              | MEARNS PLACE           |                       | CHELMSFORD | CM2 6TT | 72  | £5,514 |
| £451,000   | 30/06/2021 | S |                      | 9               | HEATH DRIVE            |                       | CHELMSFORD | CM2 9HB | 82  | £5,500 |
| £495,000   | 30/06/2021 | D |                      | 35              | MAYFIELD ROAD          | WRITTLE               | CHELMSFORD | CM1 3EJ | 92  | £5,380 |
| £550,000   | 30/06/2021 | D |                      | 7               | PEARTREE LANE          | DANBURY               | CHELMSFORD | CM3 4LS | 103 | £5,340 |
| £570,000   | 30/06/2021 | S |                      | 16              | GAINSBOROUGH CRESCENT  |                       | CHELMSFORD | CM2 6DJ | 107 | £5,327 |
| £510,000   | 30/06/2021 | D |                      | 8               | PALMERS CROFT          |                       | CHELMSFORD | CM2 6SR | 96  | £5,313 |
| £535,000   | 30/06/2021 | D |                      | 13              | CARRON MEAD            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GH | 102 | £5,245 |
| £615,000   | 30/06/2021 | D |                      | 10              | MILDMAYS               | DANBURY               | CHELMSFORD | CM3 4DP | 118 | £5,212 |
| £380,000   | 30/06/2021 | T |                      | 14              | CYPRESS DRIVE          |                       | CHELMSFORD | CM2 9LU | 73  | £5,205 |
| £433,000   | 30/06/2021 | D |                      | 44              | WICKHAM CRESCENT       |                       | CHELMSFORD | CM1 4WD | 84  | £5,155 |
| £380,000   | 30/06/2021 | D |                      | 2               | CONSTANCE CLOSE        | BROOMFIELD            | CHELMSFORD | CM1 7BW | 74  | £5,135 |
| £334,400   | 30/06/2021 | D |                      | 7               | BANDHILLS CLOSE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JW | 66  | £5,067 |
| £728,000   | 30/06/2021 | D |                      | 7               | MONTAGU GARDENS        |                       | CHELMSFORD | CM1 6EB | 144 | £5,056 |
| £475,000   | 30/06/2021 | D |                      | 49              | LAWN LANE              |                       | CHELMSFORD | CM1 6PS | 94  | £5,053 |
| £202,000   | 30/06/2021 | T |                      | 80              | BROCKENHURST WAY       | BICKNACRE             | CHELMSFORD | CM3 4XW | 40  | £5,050 |
| £345,000   | 30/06/2021 | S | 56A                  |                 | BROOK HILL             | LITTLE WALTHAM        | CHELMSFORD | CM3 3LL | 69  | £5,000 |
| £635,000   | 30/06/2021 | T |                      | 17              | LONGSTOMPS AVENUE      |                       | CHELMSFORD | CM2 9BY | 127 | £5,000 |
| £425,000   | 30/06/2021 | D |                      | 3               | GREENLAND GARDENS      | GREAT BADDOW          | CHELMSFORD | CM2 8ZF | 86  | £4,942 |
| £700,000   | 30/06/2021 | D | THE HOPBIT           |                 | MAIN ROAD              | WOODHAM FERRERS       | CHELMSFORD | CM3 8RN | 144 | £4,861 |
| £232,000   | 30/06/2021 | F |                      | 6               | KIRKMANS ROAD          |                       | CHELMSFORD | CM2 8NW | 48  | £4,833 |
| £310,000   | 30/06/2021 | S |                      | 46              | SAVERNAKE ROAD         |                       | CHELMSFORD | CM1 2TJ | 65  | £4,769 |
| £410,000   | 30/06/2021 | S |                      | 26              | LINDEN CLOSE           |                       | CHELMSFORD | CM2 9JQ | 86  | £4,767 |
| £380,000   | 30/06/2021 | T |                      | 6               | GROVE ROAD             |                       | CHELMSFORD | CM2 0EY | 80  | £4,750 |
| £396,500   | 30/06/2021 | S |                      | 3               | THE MEADES             |                       | CHELMSFORD | CM2 0GT | 84  | £4,720 |
| £395,000   | 30/06/2021 | D |                      | 1               | WILSHIRE AVENUE        | SPRINGFIELD           | CHELMSFORD | CM2 6QW | 84  | £4,702 |
| £402,500   | 30/06/2021 | T |                      | 69              | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 86  | £4,680 |
| £690,000   | 30/06/2021 | D | LENADA               |                 | SHIP ROAD              | WEST HANNINGFIELD     | CHELMSFORD | CM2 8UZ | 148 | £4,662 |
| £195,000   | 30/06/2021 | T |                      | 22              | JEFFCUT ROAD           |                       | CHELMSFORD | CM2 6XN | 42  | £4,643 |
| £550,000   | 30/06/2021 | D |                      | 3               | LODGE VALE             | SPRINGFIELD           | CHELMSFORD | CM1 6AX | 119 | £4,622 |
| £256,000   | 30/06/2021 | F |                      | 49              | BURNELL GATE           |                       | CHELMSFORD | CM1 6ED | 56  | £4,571 |
| £415,000   | 30/06/2021 | T |                      | 23              | BOUVERIE ROAD          |                       | CHELMSFORD | CM2 0UD | 91  | £4,560 |
| £452,500   | 30/06/2021 | D |                      | 20              | HONEY CLOSE            |                       | CHELMSFORD | CM2 9SP | 100 | £4,525 |
| £400,000   | 30/06/2021 | S |                      | 11              | HARROW WAY             |                       | CHELMSFORD | CM2 7AS | 89  | £4,494 |
| £355,000   | 30/06/2021 | F | FLAT 6               | THE OLD RECTORY | ABBEY FIELDS           | EAST HANNINGFIELD     | CHELMSFORD | CM3 8XD | 79  | £4,494 |
| £313,000   | 30/06/2021 | F | FLAT 31              | CALLOW COURT    | SEYMOUR STREET         |                       | CHELMSFORD | CM2 0RW | 70  | £4,471 |
| £250,000   | 30/06/2021 | D |                      | 40              | THORNBOROUGH AVENUE    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FN | 56  | £4,464 |
| £1,100,000 | 30/06/2021 | D | BREYDON              |                 | CHALK STREET           | RETTENDON COMMON      | CHELMSFORD | CM3 8DE | 247 | £4,453 |
| £260,000   | 30/06/2021 | F |                      | 64              | EGLINTON DRIVE         |                       | CHELMSFORD | CM2 6YL | 59  | £4,407 |
| £360,500   | 30/06/2021 | S |                      | 75              | HILL VIEW ROAD         |                       | CHELMSFORD | CM1 7RS | 83  | £4,343 |

|          |            |   |                  |     |                      |                       |            |         |     |        |
|----------|------------|---|------------------|-----|----------------------|-----------------------|------------|---------|-----|--------|
| £250,000 | 30/06/2021 | F |                  | 71  | RIDGEWELL AVENUE     |                       | CHELMSFORD | CM1 2GF | 58  | £4,310 |
| £705,000 | 30/06/2021 | D |                  | 17  | OAK LODGE TYE        | SPRINGFIELD           | CHELMSFORD | CM1 6GY | 165 | £4,273 |
| £316,000 | 30/06/2021 | T |                  | 17  | SHIRE CLOSE          |                       | CHELMSFORD | CM1 6FW | 74  | £4,270 |
| £519,000 | 30/06/2021 | S | OLD SCHOOL HOUSE |     | WALTHAM ROAD         | BOREHAM               | CHELMSFORD | CM3 3AX | 122 | £4,254 |
| £440,000 | 30/06/2021 | D |                  | 3   | QUINION CLOSE        |                       | CHELMSFORD | CM1 4UH | 104 | £4,231 |
| £523,000 | 30/06/2021 | D | TOUCHDOWN        |     | PIPERS TYE           |                       | CHELMSFORD | CM2 8NP | 124 | £4,218 |
| £350,000 | 30/06/2021 | S |                  | 30  | MEDWAY CLOSE         |                       | CHELMSFORD | CM1 2LH | 84  | £4,167 |
| £375,000 | 30/06/2021 | T |                  | 46  | CRESCENT ROAD        |                       | CHELMSFORD | CM2 7DA | 90  | £4,167 |
| £360,000 | 30/06/2021 | S |                  | 54  | GOLDING THOROUGHFARE |                       | CHELMSFORD | CM2 6TU | 87  | £4,138 |
| £585,000 | 30/06/2021 | D | DOWNHOUSE        |     | SOUTHEND ROAD        | HOWE GREEN            | CHELMSFORD | CM2 7TD | 146 | £4,007 |
| £372,500 | 30/06/2021 | D |                  | 21  | RIVENDELL VALE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WY | 93  | £4,005 |
| £244,250 | 30/06/2021 | F |                  | 59  | UPPER CHASE          |                       | CHELMSFORD | CM2 0BN | 61  | £4,004 |
| £250,000 | 30/06/2021 | F |                  | 28  | LAMBOURNE CHASE      |                       | CHELMSFORD | CM2 9FF | 63  | £3,968 |
| £312,500 | 30/06/2021 | S | BROOK COTTAGE    |     | BARNES MILL ROAD     |                       | CHELMSFORD | CM2 6NL | 80  | £3,906 |
| £515,000 | 30/06/2021 | S |                  | 31  | STANLEY RISE         | SPRINGFIELD           | CHELMSFORD | CM2 6PJ | 132 | £3,902 |
| £500,000 | 30/06/2021 | D |                  | 6   | BAWDEN WAY           |                       | CHELMSFORD | CM2 9GY | 130 | £3,846 |
| £765,000 | 30/06/2021 | D | THE OAKS         |     | SOUTHEND ROAD        | HOWE GREEN            | CHELMSFORD | CM2 7TE | 199 | £3,844 |
| £595,000 | 30/06/2021 | D |                  | 150 | REGIMENT GATE        | SPRINGFIELD           | CHELMSFORD | CM1 6BQ | 157 | £3,790 |
| £330,000 | 30/06/2021 | T |                  | 6   | WINDSOR WAY          |                       | CHELMSFORD | CM1 2TN | 88  | £3,750 |
| £219,000 | 30/06/2021 | F |                  | 43  | MAIN ROAD            | BROOMFIELD            | CHELMSFORD | CM1 7BU | 60  | £3,650 |
| £620,000 | 30/06/2021 | S |                  | 12  | CURZON WAY           |                       | CHELMSFORD | CM2 6PF | 170 | £3,647 |
| £565,000 | 30/06/2021 | D |                  | 28  | BEELEIGH LINK        |                       | CHELMSFORD | CM2 6RG | 155 | £3,645 |
| £438,000 | 30/06/2021 | D |                  | 36  | NEW ENGLAND CLOSE    | BICKNACRE             | CHELMSFORD | CM3 4XA | 123 | £3,561 |
| £445,000 | 30/06/2021 | S |                  | 8   | LARCH GROVE          |                       | CHELMSFORD | CM2 9LX | 125 | £3,560 |
| £440,000 | 30/06/2021 | S |                  | 14  | IRIS CLOSE           |                       | CHELMSFORD | CM1 6XS | 124 | £3,548 |
| £400,000 | 30/06/2021 | S | 71A              |     | MAIN ROAD            | BROOMFIELD            | CHELMSFORD | CM1 7BU | 113 | £3,540 |
| £395,000 | 30/06/2021 | D |                  | 19  | NORTH DELL           |                       | CHELMSFORD | CM1 6UP | 113 | £3,496 |
| £399,995 | 30/06/2021 | D |                  | 33  | RODING LEIGH         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 115 | £3,478 |
| £650,000 | 30/06/2021 | D |                  | 25  | GALLEYWOOD ROAD      | GREAT BADDOW          | CHELMSFORD | CM2 8DH | 193 | £3,368 |
| £295,000 | 30/06/2021 | T |                  | 22  | THE WINDMILLS        | BROOMFIELD            | CHELMSFORD | CM1 7FD | 88  | £3,352 |
| £235,000 | 30/06/2021 | F |                  | 37  | WELLFIELD            | WRITTLE               | CHELMSFORD | CM1 3LF | 72  | £3,264 |
| £172,000 | 30/06/2021 | F |                  | 112 | KINGFISHER LODGE     |                       | CHELMSFORD | CM2 7JZ | 56  | £3,071 |
| £320,000 | 30/06/2021 | S |                  | 14  | WEST AVENUE          |                       | CHELMSFORD | CM1 2DE | 106 | £3,019 |
| £197,500 | 30/06/2021 | F | 20 BIRK BECK     |     | WINDRUSH DRIVE       |                       | CHELMSFORD | CM1 7QR | 66  | £2,992 |
| £350,000 | 30/06/2021 | T |                  | 40  | DUFFIELD ROAD        |                       | CHELMSFORD | CM2 9RS | 122 | £2,869 |
| £775,000 | 30/06/2021 | D |                  | 61  | ALBEMARLE LINK       | SPRINGFIELD           | CHELMSFORD | CM1 6AH | 276 | £2,808 |
| £270,000 | 30/06/2021 | T |                  | 12  | TYTHE BARN WAY       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PX | 101 | £2,673 |
| £137,604 | 30/06/2021 | F |                  | 56  | CAVENDISH GARDENS    |                       | CHELMSFORD | CM2 6BB | 60  | £2,293 |
| £300,000 | 30/06/2021 | D |                  | 36  | MASHBURY ROAD        | GREAT WALTHAM         | CHELMSFORD | CM3 1EN | 213 | £1,408 |
| £229,000 | 01/07/2021 | F |                  | 37  | HARDY CLOSE          |                       | CHELMSFORD | CM1 1AE | 47  | £4,872 |
| £491,000 | 01/07/2021 | S |                  | 8   | CHILTON CLOSE        |                       | CHELMSFORD | CM2 9TU | 110 | £4,464 |
| £300,000 | 02/07/2021 | T |                  | 36  | READERS COURT        |                       | CHELMSFORD | CM2 8EX | 74  | £4,054 |
| £183,000 | 02/07/2021 | F | 355A             |     | SPRINGFIELD ROAD     |                       | CHELMSFORD | CM2 6AW | 48  | £3,813 |
| £240,000 | 02/07/2021 | F |                  | 367 | SPRINGFIELD ROAD     |                       | CHELMSFORD | CM2 6AW | 71  | £3,380 |
| £143,500 | 02/07/2021 | F |                  | 26  | FOXGLOVE WAY         |                       | CHELMSFORD | CM1 6QS | 45  | £3,189 |
| £280,000 | 06/07/2021 | T |                  | 33  | GANDALFS RIDE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WX | 48  | £5,833 |
| £292,500 | 09/07/2021 | T |                  | 2   | CHURCH GREEN         | BROOMFIELD            | CHELMSFORD | CM1 7BD | 58  | £5,043 |
| £291,000 | 09/07/2021 | T |                  | 175 | SPRINGFIELD ROAD     |                       | CHELMSFORD | CM2 6JP | 68  | £4,279 |
| £320,000 | 09/07/2021 | T |                  | 71  | MEADGATE AVENUE      |                       | CHELMSFORD | CM2 7NQ | 103 | £3,107 |

|            |            |   |         |                |                        |                       |            |         |     |        |
|------------|------------|---|---------|----------------|------------------------|-----------------------|------------|---------|-----|--------|
| £1,100,000 | 09/07/2021 | D |         | GRASSMOOR      | SOUTHEND ROAD          | HOWE GREEN            | CHELMSFORD | CM2 7TE | 356 | £3,090 |
| £165,000   | 09/07/2021 | F |         |                | 54 BUCKLEBURY HEATH    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 58  | £2,845 |
| £575,000   | 12/07/2021 | D |         |                | 162 MAIN ROAD          | DANBURY               | CHELMSFORD | CM3 4DT | 109 | £5,275 |
| £179,000   | 12/07/2021 | F |         |                | 186 TYLERS RIDE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 48  | £3,729 |
| £179,995   | 12/07/2021 | F |         |                | 190 TYLERS RIDE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 61  | £2,951 |
| £125,000   | 12/07/2021 | F | FLAT 93 | WELLS CRESCENT | VIADUCT ROAD           |                       | CHELMSFORD | CM1 1GR | 66  | £1,894 |
| £172,000   | 13/07/2021 | F |         |                | 36 HALTWHISTLE ROAD    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZF | 46  | £3,739 |
| £650,000   | 14/07/2021 | D |         | ALDERSBROOK    | BOYTON CROSS           | ROXWELL               | CHELMSFORD | CM1 4LS | 94  | £6,915 |
| £282,500   | 14/07/2021 | S |         |                | 8 TUGBY PLACE          |                       | CHELMSFORD | CM1 4XL | 56  | £5,045 |
| £310,000   | 14/07/2021 | T |         |                | 26 VICTORIA CRESCENT   |                       | CHELMSFORD | CM1 1QF | 72  | £4,306 |
| £270,000   | 14/07/2021 | F |         |                | 53 BURNELL GATE        |                       | CHELMSFORD | CM1 6ED | 63  | £4,286 |
| £273,000   | 14/07/2021 | T |         |                | 20 BLACKWOOD CHINE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 65  | £4,200 |
| £395,000   | 14/07/2021 | S |         |                | 8 FITZWALTER ROAD      | BOREHAM               | CHELMSFORD | CM3 3DA | 97  | £4,072 |
| £225,000   | 14/07/2021 | T |         |                | 415 MEADGATE AVENUE    |                       | CHELMSFORD | CM2 7NN | 60  | £3,750 |
| £162,500   | 15/07/2021 | F |         |                | 96 RAMSHAW DRIVE       |                       | CHELMSFORD | CM2 6UB | 36  | £4,514 |
| £285,000   | 15/07/2021 | F | FLAT 9  | FENTON COURT   | BURGESS SPRINGS        |                       | CHELMSFORD | CM1 1HW | 70  | £4,071 |
| £325,000   | 15/07/2021 | T |         |                | 30 CRAMPHORN WALK      |                       | CHELMSFORD | CM1 2RD | 80  | £4,063 |
| £220,000   | 15/07/2021 | F |         |                | 76 PARKINSON DRIVE     |                       | CHELMSFORD | CM1 3GH | 58  | £3,793 |
| £170,000   | 15/07/2021 | T |         |                | 79 MELVILLE HEATH      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FX | 60  | £2,833 |
| £455,000   | 16/07/2021 | D |         |                | 6 DOLBY RISE           |                       | CHELMSFORD | CM2 6XQ | 90  | £5,056 |
| £332,000   | 16/07/2021 | T |         |                | 19 ST ANDREWS ROAD     | BOREHAM               | CHELMSFORD | CM3 3DL | 75  | £4,427 |
| £170,000   | 16/07/2021 | F |         |                | 36 JEFFCUT ROAD        |                       | CHELMSFORD | CM2 6XN | 41  | £4,146 |
| £593,000   | 19/07/2021 | D |         | MILESTONE      | BIRCHES WALK           | GALLEYWOOD            | CHELMSFORD | CM2 8TZ | 118 | £5,025 |
| £320,000   | 19/07/2021 | T |         |                | 7 LIONFIELD TERRACE    |                       | CHELMSFORD | CM1 7RH | 69  | £4,638 |
| £515,000   | 19/07/2021 | D |         |                | 15 ELRONDS REST        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WW | 124 | £4,153 |
| £405,000   | 19/07/2021 | S |         |                | 18 MOUNT PLEASANT ROAD | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PA | 118 | £3,432 |
| £377,000   | 20/07/2021 | D |         |                | 30 BLACKWOOD CHINE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 94  | £4,011 |
| £425,000   | 20/07/2021 | T |         |                | 255 GLOUCESTER AVENUE  |                       | CHELMSFORD | CM2 9DX | 123 | £3,455 |
| £425,000   | 21/07/2021 | S |         |                | 84 HILLSIDE GROVE      |                       | CHELMSFORD | CM2 9DB | 84  | £5,060 |
| £339,000   | 22/07/2021 | T |         | WELL COTTAGE   | BARNES MILL ROAD       |                       | CHELMSFORD | CM2 6NL | 40  | £8,475 |
| £345,000   | 22/07/2021 | S |         |                | 56 BRUCE GROVE         |                       | CHELMSFORD | CM2 9AZ | 63  | £5,476 |
| £390,000   | 22/07/2021 | S |         |                | 574 GALLEYWOOD ROAD    |                       | CHELMSFORD | CM2 8BX | 81  | £4,815 |
| £480,000   | 22/07/2021 | S |         |                | 6 MILBANK              |                       | CHELMSFORD | CM2 6YX | 109 | £4,404 |
| £280,000   | 22/07/2021 | T |         | 16A            | KEATS SQUARE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XZ | 71  | £3,944 |
| £221,000   | 22/07/2021 | F |         |                | 18 BURGHLEY WAY        |                       | CHELMSFORD | CM2 9LQ | 60  | £3,683 |
| £256,500   | 23/07/2021 | F | 7       | OLD COURT      | ARBOUR LANE            |                       | CHELMSFORD | CM1 7UF | 33  | £7,773 |
| £415,000   | 23/07/2021 | D |         |                | 10 ALYSSUM CLOSE       |                       | CHELMSFORD | CM1 6YF | 79  | £5,253 |
| £243,500   | 23/07/2021 | T |         |                | 12 COBURG PLACE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LY | 54  | £4,509 |
| £218,000   | 23/07/2021 | F |         |                | 31 LAWN LANE           |                       | CHELMSFORD | CM1 6PR | 51  | £4,275 |
| £165,000   | 23/07/2021 | T |         |                | 10 COLYERS REACH       |                       | CHELMSFORD | CM2 6RN | 39  | £4,231 |
| £385,000   | 23/07/2021 | D |         |                | 15 WESTERINGS          | DANBURY               | CHELMSFORD | CM3 4ND | 102 | £3,775 |
| £221,250   | 23/07/2021 | T |         |                | 13 WOOD DALE           | GREAT BADDOW          | CHELMSFORD | CM2 8EZ | 59  | £3,750 |
| £775,000   | 23/07/2021 | D |         |                | 27 CHURCH ROAD         | BOREHAM               | CHELMSFORD | CM3 3BN | 208 | £3,726 |
| £275,000   | 23/07/2021 | T |         |                | 59 HIGH STREET         | GREAT BADDOW          | CHELMSFORD | CM2 7HJ | 74  | £3,716 |
| £580,000   | 23/07/2021 | T |         |                | 24 ALBATROSS WAY       |                       | CHELMSFORD | CM3 3FX | 160 | £3,625 |
| £460,000   | 23/07/2021 | S |         |                | 4 OAT LEYS             |                       | CHELMSFORD | CM1 4FF | 129 | £3,566 |
| £635,000   | 26/07/2021 | D |         | CATESBY        | CHURCH ROAD            | WEST HANNINGFIELD     | CHELMSFORD | CM2 8UJ | 170 | £3,735 |
| £94,000    | 26/07/2021 | F |         |                | 32 BOUNDERBY GROVE     |                       | CHELMSFORD | CM1 4XW | 26  | £3,615 |
| £337,500   | 27/07/2021 | S |         |                | 23 SIDMOUTH ROAD       |                       | CHELMSFORD | CM1 6LR | 55  | £6,136 |

|          |            |   |     |     |                           |                       |            |         |     |        |
|----------|------------|---|-----|-----|---------------------------|-----------------------|------------|---------|-----|--------|
| £435,000 | 27/07/2021 | D |     | 29  | NASH DRIVE                | BROOMFIELD            | CHELMSFORD | CM1 7BG | 96  | £4,531 |
| £259,500 | 27/07/2021 | T |     | 43  | HATFIELD GROVE            |                       | CHELMSFORD | CM1 3DF | 64  | £4,055 |
| £450,000 | 27/07/2021 | D |     | 23  | LONGACRE                  |                       | CHELMSFORD | CM1 3BJ | 123 | £3,659 |
| £348,000 | 27/07/2021 | D |     | 21  | CROUCH BECK               | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JY | 100 | £3,480 |
| £120,000 | 27/07/2021 | F | 105 |     | HAVENCOURT VICTORIA ROAD  |                       | CHELMSFORD | CM1 1EA | 45  | £2,667 |
| £850,000 | 28/07/2021 | D |     |     | ACORNS MOOR HALL LANE     | DANBURY               | CHELMSFORD | CM3 4ER | 145 | £5,862 |
| £140,000 | 28/07/2021 | F |     | 62  | GODFREYS MEWS             |                       | CHELMSFORD | CM2 0XE | 46  | £3,043 |
| £200,250 | 29/07/2021 | T |     | 86  | BOUCHERS MEAD             |                       | CHELMSFORD | CM1 6PJ | 41  | £4,884 |
| £260,000 | 29/07/2021 | T |     | 72  | HALLOWELL DOWN            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 56  | £4,643 |
| £375,500 | 29/07/2021 | T |     | 27  | STANLEY RISE              | SPRINGFIELD           | CHELMSFORD | CM2 6PJ | 81  | £4,636 |
| £290,000 | 29/07/2021 | S |     | 121 | EAST BRIDGE ROAD          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SD | 67  | £4,328 |
| £665,000 | 29/07/2021 | D |     | 31  | GARDINER WAY              | SPRINGFIELD           | CHELMSFORD | CM1 6BS | 156 | £4,263 |
| £326,050 | 29/07/2021 | T |     | 104 | HEATH DRIVE               |                       | CHELMSFORD | CM2 9HG | 81  | £4,025 |
| £572,500 | 29/07/2021 | D |     | 3   | DENE COURT                |                       | CHELMSFORD | CM1 2JQ | 164 | £3,491 |
| £218,000 | 30/07/2021 | T |     | 84  | POLLARDS GREEN            |                       | CHELMSFORD | CM2 6UL | 41  | £5,317 |
| £281,000 | 30/07/2021 | T |     | 78  | ALBERT ROAD               | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LS | 55  | £5,109 |
| £635,000 | 30/07/2021 | D |     | 23  | PYNE GATE                 | GALLEYWOOD            | CHELMSFORD | CM2 8QG | 129 | £4,922 |
| £270,000 | 30/07/2021 | F | 14  |     | OLD COURT ARBOUR LANE     |                       | CHELMSFORD | CM1 7UF | 55  | £4,909 |
| £250,000 | 30/07/2021 | F |     | 218 | UPPER BRIDGE ROAD         |                       | CHELMSFORD | CM2 0RU | 54  | £4,630 |
| £255,000 | 30/07/2021 | F |     | 384 | SPRINGFIELD ROAD          |                       | CHELMSFORD | CM2 6AT | 56  | £4,554 |
| £230,000 | 30/07/2021 | F |     | 13  | CORNISH GROVE             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XX | 52  | £4,423 |
| £280,000 | 30/07/2021 | T |     | 16  | ROTHBURY ROAD             |                       | CHELMSFORD | CM1 3DE | 65  | £4,308 |
| £290,000 | 30/07/2021 | T |     | 24  | MARCONI ROAD              |                       | CHELMSFORD | CM1 1QB | 69  | £4,203 |
| £205,000 | 30/07/2021 | F |     | 50  | EARLSFIELD DRIVE          |                       | CHELMSFORD | CM2 6SX | 51  | £4,020 |
| £452,000 | 30/07/2021 | T |     | 32  | EMBERSON CROFT            |                       | CHELMSFORD | CM1 4FD | 114 | £3,965 |
| £290,000 | 30/07/2021 | F |     | 45  | MAIN ROAD                 | BROOMFIELD            | CHELMSFORD | CM1 7BU | 75  | £3,867 |
| £435,000 | 30/07/2021 | T |     | 77  | HEATH DRIVE               |                       | CHELMSFORD | CM2 9HF | 116 | £3,750 |
| £381,200 | 30/07/2021 | S |     | 3   | RUSHLEYDALE               |                       | CHELMSFORD | CM1 6JX | 103 | £3,701 |
| £455,000 | 30/07/2021 | D |     | 6   | LYON CLOSE                |                       | CHELMSFORD | CM2 8NY | 124 | £3,669 |
| £182,000 | 30/07/2021 | F | 10  |     | JOSEPH COURT WRITTLE ROAD |                       | CHELMSFORD | CM1 3WQ | 57  | £3,193 |
| £120,000 | 30/07/2021 | F |     | 7   | GUYS FARM ROAD            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NF | 42  | £2,857 |
| £380,000 | 02/08/2021 | S |     | 26  | SIDMOUTH ROAD             |                       | CHELMSFORD | CM1 6LR | 70  | £5,429 |
| £985,000 | 02/08/2021 | D |     | 20  | HAMLET ROAD               |                       | CHELMSFORD | CM2 0EU | 186 | £5,296 |
| £210,000 | 02/08/2021 | T |     | 24  | THORNBOROUGH AVENUE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FN | 44  | £4,773 |
| £742,000 | 02/08/2021 | D |     | 17  | CURZON WAY                |                       | CHELMSFORD | CM2 6PF | 170 | £4,365 |
| £391,000 | 02/08/2021 | D |     | 35  | RUNSELL VIEW              | DANBURY               | CHELMSFORD | CM3 4PE | 97  | £4,031 |
| £297,000 | 02/08/2021 | T |     | 44  | WHITEHOUSE ROAD           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PF | 81  | £3,667 |
| £325,000 | 02/08/2021 | S |     | 11  | BEACHS DRIVE              |                       | CHELMSFORD | CM1 2NJ | 92  | £3,533 |
| £210,000 | 02/08/2021 | F |     | 23  | PARKINSON DRIVE           |                       | CHELMSFORD | CM1 3GU | 60  | £3,500 |
| £242,500 | 02/08/2021 | S |     | 35  | MENDIP ROAD               |                       | CHELMSFORD | CM1 2HN | 71  | £3,415 |
| £174,000 | 02/08/2021 | F |     | 105 | GANDALFS RIDE             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 56  | £3,107 |
| £315,000 | 03/08/2021 | S |     | 66  | DARNAY RISE               |                       | CHELMSFORD | CM1 4XA | 64  | £4,922 |
| £315,000 | 03/08/2021 | S |     | 16  | BRIAN CLOSE               |                       | CHELMSFORD | CM2 9EB | 75  | £4,200 |
| £295,000 | 03/08/2021 | S |     | 16  | BRIAN CLOSE               |                       | CHELMSFORD | CM2 9EB | 75  | £3,933 |
| £168,000 | 03/08/2021 | F |     | 14  | TRENT ROAD                |                       | CHELMSFORD | CM1 2LQ | 61  | £2,754 |
| £565,000 | 04/08/2021 | D |     | 20  | ST JAMES PARK             |                       | CHELMSFORD | CM1 2JG | 101 | £5,594 |
| £353,000 | 04/08/2021 | T |     | 17  | PADDOCK DRIVE             |                       | CHELMSFORD | CM1 6SS | 74  | £4,770 |
| £650,000 | 04/08/2021 | D |     | 1   | JUDGE ROAD                | SPRINGFIELD           | CHELMSFORD | CM2 6GN | 148 | £4,392 |
| £495,000 | 04/08/2021 | S |     | 18  | WILFRED WATERMAN DRIVE    | SPRINGFIELD           | CHELMSFORD | CM1 6AZ | 121 | £4,091 |

|            |            |   |                  |     |                       |                       |            |         |     |        |
|------------|------------|---|------------------|-----|-----------------------|-----------------------|------------|---------|-----|--------|
| £305,000   | 04/08/2021 | F |                  | 36  | MARY MUNNION QUARTER  |                       | CHELMSFORD | CM2 9FT | 75  | £4,067 |
| £720,000   | 04/08/2021 | S |                  | 44  | ST MICHAELS DRIVE     | ROXWELL               | CHELMSFORD | CM1 4NU | 183 | £3,934 |
| £855,000   | 04/08/2021 | D | SOUTHWINDS       |     | CHURCH ROAD           | WEST HANNINGFIELD     | CHELMSFORD | CM2 8UJ | 218 | £3,922 |
| £220,000   | 04/08/2021 | F |                  | 407 | DURRANT COURT         |                       | CHELMSFORD | CM1 1UE | 57  | £3,860 |
| £216,000   | 05/08/2021 | T |                  | 46  | ALBERT ROAD           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LS | 45  | £4,800 |
| £400,000   | 05/08/2021 | S |                  | 14  | COWDRIE WAY           | SPRINGFIELD           | CHELMSFORD | CM2 6GL | 91  | £4,396 |
| £175,000   | 05/08/2021 | F |                  | 17  | TALLOW GATE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 41  | £4,268 |
| £360,000   | 05/08/2021 | S |                  | 20  | ROMAN ROAD            |                       | CHELMSFORD | CM2 0HA | 89  | £4,045 |
| £305,000   | 05/08/2021 | T |                  | 228 | LINNET DRIVE          |                       | CHELMSFORD | CM2 8AJ | 80  | £3,813 |
| £840,000   | 06/08/2021 | D | FOXWOOD          |     | MOULSHAM STREET       |                       | CHELMSFORD | CM2 0JJ | 145 | £5,793 |
| £405,000   | 06/08/2021 | S |                  | 12  | BROOK HILL            | LITTLE WALTHAM        | CHELMSFORD | CM3 3LL | 71  | £5,704 |
| £710,000   | 06/08/2021 | D | LYNDALE          |     | TYE GREEN             | GOOD EASTER           | CHELMSFORD | CM1 4SH | 132 | £5,379 |
| £510,000   | 06/08/2021 | D |                  | 18  | BARTON CLOSE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UB | 95  | £5,368 |
| £624,000   | 06/08/2021 | D | SALUTISTE        |     | BARRACK ROAD          | MASHBURY              | CHELMSFORD | CM1 4SE | 123 | £5,073 |
| £458,000   | 06/08/2021 | S |                  | 25  | SMITHERS DRIVE        |                       | CHELMSFORD | CM2 7JP | 95  | £4,821 |
| £333,000   | 06/08/2021 | S |                  | 59  | BURGESS FIELD         | CHELMER VILLAGE       | CHELMSFORD | CM2 6TR | 70  | £4,757 |
| £265,000   | 06/08/2021 | T |                  | 72  | HALLOWELL DOWN        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ | 56  | £4,732 |
| £280,250   | 06/08/2021 | T |                  | 15  | PETREBROOK            |                       | CHELMSFORD | CM2 6QJ | 60  | £4,671 |
| £990,000   | 06/08/2021 | D |                  | 125 | GALLEYWOOD ROAD       | GREAT BADDOW          | CHELMSFORD | CM2 8DR | 217 | £4,562 |
| £177,000   | 06/08/2021 | T |                  | 55  | COLYERS REACH         |                       | CHELMSFORD | CM2 6RW | 40  | £4,425 |
| £1,480,000 | 06/08/2021 | D |                  | 49  | GALLEYWOOD ROAD       | GREAT BADDOW          | CHELMSFORD | CM2 8DJ | 346 | £4,277 |
| £299,495   | 06/08/2021 | T |                  | 28  | READERS COURT         |                       | CHELMSFORD | CM2 8EX | 74  | £4,047 |
| £310,000   | 06/08/2021 | T |                  | 38  | HATFIELD GROVE        |                       | CHELMSFORD | CM1 3DF | 81  | £3,827 |
| £695,000   | 06/08/2021 | D |                  | 19  | BURNELL GATE          |                       | CHELMSFORD | CM1 6ED | 182 | £3,819 |
| £230,000   | 06/08/2021 | F |                  | 12  | KELVEDON CLOSE        |                       | CHELMSFORD | CM1 4DG | 61  | £3,770 |
| £220,000   | 06/08/2021 | F |                  | 5   | ABBOTTS PLACE         |                       | CHELMSFORD | CM2 6RD | 62  | £3,548 |
| £135,000   | 06/08/2021 | F | 12A              |     | MILDMAY ROAD          |                       | CHELMSFORD | CM2 0DX | 43  | £3,140 |
| £240,000   | 06/08/2021 | S |                  | 16  | MAGNOLIA CLOSE        |                       | CHELMSFORD | CM2 9HU | 136 | £1,765 |
| £785,000   | 09/08/2021 | D | STONEYRIDGE      |     | COLEMANS LANE         | DANBURY               | CHELMSFORD | CM3 4DN | 152 | £5,164 |
| £385,000   | 09/08/2021 | S |                  | 26  | CAWKWELL CLOSE        |                       | CHELMSFORD | CM2 6SG | 76  | £5,066 |
| £825,000   | 10/08/2021 | D | STEVENS LODGE    |     | MASHBURY ROAD         | CHIGNAL ST JAMES      | CHELMSFORD | CM1 4TX | 174 | £4,741 |
| £139,000   | 10/08/2021 | F |                  | 112 | RAMSHAW DRIVE         |                       | CHELMSFORD | CM2 6UB | 35  | £3,971 |
| £412,000   | 10/08/2021 | D |                  | 14  | HONEY CLOSE           |                       | CHELMSFORD | CM2 9SP | 110 | £3,745 |
| £320,000   | 10/08/2021 | T |                  | 374 | DORSET AVENUE         |                       | CHELMSFORD | CM2 8HD | 86  | £3,721 |
| £302,500   | 10/08/2021 | T |                  | 16  | CELEBORN STREET       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AE | 87  | £3,477 |
| £260,000   | 10/08/2021 | T |                  | 87  | BOLEYN WAY            | BOREHAM               | CHELMSFORD | CM3 3JL | 98  | £2,653 |
| £385,000   | 11/08/2021 | S |                  | 69  | DOWNSWAY              |                       | CHELMSFORD | CM1 6TT | 77  | £5,000 |
| £345,000   | 11/08/2021 | S |                  | 62  | SPRINGFIELD PARK ROAD |                       | CHELMSFORD | CM2 6ED | 70  | £4,929 |
| £265,000   | 11/08/2021 | T |                  | 25  | ALEXANDER MEWS        | SANDON                | CHELMSFORD | CM2 7TT | 58  | £4,569 |
| £162,000   | 11/08/2021 | F |                  | 26  | GARDENERS             |                       | CHELMSFORD | CM2 8YU | 41  | £3,951 |
| £200,000   | 11/08/2021 | F |                  | 5   | BUCKNELLS MEAD        | HIGHWOOD              | CHELMSFORD | CM1 3RH | 58  | £3,448 |
| £399,950   | 11/08/2021 | F | BANSTREETS HOUSE |     | BELL STREET           |                       | CHELMSFORD | CM2 7JS | 119 | £3,361 |
| £285,000   | 11/08/2021 | T |                  | 65  | ARCHERS WAY           |                       | CHELMSFORD | CM2 8SB | 89  | £3,202 |
| £330,000   | 12/08/2021 | S |                  | 52  | BACK ROAD             | WRITTLE               | CHELMSFORD | CM1 3PD | 56  | £5,893 |
| £315,000   | 12/08/2021 | T |                  | 11  | CARTWRIGHT WALK       |                       | CHELMSFORD | CM2 6UJ | 59  | £5,339 |
| £450,000   | 12/08/2021 | S |                  | 49  | WILKINSONS MEAD       |                       | CHELMSFORD | CM2 6QF | 92  | £4,891 |
| £585,000   | 12/08/2021 | S |                  | 45  | LONGFIELD ROAD        |                       | CHELMSFORD | CM2 7QH | 121 | £4,835 |
| £385,000   | 12/08/2021 | S |                  | 20  | NIBLICK GREEN         |                       | CHELMSFORD | CM3 3FS | 81  | £4,753 |
| £440,000   | 12/08/2021 | D |                  | 1   | ARWEN GROVE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZJ | 97  | £4,536 |

|            |            |   |         |     |                        |                       |              |            |         |        |         |
|------------|------------|---|---------|-----|------------------------|-----------------------|--------------|------------|---------|--------|---------|
| £375,000   | 12/08/2021 | D |         | 3   | ALDRIDGE CLOSE         |                       | CHELMSFORD   | CM2 6QG    | 84      | £4,464 |         |
| £170,000   | 12/08/2021 | F |         | 38  | MELVILLE HEATH         | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5FX    | 40      | £4,250 |         |
| £375,000   | 12/08/2021 | D |         | 4   | PINTOLLS               | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5ZB    | 94      | £3,989 |         |
| £399,995   | 12/08/2021 | T |         | 60  | DRYWOODS               | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5ZG    | 121     | £3,306 |         |
| £377,000   | 13/08/2021 | S |         | 14  | WATERHOUSE STREET      |                       | CHELMSFORD   | CM1 2TY    | 76      | £4,961 |         |
| £382,500   | 13/08/2021 | D |         | 36  | GLADDEN FIELDS         | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 7AH    | 81      | £4,722 |         |
| £305,000   | 13/08/2021 | T |         | 16  | GRAMPIAN GROVE         |                       | CHELMSFORD   | CM1 2HJ    | 65      | £4,692 |         |
| £327,000   | 13/08/2021 | S |         | 303 | MEADGATE AVENUE        |                       | CHELMSFORD   | CM2 7NL    | 76      | £4,303 |         |
| £275,000   | 13/08/2021 | T |         | 315 | BADDOW ROAD            |                       | CHELMSFORD   | CM2 7QE    | 64      | £4,297 |         |
| £377,500   | 13/08/2021 | S |         | 47  | PENTLAND AVENUE        |                       | CHELMSFORD   | CM1 4AY    | 90      | £4,194 |         |
| £150,500   | 13/08/2021 | F |         | 6   | HALTWHISTLE ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5ZF    | 36      | £4,181 |         |
| £270,000   | 13/08/2021 | F |         | 61  | GRACE BARTLETT GARDENS |                       | CHELMSFORD   | CM2 9FW    | 69      | £3,913 |         |
| £675,000   | 13/08/2021 | D |         | 3   | GLOVERS                | GREAT LEIGHS          | CHELMSFORD   | CM3 1PY    | 178     | £3,792 |         |
| £215,000   | 13/08/2021 | F | 19      |     | LITTLE DOMINIE COURT   | FAYREWOOD DRIVE       | GREAT LEIGHS | CHELMSFORD | CM3 1GT | 60     | £3,583  |
| £375,000   | 13/08/2021 | T | 21      |     | DERWENT COURT          | HOBART CLOSE          |              | CHELMSFORD | CM1 2FN | 107    | £3,505  |
| £321,500   | 13/08/2021 | T |         | 304 | DORSET AVENUE          |                       | CHELMSFORD   | CM2 8HD    | 101     | £3,183 |         |
| £355,000   | 13/08/2021 | S |         | 59  | DOWNLEAZE              | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5SJ    | 116     | £3,060 |         |
| £189,000   | 13/08/2021 | F | 18      |     | LITTLE DOMINIE COURT   | FAYREWOOD DRIVE       | GREAT LEIGHS | CHELMSFORD | CM3 1GT | 70     | £2,700  |
| £840,000   | 16/08/2021 | D |         | 17  | HORSE & GROOM LANE     |                       | CHELMSFORD   | CM2 8PJ    | 162     | £5,185 |         |
| £685,000   | 16/08/2021 | D |         | 34  | PARK AVENUE            |                       | CHELMSFORD   | CM1 2AA    | 138     | £4,964 |         |
| £427,500   | 16/08/2021 | D |         | 25  | WICKFIELD ASH          |                       | CHELMSFORD   | CM1 4UT    | 87      | £4,914 |         |
| £312,500   | 16/08/2021 | S |         | 2   | COTSWOLD CRESCENT      |                       | CHELMSFORD   | CM1 2HS    | 78      | £4,006 |         |
| £310,000   | 16/08/2021 | T |         | 5   | FINCHLAND VIEW         | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5GA    | 81      | £3,827 |         |
| £220,000   | 16/08/2021 | F |         | 9   | REYNARDS COURT         |                       | CHELMSFORD   | CM2 7HU    | 62      | £3,548 |         |
| £195,000   | 16/08/2021 | F | FLAT 6  |     | CHANCELLOR COURT       | BROOMFIELD ROAD       |              | CHELMSFORD | CM1 1RY | 55     | £3,545  |
| £191,500   | 16/08/2021 | F |         | 51  | MASCALLS WAY           |                       | CHELMSFORD   | CM2 7NR    | 79      | £2,424 |         |
| £395,000   | 17/08/2021 | T |         | 148 | FALMOUTH ROAD          | SPRINGFIELD           |              | CHELMSFORD | CM1 6JB | 73     | £5,411  |
| £210,000   | 17/08/2021 | T |         | 28  | DAWBERRY PLACE         | SOUTH WOODHAM FERRERS |              | CHELMSFORD | CM3 5ZQ | 42     | £5,000  |
| £635,000   | 17/08/2021 | D |         | 9   | KINGSFORD DRIVE        |                       | CHELMSFORD   | CM2 6YR    | 138     | £4,601 |         |
| £267,000   | 17/08/2021 | T |         | 65  | CHERWELL DRIVE         |                       | CHELMSFORD   | CM1 2JJ    | 78      | £3,423 |         |
| £1,150,000 | 18/08/2021 | D |         |     | WOOLMERS               | THE STREET            | PLESHEY      | CHELMSFORD | CM3 1HQ | 78     | £14,744 |
| £342,000   | 18/08/2021 | S |         | 21  | ROCHFORD ROAD          |                       | CHELMSFORD   | CM2 0EG    | 70      | £4,886 |         |
| £315,500   | 18/08/2021 | S |         | 34  | NAVIGATION ROAD        |                       | CHELMSFORD   | CM2 6HD    | 68      | £4,640 |         |
| £350,000   | 18/08/2021 | S |         | 43  | FIRECREST ROAD         |                       | CHELMSFORD   | CM2 8XL    | 85      | £4,118 |         |
| £360,500   | 18/08/2021 | D |         | 20  | RODING LEIGH           | SOUTH WOODHAM FERRERS |              | CHELMSFORD | CM3 5JZ | 88     | £4,097  |
| £480,000   | 18/08/2021 | D | 49A     |     | EAST HANNINGFIELD ROAD | RETTENDON COMMON      |              | CHELMSFORD | CM3 8EQ | 130    | £3,692  |
| £525,000   | 18/08/2021 | S | WILLOWS |     | BACK LANE              | FORD END              |              | CHELMSFORD | CM3 1LG | 150    | £3,500  |
| £185,975   | 18/08/2021 | F |         | 29  | EVELYN PLACE           |                       | CHELMSFORD   | CM1 3GZ    | 59      | £3,152 |         |
| £330,000   | 19/08/2021 | S |         | 22  | WALLACE CRESCENT       |                       | CHELMSFORD   | CM2 9QL    | 53      | £6,226 |         |
| £330,000   | 19/08/2021 | S |         | 2   | SPENCER COURT          | SOUTH WOODHAM FERRERS |              | CHELMSFORD | CM3 5WQ | 60     | £5,500  |
| £300,000   | 19/08/2021 | T |         | 77  | PETUNIA CRESCENT       |                       | CHELMSFORD   | CM1 6YR    | 64      | £4,688 |         |
| £526,500   | 19/08/2021 | D |         | 5   | FORTINBRAS WAY         |                       | CHELMSFORD   | CM2 9JA    | 115     | £4,578 |         |
| £455,000   | 19/08/2021 | S |         | 111 | LADY LANE              |                       | CHELMSFORD   | CM2 0TJ    | 105     | £4,333 |         |
| £260,000   | 19/08/2021 | F |         | 52  | BERKELY DRIVE          |                       | CHELMSFORD   | CM2 6XR    | 68      | £3,824 |         |
| £410,000   | 20/08/2021 | S |         | 20  | REMBRANDT GROVE        |                       | CHELMSFORD   | CM1 6GH    | 77      | £5,325 |         |
| £710,000   | 20/08/2021 | S |         | 161 | NEW LONDON ROAD        |                       | CHELMSFORD   | CM2 0AA    | 139     | £5,108 |         |
| £385,000   | 20/08/2021 | S |         | 38  | PARK AVENUE            |                       | CHELMSFORD   | CM1 2AA    | 85      | £4,529 |         |
| £410,000   | 20/08/2021 | S |         | 14  | HOPKINS MEAD           |                       | CHELMSFORD   | CM2 6SS    | 92      | £4,457 |         |
| £330,000   | 20/08/2021 | S |         | 99  | SPRINGFIELD PARK ROAD  |                       | CHELMSFORD   | CM2 6EE    | 75      | £4,400 |         |

|            |            |   |     |                      |                       |            |         |     |         |
|------------|------------|---|-----|----------------------|-----------------------|------------|---------|-----|---------|
| £420,499   | 20/08/2021 | T | 7   | ASHMEADS             |                       | CHELMSFORD | CM2 9FJ | 96  | £4,380  |
| £337,000   | 20/08/2021 | T | 26  | HILLARY CLOSE        |                       | CHELMSFORD | CM1 7RR | 77  | £4,377  |
| £337,995   | 20/08/2021 | T | 105 | ROBIN WAY            |                       | CHELMSFORD | CM2 8AU | 78  | £4,333  |
| £490,000   | 20/08/2021 | S | 27  | PATCHING HALL LANE   |                       | CHELMSFORD | CM1 4BT | 115 | £4,261  |
| £442,500   | 20/08/2021 | T | 18  | DUKE STREET          |                       | CHELMSFORD | CM1 1HL | 104 | £4,255  |
| £205,000   | 20/08/2021 | F | 3   | MITTON VALE          |                       | CHELMSFORD | CM2 6UZ | 49  | £4,184  |
| £416,000   | 20/08/2021 | S | 18  | COOMBE RISE          | BROOMFIELD            | CHELMSFORD | CM1 7DG | 100 | £4,160  |
| £325,000   | 20/08/2021 | T | 58  | PYMS ROAD            |                       | CHELMSFORD | CM2 8PY | 79  | £4,114  |
| £324,000   | 20/08/2021 | T | 35  | HATFIELD GROVE       |                       | CHELMSFORD | CM1 3DF | 84  | £3,857  |
| £660,000   | 20/08/2021 | D | 20  | DRYWOODS             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZG | 172 | £3,837  |
| £380,000   | 20/08/2021 | T | 8   | PARK AVENUE          |                       | CHELMSFORD | CM1 2AA | 100 | £3,800  |
| £345,000   | 20/08/2021 | S | 181 | BADDOW ROAD          |                       | CHELMSFORD | CM2 7PZ | 91  | £3,791  |
| £172,000   | 20/08/2021 | F | 8   | WEST LAWN            |                       | CHELMSFORD | CM2 8SJ | 48  | £3,583  |
| £475,000   | 20/08/2021 | T | 17  | CROUCH VIEW          | RETTENDON COMMON      | CHELMSFORD | CM3 8DS | 135 | £3,519  |
| £1,360,000 | 23/08/2021 | D |     | CHARNWOOD            | LINKS DRIVE           | CHELMSFORD | CM2 9AW | 262 | £5,191  |
| £370,000   | 23/08/2021 | S | 117 | LINNET DRIVE         |                       | CHELMSFORD | CM2 8AG | 86  | £4,302  |
| £258,750   | 23/08/2021 | T | 1   | SCHOOL VIEW ROAD     |                       | CHELMSFORD | CM1 2PE | 65  | £3,981  |
| £385,000   | 23/08/2021 | D | 54  | SHIREBOURN VALE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZX | 99  | £3,889  |
| £240,000   | 24/08/2021 | S | 131 | HEATH DRIVE          |                       | CHELMSFORD | CM2 9HQ | N/A | #VALUE! |
| £550,000   | 24/08/2021 | D | 45  | CHELMERTON AVENUE    |                       | CHELMSFORD | CM2 9RF | 63  | £8,730  |
| £460,000   | 24/08/2021 | S | 44  | PENTLAND AVENUE      |                       | CHELMSFORD | CM1 4AZ | 96  | £4,792  |
| £265,000   | 24/08/2021 | F | 34  | KELVEDON CLOSE       |                       | CHELMSFORD | CM1 4DG | 62  | £4,274  |
| £305,000   | 24/08/2021 | T | 77  | MAIN ROAD            | BROOMFIELD            | CHELMSFORD | CM1 7BU | 74  | £4,122  |
| £315,000   | 24/08/2021 | T | 65  | CHURCH HILL          | LITTLE WALTHAM        | CHELMSFORD | CM3 3LS | 83  | £3,795  |
| £193,000   | 24/08/2021 | F | 19  | AZALEA COURT         |                       | CHELMSFORD | CM1 6YL | 51  | £3,784  |
| £153,000   | 24/08/2021 | F | 50  | LITTLECROFT          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GQ | 47  | £3,255  |
| £1,452,500 | 25/08/2021 | D |     | THE RED HOUSE        | COOKSMILL GREEN       | CHELMSFORD | CM1 3SJ | 206 | £7,051  |
| £226,000   | 25/08/2021 | S | 42  | VERMEER RIDE         |                       | CHELMSFORD | CM1 6GA | 38  | £5,947  |
| £340,000   | 25/08/2021 | T | 4   | BACK ROAD            | WRITTLE               | CHELMSFORD | CM1 3PD | 64  | £5,313  |
| £1,150,000 | 25/08/2021 | D | 7   | HIGH PASTURES        | LITTLE BADDOW         | CHELMSFORD | CM3 4TS | 247 | £4,656  |
| £600,000   | 25/08/2021 | D | 5   | BIRDIE CLOSE         |                       | CHELMSFORD | CM3 3FW | 133 | £4,511  |
| £485,000   | 25/08/2021 | T | 7   | THE RYLE             | WRITTLE               | CHELMSFORD | CM1 3JQ | 109 | £4,450  |
| £211,000   | 25/08/2021 | F | 52  | STANLEY RISE         | SPRINGFIELD           | CHELMSFORD | CM2 6PL | 56  | £3,768  |
| £465,000   | 25/08/2021 | S | 21  | TOTNES WALK          |                       | CHELMSFORD | CM1 6LU | 128 | £3,633  |
| £312,000   | 25/08/2021 | S | 47  | BUTTERFIELD ROAD     | BOREHAM               | CHELMSFORD | CM3 3BS | 91  | £3,429  |
| £165,000   | 25/08/2021 | F | 22  | CLEMATIS TYE         |                       | CHELMSFORD | CM1 6GL | 51  | £3,235  |
| £224,000   | 25/08/2021 | T | 2   | BELL STREET          | GREAT BADDOW          | CHELMSFORD | CM2 7JR | 86  | £2,605  |
| £790,000   | 26/08/2021 | D | 43  | THE STREET           | LITTLE WALTHAM        | CHELMSFORD | CM3 3NS | N/A | #VALUE! |
| £465,000   | 26/08/2021 | S | 28  | ST JOHNS GREEN       |                       | CHELMSFORD | CM1 3DZ | 80  | £5,813  |
| £476,000   | 26/08/2021 | S | 51  | BADDOW HALL CRESCENT |                       | CHELMSFORD | CM2 7BX | 89  | £5,348  |
| £565,000   | 26/08/2021 | D | 18  | ST CLERES WAY        | DANBURY               | CHELMSFORD | CM3 4AE | 109 | £5,183  |
| £637,000   | 26/08/2021 | S | 412 | BADDOW ROAD          |                       | CHELMSFORD | CM2 9RB | 127 | £5,016  |
| £490,000   | 26/08/2021 | D | 33  | MANSFIELDS           | WRITTLE               | CHELMSFORD | CM1 3NH | 104 | £4,712  |
| £425,000   | 26/08/2021 | S | 43  | RECTORY ROAD         | WRITTLE               | CHELMSFORD | CM1 3HL | 92  | £4,620  |
| £430,000   | 26/08/2021 | S | 51  | NEW ROAD             | GREAT BADDOW          | CHELMSFORD | CM2 7QT | 94  | £4,574  |
| £520,000   | 26/08/2021 | D | 59  | SPALDING WAY         |                       | CHELMSFORD | CM2 7NZ | 116 | £4,483  |
| £220,000   | 26/08/2021 | F | 59  | MELBA COURT          | WRITTLE               | CHELMSFORD | CM1 3EW | 51  | £4,314  |
| £480,000   | 26/08/2021 | S | 1   | BADDOW HALL CRESCENT |                       | CHELMSFORD | CM2 7BY | 112 | £4,286  |
| £200,000   | 26/08/2021 | F | 30  | BROOKLANDS WALK      |                       | CHELMSFORD | CM2 9BH | 48  | £4,167  |



|            |            |   |              |     |                     |                       |                |            |         |        |        |
|------------|------------|---|--------------|-----|---------------------|-----------------------|----------------|------------|---------|--------|--------|
| £201,000   | 26/08/2021 | F |              | 132 | CHELWATER           | GREAT BADDOW          | CHELMSFORD     | CM2 7UR    | 51      | £3,941 |        |
| £460,000   | 26/08/2021 | T |              | 119 | MILDMAY ROAD        |                       | CHELMSFORD     | CM2 0DS    | 124     | £3,710 |        |
| £340,000   | 26/08/2021 | T |              | 23  | FIRTREE RISE        |                       | CHELMSFORD     | CM2 9HS    | 92      | £3,696 |        |
| £399,995   | 26/08/2021 | S |              | 22  | WOODROFFE CLOSE     |                       | CHELMSFORD     | CM2 6RS    | 112     | £3,571 |        |
| £625,000   | 26/08/2021 | D | SANDON HOUSE |     | MAIN ROAD           | FORD END              | CHELMSFORD     | CM3 1LL    | 180     | £3,472 |        |
| £416,000   | 26/08/2021 | T |              | 2   | FAYREWOOD DRIVE     | GREAT LEIGHS          | CHELMSFORD     | CM3 1GY    | 124     | £3,355 |        |
| £365,000   | 27/08/2021 | S |              | 2   | PEDLARS PATH        | DANBURY               | CHELMSFORD     | CM3 4HZ    | 69      | £5,290 |        |
| £475,000   | 27/08/2021 | D |              | 74  | COLYERS REACH       |                       | CHELMSFORD     | CM2 6RN    | 93      | £5,108 |        |
| £904,500   | 27/08/2021 | D |              | 59  | PERTWEE DRIVE       |                       | CHELMSFORD     | CM2 8HE    | 180     | £5,025 |        |
| £280,000   | 27/08/2021 | T |              | 31  | NAVIGATION ROAD     |                       | CHELMSFORD     | CM2 6HE    | 59      | £4,746 |        |
| £250,000   | 27/08/2021 | S |              | 60  | THORNBOROUGH AVENUE | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5FW    | 53      | £4,717 |        |
| £176,000   | 27/08/2021 | T |              | 53  | MELVILLE HEATH      | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5FT    | 39      | £4,513 |        |
| £314,000   | 27/08/2021 | T |              | 15  | KETLEYS             |                       | CHELMSFORD     | CM2 8YL    | 70      | £4,486 |        |
| £182,500   | 27/08/2021 | T |              | 20  | ANSON CLOSE         | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5YJ    | 41      | £4,451 |        |
| £580,000   | 27/08/2021 | D |              | 4   | KING EDWARDS ROAD   | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5PQ    | 132     | £4,394 |        |
| £220,000   | 27/08/2021 | F |              | 124 | WOOD STREET         |                       | CHELMSFORD     | CM2 8BL    | 51      | £4,314 |        |
| £220,000   | 27/08/2021 | F |              | 75  | MELBA COURT         | WRITTLE               | CHELMSFORD     | CM1 3EW    | 53      | £4,151 |        |
| £1,035,000 | 27/08/2021 | D |              | 17  | SIDNEY PLACE        | SPRINGFIELD           | CHELMSFORD     | CM1 6BE    | 253     | £4,091 |        |
| £186,000   | 27/08/2021 | T |              | 24  | TAMAR RISE          |                       | CHELMSFORD     | CM1 7QN    | 47      | £3,957 |        |
| £445,000   | 27/08/2021 | S |              | 1   | LITTELL TWEED       |                       | CHELMSFORD     | CM2 6SH    | 113     | £3,938 |        |
| £275,000   | 27/08/2021 | F | FLAT 3       |     | FENTON COURT        | BURGESS SPRINGS       | CHELMSFORD     | CM1 1HW    | 70      | £3,929 |        |
| £360,000   | 27/08/2021 | T |              | 3   | HAWKWOOD CLOSE      | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5TR    | 92      | £3,913 |        |
| £332,000   | 27/08/2021 | T |              | 73  | MILLFIELDS          | WRITTLE               | CHELMSFORD     | CM1 3LW    | 85      | £3,906 |        |
| £275,000   | 27/08/2021 | T |              | 33  | ORANGE TREE CLOSE   |                       | CHELMSFORD     | CM2 9ND    | 77      | £3,571 |        |
| £413,000   | 27/08/2021 | S |              |     | GLENMORE            | BLASFORD HILL         | LITTLE WALTHAM | CHELMSFORD | CM3 3PF | 117    | £3,530 |
| £205,000   | 27/08/2021 | F | FLAT 7       |     | THE PHOENIX, 41     | NEW STREET            | CHELMSFORD     | CM1 1PT    | 62      | £3,306 |        |
| £290,000   | 27/08/2021 | T |              | 170 | GALLEYWOOD ROAD     | GREAT BADDOW          | CHELMSFORD     | CM2 8YT    | 93      | £3,118 |        |
| £112,500   | 27/08/2021 | F |              | 45  | BRASSIE WOOD        |                       | CHELMSFORD     | CM3 3FP    | 59      | £1,907 |        |
| £1,620,000 | 31/08/2021 | D |              |     | MEADOWLANDS         | SOUTHVIEW ROAD        | DANBURY        | CHELMSFORD | CM3 4DX | 300    | £5,400 |
| £367,500   | 31/08/2021 | S |              | 28  | KIRK PLACE          |                       | CHELMSFORD     | CM2 6TN    | 70      | £5,250 |        |
| £340,000   | 31/08/2021 | S |              |     | EBENEZER COTTAGE    | CHURCH ROAD           | BOREHAM        | CHELMSFORD | CM3 3EP | 66     | £5,152 |
| £272,500   | 31/08/2021 | F | FLAT 4       |     | WHITTLES HALL, 347  | SPRINGFIELD ROAD      | CHELMSFORD     | CM2 6AN    | 53      | £5,142 |        |
| £425,000   | 31/08/2021 | D |              | 19  | MURRELL LOCK        |                       | CHELMSFORD     | CM2 6SW    | 84      | £5,060 |        |
| £522,500   | 31/08/2021 | S |              | 6   | CONDOR GATE         |                       | CHELMSFORD     | CM3 3FU    | 118     | £4,428 |        |
| £500,000   | 31/08/2021 | S |              | 41  | MARTINGALE DRIVE    |                       | CHELMSFORD     | CM1 6FN    | 114     | £4,386 |        |
| £330,000   | 31/08/2021 | T |              | 21  | DELAMERE ROAD       |                       | CHELMSFORD     | CM1 2TG    | 84      | £3,929 |        |
| £195,000   | 31/08/2021 | F | FLAT 24      |     | BURWOOD COURT       | GOLDLAY AVENUE        | CHELMSFORD     | CM2 0TW    | 58      | £3,362 |        |
| £195,000   | 31/08/2021 | F |              | 16  | VICTORIA COURT      |                       | CHELMSFORD     | CM1 1GP    | 59      | £3,305 |        |
| £117,250   | 31/08/2021 | F | 23           |     | ECCLES COURT        | BURGESS SPRINGS       | CHELMSFORD     | CM1 1JB    | 69      | £1,699 |        |
| £495,000   | 01/09/2021 | S |              | 66  | MAYFIELD ROAD       | WRITTLE               | CHELMSFORD     | CM1 3EL    | 82      | £6,037 |        |
| £212,500   | 01/09/2021 | S |              | 45  | COLLINGWOOD ROAD    | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5YB    | 37      | £5,743 |        |
| £287,500   | 01/09/2021 | F |              | 130 | VICTORIA COURT      |                       | CHELMSFORD     | CM1 1GP    | 62      | £4,637 |        |
| £168,000   | 01/09/2021 | F |              | 58  | VILLIERS PLACE      | BOREHAM               | CHELMSFORD     | CM3 3JN    | 38      | £4,421 |        |
| £300,000   | 01/09/2021 | F |              | 22  | RENNOLDSON GREEN    |                       | CHELMSFORD     | CM2 9FY    | 68      | £4,412 |        |
| £307,500   | 01/09/2021 | S |              | 9   | PASTON CLOSE        | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5UA    | 71      | £4,431 |        |
| £196,500   | 01/09/2021 | F | 8            |     | STONHAM PLACE       | CHELMER ROAD          | CHELMSFORD     | CM2 6DG    | 49      | £4,010 |        |
| £205,000   | 01/09/2021 | F |              | 16  | HAIG COURT          |                       | CHELMSFORD     | CM2 0BH    | 57      | £3,596 |        |
| £540,000   | 01/09/2021 | D |              | 9   | ELM CLOSE           | GREAT BADDOW          | CHELMSFORD     | CM2 8DX    | 151     | £3,576 |        |
| £350,000   | 01/09/2021 | D |              | 13  | CHASE DRIVE         | SOUTH WOODHAM FERRERS | CHELMSFORD     | CM3 5PR    | 105     | £3,333 |        |

|          |            |   |                    |     |                        |                       |            |         |     |         |
|----------|------------|---|--------------------|-----|------------------------|-----------------------|------------|---------|-----|---------|
| £410,000 | 01/09/2021 | S |                    | 43  | MILBURN CRESCENT       |                       | CHELMSFORD | CM1 3DA | 126 | £3,254  |
| £230,000 | 01/09/2021 | F |                    | 50  | HARBERD TYE            |                       | CHELMSFORD | CM2 9GJ | 71  | £3,239  |
| £323,000 | 01/09/2021 | T |                    | 72  | ST FABIAN'S DRIVE      |                       | CHELMSFORD | CM1 2PR | 153 | £2,111  |
| £565,000 | 02/09/2021 | D |                    | 71  | BEACHS DRIVE           |                       | CHELMSFORD | CM1 2NJ | 92  | £6,141  |
| £565,000 | 02/09/2021 | D |                    | 2   | GOLDENACRES            |                       | CHELMSFORD | CM1 6YT | 111 | £5,090  |
| £645,000 | 02/09/2021 | S |                    | 2   | SUNNINGDALE ROAD       |                       | CHELMSFORD | CM1 2NH | 136 | £4,743  |
| £458,000 | 02/09/2021 | D |                    | 21  | YELDHAM LOCK           |                       | CHELMSFORD | CM2 6RP | 102 | £4,490  |
| £390,000 | 02/09/2021 | S |                    | 49  | LONGSHOTS CLOSE        |                       | CHELMSFORD | CM1 7DU | 90  | £4,333  |
| £355,000 | 02/09/2021 | F | FLAT 8             | 211 | NEW LONDON ROAD        |                       | CHELMSFORD | CM2 0AJ | 82  | £4,329  |
| £655,000 | 02/09/2021 | D | RECTORY COTTAGE    |     | CHURCH ROAD            | WEST HANNINGFIELD     | CHELMSFORD | CM2 8UJ | 164 | £3,994  |
| £260,000 | 02/09/2021 | T |                    | 469 | MEADGATE AVENUE        |                       | CHELMSFORD | CM2 7NN | 84  | £3,095  |
| £175,000 | 03/09/2021 | T |                    | 51  | MELVILLE HEATH         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FT | 20  | £8,750  |
| £412,000 | 03/09/2021 | S | EIDELWEISS         |     | OLD WICKFORD ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5QS | 78  | £5,282  |
| £365,000 | 03/09/2021 | S |                    | 2   | GAINSBOROUGH CRESCENT  |                       | CHELMSFORD | CM2 6DJ | 78  | £4,679  |
| £415,000 | 03/09/2021 | D |                    | 7   | THE WILLOWS            | BOREHAM               | CHELMSFORD | CM3 3DJ | 89  | £4,663  |
| £342,500 | 03/09/2021 | F |                    | 11  | LITTLE ORCHARDS        | BROOMFIELD            | CHELMSFORD | CM1 7EP | 76  | £4,507  |
| £425,000 | 03/09/2021 | D |                    | 102 | PETUNIA CRESCENT       |                       | CHELMSFORD | CM1 6YR | 95  | £4,474  |
| £318,000 | 03/09/2021 | F |                    | 163 | WHARF ROAD             |                       | CHELMSFORD | CM2 6FS | 74  | £4,297  |
| £329,950 | 03/09/2021 | S |                    | 9   | DEERHURST CHASE        | BICKNACRE             | CHELMSFORD | CM3 4XG | 80  | £4,124  |
| £275,000 | 03/09/2021 | F | 12A                |     | RECTORY LANE           |                       | CHELMSFORD | CM1 1RE | 68  | £4,044  |
| £435,000 | 03/09/2021 | D |                    | 106 | PETUNIA CRESCENT       |                       | CHELMSFORD | CM1 6YR | 113 | £3,850  |
| £225,000 | 03/09/2021 | F |                    | 20  | ABBOTTS PLACE          |                       | CHELMSFORD | CM2 6RD | 59  | £3,814  |
| £295,000 | 03/09/2021 | T |                    | 48  | BURNELL GATE           |                       | CHELMSFORD | CM1 6ED | 78  | £3,782  |
| £330,000 | 03/09/2021 | S |                    | 32  | WHITEHOUSE CRESCENT    |                       | CHELMSFORD | CM2 7LW | 88  | £3,750  |
| £185,000 | 03/09/2021 | F |                    | 177 | ROOKES CRESCENT        |                       | CHELMSFORD | CM1 3GN | 72  | £2,569  |
| £470,000 | 06/09/2021 | S | HAWTHORNS          |     | THE RIDGE              | LITTLE BADDOW         | CHELMSFORD | CM3 4RT | 71  | £6,620  |
| £360,000 | 06/09/2021 | T |                    | 63  | LABURNUM DRIVE         |                       | CHELMSFORD | CM2 9NS | 73  | £4,932  |
| £490,000 | 06/09/2021 | D |                    | 3   | ANJOU GREEN            |                       | CHELMSFORD | CM1 6EE | 101 | £4,851  |
| £470,000 | 06/09/2021 | D |                    | 18  | HOYNORS                | DANBURY               | CHELMSFORD | CM3 4RL | 103 | £4,563  |
| £681,000 | 06/09/2021 | D |                    | 51  | TORQUAY ROAD           |                       | CHELMSFORD | CM1 7NX | 151 | £4,510  |
| £182,000 | 06/09/2021 | F |                    | 65  | BEELEIGH LINK          |                       | CHELMSFORD | CM2 6PH | 44  | £4,136  |
| £275,000 | 06/09/2021 | F |                    | 32  | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 68  | £4,044  |
| £318,000 | 06/09/2021 | T |                    | 94  | PYMS ROAD              |                       | CHELMSFORD | CM2 8PX | 80  | £3,975  |
| £320,000 | 06/09/2021 | S | WAYFARERS          |     | BACK LANE              | FORD END              | CHELMSFORD | CM3 1LG | 104 | £3,077  |
| £200,000 | 07/09/2021 | S |                    | 8   | CHELMER AVENUE         | LITTLE WALTHAM        | CHELMSFORD | CM3 3PB | N/A | #VALUE! |
| £385,000 | 07/09/2021 | T |                    | 41  | LITTELL TWEED          |                       | CHELMSFORD | CM2 6SH | 53  | £7,264  |
| £237,500 | 07/09/2021 | F |                    | 17  | SEARLE CLOSE           |                       | CHELMSFORD | CM2 9GB | 56  | £4,241  |
| £295,000 | 07/09/2021 | T |                    | 3   | FOREMANS               |                       | CHELMSFORD | CM1 2GQ | 72  | £4,097  |
| £455,000 | 07/09/2021 | S |                    | 23  | COOMBE RISE            | BROOMFIELD            | CHELMSFORD | CM1 7DG | 117 | £3,889  |
| £152,000 | 07/09/2021 | F |                    | 27  | ABBOTTSLEIGH ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SR | 43  | £3,535  |
| £82,500  | 07/09/2021 | F | 1 WATERHOUSE COURT |     | BURGESS SPRINGS        |                       | CHELMSFORD | CM1 1QZ | 82  | £1,006  |
| £400,000 | 08/09/2021 | S |                    | 41  | OSPREY WAY             |                       | CHELMSFORD | CM2 8XU | 91  | £4,396  |
| £440,000 | 09/09/2021 | D |                    | 38  | BRASSIE WOOD           |                       | CHELMSFORD | CM3 3FQ | N/A | #VALUE! |
| £400,000 | 09/09/2021 | D |                    | 15  | JUBILEE AVENUE         | BROOMFIELD            | CHELMSFORD | CM1 7HE | 55  | £7,273  |
| £323,000 | 09/09/2021 | S |                    | 5   | REMBRANDT GROVE        |                       | CHELMSFORD | CM1 6GD | 51  | £6,333  |
| £440,100 | 09/09/2021 | D |                    | 61  | BEARDSLEY DRIVE        |                       | CHELMSFORD | CM1 6GJ | 90  | £4,890  |
| £335,000 | 09/09/2021 | S |                    | 44  | PARK VIEW CRESCENT     | GREAT BADDOW          | CHELMSFORD | CM2 8HX | 88  | £3,807  |
| £103,000 | 09/09/2021 | F |                    | 8   | EMBERSON COURT         |                       | CHELMSFORD | CM2 6TP | 28  | £3,679  |
| £365,000 | 09/09/2021 | T |                    | 37  | OLD MOORS              | GREAT LEIGHS          | CHELMSFORD | CM3 1GX | 101 | £3,614  |

|          |            |   |                      |     |                    |                       |            |         |     |         |
|----------|------------|---|----------------------|-----|--------------------|-----------------------|------------|---------|-----|---------|
| £725,000 | 10/09/2021 | D |                      | 100 | MAIN ROAD          | DANBURY               | CHELMSFORD | CM3 4DH | N/A | #VALUE! |
| £940,000 | 10/09/2021 | D | ROBINS               |     | THE BRINGEY        | GREAT BADDOW          | CHELMSFORD | CM2 7JW | 130 | £7,231  |
| £250,000 | 10/09/2021 | T |                      | 9   | HOLMANS            | BOREHAM               | CHELMSFORD | CM3 3EY | 42  | £5,952  |
| £375,000 | 10/09/2021 | T |                      | 34  | CORNFLOWER DRIVE   |                       | CHELMSFORD | CM1 6XY | 64  | £5,859  |
| £350,000 | 10/09/2021 | T |                      | 11  | SCHOOL VIEW ROAD   |                       | CHELMSFORD | CM1 2PE | 61  | £5,738  |
| £322,000 | 10/09/2021 | S |                      | 4   | JEFFCUT ROAD       |                       | CHELMSFORD | CM2 6XN | 58  | £5,552  |
| £300,000 | 10/09/2021 | S |                      | 9   | ELLIOT CLOSE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YN | 58  | £5,172  |
| £425,000 | 10/09/2021 | S |                      | 129 | UPPER BRIDGE ROAD  |                       | CHELMSFORD | CM2 0BA | 84  | £5,060  |
| £450,000 | 10/09/2021 | S | 1 WOODLANDS COTTAGES |     | MAIN ROAD          | BICKNACRE             | CHELMSFORD | CM3 4HW | 91  | £4,945  |
| £260,000 | 10/09/2021 | F | FLAT 4 1A            |     | HIGH STREET        |                       | CHELMSFORD | CM1 1BE | 55  | £4,727  |
| £595,000 | 10/09/2021 | S |                      | 55  | HOPPING JACKS LANE | DANBURY               | CHELMSFORD | CM3 4PJ | 129 | £4,612  |
| £340,000 | 10/09/2021 | F |                      | 60  | HARDY CLOSE        |                       | CHELMSFORD | CM1 1AE | 74  | £4,595  |
| £330,000 | 10/09/2021 | T |                      | 17  | MAIN ROAD          | BROOMFIELD            | CHELMSFORD | CM1 7BU | 73  | £4,521  |
| £425,000 | 10/09/2021 | S |                      | 6   | FENNFIELDS ROAD    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RZ | 101 | £4,208  |
| £565,000 | 10/09/2021 | D |                      | 62  | WATCHOUSE ROAD     | GALLEYWOOD            | CHELMSFORD | CM2 8PU | 135 | £4,185  |
| £205,000 | 10/09/2021 | F |                      | 31  | MONTFORT DRIVE     |                       | CHELMSFORD | CM2 9FN | 49  | £4,184  |
| £350,000 | 10/09/2021 | S |                      | 64  | ST ANDREWS ROAD    | BOREHAM               | CHELMSFORD | CM3 3BY | 84  | £4,167  |
| £560,000 | 10/09/2021 | T |                      | 3   | USBORNE MEWS       | WRITTLE               | CHELMSFORD | CM1 3FD | 136 | £4,118  |
| £339,000 | 10/09/2021 | T |                      | 28  | BRENT AVENUE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SQ | 84  | £4,036  |
| £675,000 | 10/09/2021 | D |                      | 17  | ROTHESAY AVENUE    |                       | CHELMSFORD | CM2 9BU | 171 | £3,947  |
| £320,000 | 10/09/2021 | T |                      | 42  | WHITEHOUSE ROAD    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PF | 82  | £3,902  |
| £320,000 | 10/09/2021 | T |                      | 143 | GLOUCESTER AVENUE  |                       | CHELMSFORD | CM2 9DU | 83  | £3,855  |
| £220,000 | 10/09/2021 | F |                      | 38  | HOBART CLOSE       |                       | CHELMSFORD | CM1 2ES | 59  | £3,729  |
| £381,000 | 10/09/2021 | T |                      | 4   | GREAT COB          |                       | CHELMSFORD | CM1 6LA | 104 | £3,663  |
| £205,000 | 10/09/2021 | F |                      | 52  | CHURCHILL RISE     |                       | CHELMSFORD | CM1 6FD | 58  | £3,534  |
| £250,000 | 10/09/2021 | T |                      | 7   | WEIGHT ROAD        |                       | CHELMSFORD | CM2 6LE | 94  | £2,660  |
| £98,000  | 10/09/2021 | F | 42 NEWCOMBE COURT    |     | BURGESS SPRINGS    |                       | CHELMSFORD | CM1 1QN | 47  | £2,085  |
| £975,000 | 13/09/2021 | D | WOODSIDE COTTAGE     |     | MAIN ROAD          | BICKNACRE             | CHELMSFORD | CM3 4HW | 177 | £5,508  |
| £247,500 | 13/09/2021 | F |                      | 19  | PALMERSTON LODGE   | GREAT BADDOW          | CHELMSFORD | CM2 7HF | 63  | £3,929  |
| £870,000 | 14/09/2021 | D |                      | 26  | THE STREET         | LITTLE WALTHAM        | CHELMSFORD | CM3 3NS | N/A | #VALUE! |
| £602,500 | 14/09/2021 | S |                      | 8   | ST FABIANS DRIVE   |                       | CHELMSFORD | CM1 2PR | 134 | £4,496  |
| £345,000 | 14/09/2021 | S |                      | 81  | ST ANTHONYS DRIVE  |                       | CHELMSFORD | CM2 9EH | 83  | £4,157  |
| £230,000 | 14/09/2021 | F |                      | 10  | WOOD DALE          | GREAT BADDOW          | CHELMSFORD | CM2 8EZ | 59  | £3,898  |
| £305,000 | 14/09/2021 | T |                      | 208 | MEADGATE AVENUE    |                       | CHELMSFORD | CM2 7LL | 80  | £3,813  |
| £400,000 | 14/09/2021 | S |                      | 1   | KENNET WAY         |                       | CHELMSFORD | CM1 2JP | 116 | £3,448  |
| £375,000 | 15/09/2021 | D | LITTLE MOAT COTTAGE  |     | THE STREET         | PLESHEY               | CHELMSFORD | CM3 1HG | N/A | #VALUE! |
| £365,000 | 15/09/2021 | T |                      | 1   | MEON CLOSE         |                       | CHELMSFORD | CM1 7QG | 86  | £4,244  |
| £222,000 | 15/09/2021 | F | 19 JOSEPH COURT      |     | WRITTLE ROAD       |                       | CHELMSFORD | CM1 3WQ | 58  | £3,828  |
| £290,000 | 15/09/2021 | T |                      | 11  | READERS COURT      |                       | CHELMSFORD | CM2 8EU | 83  | £3,494  |
| £410,000 | 15/09/2021 | D |                      | 36  | FAYREWOOD DRIVE    | GREAT LEIGHS          | CHELMSFORD | CM3 1GY | 136 | £3,015  |
| £245,999 | 16/09/2021 | T |                      | 20  | BURTON PLACE       |                       | CHELMSFORD | CM2 6TY | 41  | £6,000  |
| £475,000 | 16/09/2021 | S |                      | 65  | THIRD AVENUE       |                       | CHELMSFORD | CM1 4EX | 86  | £5,523  |
| £673,000 | 16/09/2021 | D |                      | 22  | REDGATES PLACE     |                       | CHELMSFORD | CM2 6BG | 129 | £5,217  |
| £542,500 | 16/09/2021 | D |                      | 44  | PAVITT MEADOW      | GALLEYWOOD            | CHELMSFORD | CM2 8RQ | 112 | £4,844  |
| £380,000 | 16/09/2021 | S |                      | 102 | ONGAR ROAD         | WRITTLE               | CHELMSFORD | CM1 3NX | 80  | £4,750  |
| £425,000 | 16/09/2021 | T |                      | 27  | NEW ROAD           | BROOMFIELD            | CHELMSFORD | CM1 7AN | 93  | £4,570  |
| £310,000 | 16/09/2021 | T |                      | 19  | MARIGOLD CLOSE     |                       | CHELMSFORD | CM1 6XU | 68  | £4,559  |
| £290,000 | 16/09/2021 | T |                      | 6   | BOHUN CLOSE        | GREAT LEIGHS          | CHELMSFORD | CM3 1NY | 65  | £4,462  |
| £225,000 | 16/09/2021 | F |                      | 68  | WICKHAM CRESCENT   |                       | CHELMSFORD | CM1 4WD | 52  | £4,327  |

|          |            |   |         |                      |     |                        |                       |            |         |     |        |
|----------|------------|---|---------|----------------------|-----|------------------------|-----------------------|------------|---------|-----|--------|
| £787,000 | 16/09/2021 | S |         |                      | 112 | MOULSHAM STREET        |                       | CHELMSFORD | CM2 0JN | 186 | £4,231 |
| £330,000 | 16/09/2021 | T |         |                      | 43  | BARNARD ROAD           |                       | CHELMSFORD | CM2 8RR | 78  | £4,231 |
| £190,000 | 16/09/2021 | F | FLAT 3  | ROBERTS COURT        |     | BADDOW ROAD            |                       | CHELMSFORD | CM2 9RQ | 50  | £3,800 |
| £300,000 | 16/09/2021 | S |         |                      | 188 | GLOUCESTER AVENUE      |                       | CHELMSFORD | CM2 9LG | 89  | £3,371 |
| £180,000 | 16/09/2021 | F |         |                      | 44  | JEFFCUT ROAD           |                       | CHELMSFORD | CM2 6XN | 54  | £3,333 |
| £311,000 | 16/09/2021 | T |         |                      | 9   | CHILTERN CLOSE         |                       | CHELMSFORD | CM1 2GJ | 97  | £3,206 |
| £785,000 | 17/09/2021 | D |         | OAK LODGE            |     | SOUTHWOOD CHASE        | DANBURY               | CHELMSFORD | CM3 4LL | 83  | £9,458 |
| £340,000 | 17/09/2021 | T |         |                      | 175 | UPPER BRIDGE ROAD      |                       | CHELMSFORD | CM2 0AY | 54  | £6,296 |
| £470,000 | 17/09/2021 | S |         |                      | 7   | SEVENTH AVENUE         |                       | CHELMSFORD | CM1 4EE | 75  | £6,267 |
| £210,000 | 17/09/2021 | F | 9       | OXNEY PLACE, 210     |     | ONGAR ROAD             | WRITTLE               | CHELMSFORD | CM1 3NY | 36  | £5,833 |
| £270,000 | 17/09/2021 | F |         |                      | 23  | GOLDLAY GARDENS        |                       | CHELMSFORD | CM2 0EN | 52  | £5,192 |
| £415,000 | 17/09/2021 | T |         |                      | 4   | JUDGE ROAD             | SPRINGFIELD           | CHELMSFORD | CM2 6GN | 87  | £4,770 |
| £350,000 | 17/09/2021 | S | 4       | LIONFIELD COTTAGES   |     | MAIN ROAD              | BOREHAM               | CHELMSFORD | CM3 3HQ | 75  | £4,667 |
| £305,000 | 17/09/2021 | T |         |                      | 164 | BADDOW ROAD            |                       | CHELMSFORD | CM2 9QW | 69  | £4,420 |
| £430,000 | 17/09/2021 | D |         |                      | 4   | MERTON PLACE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YW | 103 | £4,175 |
| £300,000 | 17/09/2021 | F |         |                      | 5   | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 73  | £4,110 |
| £197,500 | 17/09/2021 | F |         |                      | 36  | BOSWELLS DRIVE         |                       | CHELMSFORD | CM2 6LD | 50  | £3,950 |
| £310,500 | 17/09/2021 | T |         |                      | 242 | LINNET DRIVE           |                       | CHELMSFORD | CM2 8AJ | 80  | £3,881 |
| £205,500 | 17/09/2021 | F | FLAT 27 | SPALDING COURT       |     | CEDAR AVENUE           |                       | CHELMSFORD | CM1 2UZ | 57  | £3,605 |
| £675,000 | 17/09/2021 | D |         |                      | 30  | BRICKBARN              | GREAT LEIGHS          | CHELMSFORD | CM3 1JL | 207 | £3,261 |
| £90,000  | 17/09/2021 | F |         |                      | 16  | REGIMENT GATE          | SPRINGFIELD           | CHELMSFORD | CM1 6BQ | 72  | £1,250 |
| £390,000 | 20/09/2021 | D |         |                      | 47  | QUILP DRIVE            |                       | CHELMSFORD | CM1 4YA | 83  | £4,699 |
| £213,000 | 20/09/2021 | F | 10      | SAINTS COURT         |     | KINGS ROAD             |                       | CHELMSFORD | CM1 4FS | 47  | £4,532 |
| £353,000 | 20/09/2021 | T |         |                      | 8   | HAWFINCH WALK          |                       | CHELMSFORD | CM2 8BD | 78  | £4,526 |
| £435,000 | 20/09/2021 | S |         |                      | 44  | SCHOOL LANE            | BROOMFIELD            | CHELMSFORD | CM1 7DR | 107 | £4,065 |
| £360,000 | 20/09/2021 | S |         |                      | 98  | BRAMWOODS ROAD         |                       | CHELMSFORD | CM2 7LT | 91  | £3,956 |
| £395,000 | 20/09/2021 | S |         |                      | 18  | PERTWEE DRIVE          |                       | CHELMSFORD | CM2 8DZ | 101 | £3,911 |
| £482,500 | 20/09/2021 | T |         |                      | 49  | EGLINTON DRIVE         |                       | CHELMSFORD | CM2 6YL | 138 | £3,496 |
| £300,000 | 20/09/2021 | T |         |                      | 6   | WELLINGTON CLOSE       |                       | CHELMSFORD | CM1 2EE | 87  | £3,448 |
| £394,000 | 21/09/2021 | S |         |                      | 38  | GERARD GARDENS         |                       | CHELMSFORD | CM2 9GD | 67  | £5,881 |
| £227,000 | 21/09/2021 | T |         |                      | 1   | LOBELIA CLOSE          |                       | CHELMSFORD | CM1 6YE | 39  | £5,821 |
| £260,000 | 21/09/2021 | F | 31      | RIVERS HOUSE, 129    |     | SPRINGFIELD ROAD       |                       | CHELMSFORD | CM2 6JL | 61  | £4,262 |
| £310,000 | 21/09/2021 | T |         |                      | 35  | HARROW WAY             |                       | CHELMSFORD | CM2 7AT | 88  | £3,523 |
| £965,000 | 22/09/2021 | D |         | THE THATCHED COTTAGE |     | CHIGNAL ROAD           | CHIGNAL SMEALEY       | CHELMSFORD | CM1 4SZ | 174 | £5,546 |
| £742,500 | 22/09/2021 | D |         | EASTWYN              |     | BACK LANE              | PLESHEY               | CHELMSFORD | CM3 1HL | 138 | £5,380 |
| £318,000 | 22/09/2021 | T |         |                      | 10  | ANCHOR STREET          |                       | CHELMSFORD | CM2 0JY | 61  | £5,213 |
| £405,000 | 22/09/2021 | S |         |                      | 24  | BOYNE DRIVE            |                       | CHELMSFORD | CM1 7QW | 84  | £4,821 |
| £390,000 | 22/09/2021 | S |         |                      | 9   | BEECHES ROAD           |                       | CHELMSFORD | CM1 2RS | 82  | £4,756 |
| £835,000 | 22/09/2021 | D |         | GLEBELANDS           |     | LUCKS LANE             | HOWE STREET           | CHELMSFORD | CM3 1BP | 185 | £4,514 |
| £436,500 | 22/09/2021 | S |         |                      | 80  | FALMOUTH ROAD          | SPRINGFIELD           | CHELMSFORD | CM1 6JA | 109 | £4,005 |
| £675,000 | 22/09/2021 | D |         |                      | 82  | BERWICK AVENUE         |                       | CHELMSFORD | CM1 4BD | 174 | £3,879 |
| £310,000 | 22/09/2021 | S |         |                      | 3   | GLENDALE               | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TS | 81  | £3,827 |
| £310,000 | 22/09/2021 | S |         |                      | 5   | TRENT ROAD             |                       | CHELMSFORD | CM1 2LG | 84  | £3,690 |
| £335,000 | 22/09/2021 | T |         |                      | 51  | BARLOWS REACH          | CHELMER VILLAGE       | CHELMSFORD | CM2 6SN | 92  | £3,641 |
| £185,000 | 22/09/2021 | F |         |                      | 39  | CROCUS WAY             |                       | CHELMSFORD | CM1 6XP | 52  | £3,558 |
| £405,000 | 22/09/2021 | S |         |                      | 32  | LINNET DRIVE           |                       | CHELMSFORD | CM2 8AE | 115 | £3,522 |
| £293,000 | 23/09/2021 | T |         |                      | 52  | COLYERS REACH          |                       | CHELMSFORD | CM2 6RN | 49  | £5,980 |
| £320,000 | 23/09/2021 | S |         |                      | 15  | ROMAN ROAD             |                       | CHELMSFORD | CM2 0HB | 56  | £5,714 |
| £290,000 | 23/09/2021 | T |         |                      | 127 | GANDALFS RIDE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 60  | £4,833 |

|            |            |   |        |     |                      |                       |               |            |         |        |        |
|------------|------------|---|--------|-----|----------------------|-----------------------|---------------|------------|---------|--------|--------|
| £338,000   | 23/09/2021 | T |        | 44  | DAFFODIL WAY         |                       | CHELMSFORD    | CM1 6XE    | 71      | £4,761 |        |
| £418,000   | 23/09/2021 | D |        | 4   | ARWEN GROVE          | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5ZJ    | 89      | £4,697 |        |
| £850,000   | 23/09/2021 | D |        | 13  | WILLIAM PORTER CLOSE | SPRINGFIELD           | CHELMSFORD    | CM1 6AN    | 195     | £4,359 |        |
| £368,000   | 23/09/2021 | S |        | 43  | TEES ROAD            |                       | CHELMSFORD    | CM1 7QH    | 86      | £4,279 |        |
| £575,000   | 23/09/2021 | D |        | 43  | KING EDWARDS ROAD    | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5PQ    | 136     | £4,228 |        |
| £530,000   | 23/09/2021 | D |        | 22  | DRYWOODS             | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5ZG    | 127     | £4,173 |        |
| £200,000   | 23/09/2021 | F |        | 405 | DURRANT COURT        |                       | CHELMSFORD    | CM1 1UE    | 55      | £3,636 |        |
| £210,000   | 23/09/2021 | F |        | 21  | SONTERS DOWN         | RETTENDON COMMON      | CHELMSFORD    | CM3 8EU    | 63      | £3,333 |        |
| £145,000   | 23/09/2021 | F |        | 92  | GODFREYS MEWS        |                       | CHELMSFORD    | CM2 0XE    | 47      | £3,085 |        |
| £635,000   | 24/09/2021 | D |        | 7   | PONDS ROAD           |                       | CHELMSFORD    | CM2 8QP    | 97      | £6,546 |        |
| £1,000,000 | 24/09/2021 | D |        |     | THURSFIELD           | MOOR HALL LANE        | DANBURY       | CHELMSFORD | CM3 4ER | 164    | £6,098 |
| £565,000   | 24/09/2021 | S | 2      |     | COPLAND COTTAGES     | NORTH HILL            | LITTLE BADDOW | CHELMSFORD | CM3 4TG | 100    | £5,650 |
| £400,000   | 24/09/2021 | T |        | 28  | LUCAS AVENUE         |                       | CHELMSFORD    | CM2 9JL    | 74      | £5,405 |        |
| £320,000   | 24/09/2021 | T | 21A    |     | ORMESBY CHINE        | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 7AR    | 60      | £5,333 |        |
| £811,250   | 24/09/2021 | D |        | 5   | THE LINTONS          | SANDON                | CHELMSFORD    | CM2 7UA    | 157     | £5,167 |        |
| £950,000   | 24/09/2021 | D |        | 14  | MILL LANE            | DANBURY               | CHELMSFORD    | CM3 4LF    | 184     | £5,163 |        |
| £885,000   | 24/09/2021 | D |        |     | GOODDAY COTTAGE      | POSTMANS LANE         | LITTLE BADDOW | CHELMSFORD | CM3 4SF | 176    | £5,028 |
| £356,000   | 24/09/2021 | T |        | 42  | ST ANTHONYS DRIVE    |                       | CHELMSFORD    | CM2 9EH    | 71      | £5,014 |        |
| £470,115   | 24/09/2021 | D |        | 84  | BEECHES ROAD         |                       | CHELMSFORD    | CM1 2RX    | 94      | £5,001 |        |
| £365,000   | 24/09/2021 | D |        | 1   | CORNFLOWER DRIVE     |                       | CHELMSFORD    | CM1 6XY    | 73      | £5,000 |        |
| £292,750   | 24/09/2021 | T |        | 55  | NASH DRIVE           | BROOMFIELD            | CHELMSFORD    | CM1 7BG    | 59      | £4,962 |        |
| £360,000   | 24/09/2021 | T |        | 243 | GLOUCESTER AVENUE    |                       | CHELMSFORD    | CM2 9DX    | 74      | £4,865 |        |
| £570,000   | 24/09/2021 | S |        | 17  | SIXTH AVENUE         |                       | CHELMSFORD    | CM1 4ED    | 118     | £4,831 |        |
| £622,000   | 24/09/2021 | D |        | 35  | PARKDALE             | DANBURY               | CHELMSFORD    | CM3 4EH    | 129     | £4,822 |        |
| £450,000   | 24/09/2021 | D | 89A    |     | PYMS ROAD            |                       | CHELMSFORD    | CM2 8PX    | 96      | £4,688 |        |
| £290,000   | 24/09/2021 | F | 53A    |     | HILL ROAD            |                       | CHELMSFORD    | CM2 6HP    | 62      | £4,677 |        |
| £425,000   | 24/09/2021 | S |        | 23  | JUNIPER DRIVE        |                       | CHELMSFORD    | CM2 9HL    | 93      | £4,570 |        |
| £460,000   | 24/09/2021 | S |        | 37  | ISAAC SQUARE         | GREAT BADDOW          | CHELMSFORD    | CM2 7PP    | 101     | £4,554 |        |
| £415,000   | 24/09/2021 | D |        | 139 | MAIN ROAD            | GREAT LEIGHS          | CHELMSFORD    | CM3 1NP    | 92      | £4,511 |        |
| £320,000   | 24/09/2021 | T |        | 2   | LAVENDER COURT       |                       | CHELMSFORD    | CM1 6YH    | 72      | £4,444 |        |
| £378,500   | 24/09/2021 | S |        | 86  | MARCONI ROAD         |                       | CHELMSFORD    | CM1 1QE    | 86      | £4,401 |        |
| £515,000   | 24/09/2021 | D |        | 23  | TYRELLS WAY          | GREAT BADDOW          | CHELMSFORD    | CM2 7DP    | 119     | £4,328 |        |
| £435,000   | 24/09/2021 | S |        | 20  | RIFFHAMS DRIVE       | GREAT BADDOW          | CHELMSFORD    | CM2 7DD    | 101     | £4,307 |        |
| £300,000   | 24/09/2021 | T |        | 19  | BELVEDERE CLOSE      | DANBURY               | CHELMSFORD    | CM3 4RG    | 70      | £4,286 |        |
| £230,000   | 24/09/2021 | F |        | 6   | MONTFORT DRIVE       |                       | CHELMSFORD    | CM2 9FN    | 55      | £4,182 |        |
| £207,500   | 24/09/2021 | F |        | 26  | RAMSHAW DRIVE        |                       | CHELMSFORD    | CM2 6UB    | 51      | £4,069 |        |
| £425,000   | 24/09/2021 | D |        | 17  | CORNFIELDS           | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5UD    | 105     | £4,048 |        |
| £190,000   | 24/09/2021 | F |        | 76  | TALLOW GATE          | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5RX    | 47      | £4,043 |        |
| £327,000   | 24/09/2021 | T |        | 6   | YARWOOD ROAD         |                       | CHELMSFORD    | CM2 6EJ    | 81      | £4,037 |        |
| £605,000   | 24/09/2021 | D |        | 20  | BRAGANZA WAY         | SPRINGFIELD           | CHELMSFORD    | CM1 6AP    | 153     | £3,954 |        |
| £500,000   | 24/09/2021 | S |        | 44  | BURNELL GATE         |                       | CHELMSFORD    | CM1 6ED    | 127     | £3,937 |        |
| £430,000   | 24/09/2021 | S |        | 39  | MILL LANE            | BROOMFIELD            | CHELMSFORD    | CM1 7BQ    | 110     | £3,909 |        |
| £530,000   | 24/09/2021 | D |        | 54  | CORNWALLIS DRIVE     | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5YE    | 136     | £3,897 |        |
| £467,500   | 24/09/2021 | D |        | 5   | EASTWOOD PARK        | GREAT BADDOW          | CHELMSFORD    | CM2 8HF    | 123     | £3,801 |        |
| £315,000   | 24/09/2021 | T |        | 8   | CLYDE CRESCENT       |                       | CHELMSFORD    | CM1 2LL    | 85      | £3,706 |        |
| £675,000   | 24/09/2021 | D |        |     | DELHAZE HOUSE        | SOUTHEND ROAD         | HOWE GREEN    | CHELMSFORD | CM2 7TE | 187    | £3,610 |
| £395,000   | 24/09/2021 | S |        | 4   | CROUCH BECK          | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5JY    | 111     | £3,559 |        |
| £315,000   | 24/09/2021 | F | FLAT 1 |     | WELLS CRESCENT       | MARCONI PLAZA         | CHELMSFORD    | CM1 1GN    | 90      | £3,500 |        |
| £515,000   | 24/09/2021 | T |        | 32  | BRAGANZA WAY         | SPRINGFIELD           | CHELMSFORD    | CM1 6AP    | 162     | £3,179 |        |

|            |            |   |                        |     |                    |                       |               |            |         |         |        |
|------------|------------|---|------------------------|-----|--------------------|-----------------------|---------------|------------|---------|---------|--------|
| £255,000   | 24/09/2021 | F |                        | 180 | TYLERS RIDE        | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5ZE    | 95      | £2,684  |        |
| £110,000   | 24/09/2021 | F |                        | 32  | CHARNWOOD AVENUE   |                       | CHELMSFORD    | CM1 2TQ    | 45      | £2,444  |        |
| £135,000   | 24/09/2021 | F |                        | 21  | UPPER CHASE        |                       | CHELMSFORD    | CM2 0BN    | 90      | £1,500  |        |
| £785,000   | 27/09/2021 | S | CHASE COTTAGE          |     |                    | COOKSMILL GREEN       | CHELMSFORD    | CM1 3SH    | N/A     | #VALUE! |        |
| £877,000   | 27/09/2021 | D |                        | 37  | HYDE LANE          | DANBURY               | CHELMSFORD    | CM3 4QT    | 144     | £6,090  |        |
| £495,000   | 27/09/2021 | S |                        | 7   | HILLSIDE GROVE     |                       | CHELMSFORD    | CM2 9DA    | 82      | £6,037  |        |
| £480,000   | 27/09/2021 | S |                        | 1   | NEW ROAD           | BROOMFIELD            | CHELMSFORD    | CM1 7AN    | 90      | £5,333  |        |
| £600,000   | 27/09/2021 | D |                        | 76  | WATERSON VALE      |                       | CHELMSFORD    | CM2 9PB    | 116     | £5,172  |        |
| £490,000   | 27/09/2021 | S |                        | 1   | NORTH DELL         |                       | CHELMSFORD    | CM1 6UP    | 95      | £5,158  |        |
| £375,000   | 27/09/2021 | S |                        | 2   | ROSSETER CLOSE     |                       | CHELMSFORD    | CM2 9GL    | 74      | £5,068  |        |
| £250,000   | 27/09/2021 | F | FLAT 38                | 3   | CUNARD SQUARE      |                       | CHELMSFORD    | CM1 1AU    | 51      | £4,902  |        |
| £192,500   | 27/09/2021 | F |                        | 37  | MELBA COURT        | WRITTLE               | CHELMSFORD    | CM1 3EW    | 40      | £4,813  |        |
| £300,000   | 27/09/2021 | T |                        | 16  | STANSTED CLOSE     |                       | CHELMSFORD    | CM1 2TW    | 63      | £4,762  |        |
| £425,000   | 27/09/2021 | S |                        | 11  | DUFFIELD ROAD      |                       | CHELMSFORD    | CM2 9RY    | 91      | £4,670  |        |
| £435,000   | 27/09/2021 | S |                        | 10  | TAPLEY ROAD        |                       | CHELMSFORD    | CM1 4XY    | 97      | £4,485  |        |
| £328,000   | 27/09/2021 | F |                        | 53  | WHARF ROAD         |                       | CHELMSFORD    | CM2 6FS    | 74      | £4,432  |        |
| £280,000   | 27/09/2021 | T |                        | 11  | CANDYTUFT ROAD     | SPRINGFIELD           | CHELMSFORD    | CM1 6YS    | 65      | £4,308  |        |
| £367,000   | 27/09/2021 | S |                        | 15  | ESSEX AVENUE       |                       | CHELMSFORD    | CM1 4AQ    | 86      | £4,267  |        |
| £880,000   | 27/09/2021 | D |                        | 218 | CHIGNAL ROAD       |                       | CHELMSFORD    | CM1 4SS    | 209     | £4,211  |        |
| £357,500   | 27/09/2021 | T |                        | 20  | CORNFLOWER DRIVE   |                       | CHELMSFORD    | CM1 6XY    | 86      | £4,157  |        |
| £390,000   | 27/09/2021 | S |                        | 159 | WAVENEY DRIVE      |                       | CHELMSFORD    | CM1 7QD    | 96      | £4,063  |        |
| £395,000   | 27/09/2021 | T |                        | 22  | ST PETERS ROAD     |                       | CHELMSFORD    | CM1 2SR    | 100     | £3,950  |        |
| £550,000   | 27/09/2021 | D |                        | 17  | THE DRIVE          |                       | CHELMSFORD    | CM1 4JS    | 145     | £3,793  |        |
| £295,000   | 27/09/2021 | T |                        | 92  | RUTLAND ROAD       |                       | CHELMSFORD    | CM1 4BH    | 78      | £3,782  |        |
| £380,000   | 27/09/2021 | S |                        | 37  | EAST BRIDGE ROAD   | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5SB    | 102     | £3,725  |        |
| £315,000   | 27/09/2021 | T |                        | 29  | HOUBLON DRIVE      |                       | CHELMSFORD    | CM2 8SE    | 89      | £3,539  |        |
| £290,000   | 27/09/2021 | T |                        | 12  | HAINAULT GROVE     |                       | CHELMSFORD    | CM1 2TP    | 82      | £3,537  |        |
| £204,000   | 27/09/2021 | F |                        | 37  | WEAR DRIVE         |                       | CHELMSFORD    | CM1 7PT    | 60      | £3,400  |        |
| £220,000   | 27/09/2021 | F | 1 LITTLE DOMINIE COURT |     | FAYREWOOD DRIVE    | GREAT LEIGHS          | CHELMSFORD    | CM3 1GT    | 66      | £3,333  |        |
| £370,000   | 27/09/2021 | T |                        | 33  | WALLASEA GARDENS   |                       | CHELMSFORD    | CM1 6JY    | 123     | £3,008  |        |
| £126,000   | 27/09/2021 | F | FLAT 207               |     | BALMORAL COURT     | SPRINGFIELD ROAD      | CHELMSFORD    | CM2 6JQ    | 43      | £2,930  |        |
| £475,000   | 28/09/2021 | S |                        |     | CROWBUSH           | THE VILLAGE           | GREAT WALTHAM | CHELMSFORD | CM3 1AT | 59      | £8,051 |
| £675,000   | 28/09/2021 | S |                        | 45  | VICARAGE ROAD      |                       | CHELMSFORD    | CM2 9BS    | 115     | £5,870  |        |
| £2,435,000 | 28/09/2021 | D |                        |     | GREAT GRACES       | GRACES LANE           | LITTLE BADDOW | CHELMSFORD | CM3 4AY | 440     | £5,534 |
| £365,000   | 28/09/2021 | S |                        | 26  | RECTORY ROAD       | WRITTLE               | CHELMSFORD    | CM1 3HN    | 67      | £5,448  |        |
| £355,000   | 28/09/2021 | T |                        | 154 | UPPER BRIDGE ROAD  |                       | CHELMSFORD    | CM2 0BB    | 69      | £5,145  |        |
| £198,000   | 28/09/2021 | T |                        | 28  | DEERHURST CHASE    | BICKNACRE             | CHELMSFORD    | CM3 4XG    | 39      | £5,077  |        |
| £320,000   | 28/09/2021 | S |                        | 5   | MENISH WAY         |                       | CHELMSFORD    | CM2 6RT    | 65      | £4,923  |        |
| £1,080,000 | 28/09/2021 | D |                        |     | LONG CROFT         | WHITES LANE           | LITTLE LEIGHS | CHELMSFORD | CM3 1PA | 226     | £4,779 |
| £540,000   | 28/09/2021 | D | 1B                     |     | ST MICHAELS DRIVE  | ROXWELL               | CHELMSFORD    | CM1 4NX    | 122     | £4,426  |        |
| £421,900   | 28/09/2021 | D |                        | 1   | FIRS DRIVE         | WRITTLE               | CHELMSFORD    | CM1 3EF    | 100     | £4,219  |        |
| £490,000   | 28/09/2021 | S |                        | 23  | AUDLEY ROAD        | GREAT LEIGHS          | CHELMSFORD    | CM3 1RS    | 121     | £4,050  |        |
| £555,000   | 28/09/2021 | T |                        | 9   | WHITLEY LINK       |                       | CHELMSFORD    | CM2 9FX    | 139     | £3,993  |        |
| £313,500   | 28/09/2021 | T |                        | 244 | LINNET DRIVE       |                       | CHELMSFORD    | CM2 8AJ    | 80      | £3,919  |        |
| £1,025,000 | 28/09/2021 | D |                        | 6   | BEAULIEU BOULEVARD |                       | CHELMSFORD    | CM1 6EA    | 262     | £3,912  |        |
| £320,000   | 28/09/2021 | T |                        | 155 | MAIN ROAD          | BROOMFIELD            | CHELMSFORD    | CM1 7DJ    | 82      | £3,902  |        |
| £450,000   | 28/09/2021 | S |                        | 34  | OVERMEAD DRIVE     | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5SW    | 128     | £3,516  |        |
| £305,000   | 28/09/2021 | D |                        | 66  | SALERNO WAY        |                       | CHELMSFORD    | CM1 2EH    | 87      | £3,506  |        |
| £444,600   | 28/09/2021 | S |                        | 34  | OVERMEAD DRIVE     | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5SW    | 128     | £3,473  |        |

|          |            |   |    |                  |                   |                       |            |         |     |         |
|----------|------------|---|----|------------------|-------------------|-----------------------|------------|---------|-----|---------|
| £187,500 | 28/09/2021 | F |    | 121              | PARKINSON DRIVE   |                       | CHELMSFORD | CM1 3GW | 56  | £3,348  |
| £218,500 | 28/09/2021 | F |    | 126              | CROMPTON STREET   |                       | CHELMSFORD | CM1 3GP | 67  | £3,261  |
| £205,000 | 28/09/2021 | F |    | 166              | TYLERS RIDE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZE | 70  | £2,929  |
| £76,000  | 28/09/2021 | F |    | 15               | SEARLE CLOSE      |                       | CHELMSFORD | CM2 9GB | 50  | £1,520  |
| £505,000 | 29/09/2021 | D |    | 10               | HIGHFIELDS MEAD   | EAST HANNINGFIELD     | CHELMSFORD | CM3 8XA | 82  | £6,159  |
| £325,000 | 29/09/2021 | T |    | 34               | PRIMROSE HILL     |                       | CHELMSFORD | CM1 2RH | 55  | £5,909  |
| £575,000 | 29/09/2021 | D |    | 20               | CORNELIUS VALE    |                       | CHELMSFORD | CM2 6YF | 98  | £5,867  |
| £320,000 | 29/09/2021 | S |    | 13               | BURNSIDE CRESCENT |                       | CHELMSFORD | CM1 4EH | 56  | £5,714  |
| £215,000 | 29/09/2021 | T |    | 2                | BINLEY ROAD       |                       | CHELMSFORD | CM2 6XJ | 40  | £5,375  |
| £320,000 | 29/09/2021 | T |    | 13               | PETREBROOK        |                       | CHELMSFORD | CM2 6QJ | 61  | £5,246  |
| £275,000 | 29/09/2021 | T |    | 20               | RIVENDELL VALE    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WY | 53  | £5,189  |
| £415,000 | 29/09/2021 | S |    | 11               | UPPER ROMAN ROAD  |                       | CHELMSFORD | CM2 0EX | 83  | £5,000  |
| £575,000 | 29/09/2021 | D |    | 8                | FAIRFAX MEAD      |                       | CHELMSFORD | CM2 6UG | 115 | £5,000  |
| £315,000 | 29/09/2021 | S |    | 17               | CRESCENT ROAD     |                       | CHELMSFORD | CM2 7DA | 65  | £4,846  |
| £382,000 | 29/09/2021 | T |    | 14               | BRIDGEND CLOSE    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PD | 80  | £4,775  |
| £387,500 | 29/09/2021 | D |    | 12               | HURRELL DOWN      | BOREHAM               | CHELMSFORD | CM3 3JP | 83  | £4,669  |
| £475,000 | 29/09/2021 | S |    | 9                | LONGFIELD ROAD    |                       | CHELMSFORD | CM2 7QH | 105 | £4,524  |
| £197,500 | 29/09/2021 | F |    | 33               | MELBA COURT       | WRITTLE               | CHELMSFORD | CM1 3EW | 44  | £4,489  |
| £260,000 | 29/09/2021 | T |    | 110              | GANDALFS RIDE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 58  | £4,483  |
| £329,950 | 29/09/2021 | D |    | 29               | BARN GREEN        |                       | CHELMSFORD | CM1 6UG | 74  | £4,459  |
| £790,000 | 29/09/2021 | D |    | 20               | CHURCH STREET     | GREAT BADDOW          | CHELMSFORD | CM2 7HZ | 185 | £4,270  |
| £455,000 | 29/09/2021 | D |    | 39               | SILVESTER WAY     | SPRINGFIELD           | CHELMSFORD | CM2 6YZ | 108 | £4,213  |
| £416,000 | 29/09/2021 | D |    | 55               | PADDOCK DRIVE     |                       | CHELMSFORD | CM1 6UX | 99  | £4,202  |
| £206,000 | 29/09/2021 | F |    | 42               | HARBERD TYE       |                       | CHELMSFORD | CM2 9GJ | 50  | £4,120  |
| £478,595 | 29/09/2021 | D |    | 305              | BROOMFIELD ROAD   |                       | CHELMSFORD | CM1 4DU | 118 | £4,056  |
| £395,000 | 29/09/2021 | S |    | 32               | BOLEYN WAY        | BOREHAM               | CHELMSFORD | CM3 3JL | 98  | £4,031  |
| £385,000 | 29/09/2021 | T |    | 344              | BADDOW ROAD       |                       | CHELMSFORD | CM2 9QZ | 100 | £3,850  |
| £460,000 | 29/09/2021 | D |    | 1                | CLAYPITS ROAD     | BOREHAM               | CHELMSFORD | CM3 3BZ | 120 | £3,833  |
| £350,000 | 29/09/2021 | T |    | 13               | RAYMONDS CLOSE    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NZ | 93  | £3,763  |
| £200,000 | 29/09/2021 | F |    | 47               | EARLSFIELD DRIVE  |                       | CHELMSFORD | CM2 6SX | 54  | £3,704  |
| £155,000 | 29/09/2021 | F |    | 17               | SHEARERS WAY      | BOREHAM               | CHELMSFORD | CM3 3AE | 42  | £3,690  |
| £310,000 | 29/09/2021 | S |    | 35               | MEADGATE AVENUE   |                       | CHELMSFORD | CM2 7NF | 87  | £3,563  |
| £438,000 | 29/09/2021 | T |    | 32               | ASHLEY GREEN      | EAST HANNINGFIELD     | CHELMSFORD | CM3 8AY | 128 | £3,422  |
| £227,500 | 29/09/2021 | F |    | 24               | MEDWAY CLOSE      |                       | CHELMSFORD | CM1 2LH | 68  | £3,346  |
| £160,000 | 29/09/2021 | F |    | 153              | MEADGATE AVENUE   |                       | CHELMSFORD | CM2 7NH | 48  | £3,333  |
| £220,000 | 29/09/2021 | F |    | 22               | COURTLANDS        |                       | CHELMSFORD | CM1 4DD | 73  | £3,014  |
| £157,500 | 29/09/2021 | F |    | 29               | ABELL WAY         | SPRINGFIELD           | CHELMSFORD | CM2 6WU | 61  | £2,582  |
| £85,750  | 29/09/2021 | F | 15 | WATERHOUSE COURT | BURGESS SPRINGS   |                       | CHELMSFORD | CM1 1QZ | 50  | £1,715  |
| £380,000 | 30/09/2021 | S |    | 27               | FORREST CLOSE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NR | N/A | #VALUE! |
| £317,500 | 30/09/2021 | S |    | 13               | CHURCH ROAD       | BOREHAM               | CHELMSFORD | CM3 3EF | N/A | #VALUE! |
| £425,000 | 30/09/2021 | S |    | 28               | AUBREY CLOSE      |                       | CHELMSFORD | CM1 4EJ | N/A | #VALUE! |
| £425,000 | 30/09/2021 | D |    | 78               | BEECHES ROAD      |                       | CHELMSFORD | CM1 2RX | 54  | £7,870  |
| £424,550 | 30/09/2021 | D |    | 4                | RIGNALS LANE      |                       | CHELMSFORD | CM2 8QT | 61  | £6,960  |
| £810,000 | 30/09/2021 | D |    | 439              | SPRINGFIELD ROAD  |                       | CHELMSFORD | CM2 6AP | 132 | £6,136  |
| £331,000 | 30/09/2021 | T |    | 83               | BEARDSLEY DRIVE   |                       | CHELMSFORD | CM1 6GJ | 56  | £5,911  |
| £465,999 | 30/09/2021 | F | 51 | MIAMI HOUSE      | PRINCES ROAD      |                       | CHELMSFORD | CM2 9GE | 83  | £5,614  |
| £532,500 | 30/09/2021 | S |    | 1                | WICKHAY COTTAGES  | LITTLE BADDOW         | CHELMSFORD | CM3 4TJ | 96  | £5,547  |
| £745,000 | 30/09/2021 | D |    | 35               | FIRST AVENUE      |                       | CHELMSFORD | CM1 1RX | 136 | £5,478  |
| £420,000 | 30/09/2021 | D |    | 1                | UPPER MOORS       | GREAT WALTHAM         | CHELMSFORD | CM3 1RB | 77  | £5,455  |

|          |            |   |          |                       |                    |                       |            |         |     |        |
|----------|------------|---|----------|-----------------------|--------------------|-----------------------|------------|---------|-----|--------|
| £320,000 | 30/09/2021 | T |          | 7                     | PICKWICK AVENUE    |                       | CHELMSFORD | CM1 4UN | 59  | £5,424 |
| £385,000 | 30/09/2021 | S |          | 1                     | ASH GROVE          |                       | CHELMSFORD | CM2 9JS | 72  | £5,347 |
| £437,000 | 30/09/2021 | S |          | 10                    | OLD CROFT CLOSE    | GOOD EASTER           | CHELMSFORD | CM1 4SJ | 82  | £5,329 |
| £472,500 | 30/09/2021 | T |          | 100                   | BURGHLEY WAY       |                       | CHELMSFORD | CM2 9LQ | 89  | £5,309 |
| £661,166 | 30/09/2021 | D |          | 69                    | TORQUAY ROAD       |                       | CHELMSFORD | CM1 7NX | 128 | £5,165 |
| £211,000 | 30/09/2021 | F |          | 38                    | CUSAK ROAD         | CHELMER VILLAGE       | CHELMSFORD | CM2 6XH | 41  | £5,146 |
| £369,950 | 30/09/2021 | S |          | 31                    | TEES ROAD          |                       | CHELMSFORD | CM1 7QH | 72  | £5,138 |
| £325,000 | 30/09/2021 | S |          | 90                    | WEST AVENUE        |                       | CHELMSFORD | CM1 2DF | 65  | £5,000 |
| £440,000 | 30/09/2021 | S |          | 29                    | ST JOHNS ROAD      | WRITTLE               | CHELMSFORD | CM1 3EB | 90  | £4,889 |
| £610,000 | 30/09/2021 | S |          | 63                    | QUEENS ROAD        |                       | CHELMSFORD | CM2 6HB | 125 | £4,880 |
| £575,000 | 30/09/2021 | D |          | 20                    | MANDEVILLE WAY     | BROOMFIELD            | CHELMSFORD | CM1 7HN | 119 | £4,832 |
| £400,000 | 30/09/2021 | D |          | 24                    | SUNRISE AVENUE     |                       | CHELMSFORD | CM1 4JP | 83  | £4,819 |
| £383,000 | 30/09/2021 | T |          | 96                    | RECTORY LANE       |                       | CHELMSFORD | CM1 1RF | 81  | £4,728 |
| £320,000 | 30/09/2021 | F |          | 29                    | GOLDLAY GARDENS    |                       | CHELMSFORD | CM2 0EN | 68  | £4,706 |
| £367,000 | 30/09/2021 | T |          | 13                    | HILL ROAD          |                       | CHELMSFORD | CM2 6HW | 78  | £4,705 |
| £510,000 | 30/09/2021 | T |          | 105                   | LONGSHOTS CLOSE    |                       | CHELMSFORD | CM1 7DU | 109 | £4,679 |
| £500,000 | 30/09/2021 | S | ENDYMION |                       | THE TYE            | EAST HANNINGFIELD     | CHELMSFORD | CM3 8AE | 107 | £4,673 |
| £357,500 | 30/09/2021 | T |          | 9                     | HITHER BLAKERS     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5IH | 77  | £4,643 |
| £450,000 | 30/09/2021 | D |          | 128                   | FAIRWAY DRIVE      |                       | CHELMSFORD | CM3 3FH | 97  | £4,639 |
| £180,000 | 30/09/2021 | F |          | 53                    | HURRELL DOWN       | BOREHAM               | CHELMSFORD | CM3 3JP | 39  | £4,615 |
| £382,500 | 30/09/2021 | T |          | 183                   | BEELEIGH LINK      |                       | CHELMSFORD | CM2 6PH | 83  | £4,608 |
| £280,000 | 30/09/2021 | F |          | 3                     | COUNTY PLACE       |                       | CHELMSFORD | CM2 0RF | 61  | £4,590 |
| £195,000 | 30/09/2021 | F | 38       | ARMSTRONG GIBBS COURT | THE CAUSEWAY       | GREAT BADDOW          | CHELMSFORD | CM2 7FR | 43  | £4,535 |
| £285,000 | 30/09/2021 | T |          | 9                     | JUBILEE TERRACE    |                       | CHELMSFORD | CM1 1SE | 64  | £4,453 |
| £315,000 | 30/09/2021 | T |          | 121                   | POLLARDS GREEN     |                       | CHELMSFORD | CM2 6UX | 71  | £4,437 |
| £212,500 | 30/09/2021 | F |          | 51                    | RAINSFORD ROAD     |                       | CHELMSFORD | CM1 2QJ | 49  | £4,337 |
| £336,000 | 30/09/2021 | S |          | 73                    | MAIN ROAD          | BROOMFIELD            | CHELMSFORD | CM1 7BU | 78  | £4,308 |
| £332,500 | 30/09/2021 | T |          | 2                     | MARCONI ROAD       |                       | CHELMSFORD | CM1 1QB | 78  | £4,263 |
| £590,000 | 30/09/2021 | D |          | 65                    | FAIRWAY DRIVE      |                       | CHELMSFORD | CM3 3FG | 140 | £4,214 |
| £455,000 | 30/09/2021 | T |          | 34                    | HUNTERS WAY        |                       | CHELMSFORD | CM1 6FL | 108 | £4,213 |
| £465,000 | 30/09/2021 | S |          | 12                    | ST MARYS CLOSE     | GREAT BADDOW          | CHELMSFORD | CM2 8EQ | 112 | £4,152 |
| £415,000 | 30/09/2021 | D |          | 50                    | MONTFORT DRIVE     |                       | CHELMSFORD | CM2 9FN | 101 | £4,109 |
| £345,000 | 30/09/2021 | T |          | 30                    | WRITTLE ROAD       |                       | CHELMSFORD | CM1 3BX | 85  | £4,059 |
| £523,000 | 30/09/2021 | S |          | 27                    | FIFTH AVENUE       |                       | CHELMSFORD | CM1 4HB | 130 | £4,023 |
| £505,000 | 30/09/2021 | D |          | 1                     | LONGACRE           |                       | CHELMSFORD | CM1 3BJ | 126 | £4,008 |
| £323,000 | 30/09/2021 | T |          | 37                    | DAFFODIL WAY       |                       | CHELMSFORD | CM1 6XB | 81  | £3,988 |
| £772,500 | 30/09/2021 | D |          | 68                    | BEEHIVE LANE       |                       | CHELMSFORD | CM2 9RX | 194 | £3,982 |
| £227,500 | 30/09/2021 | F |          | 56                    | BURGHLEY WAY       |                       | CHELMSFORD | CM2 9LQ | 58  | £3,922 |
| £450,000 | 30/09/2021 | S |          | 12                    | HUNTERS WAY        |                       | CHELMSFORD | CM1 6FL | 115 | £3,913 |
| £390,000 | 30/09/2021 | S |          | 78                    | KEENE WAY          |                       | CHELMSFORD | CM2 8NR | 101 | £3,861 |
| £212,000 | 30/09/2021 | F |          | 114                   | WAVENEY DRIVE      |                       | CHELMSFORD | CM1 7QA | 55  | £3,855 |
| £315,000 | 30/09/2021 | S |          | 14                    | WALTHAM GLEN       |                       | CHELMSFORD | CM2 9EL | 82  | £3,841 |
| £265,000 | 30/09/2021 | F | 3        | BAILEY COURT          | NEW WRITTLE STREET |                       | CHELMSFORD | CM2 0FS | 69  | £3,841 |
| £387,500 | 30/09/2021 | T |          | 318                   | BADDOW ROAD        |                       | CHELMSFORD | CM2 9QX | 102 | £3,799 |
| £486,000 | 30/09/2021 | S |          | 12                    | COVAL AVENUE       |                       | CHELMSFORD | CM1 1TF | 128 | £3,797 |
| £450,000 | 30/09/2021 | D |          | 47                    | PEARTREE LANE      | DANBURY               | CHELMSFORD | CM3 4LS | 119 | £3,782 |
| £310,000 | 30/09/2021 | T |          | 65                    | WATERHOUSE LANE    |                       | CHELMSFORD | CM1 2TE | 82  | £3,780 |
| £395,000 | 30/09/2021 | S |          | 590                   | GALLEYWOOD ROAD    |                       | CHELMSFORD | CM2 8BX | 105 | £3,762 |
| £330,000 | 30/09/2021 | S |          | 59                    | PENTLAND AVENUE    |                       | CHELMSFORD | CM1 4AY | 88  | £3,750 |



|            |            |   |         |     |                         |                        |                  |            |         |        |        |
|------------|------------|---|---------|-----|-------------------------|------------------------|------------------|------------|---------|--------|--------|
| £550,000   | 30/09/2021 | D |         | 89  | HUMBER ROAD             |                        | CHELMSFORD       | CM1 7PF    | 147     | £3,741 |        |
| £245,000   | 30/09/2021 | F |         | 82  | CHELMER ROAD            |                        | CHELMSFORD       | CM2 6AB    | 66      | £3,712 |        |
| £505,000   | 30/09/2021 | S |         | 2   | NEW ROAD                | GREAT BADDOW           | CHELMSFORD       | CM2 7QT    | 137     | £3,686 |        |
| £340,000   | 30/09/2021 | S |         | 77  | SPRINGFIELD PARK AVENUE |                        | CHELMSFORD       | CM2 6EN    | 94      | £3,617 |        |
| £158,000   | 30/09/2021 | F |         | 41  | ROOKES CRESCENT         |                        | CHELMSFORD       | CM1 3GL    | 44      | £3,591 |        |
| £200,000   | 30/09/2021 | F |         | 185 | ROOKES CRESCENT         |                        | CHELMSFORD       | CM1 3GN    | 56      | £3,571 |        |
| £390,000   | 30/09/2021 | D |         | 18  | SUSSEX CLOSE            | BOREHAM                | CHELMSFORD       | CM3 3ED    | 111     | £3,514 |        |
| £330,000   | 30/09/2021 | T |         | 4   | MANSFIELDS              | WRITTLE                | CHELMSFORD       | CM1 3NH    | 97      | £3,402 |        |
| £312,500   | 30/09/2021 | T |         | 12  | PEASE PLACE             | EAST HANNINGFIELD      | CHELMSFORD       | CM3 8UZ    | 93      | £3,360 |        |
| £341,500   | 30/09/2021 | T |         | 14  | MANSFIELDS              | WRITTLE                | CHELMSFORD       | CM1 3NH    | 102     | £3,348 |        |
| £300,000   | 30/09/2021 | T |         | 75  | ARCHERS WAY             |                        | CHELMSFORD       | CM2 8SB    | 90      | £3,333 |        |
| £308,000   | 30/09/2021 | T |         | 34  | PRYORS ROAD             | GALLEYWOOD             | CHELMSFORD       | CM2 8SA    | 96      | £3,208 |        |
| £255,000   | 30/09/2021 | T |         | 1   | ROCHFORD ROAD           |                        | CHELMSFORD       | CM2 0EF    | 80      | £3,188 |        |
| £395,000   | 30/09/2021 | S |         | 3   | BROOMHALL ROAD          |                        | CHELMSFORD       | CM1 7HB    | 124     | £3,185 |        |
| £142,500   | 30/09/2021 | F |         | 118 | GODFREYS MEWS           |                        | CHELMSFORD       | CM2 0XE    | 46      | £3,098 |        |
| £145,000   | 30/09/2021 | F |         | 108 | GODFREYS MEWS           |                        | CHELMSFORD       | CM2 0XE    | 47      | £3,085 |        |
| £200,000   | 30/09/2021 | F |         | 85  | MELBOURNE AVENUE        |                        | CHELMSFORD       | CM1 2DR    | 66      | £3,030 |        |
| £290,000   | 30/09/2021 | F |         | 18  | GREENWOOD CLOSE         |                        | CHELMSFORD       | CM2 6PW    | 110     | £2,636 |        |
| £235,000   | 30/09/2021 | F |         | 12  | CANBERRA CLOSE          |                        | CHELMSFORD       | CM1 2EF    | 91      | £2,582 |        |
| £193,800   | 30/09/2021 | F | 11      |     | WATERHOUSE COURT        | BURGESS SPRINGS        | CHELMSFORD       | CM1 1QZ    | 80      | £2,423 |        |
| £150,000   | 30/09/2021 | F | FLAT 8  |     | MANOR HOUSE             | GAY BOWERS ROAD        | DANBURY          | CHELMSFORD | CM3 4JQ | 62     | £2,419 |
| £110,000   | 30/09/2021 | F | 114     |     | HAVENCOURT              | VICTORIA ROAD          |                  | CHELMSFORD | CM1 1EA | 46     | £2,391 |
| £139,500   | 30/09/2021 | F |         | 42  | REGIMENT GATE           | SPRINGFIELD            | CHELMSFORD       | CM1 6BQ    | 72      | £1,938 |        |
| £730,000   | 01/10/2021 | D |         | 3   | RIVERSIDE               |                        | CHELMSFORD       | CM2 6LL    | 134     | £5,448 |        |
| £240,000   | 01/10/2021 | F | FLAT 4  |     | KING GEORGE COURT       | MOULSHAM STREET        | CHELMSFORD       | CM2 0JE    | 47      | £5,106 |        |
| £357,500   | 01/10/2021 | T |         | 8   | LOWER ANCHOR STREET     |                        | CHELMSFORD       | CM2 0AS    | 77      | £4,643 |        |
| £325,000   | 01/10/2021 | T |         | 36  | WALLASEA GARDENS        |                        | CHELMSFORD       | CM1 6JZ    | 96      | £3,385 |        |
| £157,500   | 01/10/2021 | F |         | 54  | ABBOTSLEIGH ROAD        | SOUTH WOODHAM FERRERS  | CHELMSFORD       | CM3 5SS    | 48      | £3,281 |        |
| £73,750    | 01/10/2021 | F |         | 10  | ARMISTICE AVENUE        | SPRINGFIELD            | CHELMSFORD       | CM1 6AR    | 73      | £1,010 |        |
| £322,500   | 04/10/2021 | F |         | 13  | BLAKE COURT             | SOUTH WOODHAM FERRERS  | CHELMSFORD       | CM3 5XY    | 111     | £2,905 |        |
| £1,375,000 | 06/10/2021 | D |         |     | GREENFIELDS             | EAST HANNINGFIELD ROAD | RETTENDON COMMON | CHELMSFORD | CM3 8EW | 233    | £5,901 |
| £145,000   | 06/10/2021 | F |         | 16  | TALLOW GATE             | SOUTH WOODHAM FERRERS  | CHELMSFORD       | CM3 5RX    | 31      | £4,677 |        |
| £302,000   | 07/10/2021 | T |         | 17  | TOWNFIELD STREET        |                        | CHELMSFORD       | CM1 1QJ    | 61      | £4,951 |        |
| £392,500   | 07/10/2021 | S |         | 8   | MAIN ROAD               | BICKNACRE              | CHELMSFORD       | CM3 4HA    | 86      | £4,564 |        |
| £135,000   | 07/10/2021 | F | FLAT 20 |     | SPALDING COURT          | CEDAR AVENUE           | CHELMSFORD       | CM1 2UZ    | 49      | £2,755 |        |
| £1,000,000 | 08/10/2021 | D |         | 1   | POLICE HOUSES           | GREAT BADDOW           | CHELMSFORD       | CM2 7BW    | 195     | £5,128 |        |
| £295,000   | 08/10/2021 | T |         | 23  | SHEPPARD DRIVE          |                        | CHELMSFORD       | CM2 6QE    | 60      | £4,917 |        |
| £164,000   | 08/10/2021 | F |         | 73  | THORNBOROUGH AVENUE     | SOUTH WOODHAM FERRERS  | CHELMSFORD       | CM3 5FW    | 36      | £4,556 |        |
| £373,000   | 08/10/2021 | T |         | 18  | HENRY ROAD              |                        | CHELMSFORD       | CM1 1RG    | 86      | £4,337 |        |
| £325,000   | 08/10/2021 | S |         | 17  | CHEVIOT DRIVE           |                        | CHELMSFORD       | CM1 2EU    | 77      | £4,221 |        |
| £170,000   | 08/10/2021 | F |         | 16  | BAKER STREET            |                        | CHELMSFORD       | CM2 0SF    | 47      | £3,617 |        |
| £485,000   | 11/10/2021 | D |         |     | KIRREMUIR               | STOCK ROAD             | GALLEYWOOD       | CHELMSFORD | CM2 8JS | 106    | £4,575 |
| £540,000   | 11/10/2021 | D | 5       |     | CLARENCE MEWS           | REDMAYNE DRIVE         | CHELMSFORD       | CM2 9AF    | 124     | £4,355 |        |
| £470,000   | 12/10/2021 | T |         | 12  | REDMAYNE DRIVE          |                        | CHELMSFORD       | CM2 9AG    | 83      | £5,663 |        |
| £255,000   | 12/10/2021 | T |         | 100 | COLLINGWOOD ROAD        | SOUTH WOODHAM FERRERS  | CHELMSFORD       | CM3 5YD    | 51      | £5,000 |        |
| £375,000   | 12/10/2021 | S |         | 30  | BYRON ROAD              |                        | CHELMSFORD       | CM2 6EP    | 88      | £4,261 |        |
| £390,000   | 12/10/2021 | D |         | 38  | PINTOLLS                | SOUTH WOODHAM FERRERS  | CHELMSFORD       | CM3 5ZB    | 92      | £4,239 |        |
| £255,000   | 12/10/2021 | F |         | 5   | SHRUBLANDS CLOSE        |                        | CHELMSFORD       | CM2 6LR    | 68      | £3,750 |        |
| £210,000   | 12/10/2021 | F |         | 40  | WAVELL CLOSE            | SPRINGFIELD            | CHELMSFORD       | CM1 6FQ    | 61      | £3,443 |        |

|          |            |   |         |     |                       |                       |              |            |         |        |        |
|----------|------------|---|---------|-----|-----------------------|-----------------------|--------------|------------|---------|--------|--------|
| £225,000 | 13/10/2021 | S |         | 47  | HILLARY CLOSE         |                       | CHELMSFORD   | CM1 7RP    | 79      | £2,848 |        |
| £460,000 | 14/10/2021 | D |         | 25  | LONGMEAD AVENUE       | GREAT BADDOW          | CHELMSFORD   | CM2 7EF    | 98      | £4,694 |        |
| £359,999 | 14/10/2021 | T |         | 88  | ST MICHAELS DRIVE     | ROXWELL               | CHELMSFORD   | CM1 4NU    | 77      | £4,675 |        |
| £167,500 | 14/10/2021 | F |         | 52  | RAMSHAW DRIVE         |                       | CHELMSFORD   | CM2 6UB    | 36      | £4,653 |        |
| £510,000 | 14/10/2021 | D |         | 34  | SWISS AVENUE          |                       | CHELMSFORD   | CM1 2AD    | 114     | £4,474 |        |
| £225,000 | 15/10/2021 | F |         | 193 | ROOKES CRESCENT       |                       | CHELMSFORD   | CM1 3GN    | 42      | £5,357 |        |
| £405,000 | 15/10/2021 | S |         | 48  | WELL LANE             | GALLEYWOOD            | CHELMSFORD   | CM2 8QZ    | 82      | £4,939 |        |
| £325,000 | 15/10/2021 | S |         | 12  | BANKSIDE CLOSE        | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5TT    | 67      | £4,851 |        |
| £535,000 | 15/10/2021 | S |         | 26  | ARMISTICE AVENUE      | SPRINGFIELD           | CHELMSFORD   | CM1 6AR    | 121     | £4,421 |        |
| £573,000 | 15/10/2021 | D |         | 30  | ROTHESAY AVENUE       |                       | CHELMSFORD   | CM2 9BU    | 143     | £4,007 |        |
| £190,000 | 15/10/2021 | F |         | 32  | PARK VIEW CRESCENT    | GREAT BADDOW          | CHELMSFORD   | CM2 8HX    | 52      | £3,654 |        |
| £292,000 | 15/10/2021 | T |         | 47  | READERS COURT         |                       | CHELMSFORD   | CM2 8EX    | 85      | £3,435 |        |
| £215,000 | 15/10/2021 | F | 9       |     | LITTLE DOMINIE COURT  | FAYREWOOD DRIVE       | GREAT LEIGHS | CHELMSFORD | CM3 1GT | 66     | £3,258 |
| £395,000 | 15/10/2021 | S |         | 149 | KINGS ROAD            |                       | CHELMSFORD   | CM1 2BA    | 123     | £3,211 |        |
| £500,000 | 18/10/2021 | S |         | 55  | SECOND AVENUE         |                       | CHELMSFORD   | CM1 4ET    | 81      | £6,173 |        |
| £860,000 | 18/10/2021 | D |         | 5   | YORK ROAD             |                       | CHELMSFORD   | CM2 0AH    | 162     | £5,309 |        |
| £425,000 | 18/10/2021 | S |         | 90  | POLLARDS GREEN        |                       | CHELMSFORD   | CM2 6UL    | 88      | £4,830 |        |
| £335,000 | 18/10/2021 | S |         | 41  | LADY LANE             |                       | CHELMSFORD   | CM2 0TG    | 79      | £4,241 |        |
| £291,000 | 18/10/2021 | F |         | 18  | BADEN POWELL CLOSE    | GREAT BADDOW          | CHELMSFORD   | CM2 7GA    | 70      | £4,157 |        |
| £192,500 | 18/10/2021 | F | FLAT 1  |     | TRELAWN               | CHURCH ROAD           | BOREHAM      | CHELMSFORD | CM3 3EF | 47     | £4,096 |
| £283,500 | 18/10/2021 | T |         | 27  | TRENT ROAD            |                       | CHELMSFORD   | CM1 2LG    | 77      | £3,682 |        |
| £290,000 | 18/10/2021 | T |         | 144 | WAVENEY DRIVE         |                       | CHELMSFORD   | CM1 7QB    | 87      | £3,333 |        |
| £485,000 | 18/10/2021 | S |         | 4   | MITCHELL WAY          | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5PJ    | 158     | £3,070 |        |
| £580,000 | 19/10/2021 | D |         | 3   | KINGSFORD DRIVE       |                       | CHELMSFORD   | CM2 6YR    | 80      | £7,250 |        |
| £340,000 | 19/10/2021 | T |         | 11  | HENNIKER GATE         |                       | CHELMSFORD   | CM2 6QH    | 83      | £4,096 |        |
| £190,000 | 19/10/2021 | F |         | 9   | GODFREYS MEWS         |                       | CHELMSFORD   | CM2 0XF    | 48      | £3,958 |        |
| £870,000 | 20/10/2021 | D |         | 1   | COPPINS CLOSE         |                       | CHELMSFORD   | CM2 6AY    | 168     | £5,179 |        |
| £510,000 | 20/10/2021 | D |         | 56  | COWDRIE WAY           | SPRINGFIELD           | CHELMSFORD   | CM2 6GL    | 130     | £3,923 |        |
| £277,500 | 20/10/2021 | T |         | 41  | CHEVIOT DRIVE         |                       | CHELMSFORD   | CM1 2EX    | 74      | £3,750 |        |
| £500,000 | 20/10/2021 | D |         | 78  | HUNTS DRIVE           | WRITTLE               | CHELMSFORD   | CM1 3HH    | 140     | £3,571 |        |
| £397,500 | 20/10/2021 | T |         | 5   | GWYN CLOSE            | BOREHAM               | CHELMSFORD   | CM3 3JR    | 127     | £3,130 |        |
| £525,000 | 21/10/2021 | S |         | 10  | RIGNALS LANE          |                       | CHELMSFORD   | CM2 8QT    | 81      | £6,481 |        |
| £527,000 | 21/10/2021 | T |         | 40  | WILLIAM PORTER CLOSE  | SPRINGFIELD           | CHELMSFORD   | CM1 6AN    | 98      | £5,378 |        |
| £405,000 | 21/10/2021 | S |         | 8   | CAWKWELL CLOSE        |                       | CHELMSFORD   | CM2 6SG    | 87      | £4,655 |        |
| £155,000 | 21/10/2021 | F |         | 47  | REDMAYNE DRIVE        |                       | CHELMSFORD   | CM2 9XG    | 34      | £4,559 |        |
| £375,000 | 21/10/2021 | S |         | 10  | WATERHOUSE STREET     |                       | CHELMSFORD   | CM1 2TY    | 89      | £4,213 |        |
| £100,000 | 21/10/2021 | F |         | 54  | UPPER CHASE           |                       | CHELMSFORD   | CM2 0BN    | 61      | £1,639 |        |
| £835,000 | 22/10/2021 | D |         | 10  | LODGE ROAD            | WRITTLE               | CHELMSFORD   | CM1 3HB    | 128     | £6,523 |        |
| £530,000 | 22/10/2021 | D |         | 11  | LOVES WALK            | WRITTLE               | CHELMSFORD   | CM1 3JF    | 105     | £5,048 |        |
| £215,000 | 22/10/2021 | T |         | 50  | NASH DRIVE            | BROOMFIELD            | CHELMSFORD   | CM1 7BG    | 44      | £4,886 |        |
| £360,000 | 22/10/2021 | T |         | 4   | HYACINTH COURT        |                       | CHELMSFORD   | CM1 6XQ    | 76      | £4,737 |        |
| £450,000 | 22/10/2021 | D |         | 7   | MANOR ROAD            | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5PW    | 105     | £4,286 |        |
| £355,000 | 22/10/2021 | T |         | 49  | THAMES AVENUE         |                       | CHELMSFORD   | CM1 2LN    | 86      | £4,128 |        |
| £231,000 | 22/10/2021 | F | FLAT 1  |     | WINCHESTER COURT, 173 | BROOMFIELD ROAD       | CHELMSFORD   | CM1 1RT    | 59      | £3,915 |        |
| £227,500 | 22/10/2021 | F |         | 9   | MONTFORT DRIVE        |                       | CHELMSFORD   | CM2 9FN    | 62      | £3,669 |        |
| £152,500 | 22/10/2021 | F | FLAT 12 |     | RAEBURN COURT         | REMBRANDT GROVE       | CHELMSFORD   | CM1 6GF    | 43      | £3,547 |        |
| £250,000 | 22/10/2021 | T |         | 10  | SCOTTS WALK           |                       | CHELMSFORD   | CM1 2HB    | 73      | £3,425 |        |
| £426,000 | 22/10/2021 | D |         | 7   | GIMLI WATCH           | SOUTH WOODHAM FERRERS | CHELMSFORD   | CM3 5LD    | 132     | £3,227 |        |
| £206,000 | 22/10/2021 | F |         | 153 | CROMPTON STREET       |                       | CHELMSFORD   | CM1 3GR    | 64      | £3,219 |        |

|            |            |   |                 |     |                        |                       |            |         |     |        |
|------------|------------|---|-----------------|-----|------------------------|-----------------------|------------|---------|-----|--------|
| £281,000   | 22/10/2021 | T |                 | 50  | PRYORS ROAD            | GALLEYWOOD            | CHELMSFORD | CM2 8SA | 88  | £3,193 |
| £550,000   | 25/10/2021 | S |                 | 20  | ST JOHNS AVENUE        |                       | CHELMSFORD | CM2 0UB | 93  | £5,914 |
| £375,000   | 25/10/2021 | T |                 | 4   | ANCHOR TERRACE         |                       | CHELMSFORD | CM2 0JX | 68  | £5,515 |
| £448,000   | 25/10/2021 | D |                 | 2   | DANBURY VALE           | DANBURY               | CHELMSFORD | CM3 4LA | 91  | £4,923 |
| £1,020,000 | 25/10/2021 | D |                 | 16  | CHURCH GREEN           | ROXWELL               | CHELMSFORD | CM1 4NZ | 209 | £4,880 |
| £360,000   | 25/10/2021 | T |                 | 10  | NEW WRITTLE STREET     |                       | CHELMSFORD | CM2 0RR | 78  | £4,615 |
| £315,000   | 25/10/2021 | S |                 | 16  | BADEN POWELL CLOSE     | GREAT BADDOW          | CHELMSFORD | CM2 7GA | 69  | £4,565 |
| £339,399   | 25/10/2021 | T |                 | 254 | BROOMFIELD ROAD        |                       | CHELMSFORD | CM1 4DY | 82  | £4,139 |
| £410,000   | 25/10/2021 | S |                 | 44  | HUNTS DRIVE            | WRITTLE               | CHELMSFORD | CM1 3HH | 110 | £3,727 |
| £190,000   | 25/10/2021 | F |                 | 24  | EVELYN PLACE           |                       | CHELMSFORD | CM1 3GY | 55  | £3,455 |
| £290,000   | 25/10/2021 | F |                 | 17  | GOODWIN CLOSE          |                       | CHELMSFORD | CM2 9GX | 84  | £3,452 |
| £580,000   | 25/10/2021 | D |                 | 40  | WRITTLE ROAD           |                       | CHELMSFORD | CM1 3BU | 168 | £3,452 |
| £435,000   | 25/10/2021 | S | RAFIKI COTTAGE  |     | CRANHAM ROAD           | LITTLE WALTHAM        | CHELMSFORD | CM3 3NB | 128 | £3,398 |
| £554,000   | 26/10/2021 | S |                 | 74  | MAYFIELD ROAD          | WRITTLE               | CHELMSFORD | CM1 3EL | 98  | £5,653 |
| £435,000   | 26/10/2021 | T |                 | 24  | JUNIPER ROAD           | BOREHAM               | CHELMSFORD | CM3 3DB | 107 | £4,065 |
| £230,000   | 26/10/2021 | F |                 | 4   | ABBOTTS PLACE          |                       | CHELMSFORD | CM2 6RD | 59  | £3,898 |
| £260,000   | 26/10/2021 | F |                 | 51  | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 73  | £3,562 |
| £260,000   | 26/10/2021 | F |                 | 55  | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 73  | £3,562 |
| £290,000   | 26/10/2021 | F |                 | 63  | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 96  | £3,021 |
| £430,000   | 27/10/2021 | D | PENDONS         |     | BARRACK LANE           | GREAT WALTHAM         | CHELMSFORD | CM3 1EP | 66  | £6,515 |
| £515,000   | 27/10/2021 | S |                 | 136 | MOULSHAM DRIVE         |                       | CHELMSFORD | CM2 9QA | 82  | £6,280 |
| £400,000   | 27/10/2021 | S |                 | 125 | BADDOW HALL CRESCENT   |                       | CHELMSFORD | CM2 7BU | 72  | £5,556 |
| £445,000   | 27/10/2021 | T |                 | 132 | UPPER BRIDGE ROAD      |                       | CHELMSFORD | CM2 0BA | 90  | £4,944 |
| £325,000   | 27/10/2021 | T |                 | 2   | WATERHOUSE STREET      |                       | CHELMSFORD | CM1 2TY | 71  | £4,577 |
| £319,000   | 27/10/2021 | S |                 | 32  | MERTON PLACE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YW | 75  | £4,253 |
| £225,000   | 27/10/2021 | F |                 | 20  | PARKINSON DRIVE        |                       | CHELMSFORD | CM1 3GH | 63  | £3,571 |
| £290,000   | 27/10/2021 | T |                 | 343 | MEADGATE AVENUE        |                       | CHELMSFORD | CM2 7NL | 86  | £3,372 |
| £130,000   | 27/10/2021 | F | FLAT 2          |     | ROBERTS COURT          | BADDOW ROAD           | CHELMSFORD | CM2 9RQ | 44  | £2,955 |
| £375,000   | 28/10/2021 | F | FLAT 10         |     | ST MARKS HOUSE         | COTTAGE PLACE         | CHELMSFORD | CM1 1NL | 73  | £5,137 |
| £510,000   | 28/10/2021 | D |                 | 118 | KING EDWARDS ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TL | 110 | £4,636 |
| £405,000   | 28/10/2021 | D |                 | 18  | SHIREBOURN VALE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZX | 88  | £4,602 |
| £235,000   | 28/10/2021 | F |                 | 24  | SEARLE CLOSE           |                       | CHELMSFORD | CM2 9GB | 56  | £4,196 |
| £750,000   | 29/10/2021 | D | PAGLESHAM HOUSE |     | HOLLOW LANE            | BROOMFIELD            | CHELMSFORD | CM1 7HG | 135 | £5,556 |
| £360,000   | 29/10/2021 | D |                 | 3   | HARVEST CLOSE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XR | 68  | £5,294 |
| £280,000   | 29/10/2021 | S |                 | 29  | CATHERINES CLOSE       | GREAT LEIGHS          | CHELMSFORD | CM3 1RX | 54  | £5,185 |
| £245,000   | 29/10/2021 | F | 15A             |     | CHELMER ROAD           |                       | CHELMSFORD | CM2 6NH | 49  | £5,000 |
| £535,000   | 29/10/2021 | D |                 | 13  | RUSSELL GARDENS        |                       | CHELMSFORD | CM2 8DB | 111 | £4,820 |
| £916,500   | 29/10/2021 | S |                 | 167 | NEW LONDON ROAD        |                       | CHELMSFORD | CM2 0AE | 211 | £4,344 |
| £266,000   | 29/10/2021 | S |                 | 89  | NORTH AVENUE           |                       | CHELMSFORD | CM1 2AN | 66  | £4,030 |
| £330,000   | 29/10/2021 | T |                 | 2   | ASHTREE CRESCENT       |                       | CHELMSFORD | CM1 2RP | 82  | £4,024 |
| £173,000   | 29/10/2021 | F |                 | 57  | BARNARD ROAD           |                       | CHELMSFORD | CM2 8RR | 44  | £3,932 |
| £210,000   | 29/10/2021 | F |                 | 28  | EARLSFIELD DRIVE       |                       | CHELMSFORD | CM2 6SX | 54  | £3,889 |
| £470,000   | 29/10/2021 | S |                 | 147 | HILL VIEW ROAD         |                       | CHELMSFORD | CM1 7RZ | 129 | £3,643 |
| £218,250   | 29/10/2021 | F |                 | 33  | ABELL WAY              | SPRINGFIELD           | CHELMSFORD | CM2 6WU | 61  | £3,578 |
| £420,000   | 29/10/2021 | T |                 | 40  | MILDMAY ROAD           |                       | CHELMSFORD | CM2 0DZ | 121 | £3,471 |
| £242,000   | 29/10/2021 | F |                 | 8   | DUNCAN PLACE           |                       | CHELMSFORD | CM2 9BJ | 70  | £3,457 |
| £215,000   | 29/10/2021 | F |                 | 60  | TALLOW GATE            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 65  | £3,308 |
| £410,000   | 29/10/2021 | T |                 | 16  | GREAT COB              |                       | CHELMSFORD | CM1 6LA | 129 | £3,178 |
| £500,000   | 01/11/2021 | D |                 | 43  | PETERSFIELD            |                       | CHELMSFORD | CM1 4EP | 101 | £4,950 |

|          |            |   |        |     |                       |                       |                   |            |         |        |        |
|----------|------------|---|--------|-----|-----------------------|-----------------------|-------------------|------------|---------|--------|--------|
| £373,000 | 01/11/2021 | S |        | 76  | ST ANDREWS ROAD       | BOREHAM               | CHELMSFORD        | CM3 3DL    | 77      | £4,844 |        |
| £335,000 | 01/11/2021 | T |        | 18  | CAWKWELL CLOSE        |                       | CHELMSFORD        | CM2 6SG    | 75      | £4,467 |        |
| £490,000 | 01/11/2021 | D |        | 12  | ARMONDE CLOSE         | BOREHAM               | CHELMSFORD        | CM3 3GA    | 110     | £4,455 |        |
| £550,000 | 01/11/2021 | S |        | 24  | WESTBOURNE GROVE      |                       | CHELMSFORD        | CM2 9RT    | 127     | £4,331 |        |
| £410,000 | 01/11/2021 | D |        | 23  | OSPREY WAY            |                       | CHELMSFORD        | CM2 8AP    | 100     | £4,100 |        |
| £120,000 | 01/11/2021 | F |        | 18  | DARNAY RISE           |                       | CHELMSFORD        | CM1 4XA    | 31      | £3,871 |        |
| £295,000 | 01/11/2021 | S |        | 61  | KEATS SQUARE          | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5XZ    | 77      | £3,831 |        |
| £377,000 | 01/11/2021 | T |        | 8   | WARWICK SQUARE        |                       | CHELMSFORD        | CM1 2AJ    | 99      | £3,808 |        |
| £750,000 | 02/11/2021 | S |        | 26  | CHELMERTON AVENUE     |                       | CHELMSFORD        | CM2 9RF    | 109     | £6,881 |        |
| £957,000 | 02/11/2021 | D |        | 12  | ABBAY FIELDS          | EAST HANNINGFIELD     | CHELMSFORD        | CM3 8XB    | 217     | £4,410 |        |
| £390,000 | 02/11/2021 | S |        | 18  | PEREGRINE DRIVE       |                       | CHELMSFORD        | CM2 8XY    | 90      | £4,333 |        |
| £219,995 | 02/11/2021 | F |        | 12  | TALLOW GATE           | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5RX    | 57      | £3,860 |        |
| £395,000 | 02/11/2021 | S |        | 4   | RUBY LINK             |                       | CHELMSFORD        | CM2 9FS    | 104     | £3,798 |        |
| £315,000 | 02/11/2021 | T |        | 96  | PYMS ROAD             |                       | CHELMSFORD        | CM2 8PX    | 83      | £3,795 |        |
| £390,000 | 02/11/2021 | S |        | 17  | TAYLOR AVENUE         |                       | CHELMSFORD        | CM1 2BT    | 120     | £3,250 |        |
| £235,000 | 03/11/2021 | F |        | 44  | HARDY CLOSE           |                       | CHELMSFORD        | CM1 1AE    | 47      | £5,000 |        |
| £325,695 | 03/11/2021 | T |        | 30  | CARISBROOKE DRIVE     | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5LT    | 86      | £3,787 |        |
| £650,000 | 04/11/2021 | D |        | 18  | PYNE GATE             | GALLEYWOOD            | CHELMSFORD        | CM2 8QG    | 124     | £5,242 |        |
| £307,000 | 04/11/2021 | T |        | 32  | THE GREEN             |                       | CHELMSFORD        | CM1 2BQ    | 66      | £4,652 |        |
| £529,000 | 04/11/2021 | D |        | 10  | MILLSON BANK          |                       | CHELMSFORD        | CM2 6QD    | 125     | £4,232 |        |
| £377,500 | 04/11/2021 | S |        | 6   | SPRINGFIELD PARK LANE |                       | CHELMSFORD        | CM2 6EG    | 96      | £3,932 |        |
| £335,000 | 04/11/2021 | S |        | 30  | FOXHOLES ROAD         |                       | CHELMSFORD        | CM2 7HP    | 88      | £3,807 |        |
| £172,500 | 04/11/2021 | F |        | 76  | FOXGLOVE WAY          |                       | CHELMSFORD        | CM1 6QR    | 58      | £2,974 |        |
| £267,000 | 05/11/2021 | F | 2A     |     | CHURCH ROAD           | BOREHAM               | CHELMSFORD        | CM3 3EF    | 55      | £4,855 |        |
| £320,000 | 05/11/2021 | S | 2A     |     | SCHOOL LANE           | BROOMFIELD            | CHELMSFORD        | CM1 7DN    | 66      | £4,848 |        |
| £282,500 | 05/11/2021 | F |        | 4   | ALMA DRIVE            |                       | CHELMSFORD        | CM1 1TW    | 72      | £3,924 |        |
| £265,000 | 05/11/2021 | T |        | 53  | KEATS SQUARE          | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5XZ    | 70      | £3,786 |        |
| £340,000 | 05/11/2021 | F |        | 86  | VICTORIA COURT        |                       | CHELMSFORD        | CM1 1GP    | 91      | £3,736 |        |
| £455,000 | 05/11/2021 | D |        | 3   | THE CHASE             | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5PN    | 122     | £3,730 |        |
| £365,000 | 05/11/2021 | S |        | 33  | DIXON AVENUE          |                       | CHELMSFORD        | CM1 2AQ    | 98      | £3,724 |        |
| £557,500 | 05/11/2021 | F |        | 9   | DANBURY PALACE DRIVE  | DANBURY               | CHELMSFORD        | CM3 4FA    | 155     | £3,597 |        |
| £315,000 | 05/11/2021 | T |        | 91  | SHELLEY ROAD          |                       | CHELMSFORD        | CM2 6ES    | 88      | £3,580 |        |
| £600,000 | 08/11/2021 | S |        | 22  | WILLOUGHBY DRIVE      |                       | CHELMSFORD        | CM2 6UT    | 111     | £5,405 |        |
| £248,000 | 08/11/2021 | F |        | 81  | BURNELL GATE          |                       | CHELMSFORD        | CM1 6ED    | 54      | £4,593 |        |
| £350,000 | 08/11/2021 | F | FLAT 7 |     | THE OLD RECTORY       | ABBAY FIELDS          | EAST HANNINGFIELD | CHELMSFORD | CM3 8XD | 79     | £4,430 |
| £312,500 | 08/11/2021 | T |        | 4   | CATHERINES CLOSE      | GREAT LEIGHS          | CHELMSFORD        | CM3 1RX    | 71      | £4,401 |        |
| £410,500 | 08/11/2021 | S |        | 173 | WAVENEY DRIVE         |                       | CHELMSFORD        | CM1 7QD    | 109     | £3,766 |        |
| £280,000 | 08/11/2021 | T |        | 58  | CRAMPHORN WALK        |                       | CHELMSFORD        | CM1 2RE    | 85      | £3,294 |        |
| £370,000 | 08/11/2021 | D |        | 12  | RAINSFORD LANE        |                       | CHELMSFORD        | CM1 2QW    | 119     | £3,109 |        |
| £82,500  | 08/11/2021 | F |        | 83  | MARY MUNNION QUARTER  |                       | CHELMSFORD        | CM2 9FT    | 68      | £1,213 |        |
| £250,000 | 09/11/2021 | F |        | 9   | VICTORIA COURT        |                       | CHELMSFORD        | CM1 1GL    | 70      | £3,571 |        |
| £285,000 | 10/11/2021 | S |        | 64  | CHURCH AVENUE         | BROOMFIELD            | CHELMSFORD        | CM1 7HA    | 45      | £6,333 |        |
| £315,000 | 10/11/2021 | S |        | 8   | DUDLEY CLOSE          | BOREHAM               | CHELMSFORD        | CM3 3QA    | 58      | £5,431 |        |
| £305,000 | 10/11/2021 | T |        | 27  | OXFORD COURT          |                       | CHELMSFORD        | CM2 6AX    | 82      | £3,720 |        |
| £152,000 | 10/11/2021 | F | 39     |     | THOMPSON COURT        | BROOMFIELD ROAD       | CHELMSFORD        | CM1 1SJ    | 55      | £2,764 |        |
| £380,000 | 11/11/2021 | D |        | 62  | DOWNLEAZE             | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5SJ    | 70      | £5,429 |        |
| £530,000 | 11/11/2021 | S |        | 12  | BYRON VIEW            |                       | CHELMSFORD        | CM2 6ZN    | 107     | £4,953 |        |
| £450,000 | 11/11/2021 | D |        | 70  | QUILP DRIVE           |                       | CHELMSFORD        | CM1 4YD    | 94      | £4,787 |        |
| £935,000 | 11/11/2021 | D |        |     | FOLLIFOOT             | ST JOHNS ROAD         | WRITTLE           | CHELMSFORD | CM1 3EB | 218    | £4,289 |

|            |            |   |        |     |                   |                       |             |            |         |        |        |
|------------|------------|---|--------|-----|-------------------|-----------------------|-------------|------------|---------|--------|--------|
| £592,000   | 11/11/2021 | D |        | 21  | BARNABY RUDGE     |                       | CHELMSFORD  | CM1 4YG    | 142     | £4,169 |        |
| £340,000   | 11/11/2021 | T |        | 7   | HOMEFIELD CLOSE   |                       | CHELMSFORD  | CM1 2HE    | 85      | £4,000 |        |
| £595,000   | 12/11/2021 | D |        | 14  | LICHFIELD CLOSE   |                       | CHELMSFORD  | CM1 2XW    | 103     | £5,777 |        |
| £360,000   | 12/11/2021 | D |        | 35  | SIDMOUTH ROAD     |                       | CHELMSFORD  | CM1 6LS    | 65      | £5,538 |        |
| £621,000   | 12/11/2021 | D |        | 47  | EGLINTON DRIVE    |                       | CHELMSFORD  | CM2 6YL    | 116     | £5,353 |        |
| £248,500   | 12/11/2021 | F | FLAT 2 |     | ST MARKS HOUSE    | COTTAGE PLACE         | CHELMSFORD  | CM1 1NL    | 49      | £5,071 |        |
| £405,000   | 12/11/2021 | D |        | 62  | THE GREEN         | WRITTLE               | CHELMSFORD  | CM1 3DU    | 80      | £5,063 |        |
| £272,500   | 12/11/2021 | F |        | 51  | GOLDLAY GARDENS   |                       | CHELMSFORD  | CM2 0EN    | 55      | £4,955 |        |
| £525,000   | 12/11/2021 | D |        | 50  | BEELEIGH LINK     |                       | CHELMSFORD  | CM2 6RG    | 106     | £4,953 |        |
| £785,000   | 12/11/2021 | D |        | 119 | HUMBER ROAD       |                       | CHELMSFORD  | CM1 7PG    | 160     | £4,906 |        |
| £520,000   | 12/11/2021 | D |        | 50  | BEELEIGH LINK     |                       | CHELMSFORD  | CM2 6RG    | 106     | £4,906 |        |
| £495,000   | 12/11/2021 | D |        | 98  | KELVEDON CLOSE    |                       | CHELMSFORD  | CM1 4DG    | 104     | £4,760 |        |
| £330,000   | 12/11/2021 | T |        | 5   | MALVERN CLOSE     |                       | CHELMSFORD  | CM1 2HL    | 82      | £4,024 |        |
| £745,000   | 12/11/2021 | D |        |     | ROSEMARY LODGE    | LEIGHAMS ROAD         | BICKNACRE   | CHELMSFORD | CM3 4HF | 195    | £3,821 |
| £312,500   | 12/11/2021 | T |        | 10  | HART STREET       |                       | CHELMSFORD  | CM2 0RY    | 84      | £3,720 |        |
| £380,000   | 12/11/2021 | S |        | 13  | GREEN LANE        | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5IQ    | 119     | £3,193 |        |
| £415,000   | 15/11/2021 | D |        | 26  | PERTWEE DRIVE     | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5NT    | 73      | £5,685 |        |
| £302,000   | 15/11/2021 | S |        | 29  | ORCHARD STREET    |                       | CHELMSFORD  | CM2 0HD    | 58      | £5,207 |        |
| £325,000   | 15/11/2021 | T |        | 22  | MANOR ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5PT    | 91      | £3,571 |        |
| £127,500   | 15/11/2021 | F |        | 4   | MEGGY TYE         | SPRINGFIELD           | CHELMSFORD  | CM2 6GA    | 43      | £2,965 |        |
| £505,000   | 16/11/2021 | D |        | 46  | ROXWELL AVENUE    |                       | CHELMSFORD  | CM1 2NX    | 80      | £6,313 |        |
| £400,000   | 16/11/2021 | F | FLAT 6 |     | QUINLAN COURT, 78 | MILL LANE             | DANBURY     | CHELMSFORD | CM3 4HX | 71     | £5,634 |
| £675,000   | 16/11/2021 | D |        | 5   | RIDDIFORD DRIVE   |                       | CHELMSFORD  | CM1 2GB    | 124     | £5,444 |        |
| £415,000   | 17/11/2021 | D |        | 9   | WHITE ELM ROAD    | BICKNACRE             | CHELMSFORD  | CM3 4LU    | 80      | £5,188 |        |
| £370,000   | 17/11/2021 | T |        | 23  | NORTH DELL        |                       | CHELMSFORD  | CM1 6UP    | 75      | £4,933 |        |
| £470,000   | 17/11/2021 | D |        | 29  | BULBECKS WALK     | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5ZN    | 113     | £4,159 |        |
| £155,000   | 17/11/2021 | F |        | 50  | ABBOTSLEIGH ROAD  | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5SS    | 44      | £3,523 |        |
| £195,000   | 17/11/2021 | F |        | 18  | SHERWOOD DRIVE    |                       | CHELMSFORD  | CM1 3DN    | 68      | £2,868 |        |
| £350,000   | 18/11/2021 | T |        | 28  | ORCHARD STREET    |                       | CHELMSFORD  | CM2 0HD    | 55      | £6,364 |        |
| £290,000   | 18/11/2021 | T |        | 2   | MILTON PLACE      |                       | CHELMSFORD  | CM1 4LA    | 64      | £4,531 |        |
| £285,000   | 19/11/2021 | S |        | 61  | COUNTY PLACE      |                       | CHELMSFORD  | CM2 0RF    | 50      | £5,700 |        |
| £250,000   | 19/11/2021 | F |        | 90  | HAMBERTS ROAD     | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5TZ    | 49      | £5,102 |        |
| £280,000   | 19/11/2021 | T |        | 8   | COBURG PLACE      | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5LY    | 57      | £4,912 |        |
| £407,000   | 19/11/2021 | S |        | 9   | LONG BRANDOCKS    | WRITTLE               | CHELMSFORD  | CM1 3LT    | 90      | £4,522 |        |
| £1,142,500 | 19/11/2021 | D |        |     | OLD SCHOOL HOUSE  | SCHOOL ROAD           | GOOD EASTER | CHELMSFORD | CM1 4RT | 257    | £4,446 |
| £570,000   | 19/11/2021 | S |        | 55  | CORNELIUS VALE    |                       | CHELMSFORD  | CM2 6GY    | 133     | £4,286 |        |
| £308,500   | 19/11/2021 | T |        | 22  | PLOVER WALK       |                       | CHELMSFORD  | CM2 8XX    | 78      | £3,955 |        |
| £355,000   | 19/11/2021 | F | 34     |     | WATERHOUSE COURT  | BURGESS SPRINGS       | CHELMSFORD  | CM1 1QZ    | 93      | £3,817 |        |
| £284,000   | 19/11/2021 | F |        | 23  | HAYES CLOSE       |                       | CHELMSFORD  | CM2 0RN    | 79      | £3,595 |        |
| £460,000   | 19/11/2021 | S |        | 2   | HAWKWOOD CLOSE    | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5TR    | 134     | £3,433 |        |
| £300,000   | 19/11/2021 | T |        | 68  | BELVEDERE ROAD    | DANBURY               | CHELMSFORD  | CM3 4RB    | 96      | £3,125 |        |
| £360,000   | 22/11/2021 | S |        | 10  | KIRK PLACE        |                       | CHELMSFORD  | CM2 6TN    | 59      | £6,102 |        |
| £560,000   | 22/11/2021 | S |        | 154 | MOULSHAM DRIVE    |                       | CHELMSFORD  | CM2 9QA    | 99      | £5,657 |        |
| £490,000   | 22/11/2021 | D |        | 35  | HOYNORS           | DANBURY               | CHELMSFORD  | CM3 4RL    | 95      | £5,158 |        |
| £567,000   | 22/11/2021 | S |        | 25  | SWISS AVENUE      |                       | CHELMSFORD  | CM1 2AD    | 112     | £5,063 |        |
| £366,000   | 22/11/2021 | S |        | 16  | STARBOARD VIEW    | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5GR    | 75      | £4,880 |        |
| £255,000   | 22/11/2021 | F | FLAT 3 |     |                   | MOULSHAM STREET       | CHELMSFORD  | CM2 0JA    | 57      | £4,474 |        |
| £258,000   | 22/11/2021 | T |        | 112 | GANDALFS RIDE     | SOUTH WOODHAM FERRERS | CHELMSFORD  | CM3 5WS    | 58      | £4,448 |        |
| £615,000   | 22/11/2021 | D |        | 42  | MAIN ROAD         | DANBURY               | CHELMSFORD  | CM3 4NQ    | 160     | £3,844 |        |

|            |            |   |          |                 |                      |                       |            |         |     |         |
|------------|------------|---|----------|-----------------|----------------------|-----------------------|------------|---------|-----|---------|
| £245,000   | 22/11/2021 | F |          | 53              | VICTORIA CRESCENT    |                       | CHELMSFORD | CM1 1QF | 65  | £3,769  |
| £640,000   | 23/11/2021 | S |          | 20              | LONGSTOMPS AVENUE    |                       | CHELMSFORD | CM2 9LA | N/A | #VALUE! |
| £1,100,000 | 23/11/2021 | D |          | 4               | GUYS FARM            | WRITTLE               | CHELMSFORD | CM1 3GA | 174 | £6,322  |
| £635,000   | 23/11/2021 | D |          | 44              | ONGAR ROAD           | WRITTLE               | CHELMSFORD | CM1 3NU | 136 | £4,669  |
| £390,000   | 23/11/2021 | T |          | 18              | TOWN CROFT           |                       | CHELMSFORD | CM1 4JX | 108 | £3,611  |
| £375,000   | 23/11/2021 | S |          | 71              | RAINSFORD LANE       |                       | CHELMSFORD | CM1 2QS | 105 | £3,571  |
| £106,750   | 23/11/2021 | F |          | 59              | MARY MUNNION QUARTER |                       | CHELMSFORD | CM2 9FT | 69  | £1,547  |
| £544,000   | 24/11/2021 | D |          | 8               | HILLSIDE GROVE       |                       | CHELMSFORD | CM2 9DA | 83  | £6,554  |
| £370,000   | 24/11/2021 | S |          | 33              | ORFORD CRESCENT      |                       | CHELMSFORD | CM1 7NZ | 59  | £6,271  |
| £545,000   | 24/11/2021 | S |          | 52              | ST JOHNS ROAD        |                       | CHELMSFORD | CM2 9PE | 98  | £5,561  |
| £700,000   | 24/11/2021 | S |          | 11              | ST VINCENTS ROAD     |                       | CHELMSFORD | CM2 9PS | 133 | £5,263  |
| £400,000   | 24/11/2021 | D | LYNSHORE |                 | LYNDERS WOOD LANE    | GREAT LEIGHS          | CHELMSFORD | CM3 1PX | 77  | £5,195  |
| £285,000   | 24/11/2021 | T |          | 6               | VICARAGE ROAD        |                       | CHELMSFORD | CM2 9PG | 55  | £5,182  |
| £598,000   | 24/11/2021 | D |          | 55              | LAWN LANE            |                       | CHELMSFORD | CM1 6PS | 116 | £5,155  |
| £379,000   | 24/11/2021 | S |          | 9               | LINNET DRIVE         |                       | CHELMSFORD | CM2 8AD | 87  | £4,356  |
| £320,000   | 24/11/2021 | T |          | 53              | BAKER STREET         |                       | CHELMSFORD | CM2 0SA | 74  | £4,324  |
| £475,000   | 24/11/2021 | D |          | 5               | BULBECKS WALK        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZN | 115 | £4,130  |
| £289,000   | 24/11/2021 | F |          | 90              | WATSON HEIGHTS       |                       | CHELMSFORD | CM1 1AF | 70  | £4,129  |
| £310,000   | 24/11/2021 | T |          | 522             | LINNET DRIVE         |                       | CHELMSFORD | CM2 8AN | 81  | £3,827  |
| £195,000   | 24/11/2021 | F |          | 19              | MASCALLS WAY         |                       | CHELMSFORD | CM2 7NR | 75  | £2,600  |
| £188,700   | 24/11/2021 | T | 1        | BIRCH HOUSE     | THE WESTERINGS       |                       | CHELMSFORD | CM2 8JQ | 75  | £2,516  |
| £145,000   | 24/11/2021 | F | FLAT 11  | MANOR HOUSE     | GAY BOWERS ROAD      | DANBURY               | CHELMSFORD | CM3 4JQ | 64  | £2,266  |
| £345,000   | 25/11/2021 | T |          | 134             | SPRINGFIELD ROAD     |                       | CHELMSFORD | CM2 6LF | 67  | £5,149  |
| £544,000   | 25/11/2021 | D |          | 1               | DAFFODIL WAY         |                       | CHELMSFORD | CM1 6XB | 129 | £4,217  |
| £160,000   | 25/11/2021 | T |          | 23              | MELVILLE HEATH       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FT | 38  | £4,211  |
| £560,000   | 25/11/2021 | D |          | 28              | WHITMORE CRESCENT    |                       | CHELMSFORD | CM2 6YN | 140 | £4,000  |
| £185,000   | 25/11/2021 | F |          | 77              | TAMAR RISE           |                       | CHELMSFORD | CM1 7QL | 55  | £3,364  |
| £640,000   | 26/11/2021 | T |          | 4               | BROAD MEAD           | SOUTH HANNINGFIELD    | CHELMSFORD | CM3 8GX | 122 | £5,246  |
| £407,500   | 26/11/2021 | S |          | 15              | WHYVERNE CLOSE       |                       | CHELMSFORD | CM1 6UE | 78  | £5,224  |
| £235,000   | 26/11/2021 | S |          | 59              | NASH DRIVE           | BROOMFIELD            | CHELMSFORD | CM1 7BG | 45  | £5,222  |
| £440,000   | 26/11/2021 | S |          | 15              | HUNTS CLOSE          | WRITTLE               | CHELMSFORD | CM1 3HJ | 85  | £5,176  |
| £470,000   | 26/11/2021 | S |          | 4               | BIRDIE CLOSE         |                       | CHELMSFORD | CM3 3FW | 93  | £5,054  |
| £390,000   | 26/11/2021 | S |          | 14              | ST NAZAIRE ROAD      |                       | CHELMSFORD | CM1 2EQ | 82  | £4,756  |
| £412,000   | 26/11/2021 | S |          | 35              | MURRELL LOCK         |                       | CHELMSFORD | CM2 6SW | 89  | £4,629  |
| £487,500   | 26/11/2021 | S |          | 31              | KINGSTON CRESCENT    |                       | CHELMSFORD | CM2 6DN | 107 | £4,556  |
| £223,000   | 26/11/2021 | F |          | 38              | STAPLEFORD CLOSE     |                       | CHELMSFORD | CM2 0RB | 49  | £4,551  |
| £245,000   | 26/11/2021 | T |          | 3               | TOWNFIELD STREET     |                       | CHELMSFORD | CM1 1QJ | 54  | £4,537  |
| £375,000   | 26/11/2021 | T |          | 5               | PALM CLOSE           |                       | CHELMSFORD | CM2 9NL | 86  | £4,360  |
| £386,000   | 26/11/2021 | S |          | 41              | CORPORATION ROAD     |                       | CHELMSFORD | CM1 2AR | 89  | £4,337  |
| £345,000   | 26/11/2021 | T |          | 15              | MARY MUNNION QUARTER |                       | CHELMSFORD | CM2 9FT | 80  | £4,313  |
| £242,500   | 26/11/2021 | F |          | 4               | COATES QUAY          |                       | CHELMSFORD | CM2 6HU | 57  | £4,254  |
| £420,000   | 26/11/2021 | S |          | 6               | ST MARYS CLOSE       | GREAT BADDOW          | CHELMSFORD | CM2 8EQ | 106 | £3,962  |
| £445,000   | 26/11/2021 | T |          | 13              | HILL VIEW ROAD       |                       | CHELMSFORD | CM1 7RS | 113 | £3,938  |
| £415,000   | 26/11/2021 | D |          | 13              | SHIREBOURN VALE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZX | 107 | £3,879  |
| £340,000   | 26/11/2021 | D |          | 95              | COVAL LANE           |                       | CHELMSFORD | CM1 1TQ | 89  | £3,820  |
| £160,000   | 26/11/2021 | F | 42       | FRIARS HOUSE, 6 | PARKWAY              |                       | CHELMSFORD | CM2 0NF | 44  | £3,636  |
| £187,250   | 26/11/2021 | F |          | 81              | GUYS FARM ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NF | 56  | £3,344  |
| £223,000   | 26/11/2021 | F |          | 7               | COURTLANDS           |                       | CHELMSFORD | CM1 4DD | 72  | £3,097  |
| £287,500   | 26/11/2021 | S |          | 143             | SUNRISE AVENUE       |                       | CHELMSFORD | CM1 4JW | 101 | £2,847  |

|            |            |   |    |                      |                         |                       |            |         |         |        |
|------------|------------|---|----|----------------------|-------------------------|-----------------------|------------|---------|---------|--------|
| £98,000    | 26/11/2021 | F | 12 | ECCLES COURT         | BURGESS SPRINGS         | CHELMSFORD            | CM1 1JB    | 51      | £1,922  |        |
| £358,500   | 29/11/2021 | S |    |                      | 6 TYLERS CLOSE          | CHELMSFORD            | CM2 9DY    | 59      | £6,076  |        |
| £485,000   | 29/11/2021 | S |    |                      | 1 BADDOW PLACE AVENUE   | CHELMSFORD            | CM2 7JN    | 85      | £5,706  |        |
| £429,995   | 29/11/2021 | S |    |                      | 9 BUSHEY CLOSE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LF | 80      | £5,375 |
| £400,000   | 29/11/2021 | T |    |                      | 12 TOWN CROFT           | CHELMSFORD            | CM1 4JX    | 75      | £5,333  |        |
| £500,000   | 29/11/2021 | S | 4  | BAKERS COTTAGES      | HYDE LANE               | DANBURY               | CHELMSFORD | CM3 4LW | 94      | £5,319 |
| £410,000   | 29/11/2021 | D |    |                      | 52 INCHBONNIE ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GE | 81      | £5,062 |
| £270,000   | 29/11/2021 | F |    | FLAT 13 FRENCH COURT | CEDAR AVENUE            | CHELMSFORD            | CM1 2WW    | 55      | £4,909  |        |
| £195,000   | 29/11/2021 | F |    |                      | 3 GERARD GARDENS        | CHELMSFORD            | CM2 9GD    | 40      | £4,875  |        |
| £485,000   | 29/11/2021 | D |    |                      | 35 ALBERT ROAD          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LS | 103     | £4,709 |
| £613,750   | 29/11/2021 | S |    |                      | 22 THE AVENUE           | DANBURY               | CHELMSFORD | CM3 4QN | 133     | £4,615 |
| £565,000   | 29/11/2021 | T |    |                      | 141 PUMP LANE           | SPRINGFIELD           | CHELMSFORD | CM1 6TA | 128     | £4,414 |
| £480,000   | 29/11/2021 | T |    |                      | 50 ST FABIAN'S DRIVE    | CHELMSFORD            | CM1 2PR    | 110     | £4,364  |        |
| £315,000   | 29/11/2021 | T |    |                      | 9 FOREMANS              | CHELMSFORD            | CM1 2GQ    | 75      | £4,200  |        |
| £465,000   | 29/11/2021 | T |    |                      | 52 ST FABIAN'S DRIVE    | CHELMSFORD            | CM1 2PR    | 119     | £3,908  |        |
| £470,000   | 29/11/2021 | S |    |                      | 28 BERWICK AVENUE       | CHELMSFORD            | CM1 4AS    | 125     | £3,760  |        |
| £325,000   | 29/11/2021 | S |    |                      | 15 MEADOW ROAD          | RETTENDON COMMON      | CHELMSFORD | CM3 8DU | 88      | £3,693 |
| £400,000   | 29/11/2021 | T |    |                      | 62 SUNRISE AVENUE       | CHELMSFORD            | CM1 4JP    | 109     | £3,670  |        |
| £455,000   | 29/11/2021 | T |    |                      | 64 PARKLANDS DRIVE      | CHELMSFORD            | CM1 7SP    | 126     | £3,611  |        |
| £195,000   | 29/11/2021 | F |    |                      | 22 LITTLECROFT          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GQ | 56      | £3,482 |
| £400,000   | 30/11/2021 | S |    |                      | 7 DIXON AVENUE          | CHELMSFORD            | CM1 2AQ    | 61      | £6,557  |        |
| £360,000   | 30/11/2021 | S |    |                      | 26 HUNTS DRIVE          | WRITTLE               | CHELMSFORD | CM1 3HH | 69      | £5,217 |
| £450,000   | 30/11/2021 | S |    | 21A                  | BEECHES ROAD            | CHELMSFORD            | CM1 2RX    | 88      | £5,114  |        |
| £1,280,000 | 30/11/2021 | D |    | BOJANGLES            | SOUTH HANNINGFIELD ROAD | SOUTH HANNINGFIELD    | CHELMSFORD | CM3 8HJ | 256     | £5,000 |
| £355,000   | 30/11/2021 | T |    |                      | 14 BOUNDERBY GROVE      | CHELMSFORD            | CM1 4XW    | 74      | £4,797  |        |
| £365,000   | 30/11/2021 | T |    |                      | 57 DAFFODIL WAY         | CHELMSFORD            | CM1 6XE    | 78      | £4,679  |        |
| £545,000   | 30/11/2021 | D |    |                      | 80 BODMIN ROAD          | CHELMSFORD            | CM1 6LL    | 118     | £4,619  |        |
| £315,000   | 30/11/2021 | S |    |                      | 13 ALEXANDER MEWS       | SANDON                | CHELMSFORD | CM2 7TT | 74      | £4,257 |
| £235,000   | 30/11/2021 | T |    |                      | 16 DAWBERRY PLACE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZQ | 59      | £3,983 |
| £168,000   | 30/11/2021 | F |    |                      | 39 RUMSEY FIELDS        | DANBURY               | CHELMSFORD | CM3 4RH | 48      | £3,500 |
| £254,000   | 30/11/2021 | F |    |                      | 42 WHARF ROAD           | CHELMSFORD            | CM2 6LU    | 74      | £3,432  |        |
| £190,000   | 30/11/2021 | S |    |                      | 79 ARCHERS WAY          | CHELMSFORD            | CM2 8SB    | 91      | £2,088  |        |
| £375,000   | 01/12/2021 | D |    |                      | 6 HILL VIEW ROAD        | CHELMSFORD            | CM1 7RS    | 68      | £5,515  |        |
| £460,000   | 01/12/2021 | S |    |                      | 18 HUNTS DRIVE          | WRITTLE               | CHELMSFORD | CM1 3HH | 106     | £4,340 |
| £375,000   | 01/12/2021 | S |    |                      | 152 LONG BRANDOCKS      | WRITTLE               | CHELMSFORD | CM1 3JR | 103     | £3,641 |
| £389,000   | 02/12/2021 | D |    |                      | 11 REYNOLDS GATE        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FA | 71      | £5,479 |
| £690,000   | 02/12/2021 | S |    | OAKFOLD              | THE RIDGE               | LITTLE BADDOW         | CHELMSFORD | CM3 4RX | 149     | £4,631 |
| £330,000   | 02/12/2021 | S |    |                      | 20 COTSWOLD CRESCENT    | CHELMSFORD            | CM1 2HS    | 78      | £4,231  |        |
| £780,000   | 03/12/2021 | T |    |                      | 8 BADDOW ROAD           | CHELMSFORD            | CM2 0DG    | N/A     | #VALUE! |        |
| £760,000   | 03/12/2021 | D |    | DRAKES COTTAGE       | DRAKES LANE             | LITTLE WALTHAM        | CHELMSFORD | CM3 3ND | 124     | £6,129 |
| £233,000   | 03/12/2021 | S |    |                      | 2 TUTORS WAY            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FB | 41      | £5,683 |
| £315,000   | 03/12/2021 | T |    |                      | 59 PEGGOTTY CLOSE       | CHELMSFORD            | CM1 4XU    | 66      | £4,773  |        |
| £415,000   | 03/12/2021 | S |    |                      | 21 RIDLEY ROAD          | CHELMSFORD            | CM1 7AR    | 87      | £4,770  |        |
| £356,500   | 03/12/2021 | S |    |                      | 4 EAST BRIDGE ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SB | 79      | £4,513 |
| £615,000   | 03/12/2021 | D |    |                      | 95 MAIN ROAD            | GREAT LEIGHS          | CHELMSFORD | CM3 1ND | 138     | £4,457 |
| £436,000   | 03/12/2021 | T |    |                      | 15 MONTFORT DRIVE       | CHELMSFORD            | CM2 9FN    | 101     | £4,317  |        |
| £636,000   | 03/12/2021 | D |    |                      | 8 JIGGER GARDENS        | CHELMSFORD            | CM3 3FR    | 152     | £4,184  |        |
| £215,000   | 03/12/2021 | F |    |                      | 70 HARBERD TYE          | CHELMSFORD            | CM2 9GJ    | 52      | £4,135  |        |
| £2,150,000 | 03/12/2021 | D |    | FARTHINGS            | EAST HANNINGFIELD ROAD  | SANDON                | CHELMSFORD | CM2 7TQ | 543     | £3,959 |

|            |            |   |              |     |                         |                       |            |         |     |         |
|------------|------------|---|--------------|-----|-------------------------|-----------------------|------------|---------|-----|---------|
| £600,000   | 03/12/2021 | S |              | 148 | REGIMENT GATE           | SPRINGFIELD           | CHELMSFORD | CM1 6BQ | 154 | £3,896  |
| £652,500   | 03/12/2021 | D |              | 21  | FAIRWAY DRIVE           |                       | CHELMSFORD | CM3 3FG | 174 | £3,750  |
| £198,000   | 03/12/2021 | S |              | 35  | BEARDSLEY DRIVE         |                       | CHELMSFORD | CM1 6GQ | 53  | £3,736  |
| £310,000   | 03/12/2021 | S |              | 61  | HAREWOOD ROAD           |                       | CHELMSFORD | CM1 3DH | 83  | £3,735  |
| £200,000   | 03/12/2021 | F | 16A          |     | LOWER ANCHOR STREET     |                       | CHELMSFORD | CM2 0AS | 58  | £3,448  |
| £415,000   | 06/12/2021 | D |              | 42  | KINGS WAY               | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5QH | N/A | #VALUE! |
| £340,000   | 06/12/2021 | T |              | 13  | GOLDING THOROUGHFARE    |                       | CHELMSFORD | CM2 6TU | 66  | £5,152  |
| £1,250,000 | 06/12/2021 | D |              | 596 | GALLEYWOOD ROAD         |                       | CHELMSFORD | CM2 8BY | 259 | £4,826  |
| £497,000   | 06/12/2021 | D |              | 52  | WILFRED WATERMAN DRIVE  | SPRINGFIELD           | CHELMSFORD | CM1 6AZ | 106 | £4,689  |
| £325,000   | 06/12/2021 | T |              | 17  | WATCHOUSE ROAD          | GALLEYWOOD            | CHELMSFORD | CM2 8PT | 74  | £4,392  |
| £315,000   | 06/12/2021 | T |              | 57  | PINES ROAD              |                       | CHELMSFORD | CM1 2EY | 74  | £4,257  |
| £325,000   | 06/12/2021 | T |              | 7   | CHELMER ROAD            |                       | CHELMSFORD | CM2 6NH | 77  | £4,221  |
| £380,000   | 06/12/2021 | T |              | 109 | BADDOW ROAD             |                       | CHELMSFORD | CM2 7PY | 91  | £4,176  |
| £450,000   | 07/12/2021 | D |              | 26  | CLEMENTS GREEN LANE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JP | 127 | £3,543  |
| £120,000   | 07/12/2021 | F |              | 24  | BOND STREET             |                       | CHELMSFORD | CM1 1GH | 52  | £2,308  |
| £355,000   | 08/12/2021 | S |              | 56  | SPRINGFIELD PARK AVENUE |                       | CHELMSFORD | CM2 6EN | 71  | £5,000  |
| £410,000   | 08/12/2021 | S |              | 71  | LINNET DRIVE            |                       | CHELMSFORD | CM2 8AE | 86  | £4,767  |
| £400,000   | 08/12/2021 | S |              | 37  | DORSET AVENUE           |                       | CHELMSFORD | CM2 9UA | 88  | £4,545  |
| £415,000   | 08/12/2021 | S |              | 24  | VAN DIEMANS ROAD        |                       | CHELMSFORD | CM2 9QQ | 93  | £4,462  |
| £330,000   | 08/12/2021 | T |              | 508 | LINNET DRIVE            |                       | CHELMSFORD | CM2 8AN | 75  | £4,400  |
| £152,000   | 08/12/2021 | F |              | 112 | RAMSHAW DRIVE           |                       | CHELMSFORD | CM2 6UB | 35  | £4,343  |
| £407,500   | 08/12/2021 | T |              | 28  | LONGFIELD ROAD          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JN | 102 | £3,995  |
| £572,500   | 08/12/2021 | D |              | 14  | WELLFIELD               | WRITTLE               | CHELMSFORD | CM1 3LF | 144 | £3,976  |
| £340,000   | 08/12/2021 | S |              | 24  | ANDERSON AVENUE         |                       | CHELMSFORD | CM1 2BZ | 88  | £3,864  |
| £755,000   | 08/12/2021 | D |              | 12  | PURCELL COLE            | WRITTLE               | CHELMSFORD | CM1 3NB | 197 | £3,832  |
| £325,000   | 08/12/2021 | T |              | 19  | FREMANTLE CLOSE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TY | 89  | £3,652  |
| £525,000   | 09/12/2021 | S |              | 14  | FIFTH AVENUE            |                       | CHELMSFORD | CM1 4HD | 94  | £5,585  |
| £395,000   | 09/12/2021 | D |              | 146 | LITTLECROFT             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GF | 82  | £4,817  |
| £680,100   | 09/12/2021 | D |              | 4   | PURCELL COLE            | WRITTLE               | CHELMSFORD | CM1 3NB | 145 | £4,690  |
| £1,100,000 | 09/12/2021 | D | CHIMNEYS     |     | BRAINTREE ROAD          | LITTLE WALTHAM        | CHELMSFORD | CM3 3LH | 236 | £4,661  |
| £415,000   | 09/12/2021 | D | ROSE COTTAGE |     | MAIN ROAD               | WOODHAM FERRERS       | CHELMSFORD | CM3 8RF | 98  | £4,235  |
| £388,000   | 09/12/2021 | T |              | 316 | BADDOW ROAD             |                       | CHELMSFORD | CM2 9QX | 94  | £4,128  |
| £515,000   | 09/12/2021 | D |              | 40  | BAWDEN WAY              |                       | CHELMSFORD | CM2 9GY | 131 | £3,931  |
| £335,000   | 09/12/2021 | S |              | 15  | TAYLOR AVENUE           |                       | CHELMSFORD | CM1 2BT | 87  | £3,851  |
| £190,000   | 09/12/2021 | F |              | 137 | SHELLEY ROAD            |                       | CHELMSFORD | CM2 6ET | 77  | £2,468  |
| £430,000   | 10/12/2021 | S |              | 29  | OSPREY WAY              |                       | CHELMSFORD | CM2 8AP | 67  | £6,418  |
| £546,000   | 10/12/2021 | S |              | 58  | WELL LANE               | GALLEYWOOD            | CHELMSFORD | CM2 8QZ | 90  | £6,067  |
| £630,000   | 10/12/2021 | D |              | 5   | VICTORIA ROAD           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LR | 115 | £5,478  |
| £388,000   | 10/12/2021 | S |              | 8   | SAMUEL MANOR            | SPRINGFIELD           | CHELMSFORD | CM2 6PU | 71  | £5,465  |
| £585,000   | 10/12/2021 | D |              | 1   | THE AVENUE              | DANBURY               | CHELMSFORD | CM3 4QN | 111 | £5,270  |
| £379,000   | 10/12/2021 | T |              | 16  | WOLSELEY ROAD           |                       | CHELMSFORD | CM2 0RS | 72  | £5,264  |
| £585,000   | 10/12/2021 | D |              | 8   | HALYARD REACH           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GN | 113 | £5,177  |
| £798,500   | 10/12/2021 | D |              | 49  | MALDON ROAD             | DANBURY               | CHELMSFORD | CM3 4QL | 155 | £5,152  |
| £625,000   | 10/12/2021 | D |              | 59  | LAWN LANE               |                       | CHELMSFORD | CM1 6PS | 129 | £4,845  |
| £410,000   | 10/12/2021 | T |              | 31  | WHARTON DRIVE           | SPRINGFIELD           | CHELMSFORD | CM1 6BF | 87  | £4,713  |
| £240,000   | 10/12/2021 | F |              | 225 | UPPER BRIDGE ROAD       |                       | CHELMSFORD | CM2 0RU | 51  | £4,706  |
| £337,000   | 10/12/2021 | T |              | 49  | LIME WALK               |                       | CHELMSFORD | CM2 9NQ | 74  | £4,554  |
| £222,000   | 10/12/2021 | F |              | 30  | MELBA COURT             | WRITTLE               | CHELMSFORD | CM1 3EW | 49  | £4,531  |
| £332,000   | 10/12/2021 | S |              | 31  | SPRINGFIELD PARK AVENUE |                       | CHELMSFORD | CM2 6EL | 74  | £4,486  |



|            |            |   |        |     |                       |                       |               |            |         |         |        |
|------------|------------|---|--------|-----|-----------------------|-----------------------|---------------|------------|---------|---------|--------|
| £375,000   | 10/12/2021 | S |        | 42  | MALDON ROAD           | GREAT BADDOW          | CHELMSFORD    | CM2 7DL    | 89      | £4,213  |        |
| £550,000   | 10/12/2021 | D |        | 4   | EDWIN HALL VIEW       | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5QL    | 134     | £4,104  |        |
| £335,000   | 10/12/2021 | T |        | 35  | ASHLEY GREEN          | EAST HANNINGFIELD     | CHELMSFORD    | CM3 8AY    | 82      | £4,085  |        |
| £267,000   | 10/12/2021 | T |        | 32  | BLACKWOOD CHINE       | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5FZ    | 66      | £4,045  |        |
| £515,000   | 10/12/2021 | S |        | 1   | BEN WILSON LINK       | SPRINGFIELD           | CHELMSFORD    | CM1 6DL    | 130     | £3,962  |        |
| £352,000   | 10/12/2021 | S |        | 1   | ABBOTSLEIGH ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 55R    | 103     | £3,417  |        |
| £107,000   | 10/12/2021 | F | 205    |     | HAVENCOURT            | VICTORIA ROAD         | CHELMSFORD    | CM1 1EA    | 44      | £2,432  |        |
| £385,000   | 13/12/2021 | D |        | 4   | ORCHARD CLOSE         | WRITTLE               | CHELMSFORD    | CM1 3EG    | N/A     | #VALUE! |        |
| £560,000   | 13/12/2021 | S |        | 14  | GORDON ROAD           |                       | CHELMSFORD    | CM2 9LL    | 109     | £5,138  |        |
| £656,500   | 13/12/2021 | S | 2      |     | WALLACES FARM         | WALLACES LANE         | BOREHAM       | CHELMSFORD | CM3 3AU | 129     | £5,089 |
| £540,000   | 13/12/2021 | T |        | 5   | MARLBOROUGH TERRACE   |                       | CHELMSFORD    | CM2 0GL    | 127     | £4,252  |        |
| £268,000   | 13/12/2021 | F | 45     |     | ARMSTRONG GIBBS COURT | THE CAUSEWAY          | GREAT BADDOW  | CHELMSFORD | CM2 7FR | 67      | £4,000 |
| £585,000   | 13/12/2021 | F |        | 42  | DANBURY PALACE DRIVE  | DANBURY               | CHELMSFORD    | CM3 4FA    | 155     | £3,774  |        |
| £375,000   | 13/12/2021 | S |        | 3   | ROMAN ROAD            | LITTLE WALTHAM        | CHELMSFORD    | CM3 3PE    | 132     | £2,841  |        |
| £585,000   | 14/12/2021 | D |        | 101 | FORTINBRAS WAY        |                       | CHELMSFORD    | CM2 9UL    | 69      | £8,478  |        |
| £365,000   | 14/12/2021 | T |        | 60  | ASHLEY GREEN          | EAST HANNINGFIELD     | CHELMSFORD    | CM3 8AY    | 83      | £4,398  |        |
| £255,000   | 14/12/2021 | F | 2      |     | BARBARY LODGE         | SEYMOUR STREET        | CHELMSFORD    | CM2 0NL    | 58      | £4,397  |        |
| £210,000   | 14/12/2021 | F |        | 401 | DURRANT COURT         |                       | CHELMSFORD    | CM1 1UE    | 54      | £3,889  |        |
| £363,000   | 14/12/2021 | S |        | 19  | HAWKWOOD CLOSE        | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5TR    | 119     | £3,050  |        |
| £395,000   | 15/12/2021 | T |        | 37  | PRIMROSE HILL         |                       | CHELMSFORD    | CM1 2RH    | 73      | £5,411  |        |
| £541,250   | 15/12/2021 | D |        | 12  | GALLEYWOOD ROAD       | GREAT BADDOW          | CHELMSFORD    | CM2 8DH    | 102     | £5,306  |        |
| £480,000   | 15/12/2021 | D |        | 20  | WILLOUGHBY DRIVE      |                       | CHELMSFORD    | CM2 6UT    | 92      | £5,217  |        |
| £337,000   | 15/12/2021 | S |        | 8   | LUCAS AVENUE          |                       | CHELMSFORD    | CM2 9JJ    | 69      | £4,884  |        |
| £390,000   | 15/12/2021 | S |        | 20  | WOODLAND ROAD         |                       | CHELMSFORD    | CM1 2AT    | 84      | £4,643  |        |
| £500,000   | 15/12/2021 | S |        | 35  | WALLACE CRESCENT      |                       | CHELMSFORD    | CM2 9QL    | 113     | £4,425  |        |
| £185,000   | 15/12/2021 | F |        | 113 | KINGS ROAD            |                       | CHELMSFORD    | CM1 2BD    | 42      | £4,405  |        |
| £785,000   | 15/12/2021 | D |        | 37  | JOHN EVE AVENUE       | SPRINGFIELD           | CHELMSFORD    | CM1 6DE    | 183     | £4,290  |        |
| £327,000   | 15/12/2021 | T |        | 283 | DORSET AVENUE         |                       | CHELMSFORD    | CM2 8HB    | 79      | £4,139  |        |
| £167,000   | 15/12/2021 | F |        | 3   | GUYS FARM ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5NF    | 42      | £3,976  |        |
| £405,000   | 15/12/2021 | S |        | 17  | GLEBE VIEW            |                       | CHELMSFORD    | CM2 8PZ    | 102     | £3,971  |        |
| £360,200   | 15/12/2021 | T |        | 65  | BRAMWOODS ROAD        |                       | CHELMSFORD    | CM2 7LS    | 94      | £3,832  |        |
| £975,000   | 16/12/2021 | D |        |     | NIGHTINGALE COTTAGE   | NATHANS LANE          | WRITTLE       | CHELMSFORD | CM1 3RF | 152     | £6,414 |
| £1,250,000 | 16/12/2021 | D |        |     | WILLOWBANK            | NORTH HILL            | LITTLE BADDOW | CHELMSFORD | CM3 4TA | 228     | £5,482 |
| £255,000   | 16/12/2021 | F | FLAT 9 |     | ST MARKS HOUSE        | COTTAGE PLACE         | CHELMSFORD    | CM1 1NL    | 47      | £5,426  |        |
| £405,500   | 16/12/2021 | T |        | 34  | SHELDRIK LINK         | SPRINGFIELD           | CHELMSFORD    | CM2 6GJ    | 76      | £5,336  |        |
| £335,000   | 16/12/2021 | F | FLAT 6 |     | ST MARKS HOUSE        | COTTAGE PLACE         | CHELMSFORD    | CM1 1NL    | 63      | £5,317  |        |
| £565,500   | 16/12/2021 | S |        | 29  | WELL LANE             | GALLEYWOOD            | CHELMSFORD    | CM2 8QY    | 110     | £5,141  |        |
| £335,000   | 16/12/2021 | S |        | 3   | LEIGHLANDS ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD    | CM3 5XN    | 68      | £4,926  |        |
| £700,000   | 16/12/2021 | D |        | 10  | AYLETTS               | BROOMFIELD            | CHELMSFORD    | CM1 7LE    | 159     | £4,403  |        |
| £715,000   | 16/12/2021 | D |        | 117 | HUMBER ROAD           |                       | CHELMSFORD    | CM1 7PG    | 166     | £4,307  |        |
| £521,000   | 16/12/2021 | D |        | 7   | LEAPINGWELL CLOSE     |                       | CHELMSFORD    | CM2 6RZ    | 122     | £4,270  |        |
| £365,000   | 16/12/2021 | S |        | 25  | BELVEDERE CLOSE       | DANBURY               | CHELMSFORD    | CM3 4RG    | 89      | £4,101  |        |
| £400,000   | 16/12/2021 | T |        | 91  | MILLFIELDS            | WRITTLE               | CHELMSFORD    | CM1 3J     | 99      | £4,040  |        |
| £555,000   | 16/12/2021 | S |        | 15  | FIFTH AVENUE          |                       | CHELMSFORD    | CM1 4HB    | 140     | £3,964  |        |
| £780,000   | 16/12/2021 | D |        | 556 | GALLEYWOOD ROAD       |                       | CHELMSFORD    | CM2 8BX    | 218     | £3,578  |        |
| £340,000   | 16/12/2021 | T |        | 41  | THE PRIORY            | WRITTLE               | CHELMSFORD    | CM1 3JE    | 101     | £3,366  |        |
| £282,000   | 16/12/2021 | F | FLAT 4 | 20  | BAKER STREET          |                       | CHELMSFORD    | CM2 0SF    | 90      | £3,133  |        |
| £98,000    | 16/12/2021 | F | 10     |     | ECCLES COURT          | BURGESS SPRINGS       | CHELMSFORD    | CM1 1JB    | 51      | £1,922  |        |
| £1,375,000 | 17/12/2021 | D |        |     | LYNCHETTS             | COLEMANS LANE         | DANBURY       | CHELMSFORD | CM3 4DN | 212     | £6,486 |

|            |            |   |                       |     |                       |                       |            |         |     |         |
|------------|------------|---|-----------------------|-----|-----------------------|-----------------------|------------|---------|-----|---------|
| £427,500   | 17/12/2021 | T |                       | 30  | GOLDLAY ROAD          |                       | CHELMSFORD | CM2 0EL | 69  | £6,196  |
| £378,000   | 17/12/2021 | S |                       | 12  | SPRINGFIELD PARK LANE |                       | CHELMSFORD | CM2 6EG | 63  | £6,000  |
| £2,100,000 | 17/12/2021 | D | LANCASTER HOUSE, 234  |     | SPRINGFIELD ROAD      |                       | CHELMSFORD | CM2 6BP | 353 | £5,949  |
| £650,000   | 17/12/2021 | D |                       | 1   | REDWOOD DRIVE         | WRITTLE               | CHELMSFORD | CM1 3LY | 115 | £5,652  |
| £350,000   | 17/12/2021 | S | 2A                    |     | HUNTS CLOSE           | WRITTLE               | CHELMSFORD | CM1 3HJ | 65  | £5,385  |
| £210,000   | 17/12/2021 | T |                       | 3   | BLAKE COURT           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XY | 40  | £5,250  |
| £235,000   | 17/12/2021 | F | 44 BAILEY COURT       |     | NEW WRITTLE STREET    |                       | CHELMSFORD | CM2 0FS | 45  | £5,222  |
| £187,500   | 17/12/2021 | F |                       | 39  | TUGBY PLACE           |                       | CHELMSFORD | CM1 4XL | 37  | £5,068  |
| £200,000   | 17/12/2021 | F |                       | 63  | COLYERS REACH         |                       | CHELMSFORD | CM2 6RW | 40  | £5,000  |
| £390,000   | 17/12/2021 | T |                       | 11  | UPLANDS DRIVE         |                       | CHELMSFORD | CM1 6TR | 78  | £5,000  |
| £482,000   | 17/12/2021 | D |                       | 38  | WIDFORD ROAD          |                       | CHELMSFORD | CM2 9AR | 97  | £4,969  |
| £400,000   | 17/12/2021 | D | ORCHARD HOUSE         |     | MAIN ROAD             | BOREHAM               | CHELMSFORD | CM3 3JF | 83  | £4,819  |
| £856,000   | 17/12/2021 | S |                       | 35  | VICARAGE ROAD         |                       | CHELMSFORD | CM2 9BS | 179 | £4,782  |
| £260,000   | 17/12/2021 | F | 45 CANSIDE            |     | MEADOW WALK           |                       | CHELMSFORD | CM1 1FU | 55  | £4,727  |
| £485,000   | 17/12/2021 | D |                       | 12  | LEEWARD ROAD          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YR | 103 | £4,709  |
| £364,000   | 17/12/2021 | S |                       | 8   | HARNESS CLOSE         |                       | CHELMSFORD | CM1 6UU | 79  | £4,608  |
| £185,000   | 17/12/2021 | F |                       | 8   | CATHEDRAL WALK        |                       | CHELMSFORD | CM1 1NX | 42  | £4,405  |
| £400,000   | 17/12/2021 | S |                       | 57  | LINNET DRIVE          |                       | CHELMSFORD | CM2 8AE | 91  | £4,396  |
| £465,000   | 17/12/2021 | T |                       | 1   | CELEBORN STREET       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AE | 106 | £4,387  |
| £127,500   | 17/12/2021 | F |                       | 9   | TOWNSEND              | SPRINGFIELD           | CHELMSFORD | CM2 6GB | 30  | £4,250  |
| £475,000   | 17/12/2021 | S |                       | 78  | LONGMEAD AVENUE       | GREAT BADDOW          | CHELMSFORD | CM2 7EY | 115 | £4,130  |
| £210,000   | 17/12/2021 | F |                       | 44  | WHARF ROAD            |                       | CHELMSFORD | CM2 6LU | 56  | £3,750  |
| £300,000   | 17/12/2021 | T |                       | 15  | STANSTED CLOSE        |                       | CHELMSFORD | CM1 2TW | 83  | £3,614  |
| £390,000   | 17/12/2021 | S |                       | 78  | MOLRAMS LANE          | GREAT BADDOW          | CHELMSFORD | CM2 7AJ | 110 | £3,545  |
| £378,000   | 17/12/2021 | F | 7 ALEXANDRA COURT     |     | CHURCH STREET         | GREAT BADDOW          | CHELMSFORD | CM2 7HY | 118 | £3,203  |
| £127,500   | 17/12/2021 | F | FLAT 4 BALMORAL COURT |     | SPRINGFIELD ROAD      |                       | CHELMSFORD | CM2 6JQ | 41  | £3,110  |
| £313,500   | 17/12/2021 | S |                       | 58  | DOWNLEAZE             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SJ | 130 | £2,412  |
| £88,000    | 17/12/2021 | F |                       | 31  | SEARLE CRESCENT       | BROOMFIELD            | CHELMSFORD | CM1 7FN | 52  | £1,692  |
| £450,000   | 20/12/2021 | S |                       | 5   | EVES CORNER           | DANBURY               | CHELMSFORD | CM3 4QF | N/A | #VALUE! |
| £720,000   | 20/12/2021 | D |                       | 510 | GALLEYWOOD ROAD       |                       | CHELMSFORD | CM2 8BU | 138 | £5,217  |
| £1,100,000 | 20/12/2021 | D | FARTHINGS             |     | COPT HILL             | DANBURY               | CHELMSFORD | CM3 4NN | 215 | £5,116  |
| £370,000   | 20/12/2021 | S |                       | 76  | DOWNLEAZE             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SJ | 82  | £4,512  |
| £670,000   | 20/12/2021 | T |                       | 5   | JOSEPH CLIBBON DRIVE  | SPRINGFIELD           | CHELMSFORD | CM1 6AS | 151 | £4,437  |
| £620,000   | 20/12/2021 | D |                       | 80  | FOXGLOVE AVENUE       |                       | CHELMSFORD | CM1 4FW | 143 | £4,336  |
| £440,000   | 20/12/2021 | T |                       | 2   | STABLECROFT           |                       | CHELMSFORD | CM1 6YX | 103 | £4,272  |
| £500,000   | 20/12/2021 | D |                       | 8   | WILLIE SEWELL LINK    | SPRINGFIELD           | CHELMSFORD | CM1 6BP | 121 | £4,132  |
| £360,000   | 20/12/2021 | S |                       | 28  | ST NAZAIRE ROAD       |                       | CHELMSFORD | CM1 2EQ | 88  | £4,091  |
| £250,000   | 20/12/2021 | F |                       | 89  | RAINSFORD ROAD        |                       | CHELMSFORD | CM1 2QJ | 62  | £4,032  |
| £340,000   | 20/12/2021 | T |                       | 69  | WALLASEA GARDENS      |                       | CHELMSFORD | CM1 6JY | 85  | £4,000  |
| £660,000   | 20/12/2021 | D |                       | 7   | TAYLOR WAY            | GREAT BADDOW          | CHELMSFORD | CM2 8ZG | 173 | £3,815  |
| £350,000   | 20/12/2021 | T |                       | 12  | TANNERS WAY           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PU | 99  | £3,535  |
| £460,000   | 20/12/2021 | S |                       | 6   | WHITEHOUSE ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PF | 134 | £3,433  |
| £175,000   | 20/12/2021 | F |                       | 30  | SNOWDROP CLOSE        |                       | CHELMSFORD | CM1 6XD | 63  | £2,778  |
| £230,500   | 21/12/2021 | F | FLAT 1 ST MARKS HOUSE |     | COTTAGE PLACE         |                       | CHELMSFORD | CM1 1NL | 43  | £5,360  |
| £490,000   | 21/12/2021 | D |                       | 130 | MAIN ROAD             | BROOMFIELD            | CHELMSFORD | CM1 7AQ | 112 | £4,375  |
| £430,000   | 21/12/2021 | T |                       | 340 | BADDOW ROAD           |                       | CHELMSFORD | CM2 9QZ | 100 | £4,300  |
| £320,000   | 21/12/2021 | S |                       | 18  | PEDLARS PATH          | DANBURY               | CHELMSFORD | CM3 4HZ | 83  | £3,855  |
| £545,000   | 21/12/2021 | S |                       | 1   | PITFIELD              |                       | CHELMSFORD | CM2 9QY | 190 | £2,868  |
| £90,000    | 21/12/2021 | F |                       | 30  | RENNOLDSON GREEN      |                       | CHELMSFORD | CM2 9FY | 68  | £1,324  |

|            |            |   |    |                     |                        |                       |            |         |     |         |
|------------|------------|---|----|---------------------|------------------------|-----------------------|------------|---------|-----|---------|
| £210,000   | 22/12/2021 | F | 1  | OXNEY PLACE, 210    | ONGAR ROAD             | WRITTLE               | CHELMSFORD | CM1 3NY | 33  | £6,364  |
| £325,000   | 22/12/2021 | S |    |                     | 18 ALDRIDGE CLOSE      |                       | CHELMSFORD | CM2 6QG | 59  | £5,508  |
| £356,000   | 22/12/2021 | T |    |                     | 123 HUNTS DRIVE        | WRITTLE               | CHELMSFORD | CM1 3HQ | 81  | £4,395  |
| £295,000   | 22/12/2021 | T |    |                     | 4 LILAC CLOSE          |                       | CHELMSFORD | CM2 9NY | 68  | £4,338  |
| £243,000   | 22/12/2021 | F |    |                     | 16 TYDEMANS            |                       | CHELMSFORD | CM2 9FH | 61  | £3,984  |
| £330,000   | 22/12/2021 | T |    |                     | 29 FOSTERS CLOSE       | WRITTLE               | CHELMSFORD | CM1 3NW | 88  | £3,750  |
| £343,000   | 22/12/2021 | T |    |                     | 2 BLAKE COURT          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XY | 108 | £3,176  |
| £661,500   | 22/12/2021 | D |    |                     | 5 THE CEDARS           |                       | CHELMSFORD | CM2 6BL | 210 | £3,150  |
| £282,000   | 23/12/2021 | F | 2  | TYRELL LODGE        | SPRINGFIELD ROAD       |                       | CHELMSFORD | CM2 6JA | 70  | £4,029  |
| £215,000   | 23/12/2021 | F |    |                     | 84 BYRON ROAD          |                       | CHELMSFORD | CM2 6HJ | 64  | £3,359  |
| £840,000   | 04/01/2022 | D |    |                     | 13 HYDE LANE           | DANBURY               | CHELMSFORD | CM3 4QT | 195 | £4,308  |
| £416,000   | 04/01/2022 | T |    |                     | 49 ROOKES CRESCENT     |                       | CHELMSFORD | CM1 3GL | 124 | £3,355  |
| £290,000   | 04/01/2022 | T |    |                     | 54 QUEENSLAND CRESCENT |                       | CHELMSFORD | CM1 2EB | 92  | £3,152  |
| £307,000   | 05/01/2022 | T |    |                     | 34 SILVESTER WAY       | SPRINGFIELD           | CHELMSFORD | CM2 6YZ | 56  | £5,482  |
| £166,000   | 05/01/2022 | F |    |                     | 48 VILLIERS PLACE      | BOREHAM               | CHELMSFORD | CM3 3JN | 36  | £4,611  |
| £525,000   | 05/01/2022 | D |    |                     | 3 OLDBURY AVENUE       |                       | CHELMSFORD | CM2 7EB | 117 | £4,487  |
| £460,000   | 05/01/2022 | D |    |                     | 11 BORDA CLOSE         |                       | CHELMSFORD | CM1 4JY | 115 | £4,000  |
| £80,000    | 05/01/2022 | F |    |                     | 39 ALBION COURT        |                       | CHELMSFORD | CM2 0UT | 39  | £2,051  |
| £363,000   | 06/01/2022 | S |    |                     | 4 TAVISTOCK ROAD       |                       | CHELMSFORD | CM1 6JL | 71  | £5,113  |
| £685,000   | 06/01/2022 | D |    | PLANTATION LODGE    | THE BRINGEY            | GREAT BADDOW          | CHELMSFORD | CM2 7QY | 152 | £4,507  |
| £520,000   | 06/01/2022 | S |    | KINGSWOOD           | WHEELERS HILL          | LITTLE WALTHAM        | CHELMSFORD | CM3 3LZ | 132 | £3,939  |
| £545,000   | 06/01/2022 | D |    |                     | 4 REGAL CLOSE          |                       | CHELMSFORD | CM2 9RJ | 141 | £3,865  |
| £188,000   | 06/01/2022 | F |    |                     | 4 VIOLET CLOSE         |                       | CHELMSFORD | CM1 6XG | 49  | £3,837  |
| £258,000   | 06/01/2022 | F |    |                     | 3 DUNCAN PLACE         |                       | CHELMSFORD | CM2 9BJ | 68  | £3,794  |
| £475,000   | 07/01/2022 | D |    | HUNTERS COTTAGE     | CHALK STREET           | RETTENDON COMMON      | CHELMSFORD | CM3 8DB | N/A | #VALUE! |
| £600,000   | 07/01/2022 | D |    | THE MANSE           | MAIN ROAD              | WOODHAM FERRERS       | CHELMSFORD | CM3 8RN | 90  | £6,667  |
| £595,000   | 07/01/2022 | S |    |                     | 24 ROSEBERRY ROAD      |                       | CHELMSFORD | CM2 0TU | 95  | £6,263  |
| £200,000   | 07/01/2022 | F | 23 | LYTTLETON HOUSE, 64 | BROOMFIELD ROAD        |                       | CHELMSFORD | CM1 1SW | 37  | £5,405  |
| £327,000   | 07/01/2022 | T |    |                     | 126 ONGAR ROAD         | WRITTLE               | CHELMSFORD | CM1 3NX | 61  | £5,361  |
| £646,500   | 07/01/2022 | D |    | 2A                  | SUNRISE AVENUE         |                       | CHELMSFORD | CM1 4JP | 124 | £5,214  |
| £582,000   | 07/01/2022 | D |    |                     | 8 LYON CLOSE           |                       | CHELMSFORD | CM2 8NY | 128 | £4,547  |
| £330,000   | 07/01/2022 | T | 12 | THE OAKS            | MAIN ROAD              | BOREHAM               | CHELMSFORD | CM3 3FL | 73  | £4,521  |
| £192,500   | 07/01/2022 | F |    |                     | 40 RAILWAY STREET      |                       | CHELMSFORD | CM1 1QS | 44  | £4,375  |
| £492,000   | 07/01/2022 | D |    |                     | 49 LONGACRE            |                       | CHELMSFORD | CM1 3BJ | 115 | £4,278  |
| £150,000   | 07/01/2022 | F |    |                     | 6 EPPING CLOSE         |                       | CHELMSFORD | CM1 2TH | 42  | £3,571  |
| £255,000   | 07/01/2022 | F |    |                     | 17 SHRUBLANDS CLOSE    |                       | CHELMSFORD | CM2 6LR | 77  | £3,312  |
| £198,500   | 07/01/2022 | F |    |                     | 33 COURTLANDS          |                       | CHELMSFORD | CM1 4DD | 72  | £2,757  |
| £400,000   | 10/01/2022 | D |    |                     | 13 KINGSTON AVENUE     |                       | CHELMSFORD | CM2 6DW | 71  | £5,634  |
| £235,000   | 10/01/2022 | T |    |                     | 43 CARRIAGE DRIVE      |                       | CHELMSFORD | CM1 6UY | 42  | £5,595  |
| £405,000   | 10/01/2022 | S |    |                     | 12 SHERBORNE ROAD      |                       | CHELMSFORD | CM1 7NT | 73  | £5,548  |
| £320,000   | 10/01/2022 | F |    | FLAT 7              | 236 WHARF ROAD         |                       | CHELMSFORD | CM2 6LP | 63  | £5,079  |
| £375,000   | 10/01/2022 | S |    |                     | 49 CHURCH HILL         | LITTLE WALTHAM        | CHELMSFORD | CM3 3LS | 86  | £4,360  |
| £220,000   | 10/01/2022 | F |    |                     | 3 GOODWIN CLOSE        |                       | CHELMSFORD | CM2 9GX | 53  | £4,151  |
| £385,000   | 11/01/2022 | S |    |                     | 23 TOWN CROFT          |                       | CHELMSFORD | CM1 4JX | 72  | £5,347  |
| £527,000   | 11/01/2022 | D |    | THE MALTINGS        | MAIN ROAD              | RETTENDON COMMON      | CHELMSFORD | CM3 8DR | 108 | £4,880  |
| £721,000   | 12/01/2022 | D |    |                     | 60 TELFORD PLACE       |                       | CHELMSFORD | CM1 7QZ | 209 | £3,450  |
| £320,000   | 12/01/2022 | T |    |                     | 48 ST FABIANS DRIVE    |                       | CHELMSFORD | CM1 2PR | 120 | £2,667  |
| £1,012,000 | 13/01/2022 | D |    | GORDON HOUSE        | HYDE LANE              | DANBURY               | CHELMSFORD | CM3 4LJ | 169 | £5,988  |
| £305,000   | 13/01/2022 | T |    |                     | 5 PALMERS CROFT        |                       | CHELMSFORD | CM2 6SR | 58  | £5,259  |

|            |            |   |           |                       |                        |                       |            |         |     |         |
|------------|------------|---|-----------|-----------------------|------------------------|-----------------------|------------|---------|-----|---------|
| £510,000   | 13/01/2022 | D |           | 19                    | POLLARDS GREEN         |                       | CHELMSFORD | CM2 6UH | 102 | £5,000  |
| £412,500   | 13/01/2022 | S |           | 338                   | SPRINGFIELD ROAD       |                       | CHELMSFORD | CM2 6AT | 93  | £4,435  |
| £625,000   | 13/01/2022 | D |           | 54                    | TORQUAY ROAD           |                       | CHELMSFORD | CM1 7NX | 141 | £4,433  |
| £300,000   | 13/01/2022 | S |           | 70                    | ANDERSON AVENUE        |                       | CHELMSFORD | CM1 2BZ | 91  | £3,297  |
| £495,000   | 14/01/2022 | S |           | 210                   | MAIN ROAD              | GREAT LEIGHS          | CHELMSFORD | CM3 1NS | N/A | #VALUE! |
| £522,000   | 14/01/2022 | D |           | 6                     | SACKVILLE CLOSE        |                       | CHELMSFORD | CM1 2LU | 94  | £5,553  |
| £280,000   | 14/01/2022 | T |           | 26                    | BLACKSMITH CLOSE       | SPRINGFIELD           | CHELMSFORD | CM1 6SY | 51  | £5,490  |
| £615,000   | 14/01/2022 | S |           | 25                    | BROOK END ROAD NORTH   | SPRINGFIELD           | CHELMSFORD | CM2 6NW | 125 | £4,920  |
| £290,000   | 14/01/2022 | S |           | 28                    | ALEXANDER MEWS         | SANDON                | CHELMSFORD | CM2 7TT | 60  | £4,833  |
| £985,000   | 14/01/2022 | D |           | 232                   | SPRINGFIELD ROAD       |                       | CHELMSFORD | CM2 6BP | 208 | £4,736  |
| £265,000   | 14/01/2022 | T |           | 1                     | BERRY VALE             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GY | 56  | £4,732  |
| £382,000   | 14/01/2022 | S |           | 19                    | TEES ROAD              |                       | CHELMSFORD | CM1 7QH | 84  | £4,548  |
| £345,000   | 14/01/2022 | T |           | 524                   | LINNET DRIVE           |                       | CHELMSFORD | CM2 8AN | 76  | £4,539  |
| £554,000   | 14/01/2022 | D | INGLEMIRE |                       | RUNSELL GREEN          | DANBURY               | CHELMSFORD | CM3 4QZ | 123 | £4,504  |
| £148,000   | 14/01/2022 | F |           | 22                    | BUCKLEBURY HEATH       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 33  | £4,485  |
| £240,000   | 14/01/2022 | F |           | 16                    | SEARLE CLOSE           |                       | CHELMSFORD | CM2 9GB | 56  | £4,286  |
| £202,000   | 14/01/2022 | F |           | 36                    | PARKINSON DRIVE        |                       | CHELMSFORD | CM1 3GH | 48  | £4,208  |
| £330,000   | 14/01/2022 | T |           | 156                   | LINNET DRIVE           |                       | CHELMSFORD | CM2 8AQ | 79  | £4,177  |
| £775,000   | 14/01/2022 | D | 61A       |                       | QUEENS ROAD            |                       | CHELMSFORD | CM2 6HB | 188 | £4,122  |
| £230,000   | 14/01/2022 | F |           | 10                    | COATES QUAY            |                       | CHELMSFORD | CM2 6HU | 56  | £4,107  |
| £350,000   | 14/01/2022 | T |           | 1                     | WATERHOUSE STREET      |                       | CHELMSFORD | CM1 2TY | 86  | £4,070  |
| £530,000   | 14/01/2022 | T | 15A       |                       | HALL LANE              | SANDON                | CHELMSFORD | CM2 7RJ | 131 | £4,046  |
| £525,000   | 14/01/2022 | D |           | 8                     | REDMAYNE DRIVE         |                       | CHELMSFORD | CM2 9AG | 139 | £3,777  |
| £425,000   | 14/01/2022 | D |           | 43                    | BARBROOK WAY           | BICKNACRE             | CHELMSFORD | CM3 4HP | 117 | £3,632  |
| £176,000   | 14/01/2022 | F |           | 74                    | FOXGLOVE WAY           |                       | CHELMSFORD | CM1 6QR | 49  | £3,592  |
| £232,000   | 17/01/2022 | F |           | 58                    | RAMSHAW DRIVE          |                       | CHELMSFORD | CM2 6UB | 43  | £5,395  |
| £430,000   | 17/01/2022 | S |           | 174                   | BEECHES ROAD           |                       | CHELMSFORD | CM1 2SA | 91  | £4,725  |
| £495,000   | 17/01/2022 | D |           | 30                    | ST JAMES PARK          |                       | CHELMSFORD | CM1 2JG | 111 | £4,459  |
| £205,000   | 17/01/2022 | T | 2         | MEADOWSIDE COURT      | MAIN ROAD              | BOREHAM               | CHELMSFORD | CM3 3JH | 47  | £4,362  |
| £280,000   | 17/01/2022 | F | 34        | ARMSTRONG GIBBS COURT | THE CAUSEWAY           | GREAT BADDOW          | CHELMSFORD | CM2 7FR | 67  | £4,179  |
| £220,000   | 17/01/2022 | F |           | 110                   | DURRANT COURT          |                       | CHELMSFORD | CM1 1UE | 53  | £4,151  |
| £215,000   | 17/01/2022 | F | 35        | THOMPSON COURT        | BROOMFIELD ROAD        |                       | CHELMSFORD | CM1 1SJ | 60  | £3,583  |
| £300,000   | 17/01/2022 | T |           | 16                    | HOMEFIELD CLOSE        |                       | CHELMSFORD | CM1 2HE | 89  | £3,371  |
| £250,000   | 17/01/2022 | F | 15        | FRIARS HOUSE, 6       | PARKWAY                |                       | CHELMSFORD | CM2 0NF | 77  | £3,247  |
| £307,500   | 18/01/2022 | T |           | 110                   | HENNIKER GATE          |                       | CHELMSFORD | CM2 6SB | 54  | £5,694  |
| £465,000   | 18/01/2022 | T |           | 48                    | GRACE BARTLETT GARDENS |                       | CHELMSFORD | CM2 9FW | 110 | £4,227  |
| £795,000   | 18/01/2022 | S |           | 82                    | MALDON ROAD            | GREAT BADDOW          | CHELMSFORD | CM2 7DJ | 206 | £3,859  |
| £400,000   | 18/01/2022 | S |           | 21                    | MEON CLOSE             |                       | CHELMSFORD | CM1 7QG | 128 | £3,125  |
| £200,000   | 19/01/2022 | T |           | 68                    | JEFFCUT ROAD           |                       | CHELMSFORD | CM2 6XN | 39  | £5,128  |
| £230,000   | 19/01/2022 | F | 13        | JOSEPH COURT          | WRITTLE ROAD           |                       | CHELMSFORD | CM1 3WQ | 52  | £4,423  |
| £1,355,000 | 20/01/2022 | T |           | 6                     | SPRINGFIELD PLACE      |                       | CHELMSFORD | CM1 7ZA | N/A | #VALUE! |
| £360,000   | 20/01/2022 | T |           | 29                    | WATERHOUSE STREET      |                       | CHELMSFORD | CM1 2TY | 67  | £5,373  |
| £430,000   | 20/01/2022 | S |           | 98                    | ST JOHNS ROAD          |                       | CHELMSFORD | CM2 0TZ | 86  | £5,000  |
| £342,000   | 20/01/2022 | T |           | 14                    | HONEYSUCKLE PATH       |                       | CHELMSFORD | CM1 6XT | 70  | £4,886  |
| £308,000   | 20/01/2022 | S |           | 4                     | THE GREEN              |                       | CHELMSFORD | CM1 2BQ | 67  | £4,597  |
| £310,000   | 20/01/2022 | T |           | 8                     | ROSLINGS CLOSE         |                       | CHELMSFORD | CM1 2HA | 90  | £3,444  |
| £463,000   | 20/01/2022 | D |           | 1                     | PENTLAND AVENUE        |                       | CHELMSFORD | CM1 4AY | 138 | £3,355  |
| £500,000   | 21/01/2022 | D |           | 53                    | MANOR ROAD             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PT | 86  | £5,814  |
| £485,000   | 21/01/2022 | D |           | 53                    | MANOR ROAD             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PT | 86  | £5,640  |

|          |            |   |                    |     |                       |                       |            |         |     |        |
|----------|------------|---|--------------------|-----|-----------------------|-----------------------|------------|---------|-----|--------|
| £340,000 | 21/01/2022 | S |                    | 26  | WALLACE CRESCENT      |                       | CHELMSFORD | CM2 9QL | 65  | £5,231 |
| £425,000 | 21/01/2022 | S |                    | 8   | ALBRA MEAD            |                       | CHELMSFORD | CM2 6YG | 82  | £5,183 |
| £408,000 | 21/01/2022 | S |                    | 70  | MOLRAMS LANE          | GREAT BADDOW          | CHELMSFORD | CM2 7AJ | 80  | £5,100 |
| £270,000 | 21/01/2022 | S |                    | 29  | PINTOLLS              | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZB | 58  | £4,655 |
| £362,500 | 21/01/2022 | T |                    | 69  | SUNRISE AVENUE        |                       | CHELMSFORD | CM1 4JN | 81  | £4,475 |
| £495,000 | 21/01/2022 | S |                    | 67  | HULLBRIDGE ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LJ | 112 | £4,420 |
| £850,000 | 21/01/2022 | D | LINNETS            |     | GOAT HALL LANE        |                       | CHELMSFORD | CM2 8PG | 197 | £4,315 |
| £220,000 | 21/01/2022 | F |                    | 76  | MELBA COURT           | WRITTLE               | CHELMSFORD | CM1 3EW | 53  | £4,151 |
| £148,000 | 21/01/2022 | F |                    | 8   | HALTWHISTLE ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZF | 36  | £4,111 |
| £341,750 | 21/01/2022 | T |                    | 95  | RECTORY LANE          |                       | CHELMSFORD | CM1 1RF | 85  | £4,021 |
| £320,000 | 21/01/2022 | S |                    | 21  | MEADGATE AVENUE       |                       | CHELMSFORD | CM2 7ND | 82  | £3,902 |
| £210,000 | 21/01/2022 | F |                    | 63  | FAWKNER CLOSE         |                       | CHELMSFORD | CM2 6UP | 54  | £3,889 |
| £350,000 | 21/01/2022 | T |                    | 73  | SHIMBROOKS            | GREAT LEIGHS          | CHELMSFORD | CM3 1SG | 90  | £3,889 |
| £310,000 | 21/01/2022 | S |                    | 151 | BADDOW ROAD           |                       | CHELMSFORD | CM2 7PZ | 84  | £3,690 |
| £372,000 | 21/01/2022 | T |                    | 14  | RAY MEAD              | GREAT WALTHAM         | CHELMSFORD | CM3 1AN | 108 | £3,444 |
| £486,000 | 24/01/2022 | S |                    | 12  | ST PETERS ROAD        |                       | CHELMSFORD | CM1 2SR | 105 | £4,629 |
| £170,000 | 24/01/2022 | F |                    | 211 | RUTLAND ROAD          |                       | CHELMSFORD | CM1 4BW | 63  | £2,698 |
| £190,000 | 25/01/2022 | S |                    | 39  | HURRELL DOWN          | BOREHAM               | CHELMSFORD | CM3 3JP | 39  | £4,872 |
| £380,000 | 25/01/2022 | S |                    | 26  | PICKWICK AVENUE       |                       | CHELMSFORD | CM1 4UN | 80  | £4,750 |
| £180,000 | 25/01/2022 | F |                    | 26  | THORNBOROUGH AVENUE   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FN | 42  | £4,286 |
| £535,000 | 26/01/2022 | D |                    | 26  | BARLOWS REACH         | CHELMER VILLAGE       | CHELMSFORD | CM2 6SN | 104 | £5,144 |
| £425,000 | 26/01/2022 | S |                    | 11  | PAIGNTON AVENUE       |                       | CHELMSFORD | CM1 7NS | 97  | £4,381 |
| £239,000 | 26/01/2022 | F |                    | 4   | BEN WILSON LINK       | SPRINGFIELD           | CHELMSFORD | CM1 6DL | 55  | £4,345 |
| £575,000 | 27/01/2022 | D |                    | 18  | NICKLEBY ROAD         |                       | CHELMSFORD | CM1 4UL | 110 | £5,227 |
| £380,000 | 27/01/2022 | S |                    | 12  | ASHMANS ROW           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GD | 79  | £4,810 |
| £236,000 | 27/01/2022 | F |                    | 14  | PEARL SQUARE          |                       | CHELMSFORD | CM2 9FP | 50  | £4,720 |
| £430,000 | 27/01/2022 | S |                    | 128 | WATERHOUSE LANE       |                       | CHELMSFORD | CM1 2QT | 95  | £4,526 |
| £220,000 | 27/01/2022 | F |                    | 419 | DURRANT COURT         |                       | CHELMSFORD | CM1 1UE | 55  | £4,000 |
| £285,000 | 27/01/2022 | T |                    | 7   | BEEHIVE LANE          |                       | CHELMSFORD | CM2 9SU | 72  | £3,958 |
| £210,000 | 27/01/2022 | F | 198B               |     | MOULSHAM STREET       |                       | CHELMSFORD | CM2 0LG | 59  | £3,559 |
| £550,000 | 28/01/2022 | D |                    | 672 | GALLEYWOOD ROAD       |                       | CHELMSFORD | CM2 8BY | 82  | £6,707 |
| £220,000 | 28/01/2022 | F | 4 OXNEY PLACE, 210 |     | ONGAR ROAD            | WRITTLE               | CHELMSFORD | CM1 3NY | 36  | £6,111 |
| £500,000 | 28/01/2022 | S |                    | 48  | SECOND AVENUE         |                       | CHELMSFORD | CM1 4EU | 92  | £5,435 |
| £342,500 | 28/01/2022 | S |                    | 54  | RATCLIFFE GATE        | SPRINGFIELD           | CHELMSFORD | CM1 6AL | 64  | £5,352 |
| £210,000 | 28/01/2022 | F | FLAT 6             |     | BADDOW ROAD           |                       | CHELMSFORD | CM2 0DD | 40  | £5,250 |
| £487,000 | 28/01/2022 | S |                    | 170 | MALDON ROAD           | GREAT BADDOW          | CHELMSFORD | CM2 7DG | 94  | £5,181 |
| £350,000 | 28/01/2022 | S |                    | 52  | SPRINGFIELD PARK ROAD |                       | CHELMSFORD | CM2 6EB | 68  | £5,147 |
| £900,000 | 28/01/2022 | D |                    | 10  | MAPLE CLOSE           | WRITTLE               | CHELMSFORD | CM1 3FL | 179 | £5,028 |
| £425,000 | 28/01/2022 | D |                    | 20  | QUILP DRIVE           |                       | CHELMSFORD | CM1 4YA | 86  | £4,942 |
| £367,500 | 28/01/2022 | T |                    | 75  | MAIN ROAD             | BROOMFIELD            | CHELMSFORD | CM1 7BU | 76  | £4,836 |
| £400,000 | 28/01/2022 | T |                    | 39  | LONG BRANDOCKS        | WRITTLE               | CHELMSFORD | CM1 3LS | 87  | £4,598 |
| £217,500 | 28/01/2022 | F |                    | 72  | MELBA COURT           | WRITTLE               | CHELMSFORD | CM1 3EW | 48  | £4,531 |
| £375,000 | 28/01/2022 | S |                    | 20  | STABLECROFT           |                       | CHELMSFORD | CM1 6YX | 83  | £4,518 |
| £485,000 | 28/01/2022 | S |                    | 106 | BEECHES ROAD          |                       | CHELMSFORD | CM1 2RX | 111 | £4,369 |
| £200,000 | 28/01/2022 | F |                    | 29  | PARKINSON DRIVE       |                       | CHELMSFORD | CM1 3GU | 46  | £4,348 |
| £480,000 | 28/01/2022 | D |                    | 2   | BEELEIGH LINK         |                       | CHELMSFORD | CM2 6RG | 111 | £4,324 |
| £420,000 | 28/01/2022 | S |                    | 5   | WALTHAM ROAD          | BOREHAM               | CHELMSFORD | CM3 3AS | 98  | £4,286 |
| £355,000 | 28/01/2022 | T |                    | 314 | GLOUCESTER AVENUE     |                       | CHELMSFORD | CM2 9LJ | 85  | £4,176 |
| £325,000 | 28/01/2022 | T |                    | 30  | MARCONI ROAD          |                       | CHELMSFORD | CM1 1QB | 78  | £4,167 |

|            |            |   |         |                   |                         |                       |            |         |     |        |
|------------|------------|---|---------|-------------------|-------------------------|-----------------------|------------|---------|-----|--------|
| £775,000   | 28/01/2022 | D |         | DOWNFIELDS        | WELL LANE               | DANBURY               | CHELMSFORD | CM3 4AB | 187 | £4,144 |
| £380,000   | 28/01/2022 | T |         |                   | 41 ISAAC SQUARE         | GREAT BADDOW          | CHELMSFORD | CM2 7PP | 92  | £4,130 |
| £315,000   | 28/01/2022 | T |         |                   | 131 ROBIN WAY           |                       | CHELMSFORD | CM2 8AU | 77  | £4,091 |
| £342,500   | 28/01/2022 | T |         |                   | 312 DORSET AVENUE       |                       | CHELMSFORD | CM2 8HD | 84  | £4,077 |
| £445,000   | 28/01/2022 | D |         |                   | 24 PINTOLLS             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZB | 116 | £3,836 |
| £365,000   | 28/01/2022 | T |         |                   | 13 VIOLET CLOSE         |                       | CHELMSFORD | CM1 6XG | 100 | £3,650 |
| £328,000   | 28/01/2022 | S |         |                   | 78 DOWNSWAY             |                       | CHELMSFORD | CM1 6TU | 112 | £2,929 |
| £118,000   | 28/01/2022 | F |         |                   | 188 REGIMENT GATE       | SPRINGFIELD           | CHELMSFORD | CM1 6BQ | 70  | £1,686 |
| £475,000   | 31/01/2022 | D |         |                   | 13 WELL LANE            | GALLEYWOOD            | CHELMSFORD | CM2 8QY | 75  | £6,333 |
| £480,000   | 31/01/2022 | S |         |                   | 18 GALLEYWOOD ROAD      | GREAT BADDOW          | CHELMSFORD | CM2 8DH | 85  | £5,647 |
| £350,000   | 31/01/2022 | S |         |                   | 7 BANKART LANE          |                       | CHELMSFORD | CM2 6TZ | 63  | £5,556 |
| £380,000   | 31/01/2022 | S |         |                   | 9 NASH DRIVE            | BROOMFIELD            | CHELMSFORD | CM1 7BG | 71  | £5,352 |
| £265,000   | 31/01/2022 | T |         |                   | 10 HELENA COURT         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LZ | 55  | £4,818 |
| £290,500   | 31/01/2022 | T |         |                   | 114 THE STREET          | LITTLE WALTHAM        | CHELMSFORD | CM3 3NT | 62  | £4,685 |
| £340,000   | 31/01/2022 | T |         |                   | 10 GROVE ROAD           |                       | CHELMSFORD | CM2 0EY | 74  | £4,595 |
| £420,000   | 31/01/2022 | D |         |                   | 28 BURNELL GATE         |                       | CHELMSFORD | CM1 6ED | 92  | £4,565 |
| £465,000   | 31/01/2022 | S |         |                   | 12 BARROW CHASE         | SPRINGFIELD           | CHELMSFORD | CM2 6GD | 104 | £4,471 |
| £352,000   | 31/01/2022 | S |         |                   | 2 BLACKWATER CLOSE      |                       | CHELMSFORD | CM1 7QJ | 83  | £4,241 |
| £292,500   | 31/01/2022 | F |         |                   | 17 BOND STREET          |                       | CHELMSFORD | CM1 1GD | 69  | £4,239 |
| £500,000   | 31/01/2022 | T |         |                   | 22 WILLIAM PORTER CLOSE | SPRINGFIELD           | CHELMSFORD | CM1 6AN | 127 | £3,937 |
| £245,000   | 31/01/2022 | F |         |                   | 134 FOREST DRIVE        |                       | CHELMSFORD | CM1 2TT | 66  | £3,712 |
| £395,000   | 01/02/2022 | F | FLAT 9  | QUINLAN COURT, 78 | MILL LANE               | DANBURY               | CHELMSFORD | CM3 4HX | 72  | £5,486 |
| £335,000   | 01/02/2022 | T |         |                   | 55 BARLOWS REACH        | CHELMER VILLAGE       | CHELMSFORD | CM2 6SN | 65  | £5,154 |
| £365,000   | 01/02/2022 | T |         |                   | 109 ST ANTHONYS DRIVE   |                       | CHELMSFORD | CM2 9EJ | 85  | £4,294 |
| £101,000   | 01/02/2022 | F | FLAT 10 | DENMARK HOUSE     | BADDOW ROAD             |                       | CHELMSFORD | CM2 9QW | 28  | £3,607 |
| £408,000   | 02/02/2022 | S |         |                   | 62 MAYFIELD ROAD        | WRITTLE               | CHELMSFORD | CM1 3EL | 73  | £5,589 |
| £406,000   | 02/02/2022 | S |         |                   | 67 HEATH DRIVE          |                       | CHELMSFORD | CM2 9HF | 78  | £5,205 |
| £695,000   | 02/02/2022 | D |         | EASTERN           | SOUTHEND ROAD           | HOWE GREEN            | CHELMSFORD | CM2 7TE | 138 | £5,036 |
| £330,000   | 02/02/2022 | T |         |                   | 4 HERRINGHAM GREEN      |                       | CHELMSFORD | CM2 6QQ | 69  | £4,783 |
| £725,000   | 02/02/2022 | D |         | OAK HOUSE         | MAIN ROAD               | RETTENDON COMMON      | CHELMSFORD | CM3 8DP | 174 | £4,167 |
| £443,000   | 02/02/2022 | D |         |                   | 4 MEADOW VIEW           | BICKNACRE             | CHELMSFORD | CM3 4HR | 117 | £3,786 |
| £167,500   | 02/02/2022 | F |         |                   | 128 TYLERS RIDE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZT | 52  | £3,221 |
| £450,000   | 02/02/2022 | T |         |                   | 185 PARKINSON DRIVE     |                       | CHELMSFORD | CM1 3GW | 165 | £2,727 |
| £155,000   | 03/02/2022 | F |         |                   | 87 THORNBOROUGH AVENUE  | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FW | 27  | £5,741 |
| £280,000   | 03/02/2022 | F | FLAT 2  |                   | 1 TINDAL STREET         |                       | CHELMSFORD | CM1 1ER | 54  | £5,185 |
| £350,000   | 03/02/2022 | D |         | LITTLE BIRCHWOOD  | HYDE LANE               | DANBURY               | CHELMSFORD | CM3 4LW | 72  | £4,861 |
| £425,000   | 03/02/2022 | S |         |                   | 7 BORDA CLOSE           |                       | CHELMSFORD | CM1 4JY | 89  | £4,775 |
| £510,000   | 04/02/2022 | S |         |                   | 68 BEECHES ROAD         |                       | CHELMSFORD | CM1 2RX | 75  | £6,800 |
| £770,000   | 04/02/2022 | S |         |                   | 56 VICARAGE ROAD        |                       | CHELMSFORD | CM2 9PQ | 123 | £6,260 |
| £420,000   | 04/02/2022 | S |         |                   | 70 TOTNES WALK          |                       | CHELMSFORD | CM1 6LU | 77  | £5,455 |
| £507,000   | 04/02/2022 | T |         |                   | 8 MANOR ROAD            |                       | CHELMSFORD | CM2 0ER | 94  | £5,394 |
| £390,000   | 04/02/2022 | S |         |                   | 118 HEATH DRIVE         |                       | CHELMSFORD | CM2 9HQ | 78  | £5,000 |
| £555,000   | 04/02/2022 | D |         |                   | 24 BARNABY RUDGE        |                       | CHELMSFORD | CM1 4YG | 113 | £4,912 |
| £165,000   | 04/02/2022 | F |         |                   | 11 BOUNDERBY GROVE      |                       | CHELMSFORD | CM1 4XN | 35  | £4,714 |
| £1,260,000 | 04/02/2022 | D |         | HAWTHORN HOUSE    | WRITTLE PARK            | EDNEY COMMON          | CHELMSFORD | CM1 3QF | 276 | £4,565 |
| £640,000   | 04/02/2022 | D |         | FENLEY HOUSE      | THE COMMON              | EAST HANNINGFIELD     | CHELMSFORD | CM3 8AH | 149 | £4,295 |
| £317,500   | 04/02/2022 | T |         |                   | 11 TANNERS WAY          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PU | 74  | £4,291 |
| £385,000   | 04/02/2022 | T |         |                   | 140 WAVENEY DRIVE       |                       | CHELMSFORD | CM1 7QB | 90  | £4,278 |
| £450,000   | 04/02/2022 | D |         |                   | 19 LITTLECROFT          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GG | 106 | £4,245 |

|          |            |   |                  |     |                         |                       |            |         |     |         |
|----------|------------|---|------------------|-----|-------------------------|-----------------------|------------|---------|-----|---------|
| £107,000 | 04/02/2022 | F |                  | 39  | BURGESS FIELD           | CHELMER VILLAGE       | CHELMSFORD | CM2 6TR | 26  | £4,115  |
| £357,000 | 04/02/2022 | T |                  | 5   | DARRELL CLOSE           |                       | CHELMSFORD | CM1 4EL | 92  | £3,880  |
| £395,000 | 04/02/2022 | T |                  | 2   | NEW ROAD                | BROOMFIELD            | CHELMSFORD | CM1 7AN | 103 | £3,835  |
| £185,000 | 04/02/2022 | F |                  | 98  | VICTORIA COURT          |                       | CHELMSFORD | CM1 1GP | 54  | £3,426  |
| £550,000 | 07/02/2022 | D | PRIMROSE COTTAGE |     | BROADS GREEN            | GREAT WALTHAM         | CHELMSFORD | CM3 1DT | 72  | £7,639  |
| £380,000 | 07/02/2022 | S |                  | 33  | HEARSALL AVENUE         |                       | CHELMSFORD | CM1 7DD | 56  | £6,786  |
| £447,000 | 07/02/2022 | S |                  | 14  | SOUTHER CROSS           | GOOD EASTER           | CHELMSFORD | CM1 4RX | 86  | £5,198  |
| £366,500 | 07/02/2022 | T |                  | 23  | ROCHFORD ROAD           |                       | CHELMSFORD | CM2 0EG | 75  | £4,887  |
| £385,000 | 07/02/2022 | S |                  | 53  | ROBIN WAY               |                       | CHELMSFORD | CM2 8AT | 89  | £4,326  |
| £850,000 | 08/02/2022 | D | COLESGROVE       |     | DAMASES LANE            | BOREHAM               | CHELMSFORD | CM3 3AL | 116 | £7,328  |
| £725,000 | 08/02/2022 | S |                  | 35  | PEARTREE LANE           | DANBURY               | CHELMSFORD | CM3 4LS | 129 | £5,620  |
| £325,300 | 08/02/2022 | T |                  | 4   | THE WINDMILLS           | BROOMFIELD            | CHELMSFORD | CM1 7FD | 71  | £4,582  |
| £350,000 | 08/02/2022 | S |                  | 54  | DOWNSWAY                |                       | CHELMSFORD | CM1 6TU | 80  | £4,375  |
| £300,000 | 08/02/2022 | S |                  | 5   | BLAKE COURT             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XY | 70  | £4,286  |
| £255,000 | 08/02/2022 | F |                  | 60  | COVAL LANE              |                       | CHELMSFORD | CM1 1TG | 60  | £4,250  |
| £525,000 | 08/02/2022 | D |                  | 13  | HOPWOOD VIEW            |                       | CHELMSFORD | CM2 9FL | 128 | £4,102  |
| £330,000 | 08/02/2022 | T |                  | 33  | LONG BRANDOCKS          | WRITTLE               | CHELMSFORD | CM1 3LS | 116 | £2,845  |
| £375,000 | 09/02/2022 | T |                  | 4   | WELLS STREET            |                       | CHELMSFORD | CM1 1HZ | N/A | #VALUE! |
| £400,000 | 09/02/2022 | S |                  | 24  | MENDIP ROAD             |                       | CHELMSFORD | CM1 2HW | 62  | £6,452  |
| £550,000 | 09/02/2022 | D |                  | 2   | BURNELL GATE            |                       | CHELMSFORD | CM1 6ED | 98  | £5,612  |
| £215,000 | 09/02/2022 | F | 22A              |     | GROVE ROAD              |                       | CHELMSFORD | CM2 0EZ | 40  | £5,375  |
| £336,000 | 09/02/2022 | T |                  | 117 | WEST AVENUE             |                       | CHELMSFORD | CM1 2DD | 66  | £5,091  |
| £340,000 | 09/02/2022 | T |                  | 37  | CANDYTUFT ROAD          | SPRINGFIELD           | CHELMSFORD | CM1 6YS | 80  | £4,250  |
| £197,000 | 09/02/2022 | F |                  | 33  | HOBART CLOSE            |                       | CHELMSFORD | CM1 2ES | 56  | £3,518  |
| £390,000 | 10/02/2022 | T |                  | 22  | ALLEN WAY               | SPRINGFIELD           | CHELMSFORD | CM2 6GF | 61  | £6,393  |
| £775,000 | 10/02/2022 | D | WELL HOUSE       |     | YORK ROAD               |                       | CHELMSFORD | CM2 0AH | 123 | £6,301  |
| £166,000 | 10/02/2022 | F |                  | 18  | BUCKLEBURY HEATH        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 32  | £5,188  |
| £218,000 | 10/02/2022 | F |                  | 22  | HARBERD TYE             |                       | CHELMSFORD | CM2 9GJ | 43  | £5,070  |
| £320,000 | 10/02/2022 | T |                  | 25  | GANDALFS RIDE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WX | 68  | £4,706  |
| £171,000 | 10/02/2022 | F |                  | 108 | RAMSHAW DRIVE           |                       | CHELMSFORD | CM2 6UB | 37  | £4,622  |
| £560,000 | 10/02/2022 | S |                  | 26  | HILL ROAD               |                       | CHELMSFORD | CM2 6HW | 134 | £4,179  |
| £590,000 | 10/02/2022 | D |                  | 2   | ST VINCENTS ROAD        |                       | CHELMSFORD | CM2 9PS | 169 | £3,491  |
| £300,000 | 11/02/2022 | S |                  | 13  | BRUNEL WAY              | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RE | 51  | £5,882  |
| £375,000 | 11/02/2022 | S |                  | 21  | WHITE ELM ROAD          | BICKNACRE             | CHELMSFORD | CM3 4LU | 68  | £5,515  |
| £451,050 | 11/02/2022 | S |                  | 17  | BELLS CHASE             | GREAT BADDOW          | CHELMSFORD | CM2 8DS | 83  | £5,434  |
| £750,000 | 11/02/2022 | D | THE GROVE        |     | NEW COURT ROAD          |                       | CHELMSFORD | CM2 6BZ | 143 | £5,245  |
| £628,000 | 11/02/2022 | D |                  | 17  | DAEN INGAS              | DANBURY               | CHELMSFORD | CM3 4DB | 122 | £5,148  |
| £435,250 | 11/02/2022 | S |                  | 179 | BEEHIVE LANE            |                       | CHELMSFORD | CM2 9SG | 85  | £5,121  |
| £198,000 | 11/02/2022 | T |                  | 33  | COLYERS REACH           |                       | CHELMSFORD | CM2 6RW | 39  | £5,077  |
| £390,000 | 11/02/2022 | S |                  | 4   | UPLANDS DRIVE           |                       | CHELMSFORD | CM1 6TW | 77  | £5,065  |
| £505,000 | 11/02/2022 | D |                  | 200 | INCHBONNIE ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WU | 101 | £5,000  |
| £570,000 | 11/02/2022 | S |                  | 25  | TELFORD PLACE           |                       | CHELMSFORD | CM1 7QZ | 116 | £4,914  |
| £545,000 | 11/02/2022 | T |                  | 6   | MARLBOROUGH ROAD        |                       | CHELMSFORD | CM2 0JR | 117 | £4,658  |
| £245,000 | 11/02/2022 | F |                  | 224 | UPPER BRIDGE ROAD       |                       | CHELMSFORD | CM2 0RU | 54  | £4,537  |
| £618,000 | 11/02/2022 | D |                  | 51  | LONGMEAD AVENUE         | GREAT BADDOW          | CHELMSFORD | CM2 7EG | 143 | £4,322  |
| £330,000 | 11/02/2022 | S |                  | 119 | SPRINGFIELD PARK AVENUE |                       | CHELMSFORD | CM2 6EW | 77  | £4,286  |
| £325,000 | 11/02/2022 | T |                  | 11  | BRUNEL WAY              | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RE | 77  | £4,221  |
| £380,000 | 11/02/2022 | T |                  | 91  | DAFFODIL WAY            |                       | CHELMSFORD | CM1 6XE | 91  | £4,176  |
| £290,000 | 11/02/2022 | T |                  | 277 | BADDOW ROAD             |                       | CHELMSFORD | CM2 7QA | 73  | £3,973  |

|            |            |   |                |                |                     |                       |            |         |     |        |
|------------|------------|---|----------------|----------------|---------------------|-----------------------|------------|---------|-----|--------|
| £315,000   | 11/02/2022 | T |                | 30             | STANSTED CLOSE      |                       | CHELMSFORD | CM1 2TW | 82  | £3,841 |
| £175,000   | 11/02/2022 | F |                | 39             | FAWKNER CLOSE       |                       | CHELMSFORD | CM2 6UP | 46  | £3,804 |
| £241,000   | 11/02/2022 | F |                | 22             | SAVERNAKE ROAD      |                       | CHELMSFORD | CM1 2TL | 66  | £3,652 |
| £171,000   | 11/02/2022 | F |                | 13             | PAYNE PLACE         | EAST HANNINGFIELD     | CHELMSFORD | CM3 8UU | 47  | £3,638 |
| £245,000   | 12/02/2022 | F |                | 11             | LYNMOUTH GARDENS    |                       | CHELMSFORD | CM2 0UH | 73  | £3,356 |
| £372,500   | 14/02/2022 | S |                | 44             | BROOK END ROAD      |                       | CHELMSFORD | CM2 6NZ | 55  | £6,773 |
| £815,000   | 14/02/2022 | D |                | 5              | PYNCHON MEWS        |                       | CHELMSFORD | CM1 7SW | 136 | £5,993 |
| £950,000   | 14/02/2022 | D |                | 8              | HIGH PASTURES       | LITTLE BADDOW         | CHELMSFORD | CM3 4TS | 164 | £5,793 |
| £550,000   | 14/02/2022 | T |                | 1              | BROAD MEAD          | SOUTH HANNINGFIELD    | CHELMSFORD | CM3 8GX | 115 | £4,783 |
| £1,050,000 | 14/02/2022 | D | 7A             |                | THE RYEFIELD        | LITTLE BADDOW         | CHELMSFORD | CM3 4TR | 234 | £4,487 |
| £427,000   | 14/02/2022 | S |                | 110            | MALDON ROAD         | GREAT BADDOW          | CHELMSFORD | CM2 7DH | 97  | £4,402 |
| £750,000   | 14/02/2022 | D |                | 139            | INCHBONNIE ROAD     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZW | 175 | £4,286 |
| £380,000   | 14/02/2022 | T |                | 45             | LILY CLOSE          |                       | CHELMSFORD | CM1 6YN | 99  | £3,838 |
| £497,000   | 14/02/2022 | D |                | 98             | HAMBERTS ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TZ | 133 | £3,737 |
| £311,000   | 14/02/2022 | S |                | 33             | COTSWOLD CRESCENT   |                       | CHELMSFORD | CM1 2HS | 84  | £3,702 |
| £230,000   | 14/02/2022 | F |                | 1              | DUNCAN PLACE        |                       | CHELMSFORD | CM2 9BJ | 65  | £3,538 |
| £160,000   | 14/02/2022 | F |                | 1              | GLADSTONE COURT     |                       | CHELMSFORD | CM2 0HF | 64  | £2,500 |
| £425,000   | 14/02/2022 | D | SYCAMORE HOUSE |                | THE STREET          | WOODHAM FERRERS       | CHELMSFORD | CM3 8RG | 232 | £1,832 |
| £432,000   | 15/02/2022 | T |                | 13             | CHINERY CLOSE       |                       | CHELMSFORD | CM1 7QY | 87  | £4,966 |
| £350,000   | 15/02/2022 | T |                | 3              | VIOLET CLOSE        |                       | CHELMSFORD | CM1 6XG | 77  | £4,545 |
| £415,000   | 15/02/2022 | T |                | 12             | THE RIDINGS         |                       | CHELMSFORD | CM2 9RR | 92  | £4,511 |
| £568,000   | 15/02/2022 | D |                | 10             | BRICKBARN           | GREAT LEIGHS          | CHELMSFORD | CM3 1JL | 145 | £3,917 |
| £365,000   | 15/02/2022 | S |                | 45             | CUMBERLAND CRESCENT |                       | CHELMSFORD | CM1 4AL | 101 | £3,614 |
| £240,000   | 16/02/2022 | F |                | 15             | AMCOTES PLACE       |                       | CHELMSFORD | CM2 9HZ | 41  | £5,854 |
| £510,000   | 16/02/2022 | T |                | 10             | KERBY RISE          |                       | CHELMSFORD | CM2 6UY | 101 | £5,050 |
| £535,000   | 16/02/2022 | S |                | 55             | PARK AVENUE         |                       | CHELMSFORD | CM1 2AB | 112 | £4,777 |
| £280,000   | 16/02/2022 | F | 38             | BAILEY COURT   |                     | NEW WRITTLE STREET    | CHELMSFORD | CM2 0FS | 63  | £4,444 |
| £900,000   | 16/02/2022 | D |                | 90             | PATCHING HALL LANE  |                       | CHELMSFORD | CM1 4DB | 210 | £4,286 |
| £1,020,000 | 16/02/2022 | D | 78A            |                | SCHOOL LANE         | BROOMFIELD            | CHELMSFORD | CM1 7DS | 255 | £4,000 |
| £192,000   | 16/02/2022 | F | FLAT 18        | WOODROSE LODGE |                     | LUPIN DRIVE           | CHELMSFORD | CM1 6FS | 48  | £4,000 |
| £521,500   | 16/02/2022 | D |                | 8              | CANONS CLOSE        | BICKNACRE             | CHELMSFORD | CM3 4HS | 131 | £3,981 |
| £307,000   | 16/02/2022 | T |                | 534            | LINNET DRIVE        |                       | CHELMSFORD | CM2 8AN | 83  | £3,699 |
| £380,000   | 16/02/2022 | S |                | 34             | EVES CRESCENT       |                       | CHELMSFORD | CM1 4HS | 110 | £3,455 |
| £285,000   | 17/02/2022 | T |                | 15             | TRENCHARD CRESCENT  |                       | CHELMSFORD | CM1 6FA | 51  | £5,588 |
| £356,000   | 17/02/2022 | T |                | 123            | HUNTS DRIVE         | WRITTLE               | CHELMSFORD | CM1 3HQ | 81  | £4,395 |
| £400,000   | 17/02/2022 | T |                | 8              | HENRY ROAD          |                       | CHELMSFORD | CM1 1RG | 92  | £4,348 |
| £324,000   | 18/02/2022 | T |                | 9              | LONGMEADS CLOSE     | WRITTLE               | CHELMSFORD | CM1 3NE | 42  | £7,714 |
| £238,500   | 18/02/2022 | T |                | 36             | BONINGTON CHASE     |                       | CHELMSFORD | CM1 6GB | 32  | £7,453 |
| £305,000   | 18/02/2022 | D |                | 7              | HOBBITON HILL       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WZ | 41  | £7,439 |
| £935,000   | 18/02/2022 | D | THE BERRIES, 1 |                | RUNSELL LANE        | LITTLE BADDOW         | CHELMSFORD | CM3 4NY | 145 | £6,448 |
| £326,000   | 18/02/2022 | S |                | 82             | PYMS ROAD           |                       | CHELMSFORD | CM2 8PX | 66  | £4,939 |
| £377,500   | 18/02/2022 | S |                | 50             | ALDER DRIVE         |                       | CHELMSFORD | CM2 9EZ | 82  | £4,604 |
| £600,000   | 18/02/2022 | S |                | 50             | LYNMOUTH AVENUE     |                       | CHELMSFORD | CM2 0TR | 136 | £4,412 |
| £520,000   | 18/02/2022 | S |                | 35             | SEABROOK GARDENS    | BOREHAM               | CHELMSFORD | CM3 3BX | 123 | £4,228 |
| £333,000   | 18/02/2022 | T |                | 24             | MARLBOROUGH ROAD    |                       | CHELMSFORD | CM2 0JR | 79  | £4,215 |
| £350,500   | 18/02/2022 | S |                | 97             | LANGTON AVENUE      |                       | CHELMSFORD | CM1 2BW | 85  | £4,124 |
| £875,000   | 18/02/2022 | D |                | 23             | WHARTON DRIVE       | SPRINGFIELD           | CHELMSFORD | CM1 6BF | 214 | £4,089 |
| £337,500   | 18/02/2022 | T |                | 31             | BAKER STREET        |                       | CHELMSFORD | CM2 0SA | 83  | £4,066 |
| £180,000   | 18/02/2022 | F |                | 38             | CROCUS WAY          |                       | CHELMSFORD | CM1 6XN | 48  | £3,750 |



|            |            |   |                 |                       |                       |            |         |     |         |
|------------|------------|---|-----------------|-----------------------|-----------------------|------------|---------|-----|---------|
| £900,000   | 18/02/2022 | D | OAKLANDS, 112A  | MAIN ROAD             | GREAT LEIGHS          | CHELMSFORD | CM3 1NN | 244 | £3,689  |
| £212,000   | 18/02/2022 | F | 17A             | LOWER ANCHOR STREET   |                       | CHELMSFORD | CM2 0AS | 58  | £3,655  |
| £387,500   | 18/02/2022 | T |                 | 54 RUSHLEYDALE        |                       | CHELMSFORD | CM1 6JX | 109 | £3,555  |
| £790,000   | 21/02/2022 | D | BRAESIDE        | PRIVATE ROAD          |                       | CHELMSFORD | CM2 8TH | 148 | £5,338  |
| £403,000   | 21/02/2022 | S |                 | 101 LADY LANE         |                       | CHELMSFORD | CM2 0TJ | 79  | £5,101  |
| £330,000   | 22/02/2022 | S |                 | 7 HILLSIDE MEWS       |                       | CHELMSFORD | CM2 9DH | 70  | £4,714  |
| £370,000   | 22/02/2022 | D |                 | 51 BROCKENHURST WAY   | BICKNACRE             | CHELMSFORD | CM3 4XN | 79  | £4,684  |
| £500,000   | 22/02/2022 | S |                 | 1 WILLOW CLOSE        | BROOMFIELD            | CHELMSFORD | CM1 7AY | 117 | £4,274  |
| £495,000   | 23/02/2022 | D |                 | 33 THE LINTONS        | SANDON                | CHELMSFORD | CM2 7UA | 78  | £6,346  |
| £450,000   | 23/02/2022 | S |                 | 25 HULTON CLOSE       | BOREHAM               | CHELMSFORD | CM3 3BU | 86  | £5,233  |
| £250,000   | 23/02/2022 | F |                 | 211 UPPER BRIDGE ROAD |                       | CHELMSFORD | CM2 0RU | 54  | £4,630  |
| £208,000   | 23/02/2022 | F | FLAT 1          | 42 EASTERN CRESCENT   |                       | CHELMSFORD | CM1 4JQ | 54  | £3,852  |
| £372,500   | 23/02/2022 | S |                 | 7 CARISBROOKE DRIVE   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LT | 98  | £3,801  |
| £198,000   | 23/02/2022 | F |                 | 24 ROOKES CRESCENT    |                       | CHELMSFORD | CM1 3GF | 56  | £3,536  |
| £585,000   | 24/02/2022 | D |                 | 40 GLADDEN FIELDS     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AH | 115 | £5,087  |
| £375,000   | 24/02/2022 | S |                 | 45 CHURCH HILL        | LITTLE WALTHAM        | CHELMSFORD | CM3 3LS | 90  | £4,167  |
| £425,000   | 24/02/2022 | T |                 | 29 UPLANDS DRIVE      |                       | CHELMSFORD | CM1 6TR | 114 | £3,728  |
| £620,000   | 25/02/2022 | S |                 | 24 ST JOHNS GREEN     |                       | CHELMSFORD | CM1 3DZ | N/A | #VALUE! |
| £360,000   | 25/02/2022 | S |                 | 7 BANKART LANE        |                       | CHELMSFORD | CM2 6TZ | 63  | £5,714  |
| £1,700,000 | 25/02/2022 | D |                 | 26 LITTLE BADDOW ROAD | DANBURY               | CHELMSFORD | CM3 4NT | 343 | £4,956  |
| £375,000   | 25/02/2022 | S |                 | 7 SHIRE CLOSE         |                       | CHELMSFORD | CM1 6FW | 76  | £4,934  |
| £670,000   | 25/02/2022 | D |                 | 19 ROMANS WAY         | WRITTLE               | CHELMSFORD | CM1 3EZ | 136 | £4,926  |
| £399,000   | 25/02/2022 | D |                 | 47 LABURNUM DRIVE     |                       | CHELMSFORD | CM2 9NR | 81  | £4,926  |
| £370,000   | 25/02/2022 | S |                 | 152 LUPIN DRIVE       |                       | CHELMSFORD | CM1 6FJ | 77  | £4,805  |
| £335,000   | 25/02/2022 | T |                 | 12 LUCAS AVENUE       |                       | CHELMSFORD | CM2 9JJ | 71  | £4,718  |
| £115,000   | 25/02/2022 | F |                 | 136 HENNIKER GATE     |                       | CHELMSFORD | CM2 6SB | 25  | £4,600  |
| £372,500   | 25/02/2022 | D |                 | 31 PENTLAND AVENUE    |                       | CHELMSFORD | CM1 4AY | 82  | £4,543  |
| £1,285,000 | 25/02/2022 | D | ROPER'S HALL, 9 | LODGE ROAD            | WRITTLE               | CHELMSFORD | CM1 3HY | 284 | £4,525  |
| £325,000   | 25/02/2022 | T |                 | 23 CROMPTON STREET    |                       | CHELMSFORD | CM1 3BW | 72  | £4,514  |
| £380,000   | 25/02/2022 | T |                 | 5 FIRECREST ROAD      |                       | CHELMSFORD | CM2 9SN | 86  | £4,419  |
| £660,000   | 25/02/2022 | S |                 | 114 WRITTLE ROAD      |                       | CHELMSFORD | CM1 3BT | 154 | £4,286  |
| £276,000   | 25/02/2022 | T |                 | 44 BLACKWOOD CHINE    | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FZ | 65  | £4,246  |
| £605,000   | 25/02/2022 | D |                 | 86 SCHOOL LANE        | BROOMFIELD            | CHELMSFORD | CM1 7DS | 143 | £4,231  |
| £745,000   | 25/02/2022 | D |                 | 132 CELEBORN STREET   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AW | 177 | £4,209  |
| £388,000   | 25/02/2022 | T |                 | 81 LUPIN DRIVE        |                       | CHELMSFORD | CM1 6VJ | 93  | £4,172  |
| £150,000   | 25/02/2022 | F |                 | 152 REDMAYNE DRIVE    |                       | CHELMSFORD | CM2 9XE | 37  | £4,054  |
| £185,000   | 25/02/2022 | F |                 | 104 BRADFORD STREET   |                       | CHELMSFORD | CM2 0XU | 46  | £4,022  |
| £651,000   | 25/02/2022 | D |                 | 140 HULLBRIDGE ROAD   | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LL | 180 | £3,617  |
| £960,000   | 25/02/2022 | D |                 | 10 ROXWELL ROAD       |                       | CHELMSFORD | CM1 2PP | 270 | £3,556  |
| £441,000   | 28/02/2022 | S |                 | 24 ALDER DRIVE        |                       | CHELMSFORD | CM2 9EY | 84  | £5,250  |
| £375,000   | 28/02/2022 | T |                 | 23 MARLBOROUGH ROAD   |                       | CHELMSFORD | CM2 0JR | 74  | £5,068  |
| £675,000   | 28/02/2022 | D |                 | 34 ST VINCENTS ROAD   |                       | CHELMSFORD | CM2 9PS | 141 | £4,787  |
| £620,000   | 28/02/2022 | D |                 | 23 BEECHES CRESCENT   |                       | CHELMSFORD | CM1 2FU | 133 | £4,662  |
| £380,000   | 28/02/2022 | S |                 | 16 CANUDEN ROAD       |                       | CHELMSFORD | CM1 2SX | 82  | £4,634  |
| £355,000   | 28/02/2022 | S |                 | 12 ESSEX AVENUE       |                       | CHELMSFORD | CM1 4AQ | 87  | £4,080  |
| £385,000   | 28/02/2022 | T |                 | 7 OSEA WAY            |                       | CHELMSFORD | CM1 6JS | 96  | £4,010  |
| £569,000   | 28/02/2022 | S |                 | 34 MILLFIELDS         | WRITTLE               | CHELMSFORD | CM1 3LP | 164 | £3,470  |
| £210,000   | 01/03/2022 | F |                 | 3 MELBA COURT         | WRITTLE               | CHELMSFORD | CM1 3EW | 31  | £6,774  |
| £375,000   | 01/03/2022 | S |                 | 5 SHERBORNE ROAD      |                       | CHELMSFORD | CM1 7NT | 57  | £6,579  |

|            |            |   |        |                   |                      |                       |                   |            |         |         |         |
|------------|------------|---|--------|-------------------|----------------------|-----------------------|-------------------|------------|---------|---------|---------|
| £480,000   | 01/03/2022 | S |        | 20                | GROVE ROAD           |                       | CHELMSFORD        | CM2 0EY    | 100     | £4,800  |         |
| £210,000   | 01/03/2022 | S |        | 22                | COVAL LANE           |                       | CHELMSFORD        | CM1 1TD    | 56      | £3,750  |         |
| £525,000   | 02/03/2022 | D |        | 71                | WIDFORD ROAD         |                       | CHELMSFORD        | CM2 8SY    | 85      | £6,176  |         |
| £327,000   | 02/03/2022 | T |        | 67                | CROMPTON STREET      |                       | CHELMSFORD        | CM1 3BW    | 69      | £4,739  |         |
| £620,000   | 02/03/2022 | S |        | 16                | HILLSIDE GROVE       |                       | CHELMSFORD        | CM2 9DA    | 132     | £4,697  |         |
| £278,000   | 02/03/2022 | F |        | 21                | SHRUBLANDS CLOSE     |                       | CHELMSFORD        | CM2 6LR    | 69      | £4,029  |         |
| £152,500   | 02/03/2022 | F |        | 80                | MEADGATE AVENUE      |                       | CHELMSFORD        | CM2 7LH    | 42      | £3,631  |         |
| £330,000   | 02/03/2022 | T |        | 97                | SOUTH PRIMROSE HILL  |                       | CHELMSFORD        | CM1 2RG    | 61      | £5,410  |         |
| £280,000   | 03/03/2022 | F | 39     | BAILEY COURT      | NEW WRITTLE STREET   |                       | CHELMSFORD        | CM2 0FS    | 60      | £4,667  |         |
| £385,000   | 03/03/2022 | D |        | 6                 | MEADOW MEWS          | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5RY    | 86      | £4,477  |         |
| £179,000   | 03/03/2022 | F |        | 7                 | LARKSPUR COURT       |                       | CHELMSFORD        | CM1 6QX    | 50      | £3,580  |         |
| £207,500   | 03/03/2022 | F |        | 13                | ABBOTTS PLACE        |                       | CHELMSFORD        | CM2 6RD    | 59      | £3,517  |         |
| £150,000   | 03/03/2022 | F |        | 45                | RAINSFORD ROAD       |                       | CHELMSFORD        | CM1 2QJ    | 45      | £3,333  |         |
| £180,000   | 04/03/2022 | F | FLAT 9 | BELVEDERE COURT   | UPPER BRIDGE ROAD    |                       | CHELMSFORD        | CM2 0BT    | N/A     | #VALUE! |         |
| £491,000   | 04/03/2022 | D |        |                   | NATHANS LANE         | EDNEY COMMON          | CHELMSFORD        | CM1 3RD    | N/A     | #VALUE! |         |
| £235,000   | 04/03/2022 | T |        | 13                | BEARDSLEY DRIVE      |                       | CHELMSFORD        | CM1 6GQ    | 40      | £5,875  |         |
| £485,500   | 04/03/2022 | S |        | 16                | PRIORY CLOSE         |                       | CHELMSFORD        | CM1 2SY    | 87      | £5,580  |         |
| £330,000   | 04/03/2022 | S |        | 51                | THORNBOROUGH AVENUE  | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5FW    | 61      | £5,410  |         |
| £1,800,000 | 04/03/2022 | D |        | 266               | SPRINGFIELD ROAD     |                       | CHELMSFORD        | CM2 6AS    | 356     | £5,056  |         |
| £1,350,000 | 04/03/2022 | D |        | 19                | SHARDELOW AVENUE     | SPRINGFIELD           | CHELMSFORD        | CM1 6BG    | 269     | £5,019  |         |
| £405,000   | 04/03/2022 | S |        | 50                | AVENUE ROAD          |                       | CHELMSFORD        | CM2 9TY    | 82      | £4,939  |         |
| £482,500   | 04/03/2022 | T |        | 10                | THE COVERTS          | WRITTLE               | CHELMSFORD        | CM1 3LL    | 99      | £4,874  |         |
| £325,000   | 04/03/2022 | T |        | 87                | WEST AVENUE          |                       | CHELMSFORD        | CM1 2DD    | 67      | £4,851  |         |
| £400,000   | 04/03/2022 | D |        | 4                 | OLD MOORS            | GREAT LEIGHS          | CHELMSFORD        | CM3 1GX    | 84      | £4,762  |         |
| £420,000   | 04/03/2022 | T |        | 3                 | GROVE ROAD           |                       | CHELMSFORD        | CM2 0EY    | 93      | £4,516  |         |
| £425,000   | 04/03/2022 | S |        | 240               | RAINSFORD ROAD       |                       | CHELMSFORD        | CM1 2PN    | 100     | £4,250  |         |
| £685,000   | 04/03/2022 | D |        |                   | LITTLE MAPLES        | THE COMMON            | EAST HANNINGFIELD | CHELMSFORD | CM3 8AQ | 168     | £4,077  |
| £174,000   | 04/03/2022 | F |        | 14                | MAYDENE              | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5ND    | 43      | £4,047  |         |
| £197,000   | 04/03/2022 | F |        | 13                | CANVEY WALK          |                       | CHELMSFORD        | CM1 6LB    | 55      | £3,582  |         |
| £175,000   | 04/03/2022 | F |        | 58                | FOXGLOVE WAY         |                       | CHELMSFORD        | CM1 6QR    | 49      | £3,571  |         |
| £285,000   | 07/03/2022 | F |        | 34                | MARY MUNNION QUARTER |                       | CHELMSFORD        | CM2 9FT    | 55      | £5,182  |         |
| £530,000   | 07/03/2022 | S |        | 64                | BACK ROAD            | WRITTLE               | CHELMSFORD        | CM1 3PD    | 103     | £5,146  |         |
| £382,000   | 07/03/2022 | S |        | 138               | BEARDSLEY DRIVE      |                       | CHELMSFORD        | CM1 6ZG    | 82      | £4,659  |         |
| £255,000   | 07/03/2022 | F |        | 151               | WHARF ROAD           |                       | CHELMSFORD        | CM2 6FS    | 57      | £4,474  |         |
| £380,000   | 08/03/2022 | S |        | 6                 | SEYMOUR STREET       |                       | CHELMSFORD        | CM2 0RX    | 61      | £6,230  |         |
| £515,000   | 08/03/2022 | D |        | 34                | ROUGHTONS            |                       | CHELMSFORD        | CM2 8PF    | 99      | £5,202  |         |
| £390,000   | 08/03/2022 | D |        | 34                | NIBLICK GREEN        |                       | CHELMSFORD        | CM3 3FS    | 75      | £5,200  |         |
| £425,000   | 08/03/2022 | S |        | 29                | PASTON CLOSE         | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5UA    | 114     | £3,728  |         |
| £180,000   | 08/03/2022 | F | FLAT F | VAN DIEMANS COURT | VAN DIEMANS LANE     |                       | CHELMSFORD        | CM2 9QJ    | 49      | £3,673  |         |
| £390,000   | 09/03/2022 | D |        | 24                | BOUCHERS MEAD        |                       | CHELMSFORD        | CM1 6PJ    | 67      | £5,821  |         |
| £375,000   | 09/03/2022 | T |        | 224               | ONGAR ROAD           | WRITTLE               | CHELMSFORD        | CM1 3NY    | 74      | £5,068  |         |
| £560,000   | 09/03/2022 | D |        | 4                 | OLDBURY AVENUE       |                       | CHELMSFORD        | CM2 7EB    | 118     | £4,746  |         |
| £158,000   | 09/03/2022 | F | FLAT 9 | VINCENT LODGE     | BENBOW DRIVE         | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5WF    | 40      | £3,950  |         |
| £605,000   | 10/03/2022 | D |        | 10                | BROUGHTON ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD        | CM3 5YX    | 113     | £5,354  |         |
| £325,000   | 10/03/2022 | T |        | 32                | BROOK LANE           | GALLEYWOOD            | CHELMSFORD        | CM2 8NL    | 70      | £4,643  |         |
| £410,000   | 10/03/2022 | S |        | 66                | PINES ROAD           |                       | CHELMSFORD        | CM1 2DL    | 101     | £4,059  |         |
| £380,000   | 10/03/2022 | S |        | 143               | AVON ROAD            |                       | CHELMSFORD        | CM1 2LA    | 95      | £4,000  |         |
| £470,000   | 11/03/2022 | S |        |                   | YEW HEDGES           | NORTH HILL            | LITTLE BADDOW     | CHELMSFORD | CM3 4TB | N/A     | #VALUE! |
| £222,000   | 11/03/2022 | S |        | 40                | VERMEER RIDE         |                       | CHELMSFORD        | CM1 6GA    | 35      | £6,343  |         |

|          |            |   |         |     |                     |                       |            |         |     |        |
|----------|------------|---|---------|-----|---------------------|-----------------------|------------|---------|-----|--------|
| £277,500 | 11/03/2022 | T |         | 7   | TIGHFIELD WALK      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZS | 44  | £6,307 |
| £400,000 | 11/03/2022 | S |         | 18  | REYNOLDS GATE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FA | 70  | £5,714 |
| £395,250 | 11/03/2022 | T |         | 96  | LOWER ANCHOR STREET |                       | CHELMSFORD | CM2 0AU | 72  | £5,490 |
| £410,000 | 11/03/2022 | S |         | 16  | BRIAN CLOSE         |                       | CHELMSFORD | CM2 9EB | 75  | £5,467 |
| £690,000 | 11/03/2022 | S |         | 70  | HIGHFIELD ROAD      |                       | CHELMSFORD | CM1 2NQ | 132 | £5,227 |
| £550,000 | 11/03/2022 | D |         | 5   | REGAL CLOSE         |                       | CHELMSFORD | CM2 9RJ | 106 | £5,189 |
| £750,000 | 11/03/2022 | D | 33A     |     | OAK LODGE TYE       | SPRINGFIELD           | CHELMSFORD | CM1 6GY | 148 | £5,068 |
| £510,000 | 11/03/2022 | D |         | 3   | ANCHOR REACH        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GS | 102 | £5,000 |
| £192,500 | 11/03/2022 | F |         | 11  | GLEBE ROAD          |                       | CHELMSFORD | CM1 1QG | 39  | £4,936 |
| £183,000 | 11/03/2022 | F |         | 98  | BYRON ROAD          |                       | CHELMSFORD | CM2 6HJ | 38  | £4,816 |
| £363,000 | 11/03/2022 | S |         | 8   | HAWTHORN WALK       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TX | 84  | £4,321 |
| £330,000 | 11/03/2022 | T |         | 27  | HILLARY CLOSE       |                       | CHELMSFORD | CM1 7RR | 77  | £4,286 |
| £400,000 | 11/03/2022 | S |         | 13  | OVERMEAD DRIVE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SW | 96  | £4,167 |
| £760,000 | 11/03/2022 | D |         | 1   | MARSH FARM ROAD     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WP | 195 | £3,897 |
| £515,000 | 11/03/2022 | S |         | 20  | ATTWOODS CLOSE      | GALLEYWOOD            | CHELMSFORD | CM2 8QJ | 142 | £3,627 |
| £180,000 | 11/03/2022 | F |         | 48  | CROCUS WAY          |                       | CHELMSFORD | CM1 6XN | 50  | £3,600 |
| £190,000 | 14/03/2022 | F | FLAT 26 |     | ROBERTS COURT       | BADDOW ROAD           | CHELMSFORD | CM2 9RQ | 40  | £4,750 |
| £262,000 | 14/03/2022 | F |         | 193 | ARMISTICE AVENUE    | SPRINGFIELD           | CHELMSFORD | CM1 6DS | 60  | £4,367 |
| £377,500 | 14/03/2022 | T |         | 265 | MAIN ROAD           | BROOMFIELD            | CHELMSFORD | CM1 7AT | 88  | £4,290 |
| £217,500 | 14/03/2022 | F |         | 406 | DURRANT COURT       |                       | CHELMSFORD | CM1 1UE | 51  | £4,265 |
| £375,000 | 14/03/2022 | T |         | 1   | RAY MEAD            | GREAT WALTHAM         | CHELMSFORD | CM3 1AN | 104 | £3,606 |
| £192,000 | 14/03/2022 | F |         | 30  | SHIREBOURN VALE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZX | 61  | £3,148 |
| £406,500 | 15/03/2022 | S |         | 13  | LILY CLOSE          |                       | CHELMSFORD | CM1 6YN | 85  | £4,782 |
| £345,000 | 15/03/2022 | S |         | 16  | CHAUCER ROAD        |                       | CHELMSFORD | CM2 6HL | 87  | £3,966 |
| £378,650 | 16/03/2022 | S |         | 5   | TYLERS CLOSE        |                       | CHELMSFORD | CM2 9DY | 67  | £5,651 |
| £415,000 | 16/03/2022 | D |         | 35  | ROXWELL AVENUE      |                       | CHELMSFORD | CM1 2NX | 77  | £5,390 |
| £360,000 | 16/03/2022 | S |         | 6   | SKERRY RISE         |                       | CHELMSFORD | CM1 4EG | 76  | £4,737 |
| £385,000 | 16/03/2022 | T |         | 18  | BLACKWATER CLOSE    |                       | CHELMSFORD | CM1 7QJ | 87  | £4,425 |
| £450,000 | 16/03/2022 | D |         | 4   | ALBERT ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LP | 107 | £4,206 |
| £220,000 | 16/03/2022 | F |         | 32  | ABBOTTS PLACE       |                       | CHELMSFORD | CM2 6RD | 61  | £3,607 |
| £740,000 | 16/03/2022 | D |         | 38  | ONGAR ROAD          | WRITTLE               | CHELMSFORD | CM1 3NU | 213 | £3,474 |
| £450,000 | 17/03/2022 | T |         | 109 | MILDMAY ROAD        |                       | CHELMSFORD | CM2 0DS | 83  | £5,422 |
| £355,000 | 17/03/2022 | D |         | 9   | WHITMORE CRESCENT   |                       | CHELMSFORD | CM2 6YN | 69  | £5,145 |
| £730,000 | 17/03/2022 | D |         | 88  | WATERHOUSE STREET   |                       | CHELMSFORD | CM1 2TZ | 142 | £5,141 |
| £665,000 | 17/03/2022 | D |         | 7   | CHIGNAL ROAD        |                       | CHELMSFORD | CM1 2JA | 137 | £4,854 |
| £485,000 | 17/03/2022 | S |         | 57  | MAYFIELD ROAD       | WRITTLE               | CHELMSFORD | CM1 3EJ | 137 | £3,540 |
| £591,100 | 18/03/2022 | D |         | 30  | BACK ROAD           | WRITTLE               | CHELMSFORD | CM1 3PD | 85  | £6,954 |
| £392,500 | 18/03/2022 | S |         | 17  | SHERBORNE ROAD      |                       | CHELMSFORD | CM1 7NU | 58  | £6,767 |
| £425,000 | 18/03/2022 | T |         | 21  | NURSERY ROAD        |                       | CHELMSFORD | CM2 9PL | 78  | £5,449 |
| £435,000 | 18/03/2022 | S |         | 5   | SKERRY RISE         |                       | CHELMSFORD | CM1 4EG | 80  | £5,438 |
| £450,000 | 18/03/2022 | T |         | 50  | BISHOP ROAD         |                       | CHELMSFORD | CM1 1PX | 86  | £5,233 |
| £370,000 | 18/03/2022 | T |         | 38  | LITTELL TWEED       |                       | CHELMSFORD | CM2 6SH | 72  | £5,139 |
| £525,000 | 18/03/2022 | D |         | 44  | PETERSFIELD         |                       | CHELMSFORD | CM1 4EP | 107 | £4,907 |
| £117,000 | 18/03/2022 | F | 28      |     | WINGROVE COURT      | BROOMFIELD ROAD       | CHELMSFORD | CM1 4ES | 24  | £4,875 |
| £375,000 | 18/03/2022 | S |         | 3   | BEECHES ROAD        |                       | CHELMSFORD | CM1 2RS | 77  | £4,870 |
| £351,500 | 18/03/2022 | T |         | 68  | ARBOUR LANE         |                       | CHELMSFORD | CM1 7RL | 73  | £4,815 |
| £520,000 | 18/03/2022 | D |         | 6   | GERNON CLOSE        | BROOMFIELD            | CHELMSFORD | CM1 7HW | 114 | £4,561 |
| £410,000 | 18/03/2022 | T |         | 2   | LITTELL TWEED       |                       | CHELMSFORD | CM2 6SH | 91  | £4,505 |
| £175,000 | 18/03/2022 | F |         | 55  | MELVILLE HEATH      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5FT | 40  | £4,375 |

|          |            |   |         |                       |                      |               |             |            |         |         |         |
|----------|------------|---|---------|-----------------------|----------------------|---------------|-------------|------------|---------|---------|---------|
| £595,000 | 18/03/2022 | D |         | 5                     | LINGE AVENUE         | SPRINGFIELD   | CHELMSFORD  | CM1 6BY    | 137     | £4,343  |         |
| £210,000 | 18/03/2022 | F |         | 44                    | RAMSHAW DRIVE        |               | CHELMSFORD  | CM2 6UB    | 50      | £4,200  |         |
| £287,500 | 18/03/2022 | F | 18      | ARMSTRONG GIBBS COURT | THE CAUSEWAY         | GREAT BADDOW  | CHELMSFORD  | CM2 7FR    | 69      | £4,167  |         |
| £315,000 | 18/03/2022 | T |         | 9                     | SPRING POND CLOSE    |               | CHELMSFORD  | CM2 7LX    | 78      | £4,038  |         |
| £345,000 | 18/03/2022 | T |         | 13                    | WEAR DRIVE           |               | CHELMSFORD  | CM1 7PT    | 87      | £3,966  |         |
| £425,050 | 18/03/2022 | S |         | 48                    | ORFORD CRESCENT      |               | CHELMSFORD  | CM1 7PA    | 109     | £3,900  |         |
| £177,500 | 18/03/2022 | F |         | 98                    | GODFREYS MEWS        |               | CHELMSFORD  | CM2 0XE    | 90      | £1,972  |         |
| £327,000 | 21/03/2022 | S |         | 61                    | NALLA GARDENS        |               | CHELMSFORD  | CM1 4AU    | 57      | £5,737  |         |
| £365,000 | 21/03/2022 | D |         | 31                    | NASH DRIVE           | BROOMFIELD    | CHELMSFORD  | CM1 7BG    | 73      | £5,000  |         |
| £372,500 | 21/03/2022 | S |         | 80                    | ST ANDREWS ROAD      | BOREHAM       | CHELMSFORD  | CM3 3DL    | 75      | £4,967  |         |
| £245,000 | 21/03/2022 | F |         | 4                     | SEABROOK ROAD        | GREAT BADDOW  | CHELMSFORD  | CM2 7JF    | 64      | £3,828  |         |
| £310,000 | 21/03/2022 | T |         | 14                    | BARNARD ROAD         |               | CHELMSFORD  | CM2 8RS    | 85      | £3,647  |         |
| £181,000 | 21/03/2022 | F |         | 8                     | VIOLET CLOSE         |               | CHELMSFORD  | CM1 6XG    | 50      | £3,620  |         |
| £73,750  | 21/03/2022 | F |         | 18                    | REGIMENT GATE        | SPRINGFIELD   | CHELMSFORD  | CM1 6BQ    | 72      | £1,024  |         |
| £565,000 | 22/03/2022 | D |         | 4                     | HILLSIDE GROVE       |               | CHELMSFORD  | CM2 9DA    | 77      | £7,338  |         |
| £575,000 | 22/03/2022 | S |         | 36                    | DANBURY PALACE DRIVE | DANBURY       | CHELMSFORD  | CM3 4FA    | 117     | £4,915  |         |
| £300,000 | 22/03/2022 | S |         | 195                   | AVON ROAD            |               | CHELMSFORD  | CM1 2LA    | 88      | £3,409  |         |
| £480,000 | 23/03/2022 | S |         | 34                    | STEWART ROAD         |               | CHELMSFORD  | CM2 9BB    | 78      | £6,154  |         |
| £455,000 | 23/03/2022 | F | 4       | MIAMI HOUSE           | PRINCES ROAD         |               | CHELMSFORD  | CM2 9GE    | 78      | £5,833  |         |
| £575,000 | 23/03/2022 | D |         | 22                    | REDWOOD DRIVE        | WRITTLE       | CHELMSFORD  | CM1 3LY    | 108     | £5,324  |         |
| £335,000 | 23/03/2022 | T |         | 130                   | UPPER BRIDGE ROAD    |               | CHELMSFORD  | CM2 0BA    | 65      | £5,154  |         |
| £188,000 | 24/03/2022 | F |         | 31                    | JEFFCUT ROAD         |               | CHELMSFORD  | CM2 6XN    | N/A     | #VALUE! |         |
| £565,000 | 24/03/2022 | D |         |                       | WOODMANS             | SOUTHEND ROAD | HOWE GREEN  | CHELMSFORD | CM2 7TW | N/A     | #VALUE! |
| £371,875 | 24/03/2022 | S | 1       | SPRING COTTAGES       | CHAPEL LANE          | LITTLE BADDOW | CHELMSFORD  | CM3 4BB    | 66      | £5,634  |         |
| £395,000 | 24/03/2022 | T |         | 34                    | NEW ENGLAND CLOSE    | BICKNACRE     | CHELMSFORD  | CM3 4XA    | 81      | £4,877  |         |
| £425,000 | 24/03/2022 | S |         | 14                    | WILLOW CLOSE         | BROOMFIELD    | CHELMSFORD  | CM1 7AY    | 98      | £4,337  |         |
| £405,000 | 24/03/2022 | S |         | 56                    | GOSHAWK DRIVE        |               | CHELMSFORD  | CM2 8XP    | 100     | £4,050  |         |
| £230,000 | 24/03/2022 | F | FLAT 31 | BURWOOD COURT         | GOLDLAY AVENUE       |               | CHELMSFORD  | CM2 0TW    | 60      | £3,833  |         |
| £205,000 | 24/03/2022 | F |         | 183                   | PARKINSON DRIVE      |               | CHELMSFORD  | CM1 3GW    | 56      | £3,661  |         |
| £455,000 | 24/03/2022 | S |         | 147                   | HILL VIEW ROAD       |               | CHELMSFORD  | CM1 7RZ    | 129     | £3,527  |         |
| £195,000 | 24/03/2022 | F |         | 40                    | BODMIN ROAD          |               | CHELMSFORD  | CM1 6LJ    | 70      | £2,786  |         |
| £580,000 | 25/03/2022 | F | 2       | MAYNETREES            | WATERLOO LANE        |               | CHELMSFORD  | CM1 1BD    | N/A     | #VALUE! |         |
| £730,000 | 25/03/2022 | D |         |                       | LUCKS COTTAGE        | MAIN ROAD     | HOWE STREET | CHELMSFORD | CM3 1BG | N/A     | #VALUE! |
| £936,000 | 25/03/2022 | D |         | 13                    | APPLE WAY            |               | CHELMSFORD  | CM2 9HX    | 151     | £6,199  |         |
| £230,000 | 25/03/2022 | T |         | 94                    | BROCKENHURST WAY     | BICKNACRE     | CHELMSFORD  | CM3 4XW    | 39      | £5,897  |         |
| £750,000 | 25/03/2022 | D |         | 2                     | WESTFIELD AVENUE     |               | CHELMSFORD  | CM1 1SF    | 141     | £5,319  |         |
| £426,500 | 25/03/2022 | T |         | 8                     | SADDLE RISE          |               | CHELMSFORD  | CM1 6SX    | 81      | £5,265  |         |
| £325,000 | 25/03/2022 | S |         | 40                    | TYTHE CLOSE          |               | CHELMSFORD  | CM1 6SU    | 62      | £5,242  |         |
| £500,000 | 25/03/2022 | D |         | 3                     | REDMAYNE DRIVE       |               | CHELMSFORD  | CM2 9XF    | 101     | £4,950  |         |
| £200,000 | 25/03/2022 | T |         | 32                    | HOLMANS              | BOREHAM       | CHELMSFORD  | CM3 3EY    | 42      | £4,762  |         |
| £293,000 | 25/03/2022 | F |         | 97                    | MARY MUNNION QUARTER |               | CHELMSFORD  | CM2 9FT    | 64      | £4,578  |         |
| £485,000 | 25/03/2022 | S |         | 280                   | BADDOW ROAD          |               | CHELMSFORD  | CM2 9QX    | 106     | £4,575  |         |
| £371,000 | 25/03/2022 | S |         | 108                   | BEEHIVE LANE         |               | CHELMSFORD  | CM2 9SH    | 83      | £4,470  |         |
| £335,200 | 25/03/2022 | T |         | 36                    | HAWFINCH WALK        |               | CHELMSFORD  | CM2 8BE    | 78      | £4,297  |         |
| £272,500 | 25/03/2022 | F |         | 72                    | EGLINTON DRIVE       |               | CHELMSFORD  | CM2 6YL    | 65      | £4,192  |         |
| £735,000 | 25/03/2022 | D |         | 40                    | GLOUCESTER AVENUE    |               | CHELMSFORD  | CM2 9LE    | 179     | £4,106  |         |
| £295,000 | 25/03/2022 | S |         | 5                     | THE STREET           | GALLEYWOOD    | CHELMSFORD  | CM2 8QL    | 88      | £3,352  |         |
| £670,000 | 28/03/2022 | D |         | 11                    | SEVEN ASH GREEN      |               | CHELMSFORD  | CM1 7SE    | 84      | £7,976  |         |
| £440,000 | 28/03/2022 | D |         | 121                   | FORTINBRAS WAY       |               | CHELMSFORD  | CM2 9UL    | 79      | £5,570  |         |

|            |            |   |                |                       |                        |                       |            |         |     |         |
|------------|------------|---|----------------|-----------------------|------------------------|-----------------------|------------|---------|-----|---------|
| £265,000   | 28/03/2022 | T |                | 267                   | BADDOW ROAD            |                       | CHELMSFORD | CM2 7QA | 53  | £5,000  |
| £570,000   | 28/03/2022 | D |                | 20                    | WICKHAY COTTAGES       | LITTLE BADDOW         | CHELMSFORD | CM3 4TJ | 130 | £4,385  |
| £350,000   | 28/03/2022 | S |                | 11                    | KIRK PLACE             |                       | CHELMSFORD | CM2 6TN | 81  | £4,321  |
| £402,000   | 28/03/2022 | D |                | 20                    | LONGFIELD ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JN | 100 | £4,020  |
| £500,000   | 28/03/2022 | S |                | 151                   | POLLARDS GREEN         |                       | CHELMSFORD | CM2 6UX | 129 | £3,876  |
| £597,000   | 28/03/2022 | T |                | 28                    | ALBATROSS WAY          |                       | CHELMSFORD | CM3 3FX | 161 | £3,708  |
| £337,000   | 28/03/2022 | T |                | 6                     | HATCHFIELDS            | GREAT WALTHAM         | CHELMSFORD | CM3 1AJ | 98  | £3,439  |
| £450,000   | 29/03/2022 | S |                | 44                    | SKERRY RISE            |                       | CHELMSFORD | CM1 4EG | 98  | £4,592  |
| £320,000   | 29/03/2022 | T |                | 442                   | LINNET DRIVE           |                       | CHELMSFORD | CM2 8AN | 74  | £4,324  |
| £195,000   | 29/03/2022 | F |                | 86                    | TALLOW GATE            | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RX | 49  | £3,980  |
| £210,000   | 29/03/2022 | F |                | 46                    | HAIG COURT             |                       | CHELMSFORD | CM2 0BH | 56  | £3,750  |
| £140,000   | 29/03/2022 | F |                | 128                   | LUPIN DRIVE            |                       | CHELMSFORD | CM1 6FJ | 41  | £3,415  |
| £1,190,000 | 29/03/2022 | D |                | 10                    | FRANCES GREEN          |                       | CHELMSFORD | CM1 6EG | 361 | £3,296  |
| £1,400,000 | 30/03/2022 | D | HILLBERRY BARN |                       | LEIGHAMS ROAD          | EAST HANNINGFIELD     | CHELMSFORD | CM3 8BT | 221 | £6,335  |
| £300,000   | 30/03/2022 | T |                | 3                     | SAYWELL BROOK          |                       | CHELMSFORD | CM2 6RJ | 49  | £6,122  |
| £455,000   | 30/03/2022 | S |                | 11                    | PARKLANDS DRIVE        |                       | CHELMSFORD | CM1 7RJ | 91  | £5,000  |
| £470,000   | 30/03/2022 | D |                | 46                    | EAST HANNINGFIELD ROAD | RETTENDON COMMON      | CHELMSFORD | CM3 8EJ | 103 | £4,563  |
| £515,000   | 30/03/2022 | S | 1B             |                       | KELVEDON CLOSE         |                       | CHELMSFORD | CM1 4DG | 113 | £4,558  |
| £230,000   | 30/03/2022 | F |                | 16                    | GOODIER ROAD           |                       | CHELMSFORD | CM1 2GG | 53  | £4,340  |
| £190,000   | 30/03/2022 | F | FLAT 17        | CHANCELLOR COURT      | BROOMFIELD ROAD        |                       | CHELMSFORD | CM1 1RY | 50  | £3,800  |
| £189,500   | 30/03/2022 | F |                | 33                    | CANVEY WALK            |                       | CHELMSFORD | CM1 6LB | 57  | £3,325  |
| £280,000   | 30/03/2022 | D |                | 49                    | HOPPING JACKS LANE     | DANBURY               | CHELMSFORD | CM3 4PJ | 95  | £2,947  |
| £1,250,000 | 31/03/2022 | D |                |                       | BLIND LANE             | WEST HANNINGFIELD     | CHELMSFORD | CM2 8UF | 95  | £13,158 |
| £325,000   | 31/03/2022 | T |                | 2                     | ARBOUR LANE            |                       | CHELMSFORD | CM1 7RG | 59  | £5,508  |
| £350,000   | 31/03/2022 | S |                | 6                     | ARNOLD WAY             |                       | CHELMSFORD | CM2 8PA | 69  | £5,072  |
| £1,700,000 | 31/03/2022 | D |                | 29                    | SHARDELOW AVENUE       | SPRINGFIELD           | CHELMSFORD | CM1 6BG | 352 | £4,830  |
| £380,000   | 31/03/2022 | S |                | 25                    | MOUNTBATTEN WAY        |                       | CHELMSFORD | CM1 6FE | 81  | £4,691  |
| £210,000   | 31/03/2022 | F |                | 209                   | DURRANT COURT          |                       | CHELMSFORD | CM1 1UE | 49  | £4,286  |
| £600,000   | 31/03/2022 | D |                | 4                     | HARRINGTON MEAD        |                       | CHELMSFORD | CM2 6YU | 140 | £4,286  |
| £206,000   | 31/03/2022 | F |                | 1                     | ROOKES CRESCENT        |                       | CHELMSFORD | CM1 3GL | 53  | £3,887  |
| £430,000   | 31/03/2022 | T |                | 38                    | PERRY HILL             |                       | CHELMSFORD | CM1 7RD | 111 | £3,874  |
| £245,000   | 31/03/2022 | D |                | 152                   | WOOD STREET            |                       | CHELMSFORD | CM2 8BN | 71  | £3,451  |
| £185,000   | 31/03/2022 | F |                | 121                   | CROCUS WAY             |                       | CHELMSFORD | CM1 6XH | 55  | £3,364  |
| £280,000   | 31/03/2022 | F | FLAT 8         | SANDON BROOK MANOR    | SANDON BROOK PLACE     | SANDON                | CHELMSFORD | CM2 7UJ | 84  | £3,333  |
| £385,000   | 01/04/2022 | S |                | 23                    | SALTCOATS              | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LE | 34  | £11,324 |
| £380,150   | 01/04/2022 | T |                | 27                    | BARN GREEN             |                       | CHELMSFORD | CM1 6UG | 60  | £6,336  |
| £329,500   | 01/04/2022 | S |                | 40                    | HOLMANS                | BOREHAM               | CHELMSFORD | CM3 3EY | 58  | £5,681  |
| £202,000   | 01/04/2022 | F |                | 1                     | DEVON MEWS             |                       | CHELMSFORD | CM2 0GD | 38  | £5,316  |
| £186,000   | 01/04/2022 | T |                | 51                    | HURRELL DOWN           | BOREHAM               | CHELMSFORD | CM3 3JP | 39  | £4,769  |
| £365,000   | 01/04/2022 | T |                | 47                    | GREAT COB              |                       | CHELMSFORD | CM1 6LA | 78  | £4,679  |
| £245,000   | 01/04/2022 | F | 48             | ARMSTRONG GIBBS COURT | THE CAUSEWAY           | GREAT BADDOW          | CHELMSFORD | CM2 7FR | 57  | £4,298  |
| £225,000   | 01/04/2022 | F |                | 30                    | TAMAR RISE             |                       | CHELMSFORD | CM1 7QN | 55  | £4,091  |
| £325,000   | 01/04/2022 | T |                | 9                     | HOLLY WAY              |                       | CHELMSFORD | CM2 9JU | 81  | £4,012  |
| £260,000   | 01/04/2022 | F |                | 21                    | PALMERSTON LODGE       | GREAT BADDOW          | CHELMSFORD | CM2 7HF | 66  | £3,939  |
| £300,000   | 01/04/2022 | T |                | 279                   | MEADGATE AVENUE        |                       | CHELMSFORD | CM2 7NL | 81  | £3,704  |
| £325,000   | 01/04/2022 | T |                | 39                    | FOREST DRIVE           |                       | CHELMSFORD | CM1 2TT | 97  | £3,351  |
| £218,500   | 01/04/2022 | F |                | 19                    | THE VINEYARDS          | GREAT BADDOW          | CHELMSFORD | CM2 7QS | 69  | £3,167  |
| £485,000   | 04/04/2022 | S |                | 14                    | BRIDGE STREET          | WRITTLE               | CHELMSFORD | CM1 3EX | N/A | #VALUE! |
| £332,500   | 04/04/2022 | D |                | 36                    | COBURG PLACE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LY | 71  | £4,683  |

|            |            |   |               |     |                      |                       |            |         |     |         |
|------------|------------|---|---------------|-----|----------------------|-----------------------|------------|---------|-----|---------|
| £815,000   | 04/04/2022 | S |               | 12  | PARADISE ROAD        | WRITTLE               | CHELMSFORD | CM1 3HP | 196 | £4,158  |
| £600,000   | 04/04/2022 | S |               | 36  | LONGFIELD ROAD       |                       | CHELMSFORD | CM2 7QH | 149 | £4,027  |
| £600,000   | 04/04/2022 | D |               | 14  | ONGAR ROAD           | WRITTLE               | CHELMSFORD | CM1 3NU | 166 | £3,614  |
| £177,000   | 04/04/2022 | F |               | 77  | MARY MUNNION QUARTER |                       | CHELMSFORD | CM2 9FT | 68  | £2,603  |
| £480,000   | 05/04/2022 | S |               | 1   | CHELMER LEA          |                       | CHELMSFORD | CM2 7QG | 92  | £5,217  |
| £325,000   | 05/04/2022 | T |               | 138 | GALLEYWOOD ROAD      | GREAT BADDOW          | CHELMSFORD | CM2 8DP | 87  | £3,736  |
| £337,500   | 05/04/2022 | T |               | 21  | INKERPOLE PLACE      |                       | CHELMSFORD | CM2 6UD | 95  | £3,553  |
| £375,000   | 06/04/2022 | S |               | 74  | FORTINBRAS WAY       |                       | CHELMSFORD | CM2 9PA | 63  | £5,952  |
| £313,500   | 06/04/2022 | S |               | 10  | THORINS GATE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZH | 56  | £5,598  |
| £340,000   | 06/04/2022 | S |               | 7   | CHARLOTTE COURT      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NA | 62  | £5,484  |
| £343,000   | 06/04/2022 | T |               | 20  | BEGONIA CLOSE        |                       | CHELMSFORD | CM1 6NL | 65  | £5,277  |
| £260,000   | 06/04/2022 | F |               | 66  | WILSHIRE AVENUE      | SPRINGFIELD           | CHELMSFORD | CM2 6QW | 54  | £4,815  |
| £350,000   | 06/04/2022 | T |               | 6   | STANSTED CLOSE       |                       | CHELMSFORD | CM1 2TW | 87  | £4,023  |
| £356,150   | 06/04/2022 | S |               | 73  | WRITTLE ROAD         |                       | CHELMSFORD | CM1 3BS | 95  | £3,749  |
| £200,000   | 06/04/2022 | F |               | 124 | TRENCHARD CRESCENT   |                       | CHELMSFORD | CM1 6FG | 58  | £3,448  |
| £455,000   | 07/04/2022 | S |               | 5   | GOLDLAY AVENUE       |                       | CHELMSFORD | CM2 0TL | 84  | £5,417  |
| £360,000   | 07/04/2022 | T |               | 11  | ASHMANS ROW          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GD | 82  | £4,390  |
| £327,500   | 07/04/2022 | T |               | 2   | LYSTER AVENUE        |                       | CHELMSFORD | CM2 7DF | 84  | £3,899  |
| £356,000   | 07/04/2022 | T |               | 336 | GLOUCESTER AVENUE    |                       | CHELMSFORD | CM2 9LJ | 119 | £2,992  |
| £645,000   | 08/04/2022 | S |               | 49  | PARK AVENUE          |                       | CHELMSFORD | CM1 2AB | 114 | £5,658  |
| £475,000   | 08/04/2022 | D |               | 9   | TUDOR AVENUE         |                       | CHELMSFORD | CM1 1TE | 88  | £5,398  |
| £450,000   | 08/04/2022 | D |               | 12  | CHERRY GARDEN LANE   | DANBURY               | CHELMSFORD | CM3 4QP | 84  | £5,357  |
| £690,000   | 08/04/2022 | D |               | 22  | WELLER GROVE         |                       | CHELMSFORD | CM1 4YJ | 134 | £5,149  |
| £200,000   | 08/04/2022 | T |               | 75  | COLYERS REACH        |                       | CHELMSFORD | CM2 6RW | 40  | £5,000  |
| £249,000   | 08/04/2022 | F | FLAT 34       | 3   | CUNARD SQUARE        |                       | CHELMSFORD | CM1 1AU | 50  | £4,980  |
| £575,000   | 08/04/2022 | D |               | 28  | BARNABY RUDGE        |                       | CHELMSFORD | CM1 4YG | 118 | £4,873  |
| £450,000   | 08/04/2022 | D |               | 5   | BRIDON CLOSE         | EAST HANNINGFIELD     | CHELMSFORD | CM3 8BA | 95  | £4,737  |
| £1,330,000 | 08/04/2022 | D |               | 36  | LODGE ROAD           | WRITTLE               | CHELMSFORD | CM1 3HB | 295 | £4,508  |
| £460,000   | 08/04/2022 | T | COTTAGE END   |     | THE STREET           | ROXWELL               | CHELMSFORD | CM1 4PB | 108 | £4,259  |
| £430,000   | 08/04/2022 | D |               | 9   | CLOVER DRIVE         |                       | CHELMSFORD | CM1 4FT | 103 | £4,175  |
| £221,000   | 08/04/2022 | F |               | 21  | OASIS COURT          |                       | CHELMSFORD | CM2 6JU | 53  | £4,170  |
| £760,000   | 08/04/2022 | D | LAWNS         |     | THE STREET           | ROXWELL               | CHELMSFORD | CM1 4PD | 185 | £4,108  |
| £250,000   | 08/04/2022 | F |               | 534 | GALLEYWOOD ROAD      |                       | CHELMSFORD | CM2 8BX | 65  | £3,846  |
| £350,000   | 08/04/2022 | T |               | 28  | ASHLEY GREEN         | EAST HANNINGFIELD     | CHELMSFORD | CM3 8AY | 98  | £3,571  |
| £305,000   | 08/04/2022 | T |               | 16  | SCOTTS WALK          |                       | CHELMSFORD | CM1 2HB | 92  | £3,315  |
| £655,000   | 11/04/2022 | D |               | 6   | PRIORY ROAD          | BICKNACRE             | CHELMSFORD | CM3 4EY | 100 | £6,550  |
| £382,500   | 11/04/2022 | T |               | 7   | COLNE CLOSE          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5XW | 68  | £5,625  |
| £400,000   | 11/04/2022 | S |               | 19  | GOLDLAY GARDENS      |                       | CHELMSFORD | CM2 0EN | 73  | £5,479  |
| £512,500   | 11/04/2022 | S |               | 101 | MOULSHAM DRIVE       |                       | CHELMSFORD | CM2 9PY | 95  | £5,395  |
| £204,995   | 11/04/2022 | F |               | 41  | HAIG COURT           |                       | CHELMSFORD | CM2 0BH | 42  | £4,881  |
| £450,000   | 11/04/2022 | S |               | 144 | MAIN ROAD            | BROOMFIELD            | CHELMSFORD | CM1 7AH | 160 | £2,813  |
| £422,500   | 12/04/2022 | S | WHITE COTTAGE |     | SOUTH STREET         | GREAT WALTHAM         | CHELMSFORD | CM3 1DG | N/A | #VALUE! |
| £225,000   | 12/04/2022 | F |               | 27  | CRESSY QUAY          |                       | CHELMSFORD | CM2 6ZH | 49  | £4,592  |
| £200,000   | 12/04/2022 | F |               | 115 | HULLBRIDGE ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LJ | 54  | £3,704  |
| £310,000   | 13/04/2022 | T |               | 37  | DIXON AVENUE         |                       | CHELMSFORD | CM1 2AQ | 60  | £5,167  |
| £400,000   | 13/04/2022 | T |               | 16  | MARLBOROUGH ROAD     |                       | CHELMSFORD | CM2 0JR | 79  | £5,063  |
| £901,000   | 13/04/2022 | D |               | 2   | KINGSTON AVENUE      |                       | CHELMSFORD | CM2 6DW | 218 | £4,133  |
| £500,000   | 13/04/2022 | T |               | 85  | LONGMEAD AVENUE      | GREAT BADDOW          | CHELMSFORD | CM2 7EZ | 121 | £4,132  |
| £270,000   | 13/04/2022 | F |               | 13  | VICTORIA COURT       |                       | CHELMSFORD | CM1 1GL | 66  | £4,091  |

|          |            |   |           |                     |                   |                       |            |         |     |        |
|----------|------------|---|-----------|---------------------|-------------------|-----------------------|------------|---------|-----|--------|
| £180,000 | 13/04/2022 | F |           | 66                  | CROMPTON STREET   |                       | CHELMSFORD | CM1 3GP | 49  | £3,673 |
| £456,000 | 13/04/2022 | T |           | 254                 | RAINSFORD ROAD    |                       | CHELMSFORD | CM1 2PN | 132 | £3,455 |
| £390,000 | 13/04/2022 | D |           | 17                  | BARTON CLOSE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5UB | 121 | £3,223 |
| £425,000 | 14/04/2022 | S |           | 193                 | BEEHIVE LANE      |                       | CHELMSFORD | CM2 9SH | 56  | £7,589 |
| £228,000 | 14/04/2022 | T |           | 60                  | RUBENS GATE       |                       | CHELMSFORD | CM1 6GN | 33  | £6,909 |
| £292,000 | 14/04/2022 | T |           | 35                  | GANDALFS RIDE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WX | 49  | £5,959 |
| £416,000 | 14/04/2022 | T | 46A       |                     | HEATH DRIVE       |                       | CHELMSFORD | CM2 9HE | 70  | £5,943 |
| £610,000 | 14/04/2022 | S |           | 101                 | GALLEYWOOD ROAD   | GREAT BADDOW          | CHELMSFORD | CM2 8DW | 106 | £5,755 |
| £373,000 | 14/04/2022 | S |           | 10                  | PETUNIA CRESCENT  |                       | CHELMSFORD | CM1 6YP | 66  | £5,652 |
| £400,000 | 14/04/2022 | T |           | 19                  | GROVE ROAD        |                       | CHELMSFORD | CM2 0EY | 72  | £5,556 |
| £566,500 | 14/04/2022 | D |           | 19                  | HIGHFIELDS MEAD   | EAST HANNINGFIELD     | CHELMSFORD | CM3 8XA | 105 | £5,395 |
| £800,000 | 14/04/2022 | D | SHERIDALE |                     | CHURCH ROAD       | WEST HANNINGFIELD     | CHELMSFORD | CM2 8UJ | 151 | £5,298 |
| £437,000 | 14/04/2022 | S |           | 16                  | CLAYPITS ROAD     | BOREHAM               | CHELMSFORD | CM3 3BZ | 88  | £4,966 |
| £222,000 | 14/04/2022 | F | 7         | KRESTON HOUSE, 66   | BROOMFIELD ROAD   |                       | CHELMSFORD | CM1 1SW | 45  | £4,933 |
| £305,000 | 14/04/2022 | T |           | 5                   | BLACKLOCK         | CHELMER VILLAGE       | CHELMSFORD | CM2 6QL | 69  | £4,420 |
| £395,000 | 14/04/2022 | S |           | 7                   | BROCKENHURST WAY  | BICKNACRE             | CHELMSFORD | CM3 4XN | 90  | £4,389 |
| £168,000 | 14/04/2022 | F |           | 31                  | ROOKES CRESCENT   |                       | CHELMSFORD | CM1 3GL | 39  | £4,308 |
| £198,000 | 14/04/2022 | F |           | 70                  | HALTWHISTLE ROAD  | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZF | 47  | £4,213 |
| £170,000 | 14/04/2022 | F | FLAT 18   | VINCENT LODGE       | BENBOW DRIVE      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WF | 43  | £3,953 |
| £327,500 | 14/04/2022 | T |           | 5                   | GARDENERS         |                       | CHELMSFORD | CM2 8YU | 87  | £3,764 |
| £497,500 | 14/04/2022 | D |           | 140                 | BEARDSLEY DRIVE   |                       | CHELMSFORD | CM1 6ZG | 133 | £3,741 |
| £250,000 | 14/04/2022 | F |           | 59                  | UPPER BRIDGE ROAD |                       | CHELMSFORD | CM2 0AZ | 67  | £3,731 |
| £432,500 | 14/04/2022 | S |           | 3                   | ESSEX AVENUE      |                       | CHELMSFORD | CM1 4AQ | 116 | £3,728 |
| £327,000 | 14/04/2022 | T |           | 33                  | ARCHERS WAY       |                       | CHELMSFORD | CM2 8SB | 88  | £3,716 |
| £320,000 | 14/04/2022 | S |           | 21                  | SEABROOK GARDENS  | BOREHAM               | CHELMSFORD | CM3 3BX | 87  | £3,678 |
| £540,000 | 14/04/2022 | F | FLAT 5    | CLARENCE HOUSE, 212 | NEW LONDON ROAD   |                       | CHELMSFORD | CM2 9AE | 157 | £3,439 |
| £198,000 | 14/04/2022 | F |           | 15                  | THE CEDARS        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JD | 59  | £3,356 |
| £365,000 | 19/04/2022 | T |           | 158                 | LONG BRANDOCKS    | WRITTLE               | CHELMSFORD | CM1 3JR | 81  | £4,506 |
| £220,000 | 19/04/2022 | F |           | 402                 | DURRANT COURT     |                       | CHELMSFORD | CM1 1UE | 49  | £4,490 |
| £375,000 | 19/04/2022 | T |           | 53                  | DUFFIELD ROAD     |                       | CHELMSFORD | CM2 9RS | 88  | £4,261 |
| £195,000 | 19/04/2022 | F | FLAT 19   | BURWOOD COURT       | GOLDLAY AVENUE    |                       | CHELMSFORD | CM2 0TW | 58  | £3,362 |
| £575,000 | 20/04/2022 | S |           | 11                  | WIDFORD GROVE     |                       | CHELMSFORD | CM2 9AT | 104 | £5,529 |
| £675,000 | 20/04/2022 | S |           | 23                  | CHELMERTON AVENUE |                       | CHELMSFORD | CM2 9RF | 128 | £5,273 |
| £680,000 | 20/04/2022 | D |           | 41                  | TABORS AVENUE     |                       | CHELMSFORD | CM2 7EJ | 153 | £4,444 |
| £176,000 | 20/04/2022 | F |           | 116                 | GANDALFS RIDE     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5WS | 49  | £3,592 |
| £385,000 | 21/04/2022 | T |           | 7                   | MAY WALK          |                       | CHELMSFORD | CM2 9EW | 72  | £5,347 |
| £212,500 | 21/04/2022 | F |           | 39                  | RAINSFORD ROAD    |                       | CHELMSFORD | CM1 2QJ | 43  | £4,942 |
| £560,000 | 21/04/2022 | D |           | 5                   | CRICKHOLLOW       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZR | 126 | £4,444 |
| £225,000 | 21/04/2022 | F |           | 5                   | BLACKWATER CLOSE  |                       | CHELMSFORD | CM1 7QJ | 55  | £4,091 |
| £750,000 | 22/04/2022 | D |           | 26                  | OAK LODGE TYE     | SPRINGFIELD           | CHELMSFORD | CM1 6GZ | 131 | £5,725 |
| £550,000 | 22/04/2022 | D |           | 33                  | JENNER MEAD       |                       | CHELMSFORD | CM2 6SJ | 97  | £5,670 |
| £391,000 | 22/04/2022 | D |           | 26                  | PARADISE ROAD     | WRITTLE               | CHELMSFORD | CM1 3HP | 70  | £5,586 |
| £625,000 | 22/04/2022 | D |           | 22                  | GORDON ROAD       |                       | CHELMSFORD | CM2 9LL | 125 | £5,000 |
| £275,000 | 22/04/2022 | F |           | 24                  | COATES QUAY       |                       | CHELMSFORD | CM2 6HU | 56  | £4,911 |
| £200,000 | 22/04/2022 | T |           | 18                  | BURGESS FIELD     | CHELMER VILLAGE       | CHELMSFORD | CM2 6UE | 41  | £4,878 |
| £305,000 | 22/04/2022 | S |           | 111                 | EAST BRIDGE ROAD  | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SD | 64  | £4,766 |
| £160,000 | 22/04/2022 | F |           | 18                  | SHEARERS WAY      | BOREHAM               | CHELMSFORD | CM3 3AE | 34  | £4,706 |
| £190,000 | 22/04/2022 | S |           | 11                  | COLYERS REACH     |                       | CHELMSFORD | CM2 6RW | 41  | £4,634 |
| £325,000 | 22/04/2022 | T |           | 14                  | CHERWELL DRIVE    |                       | CHELMSFORD | CM1 2JL | 73  | £4,452 |

|            |            |   |    |               |                        |                         |                    |            |         |        |        |
|------------|------------|---|----|---------------|------------------------|-------------------------|--------------------|------------|---------|--------|--------|
| £255,000   | 22/04/2022 | F |    | 66            | COVAL LANE             |                         | CHELMSFORD         | CM1 1TG    | 59      | £4,322 |        |
| £245,000   | 22/04/2022 | F |    | 116           | CHELMER ROAD           |                         | CHELMSFORD         | CM2 6AB    | 58      | £4,224 |        |
| £610,000   | 22/04/2022 | D |    | 4             | WILFRED WATERMAN DRIVE | SPRINGFIELD             | CHELMSFORD         | CM1 6AZ    | 157     | £3,885 |        |
| £150,500   | 22/04/2022 | F |    | 44            | PEARCE MANOR           |                         | CHELMSFORD         | CM2 9XH    | 40      | £3,763 |        |
| £215,000   | 22/04/2022 | F |    | 145           | CROMPTON STREET        |                         | CHELMSFORD         | CM1 3GR    | 58      | £3,707 |        |
| £300,000   | 22/04/2022 | T |    | 2             | MEADOWSIDE             |                         | CHELMSFORD         | CM2 6LN    | 87      | £3,448 |        |
| £190,000   | 22/04/2022 | F |    | 16            | CANBERRA CLOSE         |                         | CHELMSFORD         | CM1 2EF    | 74      | £2,568 |        |
| £92,000    | 22/04/2022 | F | 28 | PRIMULA COURT | PRIMROSE HILL          |                         | CHELMSFORD         | CM1 2FZ    | 56      | £1,643 |        |
| £475,000   | 25/04/2022 | D |    | 20            | FORTINBRAS WAY         |                         | CHELMSFORD         | CM2 9PA    | 80      | £5,938 |        |
| £580,000   | 25/04/2022 | D |    | 40            | TORQUAY ROAD           |                         | CHELMSFORD         | CM1 6NG    | 125     | £4,640 |        |
| £365,000   | 25/04/2022 | S |    | 26            | BRENT AVENUE           | SOUTH WOODHAM FERRERS   | CHELMSFORD         | CM3 5SQ    | 82      | £4,451 |        |
| £460,000   | 25/04/2022 | S |    | 19            | TOTNES WALK            |                         | CHELMSFORD         | CM1 6LU    | 108     | £4,259 |        |
| £325,000   | 25/04/2022 | S |    | 3             | ROTHBURY ROAD          |                         | CHELMSFORD         | CM1 3DD    | 85      | £3,824 |        |
| £870,000   | 26/04/2022 | D |    | 15            | RUNSELL LANE           | LITTLE BADDOW           | CHELMSFORD         | CM3 4NY    | 135     | £6,444 |        |
| £535,000   | 26/04/2022 | D |    | 73            | FALMOUTH ROAD          | SPRINGFIELD             | CHELMSFORD         | CM1 6JA    | 100     | £5,350 |        |
| £465,000   | 26/04/2022 | S |    | 9             | CRAISTON WAY           |                         | CHELMSFORD         | CM2 8ED    | 99      | £4,697 |        |
| £255,000   | 27/04/2022 | F |    | 11            | GOODWIN CLOSE          |                         | CHELMSFORD         | CM2 9GX    | 37      | £6,892 |        |
| £440,000   | 27/04/2022 | S |    | 42            | MEADOW ROAD            | RETTENDON COMMON        | CHELMSFORD         | CM3 8DU    | 64      | £6,875 |        |
| £488,000   | 27/04/2022 | D |    | 48            | MICAWBER WAY           |                         | CHELMSFORD         | CM1 4UE    | 84      | £5,810 |        |
| £830,000   | 27/04/2022 | D |    |               | WHINLATTER             | WELL LANE               | DANBURY            | CHELMSFORD | CM3 4AB | 170    | £4,882 |
| £635,000   | 27/04/2022 | D |    | 6             | HAVISHAM WAY           |                         | CHELMSFORD         | CM1 4UY    | 142     | £4,472 |        |
| £582,500   | 28/04/2022 | S |    | 54            | SECOND AVENUE          |                         | CHELMSFORD         | CM1 4EU    | 98      | £5,944 |        |
| £425,000   | 28/04/2022 | T |    |               | 252A                   | BROOMFIELD ROAD         |                    | CHELMSFORD | CM1 4DY | 99     | £4,293 |
| £315,000   | 28/04/2022 | T |    | 14            | LAURENCE CROFT         | WRITTLE                 | CHELMSFORD         | CM1 3LN    | 75      | £4,200 |        |
| £159,000   | 28/04/2022 | F |    | 409           | MEADGATE AVENUE        |                         | CHELMSFORD         | CM2 7NN    | 39      | £4,077 |        |
| £435,000   | 28/04/2022 | S |    | 16            | INCHBONNIE ROAD        | SOUTH WOODHAM FERRERS   | CHELMSFORD         | CM3 5SX    | 120     | £3,625 |        |
| £950,000   | 29/04/2022 | D |    | 17            | HILL ROAD              |                         | CHELMSFORD         | CM2 6HW    | 118     | £8,051 |        |
| £1,275,000 | 29/04/2022 | D |    |               | WHITEDOWN              | SOUTH HANNINGFIELD ROAD | SOUTH HANNINGFIELD | CHELMSFORD | CM3 8HJ | 194    | £6,572 |
| £560,000   | 29/04/2022 | S |    | 97            | SANDFORD ROAD          |                         | CHELMSFORD         | CM2 6DF    | 87      | £6,437 |        |
| £400,000   | 29/04/2022 | S |    | 18            | REYNOLDS GATE          | SOUTH WOODHAM FERRERS   | CHELMSFORD         | CM3 5FA    | 70      | £5,714 |        |
| £228,000   | 29/04/2022 | T |    | 90            | BROCKENHURST WAY       | BICKNACRE               | CHELMSFORD         | CM3 4XW    | 42      | £5,429 |        |
| £330,000   | 29/04/2022 | F |    | 36            | HARDY CLOSE            |                         | CHELMSFORD         | CM1 1AE    | 61      | £5,410 |        |
| £455,000   | 29/04/2022 | S |    | 6             | MIDDLEMEAD             | WEST HANNINGFIELD       | CHELMSFORD         | CM2 8UT    | 89      | £5,112 |        |
| £350,000   | 29/04/2022 | T |    | 16            | MURRELL LOCK           |                         | CHELMSFORD         | CM2 6SW    | 72      | £4,861 |        |
| £525,000   | 29/04/2022 | D |    | 2             | SEARLE CRESCENT        | BROOMFIELD              | CHELMSFORD         | CM1 7FP    | 110     | £4,773 |        |
| £425,000   | 29/04/2022 | S |    | 15            | BRUCE GROVE            |                         | CHELMSFORD         | CM2 9AX    | 91      | £4,670 |        |
| £110,000   | 29/04/2022 | F |    |               | 14                     | WINGROVE COURT          | BROOMFIELD ROAD    | CHELMSFORD | CM1 4ES | 24     | £4,583 |
| £495,000   | 29/04/2022 | T |    | 42            | BURNELL GATE           |                         | CHELMSFORD         | CM1 6ED    | 109     | £4,541 |        |
| £345,000   | 29/04/2022 | T |    | 27            | BOLEYN WAY             | BOREHAM                 | CHELMSFORD         | CM3 3JJ    | 78      | £4,423 |        |
| £337,000   | 29/04/2022 | T |    | 99            | MEADGATE AVENUE        |                         | CHELMSFORD         | CM2 7NQ    | 78      | £4,321 |        |
| £1,000,000 | 29/04/2022 | D |    |               | 118A                   | MOULSHAM STREET         |                    | CHELMSFORD | CM2 0JW | 232    | £4,310 |
| £390,000   | 29/04/2022 | S |    | 157           | GLOUCESTER AVENUE      |                         | CHELMSFORD         | CM2 9DU    | 92      | £4,239 |        |
| £480,000   | 29/04/2022 | D |    | 5             | WHITMORE CRESCENT      |                         | CHELMSFORD         | CM2 6YN    | 115     | £4,174 |        |
| £300,000   | 29/04/2022 | F |    | 276           | LINNET DRIVE           |                         | CHELMSFORD         | CM2 8AJ    | 78      | £3,846 |        |
| £550,000   | 29/04/2022 | D |    | 28            | CORPORATION ROAD       |                         | CHELMSFORD         | CM1 2AR    | 158     | £3,481 |        |
| £240,000   | 29/04/2022 | F |    | 3             | LITTLE DOMINIE COURT   | FAYREWOOD DRIVE         | GREAT LEIGHS       | CHELMSFORD | CM3 1GT | 69     | £3,478 |
| £255,000   | 29/04/2022 | F |    | 4             | UPLEATHAM HOUSE, 7     | ROXWELL ROAD            |                    | CHELMSFORD | CM1 2NN | 74     | £3,446 |
| £127,500   | 29/04/2022 | F |    | 6             | MEGGY TYE              | SPRINGFIELD             |                    | CHELMSFORD | CM2 6GA | 44     | £2,898 |
| £115,000   | 29/04/2022 | F |    | 28            | CHARNWOOD AVENUE       |                         | CHELMSFORD         | CM1 2TQ    | 51      | £2,255 |        |



|            |            |   |        |                   |                           |                       |            |         |     |         |
|------------|------------|---|--------|-------------------|---------------------------|-----------------------|------------|---------|-----|---------|
| £350,000   | 03/05/2022 | F | FLAT 7 | BADDOW COURT      | CHURCH STREET             | GREAT BADDOW          | CHELMSFORD | CM2 7JB | N/A | #VALUE! |
| £500,000   | 03/05/2022 | D |        | ACORNS            | RIGNALS LANE              |                       | CHELMSFORD | CM2 8QU | 60  | £8,333  |
| £372,500   | 03/05/2022 | D |        |                   | 69 BRASSIE WOOD           |                       | CHELMSFORD | CM3 3FP | 75  | £4,967  |
| £600,000   | 03/05/2022 | S |        |                   | 8 ST SWITHINS COTTAGES    | HOWE GREEN            | CHELMSFORD | CM2 7TN | 128 | £4,688  |
| £375,000   | 03/05/2022 | S |        |                   | 110 HEATH DRIVE           |                       | CHELMSFORD | CM2 9HG | 87  | £4,310  |
| £580,000   | 03/05/2022 | S |        |                   | 8 ALBATROSS WAY           |                       | CHELMSFORD | CM3 3FX | 158 | £3,671  |
| £725,000   | 04/05/2022 | D |        | LINTON            | NORTH HILL                | LITTLE BADDOW         | CHELMSFORD | CM3 4TQ | 98  | £7,398  |
| £875,000   | 04/05/2022 | D |        | RIDGEWAY          | EAST HANNINGFIELD ROAD    | SANDON                | CHELMSFORD | CM2 7TQ | 133 | £6,579  |
| £550,000   | 04/05/2022 | D |        |                   | 6 HILLSIDE GROVE          |                       | CHELMSFORD | CM2 9DA | 91  | £6,044  |
| £481,000   | 04/05/2022 | S |        |                   | 91 UPPER BRIDGE ROAD      |                       | CHELMSFORD | CM2 0BA | 81  | £5,938  |
| £377,000   | 04/05/2022 | T |        |                   | 8 SCHOOL VIEW ROAD        |                       | CHELMSFORD | CM1 2PE | 65  | £5,800  |
| £340,000   | 04/05/2022 | T |        |                   | 16 BLACKSMITH CLOSE       | SPRINGFIELD           | CHELMSFORD | CM1 6SY | 60  | £5,667  |
| £214,000   | 04/05/2022 | F |        |                   | 18 EVELYN PLACE           |                       | CHELMSFORD | CM1 3GY | 57  | £3,754  |
| £485,000   | 05/05/2022 | S |        |                   | 92 MARCONI ROAD           |                       | CHELMSFORD | CM1 1QE | 86  | £5,640  |
| £490,000   | 05/05/2022 | D |        |                   | 12 CHUZZLEWIT DRIVE       |                       | CHELMSFORD | CM1 4XQ | 94  | £5,213  |
| £1,125,000 | 05/05/2022 | D |        | WHITE OAKS        | EAST HANNINGFIELD ROAD    | SANDON                | CHELMSFORD | CM2 7TP | 234 | £4,808  |
| £415,000   | 05/05/2022 | S |        |                   | 7 LONG BRANDOCKS          | WRITTLE               | CHELMSFORD | CM1 3LT | 89  | £4,663  |
| £321,000   | 05/05/2022 | T |        |                   | 47 CROMPTON STREET        |                       | CHELMSFORD | CM1 3BW | 69  | £4,652  |
| £445,000   | 05/05/2022 | D |        |                   | 19 BRENT AVENUE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SE | 98  | £4,541  |
| £270,000   | 05/05/2022 | F |        |                   | 33 ALEXANDER MEWS         | SANDON                | CHELMSFORD | CM2 7TT | 60  | £4,500  |
| £308,000   | 05/05/2022 | T |        |                   | 31 BOLEYN WAY             | BOREHAM               | CHELMSFORD | CM3 3JJ | 74  | £4,162  |
| £560,000   | 05/05/2022 | D |        |                   | 58 KING EDWARDS ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PQ | 138 | £4,058  |
| £375,000   | 06/05/2022 | S |        |                   | 12 JACKSON PLACE          |                       | CHELMSFORD | CM2 9SF | 62  | £6,048  |
| £302,500   | 06/05/2022 | T |        |                   | 20 BLACKSMITH CLOSE       | SPRINGFIELD           | CHELMSFORD | CM1 6SY | 51  | £5,931  |
| £317,000   | 06/05/2022 | T |        |                   | 17 INKERPOLE PLACE        |                       | CHELMSFORD | CM2 6UD | 55  | £5,764  |
| £672,500   | 06/05/2022 | S |        |                   | 51 SANDFORD MILL ROAD     |                       | CHELMSFORD | CM2 6NS | 118 | £5,699  |
| £400,000   | 06/05/2022 | F | FLAT 9 | QUINLAN COURT, 78 | MILL LANE                 | DANBURY               | CHELMSFORD | CM3 4HX | 72  | £5,556  |
| £365,000   | 06/05/2022 | T |        |                   | 25 CROMPTON STREET        |                       | CHELMSFORD | CM1 3BW | 71  | £5,141  |
| £362,500   | 06/05/2022 | T |        | 501A              | MEADGATE AVENUE           |                       | CHELMSFORD | CM2 7NW | 79  | £4,589  |
| £420,000   | 06/05/2022 | S |        |                   | 26 WOODHOUSE LANE         | BROOMFIELD            | CHELMSFORD | CM1 7EU | 93  | £4,516  |
| £325,000   | 06/05/2022 | S |        |                   | 32 TIMSONS LANE           |                       | CHELMSFORD | CM2 6AG | 75  | £4,333  |
| £275,000   | 06/05/2022 | S |        |                   | 19 PRYKES DRIVE           |                       | CHELMSFORD | CM1 1TP | 66  | £4,167  |
| £450,000   | 06/05/2022 | S |        |                   | 13 OLD CROFT CLOSE        | GOOD EASTER           | CHELMSFORD | CM1 4SJ | 111 | £4,054  |
| £270,000   | 06/05/2022 | F |        |                   | 18 PRYKES DRIVE           |                       | CHELMSFORD | CM1 1TP | 68  | £3,971  |
| £220,000   | 06/05/2022 | F |        |                   | 312 DURRANT COURT         |                       | CHELMSFORD | CM1 1UE | 56  | £3,929  |
| £217,500   | 06/05/2022 | F |        |                   | 13 OASIS COURT            |                       | CHELMSFORD | CM2 6JU | 57  | £3,816  |
| £410,000   | 09/05/2022 | S |        |                   | 44 WEST HANNINGFIELD ROAD | GREAT BADDOW          | CHELMSFORD | CM2 8HL | 77  | £5,325  |
| £347,000   | 09/05/2022 | T |        |                   | 20 LUCAS AVENUE           |                       | CHELMSFORD | CM2 9JL | 71  | £4,887  |
| £700,000   | 09/05/2022 | S |        |                   | 6 FOURTH AVENUE           |                       | CHELMSFORD | CM1 4HA | 154 | £4,545  |
| £260,000   | 09/05/2022 | T |        |                   | 121 COLLINGWOOD ROAD      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YH | 59  | £4,407  |
| £150,000   | 09/05/2022 | F |        |                   | 29 CROCUS WAY             |                       | CHELMSFORD | CM1 6XP | 37  | £4,054  |
| £152,000   | 09/05/2022 | F |        |                   | 34 ALBION COURT           |                       | CHELMSFORD | CM2 0UT | 40  | £3,800  |
| £210,000   | 09/05/2022 | F |        |                   | 45 HAIG COURT             |                       | CHELMSFORD | CM2 0BH | 56  | £3,750  |
| £202,000   | 09/05/2022 | F |        |                   | 1 DURRANT COURT           |                       | CHELMSFORD | CM1 1UE | 55  | £3,673  |
| £360,000   | 10/05/2022 | T |        |                   | 32 UPPER BRIDGE ROAD      |                       | CHELMSFORD | CM2 0AZ | 70  | £5,143  |
| £367,500   | 10/05/2022 | D |        |                   | 7 ABBOTSLEIGH ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SR | 101 | £3,639  |
| £362,500   | 10/05/2022 | S |        |                   | 152 AVON ROAD             |                       | CHELMSFORD | CM1 2LB | 101 | £3,589  |
| £375,000   | 11/05/2022 | T |        |                   | 67 GOLDING THOROUGHFARE   |                       | CHELMSFORD | CM2 6UF | 60  | £6,250  |
| £390,000   | 11/05/2022 | S |        |                   | 4 PEGGOTTY CLOSE          |                       | CHELMSFORD | CM1 4XU | 75  | £5,200  |

|            |            |   |                 |     |                          |                       |            |         |     |        |
|------------|------------|---|-----------------|-----|--------------------------|-----------------------|------------|---------|-----|--------|
| £675,000   | 11/05/2022 | D |                 | 6   | QUINION CLOSE            |                       | CHELMSFORD | CM1 4UH | 132 | £5,114 |
| £555,000   | 11/05/2022 | D |                 | 14  | SPENLOW DRIVE            |                       | CHELMSFORD | CM1 4UQ | 112 | £4,955 |
| £320,000   | 11/05/2022 | F | THE HOPPITT, 24 |     | BUTTS LANE               | DANBURY               | CHELMSFORD | CM3 4NP | 66  | £4,848 |
| £467,500   | 11/05/2022 | S |                 | 22  | JUNIPER ROAD             | BOREHAM               | CHELMSFORD | CM3 3DB | 103 | £4,539 |
| £326,000   | 11/05/2022 | S |                 | 5   | THE STREET               | GALLEYWOOD            | CHELMSFORD | CM2 8QL | 88  | £3,705 |
| £240,000   | 11/05/2022 | F | 369A            |     | SPRINGFIELD ROAD         |                       | CHELMSFORD | CM2 6AW | 70  | £3,429 |
| £1,150,000 | 11/05/2022 | D | CONLIG          |     | COPT HILL                | DANBURY               | CHELMSFORD | CM3 4NN | 338 | £3,402 |
| £170,000   | 11/05/2022 | F |                 | 11  | AZALEA COURT             |                       | CHELMSFORD | CM1 6YL | 50  | £3,400 |
| £232,500   | 12/05/2022 | F |                 | 13  | DEVON MEWS               |                       | CHELMSFORD | CM2 0GD | 37  | £6,284 |
| £410,000   | 12/05/2022 | T |                 | 26  | ST ANTHONYS DRIVE        |                       | CHELMSFORD | CM2 9EH | 70  | £5,857 |
| £660,000   | 12/05/2022 | S |                 | 17  | DORSET AVENUE            |                       | CHELMSFORD | CM2 9TZ | 118 | £5,593 |
| £915,000   | 12/05/2022 | D |                 | 12  | HAY GREEN                | DANBURY               | CHELMSFORD | CM3 4NU | 169 | £5,414 |
| £220,000   | 12/05/2022 | T |                 | 78  | BROCKENHURST WAY         | BICKNACRE             | CHELMSFORD | CM3 4XW | 41  | £5,366 |
| £870,000   | 12/05/2022 | D |                 | 12  | FREDERICK HAWKES GARDENS | SPRINGFIELD           | CHELMSFORD | CM1 6BT | 208 | £4,183 |
| £1,650,000 | 13/05/2022 | D | BROOKFIELD      |     | EAST HANNINGFIELD ROAD   | RETTENDON COMMON      | CHELMSFORD | CM3 8EW | 245 | £6,735 |
| £320,000   | 13/05/2022 | S |                 | 6   | RAPHAEL DRIVE            |                       | CHELMSFORD | CM1 6FX | 55  | £5,818 |
| £287,750   | 13/05/2022 | T |                 | 9   | TIGHFIELD WALK           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZS | 50  | £5,755 |
| £420,000   | 13/05/2022 | S |                 | 30  | LONGSHOTS CLOSE          |                       | CHELMSFORD | CM1 7DX | 79  | £5,316 |
| £475,000   | 13/05/2022 | S |                 | 37  | SWISS AVENUE             |                       | CHELMSFORD | CM1 2AD | 114 | £4,167 |
| £210,000   | 13/05/2022 | F |                 | 31  | MELBA COURT              | WRITTLE               | CHELMSFORD | CM1 3EW | 51  | £4,118 |
| £317,000   | 13/05/2022 | T |                 | 200 | LINNET DRIVE             |                       | CHELMSFORD | CM2 8AJ | 77  | £4,117 |
| £390,000   | 13/05/2022 | D |                 | 41  | DEERHURST CHASE          | BICKNACRE             | CHELMSFORD | CM3 4XG | 97  | £4,021 |
| £332,000   | 13/05/2022 | T |                 | 55  | RECTORY LANE             |                       | CHELMSFORD | CM1 1RE | 87  | £3,816 |
| £182,000   | 13/05/2022 | F |                 | 28  | AZALEA COURT             |                       | CHELMSFORD | CM1 6YL | 49  | £3,714 |
| £350,000   | 16/05/2022 | T |                 | 37  | SALTCOATS                | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5LE | 70  | £5,000 |
| £382,000   | 16/05/2022 | S |                 | 17  | HILLARY CLOSE            |                       | CHELMSFORD | CM1 7RR | 83  | £4,602 |
| £120,000   | 17/05/2022 | F |                 | 38  | BOUNDERBY GROVE          |                       | CHELMSFORD | CM1 4XW | 25  | £4,800 |
| £500,000   | 17/05/2022 | T |                 | 74  | SIDMOUTH ROAD            |                       | CHELMSFORD | CM1 6LS | 155 | £3,226 |
| £350,000   | 18/05/2022 | T |                 | 7   | BRUNEL WAY               | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5RE | 62  | £5,645 |
| £742,500   | 19/05/2022 | D |                 | 28  | HOWARD DRIVE             |                       | CHELMSFORD | CM2 6PE | 145 | £5,121 |
| £430,000   | 19/05/2022 | S |                 | 43  | PETREL WAY               |                       | CHELMSFORD | CM2 8XH | 87  | £4,943 |
| £460,000   | 19/05/2022 | S |                 | 59  | KING EDWARDS ROAD        | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PH | 101 | £4,554 |
| £320,000   | 19/05/2022 | S |                 | 5   | TANNERS WAY              | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PU | 86  | £3,721 |
| £350,000   | 20/05/2022 | T |                 | 32  | SHEPPARD DRIVE           |                       | CHELMSFORD | CM2 6QE | 59  | £5,932 |
| £385,000   | 20/05/2022 | S |                 | 35  | RAINSFORD LANE           |                       | CHELMSFORD | CM1 2QS | 69  | £5,580 |
| £215,000   | 20/05/2022 | F |                 | 167 | PARKINSON DRIVE          |                       | CHELMSFORD | CM1 3GW | 44  | £4,886 |
| £750,000   | 20/05/2022 | D |                 | 21  | RIGNALS LANE             |                       | CHELMSFORD | CM2 8QT | 158 | £4,747 |
| £595,000   | 20/05/2022 | D |                 | 42  | LINGE AVENUE             | SPRINGFIELD           | CHELMSFORD | CM1 6BY | 127 | £4,685 |
| £335,000   | 20/05/2022 | T |                 | 281 | AVON ROAD                |                       | CHELMSFORD | CM1 2LB | 73  | £4,589 |
| £390,000   | 20/05/2022 | T |                 | 78  | MARCONI ROAD             |                       | CHELMSFORD | CM1 1QD | 86  | £4,535 |
| £1,825,000 | 20/05/2022 | S | BRAMCOTE        |     | EAST HANNINGFIELD ROAD   | SANDON                | CHELMSFORD | CM2 7TQ | 408 | £4,473 |
| £490,000   | 20/05/2022 | S |                 | 21  | JOHNSON ROAD             |                       | CHELMSFORD | CM2 7JL | 118 | £4,153 |
| £205,000   | 20/05/2022 | F | 43 CANSIDE      |     | MEADOW WALK              |                       | CHELMSFORD | CM1 1FU | 52  | £3,942 |
| £327,500   | 20/05/2022 | T |                 | 15  | SPRING POND CLOSE        |                       | CHELMSFORD | CM2 7LX | 84  | £3,899 |
| £350,000   | 20/05/2022 | S |                 | 4   | DUKES LANE               |                       | CHELMSFORD | CM2 6AD | 91  | £3,846 |
| £332,000   | 20/05/2022 | T |                 | 153 | PARKINSON DRIVE          |                       | CHELMSFORD | CM1 3GW | 110 | £3,018 |
| £248,000   | 23/05/2022 | T |                 | 53  | COLLINGWOOD ROAD         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YH | 45  | £5,511 |
| £363,000   | 23/05/2022 | D |                 | 43  | HAWKWOOD CLOSE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5TR | 70  | £5,186 |
| £555,000   | 23/05/2022 | D |                 | 7   | BRAMSTON CLOSE           |                       | CHELMSFORD | CM2 7EW | 135 | £4,111 |

|          |            |   |         |                       |     |                       |                       |            |         |     |         |
|----------|------------|---|---------|-----------------------|-----|-----------------------|-----------------------|------------|---------|-----|---------|
| £340,000 | 23/05/2022 | T |         |                       | 2   | PAYNE PLACE           | EAST HANNINGFIELD     | CHELMSFORD | CM3 8UU | 91  | £3,736  |
| £195,000 | 24/05/2022 | T |         |                       | 18  | SAYWELL BROOK         |                       | CHELMSFORD | CM2 6RJ | 40  | £4,875  |
| £320,000 | 24/05/2022 | S |         |                       | 64  | WICKLOW AVENUE        |                       | CHELMSFORD | CM1 2HQ | 78  | £4,103  |
| £145,000 | 24/05/2022 | F |         |                       | 90  | GODFREYS MEWS         |                       | CHELMSFORD | CM2 0XE | 46  | £3,152  |
| £436,000 | 25/05/2022 | D |         |                       | 27  | THE DELL              | GREAT BADDOW          | CHELMSFORD | CM2 7JY | 75  | £5,813  |
| £675,000 | 25/05/2022 | S |         |                       | 25  | ST FABIANS DRIVE      |                       | CHELMSFORD | CM1 2PR | 120 | £5,625  |
| £440,000 | 25/05/2022 | S |         |                       | 101 | LINNET DRIVE          |                       | CHELMSFORD | CM2 8AG | 106 | £4,151  |
| £195,000 | 25/05/2022 | F |         |                       | 408 | DURRANT COURT         |                       | CHELMSFORD | CM1 1UE | 51  | £3,824  |
| £450,000 | 25/05/2022 | T |         |                       | 2   | CARNATION CLOSE       |                       | CHELMSFORD | CM1 6XR | 118 | £3,814  |
| £211,000 | 25/05/2022 | F | FLAT 27 | BURWOOD COURT         |     | GOLDLAY AVENUE        |                       | CHELMSFORD | CM2 0TW | 59  | £3,576  |
| £375,000 | 26/05/2022 | S |         |                       | 26  | BACK ROAD             | WRITTLE               | CHELMSFORD | CM1 3PD | 69  | £5,435  |
| £525,000 | 26/05/2022 | D |         |                       | 83  | FAIRWAY DRIVE         |                       | CHELMSFORD | CM3 3FG | 97  | £5,412  |
| £455,000 | 26/05/2022 | S |         | WOODLANDS             |     | NATHANS LANE          | EDNEY COMMON          | CHELMSFORD | CM1 3RD | 87  | £5,230  |
| £210,000 | 26/05/2022 | F | 47      | ARMSTRONG GIBBS COURT |     | THE CAUSEWAY          | GREAT BADDOW          | CHELMSFORD | CM2 7FR | 65  | £3,231  |
| £330,000 | 26/05/2022 | S |         |                       | 87  | MILDMAY ROAD          |                       | CHELMSFORD | CM2 0DR | 109 | £3,028  |
| £460,000 | 27/05/2022 | S |         |                       | 54  | STEWART ROAD          |                       | CHELMSFORD | CM2 9BB | 55  | £8,364  |
| £720,000 | 27/05/2022 | D |         | LYNDON                |     | PRIVATE ROAD          |                       | CHELMSFORD | CM2 8TH | 109 | £6,606  |
| £250,000 | 27/05/2022 | T |         |                       | 2   | LOBELIA CLOSE         |                       | CHELMSFORD | CM1 6YE | 41  | £6,098  |
| £395,500 | 27/05/2022 | S |         |                       | 43  | REMBRANDT GROVE       |                       | CHELMSFORD | CM1 6GD | 68  | £5,816  |
| £530,000 | 27/05/2022 | S |         |                       | 16  | PALMERS CROFT         |                       | CHELMSFORD | CM2 6SR | 98  | £5,408  |
| £310,000 | 27/05/2022 | F |         |                       | 7   | ROBERT MCCARTHY PLACE | SPRINGFIELD           | CHELMSFORD | CM1 6DR | 70  | £4,429  |
| £223,000 | 27/05/2022 | F |         | 8A                    |     | SOUTH PRIMROSE HILL   |                       | CHELMSFORD | CM1 2RG | 53  | £4,208  |
| £540,000 | 27/05/2022 | T |         |                       | 77  | NEW WRITTLE STREET    |                       | CHELMSFORD | CM2 0LF | 130 | £4,154  |
| £200,000 | 27/05/2022 | F |         |                       | 31  | CROCUS WAY            |                       | CHELMSFORD | CM1 6XP | 50  | £4,000  |
| £312,000 | 27/05/2022 | T |         |                       | 17  | BELVEDERE CLOSE       | DANBURY               | CHELMSFORD | CM3 4RG | 79  | £3,949  |
| £265,000 | 27/05/2022 | T |         | 2 SANDFORD COURT      |     | SANDFORD ROAD         |                       | CHELMSFORD | CM2 6DD | 68  | £3,897  |
| £420,000 | 27/05/2022 | F |         |                       | 16  | HARRY LEMON COURT     | SPRINGFIELD           | CHELMSFORD | CM1 6DU | 113 | £3,717  |
| £425,000 | 30/05/2022 | D |         |                       | 13  | BANDHILLS CLOSE       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JW | 67  | £6,343  |
| £745,000 | 30/05/2022 | S |         |                       | 26  | QUEENS ROAD           |                       | CHELMSFORD | CM2 6HA | 120 | £6,208  |
| £400,000 | 30/05/2022 | T |         |                       | 19  | LICHFIELD CLOSE       |                       | CHELMSFORD | CM1 2XW | 69  | £5,797  |
| £323,000 | 30/05/2022 | T |         |                       | 56  | CUSAK ROAD            | CHELMER VILLAGE       | CHELMSFORD | CM2 6XH | 56  | £5,768  |
| £385,000 | 30/05/2022 | S |         |                       | 1   | LONGMORE AVENUE       |                       | CHELMSFORD | CM2 7NT | 79  | £4,873  |
| £380,000 | 30/05/2022 | F |         |                       | 63  | BOND STREET           |                       | CHELMSFORD | CM1 1GD | 79  | £4,810  |
| £201,000 | 30/05/2022 | S |         |                       | 20  | EARLSFIELD DRIVE      |                       | CHELMSFORD | CM2 6SX | 50  | £4,020  |
| £499,995 | 31/05/2022 | D |         |                       | 40  | BRASSIE WOOD          |                       | CHELMSFORD | CM3 3FQ | N/A | #VALUE! |
| £217,500 | 31/05/2022 | F |         |                       | 4   | DEVON MEWS            |                       | CHELMSFORD | CM2 0GD | 38  | £5,724  |
| £401,500 | 31/05/2022 | S |         |                       | 7   | ALL SAINTS CLOSE      |                       | CHELMSFORD | CM1 7HT | 74  | £5,426  |
| £640,000 | 31/05/2022 | D |         | INGLEMIRE             |     | RUNSELL GREEN         | DANBURY               | CHELMSFORD | CM3 4QZ | 123 | £5,203  |
| £586,000 | 31/05/2022 | D |         |                       | 1   | WARREN CLOSE          | BROOMFIELD            | CHELMSFORD | CM1 7HP | 133 | £4,406  |
| £380,000 | 31/05/2022 | S |         |                       | 40  | ST MARGARETS ROAD     |                       | CHELMSFORD | CM2 6DT | 89  | £4,270  |
| £365,000 | 31/05/2022 | T |         |                       | 36  | TIMSONS LANE          |                       | CHELMSFORD | CM2 6AG | 86  | £4,244  |
| £405,000 | 31/05/2022 | S |         |                       | 15  | AUGUSTINE WAY         | BICKNACRE             | CHELMSFORD | CM3 4ET | 97  | £4,175  |
| £530,000 | 31/05/2022 | T |         |                       | 46  | ALBEMARLE LINK        | SPRINGFIELD           | CHELMSFORD | CM1 6AG | 139 | £3,813  |
| £385,000 | 31/05/2022 | S |         |                       | 15  | BELVEDERE CLOSE       | DANBURY               | CHELMSFORD | CM3 4RG | 106 | £3,632  |
| £435,000 | 01/06/2022 | T |         |                       | 102 | FORTINBRAS WAY        |                       | CHELMSFORD | CM2 9PA | 60  | £7,250  |
| £550,000 | 01/06/2022 | D |         | THE COTTAGE           |     | HORNELLS CORNER       | LITTLE LEIGHS         | CHELMSFORD | CM3 1QW | 84  | £6,548  |
| £600,000 | 01/06/2022 | D |         |                       | 14  | JUDGE ROAD            | SPRINGFIELD           | CHELMSFORD | CM2 6GN | 97  | £6,186  |
| £257,000 | 01/06/2022 | T |         |                       | 19  | INCHBONNIE ROAD       | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5SX | 42  | £6,119  |
| £355,000 | 01/06/2022 | S |         |                       | 39  | GRAMPIAN GROVE        |                       | CHELMSFORD | CM1 2HJ | 63  | £5,635  |

|            |            |   |                          |     |                      |                       |            |         |     |        |
|------------|------------|---|--------------------------|-----|----------------------|-----------------------|------------|---------|-----|--------|
| £415,000   | 01/06/2022 | D |                          | 28  | HOLMANS              | BOREHAM               | CHELMSFORD | CM3 3EY | 74  | £5,608 |
| £365,000   | 01/06/2022 | S |                          | 33  | MARY MUNNION QUARTER |                       | CHELMSFORD | CM2 9FT | 69  | £5,290 |
| £506,000   | 01/06/2022 | D |                          | 33  | FALMOUTH ROAD        | SPRINGFIELD           | CHELMSFORD | CM1 6HZ | 98  | £5,163 |
| £440,000   | 01/06/2022 | S |                          | 12  | DUNMORE ROAD         |                       | CHELMSFORD | CM2 6RY | 88  | £5,000 |
| £1,351,000 | 01/06/2022 | D |                          | 98  | LONGSTOMPS AVENUE    |                       | CHELMSFORD | CM2 9LB | 273 | £4,949 |
| £337,500   | 01/06/2022 | F | FLAT 27                  | 3   | CUNARD SQUARE        |                       | CHELMSFORD | CM1 1AU | 70  | £4,821 |
| £220,000   | 01/06/2022 | F |                          | 369 | SPRINGFIELD ROAD     |                       | CHELMSFORD | CM2 6AW | 46  | £4,783 |
| £470,000   | 01/06/2022 | S |                          | 2   | HOME MEAD            | WRITTLE               | CHELMSFORD | CM1 3LH | 105 | £4,476 |
| £576,000   | 01/06/2022 | S |                          | 59  | MAPLE DRIVE          |                       | CHELMSFORD | CM2 9HR | 132 | £4,364 |
| £355,000   | 01/06/2022 | T |                          | 15  | OLD COURT ROAD       |                       | CHELMSFORD | CM2 6LW | 83  | £4,277 |
| £238,500   | 01/06/2022 | F |                          | 7   | WILSHIRE AVENUE      | SPRINGFIELD           | CHELMSFORD | CM2 6QW | 56  | £4,259 |
| £165,000   | 01/06/2022 | F |                          | 69  | THE VINEYARDS        | GREAT BADDOW          | CHELMSFORD | CM2 7QN | 42  | £3,929 |
| £220,000   | 01/06/2022 | F |                          | 34  | HOBART CLOSE         |                       | CHELMSFORD | CM1 2ES | 56  | £3,929 |
| £560,000   | 01/06/2022 | S |                          | 81  | EGLINTON DRIVE       |                       | CHELMSFORD | CM2 6YL | 148 | £3,784 |
| £445,000   | 01/06/2022 | T |                          | 65  | SIDMOUTH ROAD        |                       | CHELMSFORD | CM1 6LS | 129 | £3,450 |
| £390,000   | 03/06/2022 | T |                          | 57  | MARCONI ROAD         |                       | CHELMSFORD | CM1 1LR | 103 | £3,786 |
| £268,000   | 06/06/2022 | F |                          | 139 | WHARF ROAD           |                       | CHELMSFORD | CM2 6FS | 57  | £4,702 |
| £432,000   | 06/06/2022 | S |                          | 48  | PENTLAND AVENUE      |                       | CHELMSFORD | CM1 4AZ | 96  | £4,500 |
| £185,000   | 06/06/2022 | F |                          | 173 | WOODHALL ROAD        |                       | CHELMSFORD | CM1 4AF | 52  | £3,558 |
| £402,000   | 07/06/2022 | D |                          | 132 | PYMS ROAD            |                       | CHELMSFORD | CM2 8PX | 76  | £5,289 |
| £400,000   | 07/06/2022 | S |                          | 65  | RAINSFORD LANE       |                       | CHELMSFORD | CM1 2QS | 77  | £5,195 |
| £650,000   | 07/06/2022 | S |                          | 23  | MOLRAMS LANE         | GREAT BADDOW          | CHELMSFORD | CM2 7AG | 139 | £4,676 |
| £575,000   | 07/06/2022 | D |                          | 1   | BARN GREEN           |                       | CHELMSFORD | CM1 6UG | 129 | £4,457 |
| £260,000   | 08/06/2022 | F |                          | 28  | SEYMOUR STREET       |                       | CHELMSFORD | CM2 ORX | 56  | £4,643 |
| £430,000   | 08/06/2022 | D |                          | 23  | RODING LEIGH         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JZ | 106 | £4,057 |
| £430,000   | 10/06/2022 | T |                          | 73  | MENDIP ROAD          |                       | CHELMSFORD | CM1 2HN | 60  | £7,167 |
| £450,000   | 10/06/2022 | S |                          | 81  | QUEENS ROAD          |                       | CHELMSFORD | CM2 6HB | 67  | £6,716 |
| £355,000   | 10/06/2022 | S |                          | 7   | PENTLAND AVENUE      |                       | CHELMSFORD | CM1 4AY | 56  | £6,339 |
| £397,000   | 10/06/2022 | T |                          | 62  | UPLANDS DRIVE        |                       | CHELMSFORD | CM1 6TW | 77  | £5,156 |
| £735,000   | 10/06/2022 | D |                          | 45  | HUMBER ROAD          |                       | CHELMSFORD | CM1 7PE | 145 | £5,069 |
| £600,000   | 10/06/2022 | S |                          | 14  | SIXTH AVENUE         |                       | CHELMSFORD | CM1 4ED | 119 | £5,042 |
| £415,000   | 10/06/2022 | T |                          | 3   | PERRICLOSE           |                       | CHELMSFORD | CM1 6UJ | 87  | £4,770 |
| £455,000   | 10/06/2022 | D |                          | 28  | BICKERTON POINT      | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5YG | 96  | £4,740 |
| £615,000   | 10/06/2022 | S |                          | 163 | MOULSHAM DRIVE       |                       | CHELMSFORD | CM2 9PZ | 130 | £4,731 |
| £212,500   | 10/06/2022 | F | 5 LITTLE DOMINIE COURT   |     | FAYREWOOD DRIVE      | GREAT LEIGHS          | CHELMSFORD | CM3 1GT | 45  | £4,722 |
| £390,500   | 10/06/2022 | D |                          | 3   | THORINS GATE         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZH | 90  | £4,339 |
| £236,000   | 10/06/2022 | F |                          | 19  | ABBOTTS PLACE        |                       | CHELMSFORD | CM2 6RD | 62  | £3,806 |
| £217,500   | 10/06/2022 | F |                          | 58  | BUCKLEBURY HEATH     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZU | 63  | £3,452 |
| £205,000   | 10/06/2022 | F |                          | 30  | AVON ROAD            |                       | CHELMSFORD | CM1 2JZ | 64  | £3,203 |
| £425,000   | 11/06/2022 | S |                          | 28  | THE LARTHINGS        |                       | CHELMSFORD | CM1 4FL | 95  | £4,474 |
| £290,000   | 13/06/2022 | F | 53 ARMSTRONG GIBBS COURT |     | THE CAUSEWAY         | GREAT BADDOW          | CHELMSFORD | CM2 7FR | 60  | £4,833 |
| £260,000   | 13/06/2022 | F |                          | 10  | CREANCE COURT        |                       | CHELMSFORD | CM2 0NP | 54  | £4,815 |
| £320,000   | 13/06/2022 | T |                          | 51  | PENNINE ROAD         |                       | CHELMSFORD | CM1 2HG | 75  | £4,267 |
| £230,000   | 13/06/2022 | F |                          | 8   | WICKS PLACE          |                       | CHELMSFORD | CM1 2GH | 59  | £3,898 |
| £425,000   | 13/06/2022 | S |                          | 40  | GORDON ROAD          |                       | CHELMSFORD | CM2 9LN | 111 | £3,829 |
| £370,000   | 13/06/2022 | S |                          | 4   | MOUNT PLEASANT ROAD  | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5PA | 97  | £3,814 |
| £270,000   | 13/06/2022 | T |                          | 29  | LUCAS AVENUE         |                       | CHELMSFORD | CM2 9JL | 76  | £3,553 |
| £465,000   | 14/06/2022 | T |                          | 32  | THE GREEN            | WRITTLE               | CHELMSFORD | CM1 3DU | 71  | £6,549 |
| £465,000   | 14/06/2022 | S |                          | 8   | RAPHAEL DRIVE        |                       | CHELMSFORD | CM1 6FX | 93  | £5,000 |

|          |            |   |        |                         |                         |                       |            |            |         |         |        |
|----------|------------|---|--------|-------------------------|-------------------------|-----------------------|------------|------------|---------|---------|--------|
| £107,000 | 14/06/2022 | F |        | 34                      | DARNAY RISE             |                       | CHELMSFORD | CM1 4XA    | 27      | £3,963  |        |
| £195,000 | 14/06/2022 | F |        | 23                      | AZALEA COURT            |                       | CHELMSFORD | CM1 6YL    | 50      | £3,900  |        |
| £760,000 | 15/06/2022 | D |        | 24                      | ST FABIAN'S DRIVE       |                       | CHELMSFORD | CM1 2PR    | 134     | £5,672  |        |
| £201,500 | 15/06/2022 | F | 6      | KING CHARLES COURT, 144 | MOULSHAM STREET         |                       | CHELMSFORD | CM2 0JT    | 43      | £4,686  |        |
| £855,000 | 15/06/2022 | S |        | 384                     | BADDOW ROAD             |                       | CHELMSFORD | CM2 9RA    | 199     | £4,296  |        |
| £260,000 | 15/06/2022 | F |        | 31                      | DOVE LANE               |                       | CHELMSFORD | CM2 8AX    | 61      | £4,262  |        |
| £612,500 | 16/06/2022 | D |        | 9                       | SACKVILLE CLOSE         |                       | CHELMSFORD | CM1 2LU    | 104     | £5,889  |        |
| £258,500 | 16/06/2022 | F | FLAT 4 | KENWOOD HOUSE, 213      | NEW LONDON ROAD         |                       | CHELMSFORD | CM2 0AJ    | 47      | £5,500  |        |
| £330,000 | 16/06/2022 | S |        | 5                       | LOVIBOND PLACE          |                       | CHELMSFORD | CM2 6TS    | 63      | £5,238  |        |
| £250,000 | 16/06/2022 | T |        | 59                      | MALDON ROAD             | GREAT BADDOW          | CHELMSFORD | CM2 7DN    | 48      | £5,208  |        |
| £290,000 | 16/06/2022 | T |        | 67                      | ROXWELL ROAD            |                       | CHELMSFORD | CM1 2NT    | 57      | £5,088  |        |
| £530,000 | 16/06/2022 | D |        | 17                      | ARAGON ROAD             | GREAT LEIGHS          | CHELMSFORD | CM3 1RP    | 117     | £4,530  |        |
| £173,500 | 16/06/2022 | F | 5      | THOMPSON COURT          | BROOMFIELD ROAD         |                       | CHELMSFORD | CM1 1SJ    | 41      | £4,232  |        |
| £347,500 | 16/06/2022 | S |        | 20                      | WATCHOUSE ROAD          | GALLEYWOOD            | CHELMSFORD | CM2 8PT    | 85      | £4,088  |        |
| £94,000  | 16/06/2022 | F |        | 24                      | UPPER CHASE             |                       | CHELMSFORD | CM2 0BN    | 69      | £1,362  |        |
| £500,000 | 17/06/2022 | D |        | 2                       | PETUNIA CRESCENT        |                       | CHELMSFORD | CM1 6YP    | N/A     | #VALUE! |        |
| £290,000 | 17/06/2022 | F |        | 31                      | HAYES CLOSE             |                       | CHELMSFORD | CM2 0RN    | 46      | £6,304  |        |
| £338,000 | 17/06/2022 | S |        | 9                       | GILSON CLOSE            |                       | CHELMSFORD | CM2 6XD    | 58      | £5,828  |        |
| £350,000 | 17/06/2022 | S |        | 22                      | GLEBE VIEW              |                       | CHELMSFORD | CM2 8PZ    | 64      | £5,469  |        |
| £375,000 | 17/06/2022 | S |        | 106                     | DOWNSWAY                |                       | CHELMSFORD | CM1 6TU    | 69      | £5,435  |        |
| £365,000 | 17/06/2022 | S |        | 47                      | SPRINGFIELD PARK AVENUE |                       | CHELMSFORD | CM2 6EN    | 74      | £4,932  |        |
| £765,000 | 17/06/2022 | D |        | 26                      | HOWARD DRIVE            |                       | CHELMSFORD | CM2 6PE    | 157     | £4,873  |        |
| £367,500 | 17/06/2022 | T |        | 166                     | LONG BRANDOCKS          | WRITTLE               | CHELMSFORD | CM1 3JR    | 78      | £4,712  |        |
| £400,000 | 17/06/2022 | S |        | 28                      | GOLDENACRES             |                       | CHELMSFORD | CM1 6YT    | 91      | £4,396  |        |
| £230,000 | 17/06/2022 | F |        | 28                      | WATERSON VALE           |                       | CHELMSFORD | CM2 9PB    | 53      | £4,340  |        |
| £455,000 | 17/06/2022 | D |        | 40                      | THE DELL                | GREAT BADDOW          | CHELMSFORD | CM2 7JY    | 108     | £4,213  |        |
| £697,500 | 17/06/2022 | D |        |                         | THE COACH HOUSE         | CHURCH ROAD           | BOREHAM    | CHELMSFORD | CM3 3EJ | 166     | £4,202 |
| £520,000 | 17/06/2022 | T |        | 43                      | PARKINSON DRIVE         |                       | CHELMSFORD | CM1 3GU    | 141     | £3,688  |        |
| £210,000 | 17/06/2022 | F |        | 112                     | CHELWATER               | GREAT BADDOW          | CHELMSFORD | CM2 7UR    | 64      | £3,281  |        |
| £425,000 | 20/06/2022 | S |        | 36                      | ROUGHTONS               |                       | CHELMSFORD | CM2 8PF    | 82      | £5,183  |        |
| £440,000 | 20/06/2022 | S |        | 45                      | SOUTH PRIMROSE HILL     |                       | CHELMSFORD | CM1 2RF    | 87      | £5,057  |        |
| £440,000 | 20/06/2022 | S |        | 10                      | FOXGLOVE AVENUE         |                       | CHELMSFORD | CM1 4FW    | 88      | £5,000  |        |
| £368,000 | 20/06/2022 | T |        | 24                      | RIDLEY ROAD             |                       | CHELMSFORD | CM1 7AR    | 76      | £4,842  |        |
| £480,000 | 20/06/2022 | S |        | 15                      | GREENWOOD CLOSE         |                       | CHELMSFORD | CM2 6PW    | 114     | £4,211  |        |
| £215,000 | 20/06/2022 | F | 8      | NAVIGATION YARD         | NAVIGATION ROAD         |                       | CHELMSFORD | CM2 6HZ    | 57      | £3,772  |        |
| £390,000 | 21/06/2022 | T |        | 44                      | RATCLIFFE GATE          | SPRINGFIELD           | CHELMSFORD | CM1 6AL    | 65      | £6,000  |        |
| £300,000 | 21/06/2022 | T |        | 13                      | ARWEN GROVE             | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5ZJ    | 58      | £5,172  |        |
| £325,000 | 21/06/2022 | T |        | 11                      | HOLMANS                 | BOREHAM               | CHELMSFORD | CM3 3EY    | 64      | £5,078  |        |
| £268,000 | 21/06/2022 | F | 22     | LESLEY COURT            | RAINSFORD ROAD          |                       | CHELMSFORD | CM1 2WS    | 61      | £4,393  |        |
| £235,000 | 22/06/2022 | F |        | 59                      | CANVEY WALK             |                       | CHELMSFORD | CM1 6LB    | 36      | £6,528  |        |
| £455,000 | 22/06/2022 | S |        | 27                      | CHAPLIN CLOSE           |                       | CHELMSFORD | CM2 8QW    | 71      | £6,408  |        |
| £300,000 | 22/06/2022 | T |        | 61                      | HALLOWELL DOWN          | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5GZ    | 57      | £5,263  |        |
| £465,000 | 22/06/2022 | T |        | 11                      | CARDS ROAD              | SANDON                | CHELMSFORD | CM2 7RH    | 92      | £5,054  |        |
| £275,000 | 22/06/2022 | T |        | 2                       | CLOBBS YARD             | BROOMFIELD            | CHELMSFORD | CM1 7AB    | 63      | £4,365  |        |
| £500,000 | 22/06/2022 | D |        | 122                     | MAIN ROAD               | BROOMFIELD            | CHELMSFORD | CM1 7AG    | 122     | £4,098  |        |
| £375,000 | 22/06/2022 | S |        | 3                       | MARKLAY DRIVE           | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NP    | 97      | £3,866  |        |
| £219,000 | 22/06/2022 | F |        | 12                      | THE CEDARS              | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5JD    | 58      | £3,776  |        |
| £910,000 | 23/06/2022 | S |        | 523                     | GALLEYWOOD ROAD         |                       | CHELMSFORD | CM2 8AA    | 151     | £6,026  |        |
| £420,000 | 23/06/2022 | T |        | 11                      | VICTORIA CRESCENT       |                       | CHELMSFORD | CM1 1QF    | 78      | £5,385  |        |

|            |            |   |         |                   |                    |                       |            |         |     |        |
|------------|------------|---|---------|-------------------|--------------------|-----------------------|------------|---------|-----|--------|
| £268,000   | 23/06/2022 | F |         | 198               | UPPER BRIDGE ROAD  |                       | CHELMSFORD | CM2 0RU | 54  | £4,963 |
| £370,000   | 23/06/2022 | T |         | 150               | UPPER BRIDGE ROAD  |                       | CHELMSFORD | CM2 0BB | 76  | £4,868 |
| £400,000   | 23/06/2022 | D |         | 88                | KELVEDON CLOSE     |                       | CHELMSFORD | CM1 4DG | 84  | £4,762 |
| £1,070,000 | 23/06/2022 | D |         | 2                 | PEARSON GROVE      |                       | CHELMSFORD | CM1 7FE | 233 | £4,592 |
| £220,217   | 23/06/2022 | F |         | 38                | CRESSY QUAY        |                       | CHELMSFORD | CM2 6ZH | 48  | £4,588 |
| £225,000   | 23/06/2022 | F |         | 28                | THE RAY            |                       | CHELMSFORD | CM1 6JU | 53  | £4,245 |
| £575,000   | 23/06/2022 | D |         | 30                | ROTHESAY AVENUE    |                       | CHELMSFORD | CM2 9BU | 143 | £4,021 |
| £295,000   | 23/06/2022 | T |         | 11                | SKYLARK WALK       |                       | CHELMSFORD | CM2 8BA | 78  | £3,782 |
| £405,000   | 24/06/2022 | T | 118A    |                   | HEATH DRIVE        |                       | CHELMSFORD | CM2 9HQ | 69  | £5,870 |
| £325,000   | 24/06/2022 | T |         | 10                | BURGESS FIELD      | CHELMER VILLAGE       | CHELMSFORD | CM2 6UE | 56  | £5,804 |
| £357,000   | 24/06/2022 | S |         | 15                | FULCHER AVENUE     | SPRINGFIELD           | CHELMSFORD | CM2 6QN | 66  | £5,409 |
| £1,850,000 | 24/06/2022 | D |         | 1                 | HYDE LANE          | DANBURY               | CHELMSFORD | CM3 4QX | 369 | £5,014 |
| £800,000   | 24/06/2022 | S |         | 50                | ROXWELL ROAD       |                       | CHELMSFORD | CM1 2NB | 161 | £4,969 |
| £210,000   | 24/06/2022 | F | 26      | BAILEY COURT      | NEW WRITTLE STREET |                       | CHELMSFORD | CM2 0FS | 45  | £4,667 |
| £390,000   | 24/06/2022 | D | 28A     |                   | SIDMOUTH ROAD      |                       | CHELMSFORD | CM1 6LR | 87  | £4,483 |
| £250,000   | 24/06/2022 | F |         | 362               | SPRINGFIELD ROAD   |                       | CHELMSFORD | CM2 6AT | 56  | £4,464 |
| £172,000   | 24/06/2022 | F |         | 104               | DURRANT COURT      |                       | CHELMSFORD | CM1 1UE | 40  | £4,300 |
| £550,000   | 24/06/2022 | D |         | 6                 | LORIEN GARDENS     | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 7AQ | 129 | £4,264 |
| £172,500   | 24/06/2022 | F |         | 5                 | CHILTERN CLOSE     |                       | CHELMSFORD | CM1 2GJ | 42  | £4,107 |
| £760,000   | 24/06/2022 | D |         | 8                 | PEARMAINS          | GREAT LEIGHS          | CHELMSFORD | CM3 1QS | 210 | £3,619 |
| £250,000   | 24/06/2022 | F | 13      | LESLEY COURT      | RAINSFORD ROAD     |                       | CHELMSFORD | CM1 2WS | 76  | £3,289 |
| £275,000   | 24/06/2022 | F | FLAT 27 | WELLS CRESCENT    | MARCONI PLAZA      |                       | CHELMSFORD | CM1 1GN | 95  | £2,895 |
| £325,000   | 27/06/2022 | T |         | 19                | HOLLY WAY          |                       | CHELMSFORD | CM2 9JU | 56  | £5,804 |
| £260,000   | 27/06/2022 | F | FLAT 5  | KING GEORGE COURT | MOULSHAM STREET    |                       | CHELMSFORD | CM2 0JE | 55  | £4,727 |
| £535,000   | 27/06/2022 | D |         | 7                 | CASWELL MEWS       |                       | CHELMSFORD | CM2 6UQ | 121 | £4,421 |
| £380,000   | 27/06/2022 | S |         | 28                | PEMBROKE PLACE     |                       | CHELMSFORD | CM1 4AT | 87  | £4,368 |
| £480,000   | 27/06/2022 | S |         | 16                | THE WESTERINGS     | GREAT BADDOW          | CHELMSFORD | CM2 8JE | 125 | £3,840 |
| £625,000   | 27/06/2022 | D |         | 6                 | GREEN MEAD         | SOUTH WOODHAM FERRERS | CHELMSFORD | CM3 5NL | 175 | £3,571 |
| £360,000   | 28/06/2022 | S |         | 37                | RUNSELL VIEW       | DANBURY               | CHELMSFORD | CM3 4PE | 64  | £5,625 |
| £262,500   | 28/06/2022 | S |         | 4                 | CLIVEDEN CLOSE     |                       | CHELMSFORD | CM1 2NP | 75  | £3,500 |
| £440,000   | 28/06/2022 | T |         | 27                | ANDERSON AVENUE    |                       | CHELMSFORD | CM1 2BZ | 128 | £3,438 |
| £485,000   | 29/06/2022 | D |         | 2                 | THE WILLOWS        | BOREHAM               | CHELMSFORD | CM3 3DJ | 93  | £5,215 |
| £425,000   | 29/06/2022 | T |         | 25                | PETREBROOK         |                       | CHELMSFORD | CM2 6QJ | 82  | £5,183 |
| £340,000   | 29/06/2022 | F |         | 43                | HARDY CLOSE        |                       | CHELMSFORD | CM1 1AE | 68  | £5,000 |
| £540,000   | 29/06/2022 | D |         | 3                 | CHIGNAL ROAD       |                       | CHELMSFORD | CM1 2JA | 134 | £4,030 |
| £525,000   | 29/06/2022 | D |         | 19                | SPRING CLOSE       | LITTLE BADDOW         | CHELMSFORD | CM3 4TL | 149 | £3,523 |
| £450,000   | 30/06/2022 | S |         | 70                | MAYFIELD ROAD      | WRITTLE               | CHELMSFORD | CM1 3EL | 53  | £8,491 |
| £676,200   | 30/06/2022 | D |         | 68                | GALLEYWOOD ROAD    | GREAT BADDOW          | CHELMSFORD | CM2 8DN | 104 | £6,502 |
| £205,000   | 30/06/2022 | T |         | 78                | BOUCHERS MEAD      |                       | CHELMSFORD | CM1 6PJ | 34  | £6,029 |
| £550,000   | 30/06/2022 | S |         | 47                | FIFTH AVENUE       |                       | CHELMSFORD | CM1 4HB | 92  | £5,978 |
| £480,467   | 30/06/2022 | S |         | 10                | ST PETERS ROAD     |                       | CHELMSFORD | CM1 2SR | 85  | £5,653 |
| £355,000   | 30/06/2022 | T |         | 75                | PETUNIA CRESCENT   |                       | CHELMSFORD | CM1 6YR | 67  | £5,299 |
| £189,995   | 30/06/2022 | F |         | 9                 | CHESTER PLACE      |                       | CHELMSFORD | CM1 4NQ | 38  | £5,000 |
| £420,000   | 30/06/2022 | T |         | 18                | TEES ROAD          |                       | CHELMSFORD | CM1 7QH | 87  | £4,828 |
| £472,500   | 30/06/2022 | S |         | 11                | SAXON WAY          | BROOMFIELD            | CHELMSFORD | CM1 7YA | 98  | £4,821 |
| £535,000   | 30/06/2022 | D |         | 57                | BEARDSLEY DRIVE    |                       | CHELMSFORD | CM1 6GJ | 117 | £4,573 |
| £255,000   | 30/06/2022 | F | 26      | LESLEY COURT      | RAINSFORD ROAD     |                       | CHELMSFORD | CM1 2WS | 56  | £4,554 |
| £486,000   | 30/06/2022 | S |         | 9                 | PRIORY CLOSE       |                       | CHELMSFORD | CM1 2SY | 107 | £4,542 |
| £375,000   | 30/06/2022 | S |         | 6                 | HAWKHURST CLOSE    |                       | CHELMSFORD | CM1 2SN | 84  | £4,464 |

|          |            |   |     |                        |             |            |         |     |        |
|----------|------------|---|-----|------------------------|-------------|------------|---------|-----|--------|
| £285,000 | 30/06/2022 | T | 31  | EPPING CLOSE           |             | CHELMSFORD | CM1 2TH | 64  | £4,453 |
| £525,500 | 30/06/2022 | S | 226 | BROOMFIELD ROAD        |             | CHELMSFORD | CM1 4DY | 119 | £4,416 |
| £525,000 | 30/06/2022 | S | 10  | WILFRED WATERMAN DRIVE | SPRINGFIELD | CHELMSFORD | CM1 6AZ | 121 | £4,339 |
| £395,000 | 30/06/2022 | T | 11  | WAVELL CLOSE           | SPRINGFIELD | CHELMSFORD | CM1 6FQ | 98  | £4,031 |
| £300,000 | 01/07/2022 | S | 29  | CAVENDISH GARDENS      |             | CHELMSFORD | CM2 6BB | 50  | £6,000 |
| £265,000 | 01/07/2022 | F | 1   | BECKETTS COURT         |             | CHELMSFORD | CM1 1QQ | 57  | £4,649 |
| £483,000 | 01/07/2022 | S | 50  | BADDOW HALL CRESCENT   |             | CHELMSFORD | CM2 7BY | 107 | £4,514 |
| £274,500 | 01/07/2022 | T | 60  | NAVIGATION ROAD        |             | CHELMSFORD | CM2 6ND | 69  | £3,978 |
| £636,000 | 01/07/2022 | D | 8   | GERNON CLOSE           | BROOMFIELD  | CHELMSFORD | CM1 7HW | 162 | £3,926 |
| £192,000 | 01/07/2022 | F | 72  | BARNARD ROAD           |             | CHELMSFORD | CM2 8SR | 58  | £3,310 |
| £490,000 | 01/07/2022 | S | 140 | MAIN ROAD              | BROOMFIELD  | CHELMSFORD | CM1 7AQ | 152 | £3,224 |
| £290,000 | 01/07/2022 | T | 7   | WILLOW BANK            |             | CHELMSFORD | CM2 8NX | 92  | £3,152 |

## Appendix 4: Employment unit asking prices

Sourced from Rightmove March 2023

| Office - Prime      |             |             | Office - Other       |         |          | Distribution                           |         |          | Retail - City Centre |        |          |
|---------------------|-------------|-------------|----------------------|---------|----------|--|---------|----------|----------------------|--------|----------|
| Listing             | £/pcm       | £/sqm/yr    | Listing              | £/pcm   | £/sqm/yr | Listing                                | £/pcm   | £/sqm/yr | Listing              | £/pcm  | £/sqm/yr |
| £25yr/sqft          | £11,250     | £269.10     | £10,000pcm 5,750sqft | £10,000 | £224.64  | Warehouse £13,249pcm 12,719 sqft       | £13,249 | £134.55  | £7,875pcm 2,873sqft  | £7,875 | £354.05  |
| £5,779pcm 4,140sqft | £5,779      | £180.30     | £9,086pcm 3,965sqft  | £9,086  | £295.99  | Warehouse £6,104pcm 5,632sqft          | £6,104  | £139.99  | £4,583pcm 2,703sqft  | £4,583 | £219.01  |
| £4,583pcm 2,703sqft | £4,583      | £219.01     | £2,599pcm 1,890sqft  | £2,599  | £177.62  | Warehouse £5,380pcm 4,628sqft          | £5,380  | £150.16  | £3,750pcm 2,259sqft  | £3,750 | £214.42  |
| £3,750pcm 3,455sqft | £3,750      | £140.20     | £1,750pcm 1,048sqft  | £1,850  | £228.01  | Warehouse £5,000pcm 5,289sqft          | £5,000  | £122.11  | £2,917pcm 1,439sqft  | £2,917 | £261.83  |
| £2,834pcm 1,790sqft | £2,834      | £204.50     | £1,625pcm 916sqft    | £1,625  | £229.14  | Industrial £3,625pcm 2,866sqft         | £3,625  | £163.37  | £2,750pcm 2,195sqft  | £2,750 | £161.83  |
| £2,229pcm/sqft      | £16,209,288 | £287,913.08 | £1,625pcm 273sqft    | £1,625  | £768.85  | Warehouse £3,000pcm 2,584sqft          | £3,000  | £149.96  | £2,750pcm 2,325sqft  | £2,750 | £152.78  |
| £2,030pcm 1,362sqft | £2,030      | £192.52     | £1,500pcm            | £1,500  | U/K      | Industrial £2,500pcm 1,517sqft         | £2,500  | £212.87  | £2,750pcm 2,195sqft  | £2,750 | £161.83  |
| £1,533pcm 1,840sqft | £1,533      | £107.62     | £1,500pcm 993sqft    | £1,500  | £195.12  | Warehouse £2,450 4,800sqft             | £2,450  | £65.93   | £2,208pcm 889sqft    | £2,208 | £320.81  |
| £1,363pcm 1,090sqft | £1,363      | £161.52     | £1,500pcm 654sqft    | £1,500  | £296.25  | Storage £2,250pcm 4,500sqft            | £2,250  | £64.58   | £1,958pcm 1,313sqft  | £1,958 | £192.62  |
| £1,250pcm 644sqft   | £1,250      | £250.71     | £1,350pcm 772sqft    | £1,350  | £225.87  | Industrial £2,042pcm 2,218sqft         | £2,042  | £118.92  | £1,958pcm 1,313sqft  | £1,958 | £192.62  |
| £1,159pcm 323sqft   | £1,159      | £463.48     | £1,250pcm 970sqft    | £1,250  | £166.45  | Storage £1,300pcm 900sqft              | £1,300  | £186.57  | £1,917pcm 776sqft    | £1,917 | £319.09  |
| £650pcm 217sqft     | £650        | £386.91     | £1,155pcm 431sqft    | £1,155  | £346.14  | Industrial £1,208pcm 1,063sqft         | £1,208  | £146.79  | £1,917pcm 741sqft    | £1,917 | £334.16  |
| £639pcm 162sqft     | £639        | £509.49     | £1,063pcm 1,060sqft  | £1,063  | £129.53  | Industrial £1,208pcm 1,511sqft         | £1,208  | £103.27  | £1,833pcm 700sqft    | £1,833 | £338.23  |
| £400pcm 135sqft     | £400        | £382.72     | £1,042pcm 541sqft    | £1,042  | £248.78  | Industrial £1,192pcm 1,100sqft         | £1,192  | £139.97  | £1,833pcm 935sqft    | £1,833 | £253.22  |
| £529pcm/sqft        | £3,846,888  | £68,329.30  | £917pcm 541sqft      | £917    | £218.94  | Warehouse and yard £1,000pcm 7,372sqft | £1,000  | £17.52   | £1,583pcm 910sqft    | £1,583 | £224.69  |
| £189pcm/sqft        | £1,374,408  | £24,412.55  | £890pcm 930sqft      | £890    | £123.61  | Storage £800pcm 850sqft                | £800    | £121.57  | £1,500pcm            | £1,500 | U/K      |
| Lower Quartile      |             | £180.30     | £833pcm 445sqft      | £833    | £241.79  | Industrial £750pcm 350sqft             | £750    | £276.79  | £1,500pcm 792sqft    | £1,500 | £244.63  |
| Mean                |             | £266.77     | £667pcm 305sqft      | £667    | £282.47  | Storage £700pcm 900sqft                | £700    | £100.46  | £850pcm 270sqft      | £850   | £406.64  |
| Median              |             | £219.01     | £600pcm 734sqft      | £600    | £105.59  | Industrial £650pcm 933sqft             | £650    | £89.99   | Lower Quartile       |        | £192.62  |
| Upper Quartile      |             | £382.72     | £525pcm 188sqft      | £525    | £360.71  | Industrial £525pcm 625sqft             | £525    | £108.50  | Mean                 |        | £256.03  |
| Anomalies excluded  |             |             | £500pcm 218sqft      | £500    | £296.25  | Industrial £400pcm 334sqft             | £400    | £154.69  | Median               |        | £244.63  |
|                     |             |             | £433pcm 276sqft      | £433    | £202.64  | Storage £347pcm 100sqft                | £347    | £448.21  | Upper Quartile       |        | £320.81  |
|                     |             |             | £429pcm 115sqft      | £429    | £481.85  | Yard £300pcm 800sqft                   | £300    | £48.44   | Anomalies excluded   |        |          |
|                     |             |             | £400pcm 180sqft      | £400    | £287.04  | Storage £250pcm 320sqft                | £250    | £100.91  |                      |        |          |
|                     |             |             | £400pcm 151sqft      | £400    | £342.16  | Warehouse £200pcm 288sqft              | £200    | £89.70   |                      |        |          |
|                     |             |             | £375pcm 183sqft      | £375    | £264.69  | Storage £150pcm 160sqft                | £150    | £121.09  |                      |        |          |
|                     |             |             | £360pcm 200sqft      | £360    | £232.50  | Storage £140pcm 320sqft                | £140    | £56.51   |                      |        |          |
|                     |             |             | £300pcm 250sqft      | £300    | £155.00  | Storage £140pcm 160sqft                | £140    | £113.02  |                      |        |          |
|                     |             |             | £166pcm 127sqft      | £166    | £168.83  | Storage £140pcm 320sqft                | £140    | £56.51   |                      |        |          |
|                     |             |             | £141pcm 86sqft       | £141    | £211.77  | Storage £130pcm 160sqft                | £130    | £104.95  |                      |        |          |
|                     |             |             | £93pcm 54sqft        | £93     | £222.45  | Storage £125pcm 320sqft                | £125    | £50.46   |                      |        |          |
|                     |             |             | Lower Quartile       |         | £197.00  | Lower Quartile                         |         | £89.84   |                      |        |          |
|                     |             |             | Mean                 |         | £257.69  | Mean                                   |         | £127.69  |                      |        |          |
|                     |             |             | Median               |         | £228.58  | Median                                 |         | £118.92  |                      |        |          |
|                     |             |             | Upper Quartile       |         | £293.75  | Upper Quartile                         |         | £148.37  |                      |        |          |
|                     |             |             | Anomalies excluded   |         |          |  |         |          |                      |        |          |

| Retail - Other      |        |          |
|---------------------|--------|----------|
| Listing             | £/pcm  | £/sqm/yr |
| £2,083pcm 1,174sqft | £2,083 | £229.18  |
| £2,083pcm 620sqft   | £2,083 | £433.96  |
| £2,083pcm 1,173sqft | £2,083 | £229.37  |
| £1,875pcm 1,168sqft | £1,875 | £207.35  |
| £1,666pcm 1,750sqft | £1,666 | £122.97  |
| £1,666pcm 1,000sqft | £1,666 | £215.19  |
| £1,500pcm 969sqft   | £1,500 | £199.95  |
| £1,500pcm 750sqft   | £1,500 | £258.33  |
| £1,250pcm 711sqft   | £1,250 | £227.09  |
| £917pcm 613sqft     | £917   | £193.22  |
| £688pcm 345sqft     | £688   | £257.59  |
| £333pcm 85sqft      | £333   | £506.03  |
| Lower Quartile      |        | £205.50  |
| Mean                |        | £256.69  |
| Median              |        | £228.13  |
| Upper Quartile      |        | £257.77  |



Appendix 5: Residential appraisals – Chelmsford and Elsewhere

| Large GF 300 Urban Edge |            |            |              | Rounded     |               | Modelling  |               | Area ha     |              | Characteristics |              |                 |                      |                     |              |           |            |             |              |           |              |
|-------------------------|------------|------------|--------------|-------------|---------------|------------|---------------|-------------|--------------|-----------------|--------------|-----------------|----------------------|---------------------|--------------|-----------|------------|-------------|--------------|-----------|--------------|
| 1                       | UNITS      | <b>300</b> | Aff - rented | 65%         | % of Aff      | 68.25      | 68            | Density     | 35           | units/ha        | Total        | 12.245          | Sub Area             | Wider Chelmsford    |              |           |            |             |              |           |              |
|                         | Affordable | 35%        | 105          | Shared Dw   | 10%           | 10.50      | 11            | Net:Gross   | 70%          |                 | Gross        | 12.245          | Green Br Green       |                     |              |           |            |             |              |           |              |
|                         |            |            |              | First Home  | 25%           | % of Aff   | 26.25         | 26          |              |                 | Net          | 8.571           | Use                  | Agricultural        |              |           |            |             |              |           |              |
|                         |            |            |              |             |               | 105        | 105           |             |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |
| <b>Market</b>           |            |            |              |             |               |            |               |             |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |
|                         | Beds       | m2         | Circulation  | 195         | Rounded       | m2         | m2            | Circulation | 68           | Rounded         | m2           | 11              | Rounded              | m2                  | 26           | Rounded   | m2         |             |              |           |              |
| Terrace                 | 2          | 73         | 0.0%         | 15%         | 29.25         | 29         | 2,117         | 70          | 0.0%         | 15%             | 10.20        | 10              | 700                  | 20%                 | 2.20         | 2         | 140        | 20%         | 5.20         | 4         | 280          |
| Terrace                 | 3          | 86         | 0.0%         | 10%         | 19.50         | 20         | 1,720         | 84          | 0.0%         | 15%             | 10.20        | 10              | 840                  | 15%                 | 1.65         | 2         | 168        | 15%         | 3.30         | 4         | 336          |
| Terrace                 | 4          | 97         | 0.0%         |             | 0.00          | 0          | 0             | 97          | 0.0%         | 5%              | 3.40         | 3               | 291                  |                     | 0.00         | 0         | 0          |             | 0.00         | 0         | 0            |
| Semi                    | 2          | 81         | 0.0%         | 15%         | 29.25         | 29         | 2,343         | 79          | 0.0%         | 15%             | 10.20        | 10              | 790                  | 25%                 | 2.75         | 3         | 237        | 25%         | 6.50         | 7         | 553          |
| Semi                    | 3          | 98         | 0.0%         | 20%         | 39.00         | 39         | 3,822         | 93          | 0.0%         | 15%             | 10.20        | 10              | 930                  | 10%                 | 1.10         | 1         | 93         | 10%         | 2.60         | 3         | 279          |
| Semi                    | 4          | 106        | 0.0%         | 10%         | 19.50         | 20         | 2,120         | 106         | 0.0%         | 5%              | 3.40         | 4               | 424                  | 10%                 | 1.10         | 1         | 106        | 10%         | 2.60         | 3         | 318          |
| Det                     | 3          | 120        | 0.0%         |             | 0.00          | 0          | 0             | 102         | 0.0%         |                 | 0.00         | 0               | 0                    |                     | 0.00         | 0         | 0          |             | 0.00         | 0         | 0            |
| Det                     | 4          | 130        | 0.0%         | 10%         | 19.50         | 20         | 2,600         | 115         | 0.0%         |                 | 0.00         | 0               | 0                    |                     | 0.00         | 0         | 0          |             | 0.00         | 0         | 0            |
| Det                     | 5          | 140        | 0.0%         | 10%         | 19.50         | 20         | 2,800         | 119         | 0.0%         |                 | 0.00         | 0               | 0                    |                     | 0.00         | 0         | 0          |             | 0.00         | 0         | 0            |
| Flat to5                | 1          | 40         | 10.0%        | 10%         | 19.50         | 18         | 732           | 39          | 10.0%        | 30%             | 20.40        | 21              | 901                  | 20%                 | 2.20         | 2         | 86         | 20%         | 5.20         | 5         | 215          |
| Flat to5                | 2          | 65         | 10.0%        |             | 0.00          | 0          | 0             | 61          | 10.0%        |                 | 0.00         | 0               | 0                    |                     | 0.00         | 0         | 0          |             | 0.00         | 0         | 0            |
| Flat to5                | 3          | 80         | 10.0%        |             | 0.00          | 0          | 0             | 74          | 10.0%        |                 | 0.00         | 0               | 0                    |                     | 0.00         | 0         | 0          |             | 0.00         | 0         | 0            |
| Flat 6+                 | 1          | 40         | 15.0%        |             | 0.00          | 0          | 0             | 39          | 15.0%        |                 | 0.00         | 0               | 0                    |                     | 0.00         | 0         | 0          |             | 0.00         | 0         | 0            |
| Flat 6+                 | 2          | 65         | 15.0%        |             | 0.00          | 0          | 0             | 61          | 15.0%        |                 | 0.00         | 0               | 0                    |                     | 0.00         | 0         | 0          |             | 0.00         | 0         | 0            |
| Flat 6+                 | 3          | 80         | 15.0%        |             | 0.00          | 0          | 0             | 74          | 15.0%        |                 | 0.00         | 0               | 0                    |                     | 0.00         | 0         | 0          |             | 0.00         | 0         | 0            |
|                         |            |            |              | <b>100%</b> | <b>195.00</b> | <b>195</b> | <b>18,320</b> |             |              | <b>100%</b>     | <b>68.00</b> | <b>68</b>       | <b>4,876</b>         | <b>100%</b>         | <b>11.00</b> | <b>11</b> | <b>830</b> | <b>100%</b> | <b>26.00</b> | <b>26</b> | <b>1,981</b> |
|                         |            |            |              | BCIS        |               |            |               | Occupants   |              | Population      |              | ha per dwelling |                      |                     |              |           |            |             |              |           |              |
|                         |            |            | Lower Q      | Median      | Used          | m2         |               | Beds        | Count        | per unit        |              | 0.0019          | Local Open Space     |                     |              |           |            |             |              |           |              |
| Terrace                 | 2          |            |              | 1,402       | 1,402         | 3,237      | 4,538,274     | Terrace     | 2            | 45              | 0            | 0.0040          | Strategic Open Space |                     |              |           |            |             |              |           |              |
| Terrace                 | 3          |            |              | 1,402       | 1,402         | 3,064      | 4,295,728     | Terrace     | 3            | 36              | 0            | 0.0024          | Natural Open Space   |                     |              |           |            |             |              |           |              |
| Terrace                 | 4          |            |              | 1,402       | 1,402         | 291        | 407,982       | Terrace     | 4            | 3               | 0            |                 |                      |                     |              |           |            |             |              |           |              |
| Semi                    | 2          |            |              | 1,434       | 1,434         | 3,929      | 5,634,186     | Semi        | 2            | 49              | 0            |                 |                      |                     |              |           |            |             |              |           |              |
| Semi                    | 3          |            |              | 1,434       | 1,434         | 5,124      | 7,347,816     | Semi        | 3            | 53              | 0            |                 |                      |                     |              |           |            |             |              |           |              |
| Semi                    | 4          |            |              | 1,434       | 1,434         | 2,968      | 4,256,112     | Semi        | 4            | 28              | 0            |                 |                      | Open Space Requi    | 2,430        |           |            |             |              |           |              |
| Det                     | 3          |            |              | 1,647       | 1,647         | 0          | 0             | Det         | 3            | 0               | 0            |                 |                      | Gross - Net         | 3,673        |           |            |             |              |           |              |
| Det                     | 4          |            |              | 1,647       | 1,647         | 2,600      | 4,282,200     | Det         | 4            | 20              | 0            |                 |                      | Shortfall / Surplus | 1,183        |           |            |             |              |           |              |
| Det                     | 5          |            |              | 1,647       | 1,647         | 2,800      | 4,611,600     | Det         | 5            | 20              | 0            |                 |                      |                     |              |           |            |             |              |           |              |
| Flat to5                | 1          |            |              | 1,612       | 1,612         | 1,993      | 3,213,038     | Flat to5    | 1            | 46              | 0            |                 |                      |                     |              |           |            |             |              |           |              |
| Flat to5                | 2          |            |              | 1,612       | 1,612         | 0          | 0             | Flat to5    | 2            | 0               | 0            |                 |                      |                     |              |           |            |             |              |           |              |
| Flat to5                | 3          |            |              | 1,612       | 1,612         | 0          | 0             | Flat to5    | 3            | 0               | 0            |                 |                      |                     |              |           |            |             |              |           |              |
| Flat 6+                 | 1          |            |              | 1,906       | 1,906         | 0          | 0             | Flat 6+     | 1            | 0               | 0            |                 |                      |                     |              |           |            |             |              |           |              |
| Flat 6+                 | 2          |            |              | 1,906       | 1,906         | 0          | 0             | Flat 6+     | 2            | 0               | 0            |                 |                      |                     |              |           |            |             |              |           |              |
| Flat 6+                 | 3          |            |              | 1,906       | 1,906         | 0          | 0             | Flat 6+     | 3            | 0               | 0            |                 |                      |                     |              |           |            |             |              |           |              |
|                         |            |            |              |             |               | 26,006     | 38,586,936    |             |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |
|                         |            |            |              |             |               |            | <b>1,484</b>  | <b>£/m2</b> |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |
| <b>Summary</b>          |            |            |              |             |               |            |               |             |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |
|                         |            | Units      | m2           | Average     | m2            | Average    |               |             | Construction |                 | Salesable    |                 |                      |                     |              |           |            |             |              |           |              |
| Market Housing          |            | 195        | 18,320       | 93.95       | 18,248        | 93.58      |               |             |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |
| Aff - rented            |            | 68         | 4,876        | 71.70       | 4,794         | 70.50      |               |             |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |
| Shared Ownership        |            | 11         | 830          | 75.44       | 822           | 74.73      |               |             |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |
| First Homes             |            | 26         | 1,981        | 76.17       | 1,961         | 75.42      |               |             |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |
|                         |            | <b>300</b> | <b>8300</b>  |             | <b>8300</b>   |            |               |             |              |                 |              |                 |                      |                     |              |           |            |             |              |           |              |





| Medium GF - 20 urban edge |            |     |              | Rounded          |              | Modelling |              | Area ha                    |           | Characteristics |             |                         |            |                    |              |                        |              |             |                      |              |            |
|---------------------------|------------|-----|--------------|------------------|--------------|-----------|--------------|----------------------------|-----------|-----------------|-------------|-------------------------|------------|--------------------|--------------|------------------------|--------------|-------------|----------------------|--------------|------------|
| 4                         | UNITS      | 20  | Aff - rented | 65%              | % of Aff     | 4.55      | 5            | Density                    | 30        | units/ha        | Total       | 0.833                   | Sub Area   | Wider Chelmsford   |              |                        |              |             |                      |              |            |
|                           | Affordable | 35% | Shared Ow    | 10%              |              | 0.70      | 1            | Net:Gross                  | 80%       |                 | Gross       | 0.833                   | Green Br   | Green              |              |                        |              |             |                      |              |            |
|                           |            |     | First Home   | 25%              | % of Aff     | 1.75      | 2            |                            |           |                 | Net         | 0.667                   | Use        | Agricultural       |              |                        |              |             |                      |              |            |
|                           |            |     |              |                  |              | 7         | 8            |                            |           |                 |             |                         |            |                    |              |                        |              |             |                      |              |            |
|                           |            |     |              | <b>Market</b>    |              |           |              | <b>Affordable for Rent</b> |           |                 |             | <b>Shared Ownership</b> |            |                    |              | <b>First Homes</b>     |              |             |                      |              |            |
|                           | Beds       | m2  | Circulation  | 13               | Rounded      | m2        | m2           | Circulation                | 5         | Rounded         | m2          | 1                       | Rounded    | m2                 | 2            | Rounded                | m2           |             |                      |              |            |
| Terrace                   | 2          | 73  | 0.0%         | 15%              | 1.95         | 2         | 146          | 70                         | 0.0%      | 15%             | 0.75        | 1                       | 70         | 20%                | 0.20         | 0                      | 0            | 20%         | 0.40                 | 0            | 0          |
| Terrace                   | 3          | 86  | 0.0%         | 10%              | 1.30         | 1         | 86           | 84                         | 0.0%      | 15%             | 0.75        | 1                       | 84         | 15%                | 0.15         | 0                      | 0            | 15%         | 0.30                 | 0            | 0          |
| Terrace                   | 4          | 97  | 0.0%         |                  | 0.00         | 0         | 0            | 97                         | 0.0%      | 5%              | 0.25        | 0                       | 0          |                    | 0.00         | 0                      | 0            |             | 0.00                 | 0            | 0          |
| Semi                      | 2          | 81  | 0.0%         | 15%              | 1.95         | 2         | 162          | 79                         | 0.0%      | 15%             | 0.75        | 1                       | 79         | 25%                | 0.25         | 1                      | 79           | 25%         | 0.50                 | 2            | 158        |
| Semi                      | 3          | 98  | 0.0%         | 20%              | 2.60         | 3         | 294          | 93                         | 0.0%      | 15%             | 0.75        | 0                       | 0          | 10%                | 0.10         | 0                      | 0            | 10%         | 0.20                 | 0            | 0          |
| Semi                      | 4          | 106 | 0.0%         | 10%              | 1.30         | 2         | 212          | 106                        | 0.0%      | 5%              | 0.25        | 0                       | 0          | 10%                | 0.10         | 0                      | 0            | 10%         | 0.20                 | 0            | 0          |
| Det                       | 3          | 120 | 0.0%         |                  | 0.00         | 0         | 0            | 102                        | 0.0%      |                 | 0.00        | 0                       | 0          |                    | 0.00         | 0                      | 0            |             | 0.00                 | 0            | 0          |
| Det                       | 4          | 130 | 0.0%         | 10%              | 1.30         | 1         | 130          | 115                        | 0.0%      |                 | 0.00        | 0                       | 0          |                    | 0.00         | 0                      | 0            |             | 0.00                 | 0            | 0          |
| Det                       | 5          | 140 | 0.0%         | 10%              | 1.30         | 1         | 140          | 119                        | 0.0%      |                 | 0.00        | 0                       | 0          |                    | 0.00         | 0                      | 0            |             | 0.00                 | 0            | 0          |
| Flat to5                  | 1          | 40  | 10.0%        | 10%              | 1.30         | 1         | 44           | 39                         | 10.0%     | 30%             | 1.50        | 2                       | 86         | 20%                | 0.20         | 0                      | 0            | 20%         | 0.40                 | 0            | 0          |
| Flat to5                  | 2          | 65  | 10.0%        |                  | 0.00         | 0         | 0            | 61                         | 10.0%     |                 | 0.00        | 0                       | 0          |                    | 0.00         | 0                      | 0            |             | 0.00                 | 0            | 0          |
| Flat to5                  | 3          | 80  | 10.0%        |                  | 0.00         | 0         | 0            | 74                         | 10.0%     |                 | 0.00        | 0                       | 0          |                    | 0.00         | 0                      | 0            |             | 0.00                 | 0            | 0          |
| Flat 6+                   | 1          | 40  | 15.0%        |                  | 0.00         | 0         | 0            | 39                         | 15.0%     |                 | 0.00        | 0                       | 0          |                    | 0.00         | 0                      | 0            |             | 0.00                 | 0            | 0          |
| Flat 6+                   | 2          | 65  | 15.0%        |                  | 0.00         | 0         | 0            | 61                         | 15.0%     |                 | 0.00        | 0                       | 0          |                    | 0.00         | 0                      | 0            |             | 0.00                 | 0            | 0          |
| Flat 6+                   | 3          | 80  | 15.0%        |                  | 0.00         | 0         | 0            | 74                         | 15.0%     |                 | 0.00        | 0                       | 0          |                    | 0.00         | 0                      | 0            |             | 0.00                 | 0            | 0          |
|                           |            |     |              | <b>100%</b>      | <b>13.00</b> | <b>13</b> | <b>1,214</b> |                            |           | <b>100%</b>     | <b>5.00</b> | <b>5</b>                | <b>319</b> | <b>100%</b>        | <b>1.00</b>  | <b>1</b>               | <b>79</b>    | <b>100%</b> | <b>2.00</b>          | <b>2</b>     | <b>158</b> |
|                           |            |     |              | <b>BCIS</b>      |              |           |              | <b>Occupants</b>           |           |                 |             | <b>Population</b>       |            |                    |              | <b>ha per dwelling</b> |              |             |                      |              |            |
|                           |            |     | Lower Q      | Median           | Used         | m2        |              | Beds                       | Count     | per unit        |             |                         | 0.0019     | Local Open Space   |              |                        |              | 0.0040      | Strategic Open Space |              |            |
| Terrace                   | 2          |     |              | 1,402            | 1,402        | 216       | 302,832      | Terrace                    | 2         | 3               | 0           | 0                       | 0.0024     | Natural Open Space |              |                        |              | 0.0000      |                      |              |            |
| Terrace                   | 3          |     |              | 1,402            | 1,402        | 170       | 238,340      | Terrace                    | 3         | 2               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Terrace                   | 4          |     |              | 1,402            | 1,402        | 0         | 0            | Terrace                    | 4         | 0               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Semi                      | 2          |     |              | 1,434            | 1,434        | 478       | 685,452      | Semi                       | 2         | 6               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Semi                      | 3          |     |              | 1,434            | 1,434        | 294       | 421,596      | Semi                       | 3         | 3               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Semi                      | 4          |     |              | 1,434            | 1,434        | 212       | 304,008      | Semi                       | 4         | 2               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Det                       | 3          |     |              | 1,647            | 1,647        | 0         | 0            | Det                        | 3         | 0               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Det                       | 4          |     |              | 1,647            | 1,647        | 130       | 214,110      | Det                        | 4         | 1               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Det                       | 5          |     |              | 1,647            | 1,647        | 140       | 230,580      | Det                        | 5         | 1               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Flat to5                  | 1          |     |              | 1,612            | 1,612        | 130       | 209,238      | Flat to5                   | 1         | 3               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Flat to5                  | 2          |     |              | 1,612            | 1,612        | 0         | 0            | Flat to5                   | 2         | 0               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Flat to5                  | 3          |     |              | 1,612            | 1,612        | 0         | 0            | Flat to5                   | 3         | 0               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Flat 6+                   | 1          |     |              | 1,906            | 1,906        | 0         | 0            | Flat 6+                    | 1         | 0               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Flat 6+                   | 2          |     |              | 1,906            | 1,906        | 0         | 0            | Flat 6+                    | 2         | 0               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
| Flat 6+                   | 3          |     |              | 1,906            | 1,906        | 0         | 0            | Flat 6+                    | 3         | 0               | 0           | 0                       | 0.0000     | 0.0000             |              |                        |              | 0.0000      | 0.0000               |              |            |
|                           |            |     |              |                  |              | 1,770     | 2,606,156    |                            |           |                 |             |                         |            |                    |              |                        |              |             |                      |              |            |
|                           |            |     |              |                  |              |           | <b>1,473</b> | <b>£/m2</b>                |           |                 |             |                         |            |                    |              |                        |              |             |                      |              |            |
|                           |            |     |              | <b>Residents</b> |              |           |              | <b>0</b>                   |           |                 |             | <b>0</b>                |            |                    |              | <b>0</b>               |              |             |                      |              |            |
|                           |            |     |              | <b>Summary</b>   |              |           |              | <b>Construction</b>        |           |                 |             | <b>Saleable</b>         |            |                    |              |                        |              |             |                      |              |            |
|                           |            |     |              | Units            | m2           | Average   | m2           | Average                    | Units     | m2              | Average     | m2                      | Average    | Units              | m2           | Average                | m2           | Average     | Units                | m2           | Average    |
| Market Housing            |            |     |              | 13               | 1,214        | 93.38     | 1,210        | 93.08                      | 13        | 1,214           | 93.38       | 1,210                   | 93.08      | 13                 | 1,214        | 93.38                  | 1,210        | 93.08       | 13                   | 1,214        | 93.38      |
| Aff - rented              |            |     |              | 5                | 319          | 63.76     | 311          | 62.20                      | 5         | 319             | 63.76       | 311                     | 62.20      | 5                  | 319          | 63.76                  | 311          | 62.20       | 5                    | 319          | 63.76      |
| Shared Ownership          |            |     |              | 1                | 79           | 79.00     | 79           | 79.00                      | 1         | 79              | 79.00       | 79                      | 79.00      | 1                  | 79           | 79.00                  | 79           | 79.00       | 1                    | 79           | 79.00      |
| First Homes               |            |     |              | 2                | 158          | 79.00     | 158          | 79.00                      | 2         | 158             | 79.00       | 158                     | 79.00      | 2                  | 158          | 79.00                  | 158          | 79.00       | 2                    | 158          | 79.00      |
|                           |            |     |              | <b>21</b>        | <b>1,770</b> |           | <b>1,758</b> |                            | <b>21</b> | <b>1,770</b>    |             | <b>1,758</b>            |            | <b>21</b>          | <b>1,770</b> |                        | <b>1,758</b> |             | <b>21</b>            | <b>1,770</b> |            |

















































| Strategic Green 4 |            |      |             |              |               |            |               |             |           | Rounded                    |              | Modelling           |                         | Area ha              |                  | Characteristics     |              |             |              |           |              |
|-------------------|------------|------|-------------|--------------|---------------|------------|---------------|-------------|-----------|----------------------------|--------------|---------------------|-------------------------|----------------------|------------------|---------------------|--------------|-------------|--------------|-----------|--------------|
| 26                | UNITS      | 1000 |             | Aff - rented | 65%           | % of Aff   | 227.5         | 228         | Density   | 35                         | units/ha     | Total               | 44.699                  | Sub Area             | Wider Chelmsford |                     |              |             |              |           |              |
|                   | Affordable | 35%  | 350         | Shared Ow    | 10%           |            | 35.00         | 17          | Net:Gross | 64%                        |              | Gross               | 44.699                  | Green Br             | Green            |                     |              |             |              |           |              |
|                   |            |      |             | First Home   | 25%           | % of Aff   | 87.5          | 88          |           |                            |              | Net                 | 28.571                  | Use                  | Agricultural     |                     |              |             |              |           |              |
|                   |            |      |             |              |               |            | 350           | 333         |           |                            |              |                     |                         |                      |                  |                     |              |             |              |           |              |
| <b>Market</b>     |            |      |             |              |               |            |               |             |           | <b>Affordable for Rent</b> |              |                     | <b>Shared Ownership</b> |                      |                  | <b>First Homes</b>  |              |             |              |           |              |
|                   | Beds       | m2   | Circulation | 650          | Rounded       |            | m2            |             | 228       | Rounded                    |              | m2                  | 17                      | Rounded              |                  | m2                  | 88           | Rounded     |              | m2        |              |
| Terrace           | 2          | 73   | 0.0%        | 15%          | 37.50         | 98         | 7,154         | 70          | 0.0%      | 15%                        | 34.20        | 34                  | 2,380                   | 20%                  | 3.40             | 3                   | 210          | 20%         | 17.60        | 18        | 1,260        |
| Terrace           | 3          | 86   | 0.0%        | 10%          | 65.00         | 65         | 5,590         | 84          | 0.0%      | 15%                        | 34.20        | 34                  | 2,856                   | 15%                  | 2.55             | 3                   | 252          | 15%         | 13.20        | 13        | 1,092        |
| Terrace           | 4          | 97   | 0.0%        |              | 0.00          | 0          | 0             | 97          | 0.0%      | 5%                         | 11.40        | 12                  | 1,164                   |                      | 0.00             | 0                   | 0            |             | 0.00         | 0         | 0            |
| Semi              | 2          | 81   | 0.0%        | 15%          | 37.50         | 98         | 7,338         | 79          | 0.0%      | 15%                        | 34.20        | 34                  | 2,686                   | 25%                  | 4.25             | 4                   | 316          | 25%         | 22.00        | 22        | 1,738        |
| Semi              | 3          | 98   | 0.0%        | 20%          | 130.00        | 130        | 12,740        | 93          | 0.0%      | 15%                        | 34.20        | 34                  | 3,162                   | 10%                  | 1.70             | 2                   | 186          | 10%         | 8.80         | 3         | 837          |
| Semi              | 4          | 106  | 0.0%        | 10%          | 65.00         | 65         | 6,890         | 106         | 0.0%      | 5%                         | 11.40        | 11                  | 1,166                   | 10%                  | 1.70             | 2                   | 212          | 10%         | 8.80         | 3         | 954          |
| Det               | 3          | 120  | 0.0%        |              | 0.00          | 0          | 0             | 102         | 0.0%      |                            | 0.00         | 0                   | 0                       |                      | 0.00             | 0                   | 0            |             | 0.00         | 0         | 0            |
| Det               | 4          | 130  | 0.0%        | 10%          | 65.00         | 65         | 8,450         | 115         | 0.0%      |                            | 0.00         | 0                   | 0                       |                      | 0.00             | 0                   | 0            |             | 0.00         | 0         | 0            |
| Det               | 5          | 140  | 0.0%        | 10%          | 65.00         | 65         | 3,100         | 119         | 0.0%      |                            | 0.00         | 0                   | 0                       |                      | 0.00             | 0                   | 0            |             | 0.00         | 0         | 0            |
| Flat to5          | 1          | 40   | 10.0%       | 10%          | 65.00         | 64         | 2,816         | 39          | 10.0%     | 30%                        | 68.40        | 69                  | 2,960                   | 20%                  | 3.40             | 3                   | 129          | 20%         | 17.60        | 17        | 729          |
| Flat to5          | 2          | 65   | 10.0%       |              | 0.00          | 0          | 0             | 61          | 10.0%     |                            | 0.00         | 0                   | 0                       |                      | 0.00             | 0                   | 0            |             | 0.00         | 0         | 0            |
| Flat to5          | 3          | 80   | 10.0%       |              | 0.00          | 0          | 0             | 74          | 10.0%     |                            | 0.00         | 0                   | 0                       |                      | 0.00             | 0                   | 0            |             | 0.00         | 0         | 0            |
| Flat 6+           | 1          | 40   | 15.0%       |              | 0.00          | 0          | 0             | 39          | 15.0%     |                            | 0.00         | 0                   | 0                       |                      | 0.00             | 0                   | 0            |             | 0.00         | 0         | 0            |
| Flat 6+           | 2          | 65   | 15.0%       |              | 0.00          | 0          | 0             | 61          | 15.0%     |                            | 0.00         | 0                   | 0                       |                      | 0.00             | 0                   | 0            |             | 0.00         | 0         | 0            |
| Flat 6+           | 3          | 80   | 15.0%       |              | 0.00          | 0          | 0             | 74          | 15.0%     |                            | 0.00         | 0                   | 0                       |                      | 0.00             | 0                   | 0            |             | 0.00         | 0         | 0            |
|                   |            |      |             | <b>100%</b>  | <b>650.00</b> | <b>650</b> | <b>60,678</b> |             |           | <b>100%</b>                | <b>*****</b> | <b>228</b>          | <b>*****</b>            | <b>100%</b>          | <b>17.00</b>     | <b>17</b>           | <b>1,305</b> | <b>100%</b> | <b>88.00</b> | <b>88</b> | <b>6,610</b> |
| BCIS              |            |      |             | Lower Q      | Median        | Used       | m2            | Occupants   |           |                            |              | Population          |                         | ha per dwelling      |                  |                     |              |             |              |           |              |
| Terrace           | 2          |      |             | 1,402        | 1,402         | 11,004     | 15,427,608    | Terrace     | 2         | 153                        | 0            | 0                   | 0.0019                  | Local Open Space     |                  |                     |              |             |              |           |              |
| Terrace           | 3          |      |             | 1,402        | 1,402         | 3,790      | 13,725,580    | Terrace     | 3         | 115                        | 0            | 0                   | 0.0040                  | Strategic Open Space |                  |                     |              |             |              |           |              |
| Terrace           | 4          |      |             | 1,402        | 1,402         | 1,164      | 1,631,328     | Terrace     | 4         | 12                         | 0            | 0                   | 0.0024                  | Natural Open Space   |                  |                     |              |             |              |           |              |
| Semi              | 2          |      |             | 1,434        | 1,434         | 12,678     | 18,180,252    | Semi        | 2         | 158                        | 0            | 0                   | 0.0000                  | 0.0000               |                  |                     |              |             |              |           |              |
| Semi              | 3          |      |             | 1,434        | 1,434         | 16,925     | 24,270,450    | Semi        | 3         | 175                        | 0            | 0                   | 0.0000                  | 0.0000               |                  |                     |              |             |              |           |              |
| Semi              | 4          |      |             | 1,434        | 1,434         | 3,222      | 13,224,348    | Semi        | 4         | 87                         | 0            | 0                   | 0.0000                  | 0.0000               |                  | Open Space Requi    | 8.300        |             |              |           |              |
| Det               | 3          |      |             | 1,647        | 1,647         | 0          | 0             | Det         | 3         | 0                          | 0            | 0                   | 0.0000                  | 0.0000               |                  | Gross - Net         | 16.127       |             |              |           |              |
| Det               | 4          |      |             | 1,647        | 1,647         | 8,450      | 13,917,150    | Det         | 4         | 65                         | 0            | 0                   | *****                   | ha                   |                  | Shortfall / Surplus | 7.827        |             |              |           |              |
| Det               | 5          |      |             | 1,647        | 1,647         | 3,100      | 14,987,700    | Det         | 5         | 65                         | 0            | 0                   |                         |                      |                  |                     |              |             |              |           |              |
| Flat to5          | 1          |      |             | 1,612        | 1,612         | 6,634      | 10,694,169    | Flat to5    | 1         | 153                        | 0            | 0                   |                         |                      |                  |                     |              |             |              |           |              |
| Flat to5          | 2          |      |             | 1,612        | 1,612         | 0          | 0             | Flat to5    | 2         | 0                          | 0            | 0                   |                         |                      |                  |                     |              |             |              |           |              |
| Flat to5          | 3          |      |             | 1,612        | 1,612         | 0          | 0             | Flat to5    | 3         | 0                          | 0            | 0                   |                         |                      |                  |                     |              |             |              |           |              |
| Flat 6+           | 1          |      |             | 1,906        | 1,906         | 0          | 0             | Flat 6+     | 1         | 0                          | 0            | 0                   |                         |                      |                  |                     |              |             |              |           |              |
| Flat 6+           | 2          |      |             | 1,906        | 1,906         | 0          | 0             | Flat 6+     | 2         | 0                          | 0            | 0                   |                         |                      |                  |                     |              |             |              |           |              |
| Flat 6+           | 3          |      |             | 1,906        | 1,906         | 0          | 0             | Flat 6+     | 3         | 0                          | 0            | 0                   |                         |                      |                  |                     |              |             |              |           |              |
|                   |            |      |             |              |               | 84,967     | 126,053,185   |             |           |                            |              |                     |                         |                      |                  |                     |              |             |              |           |              |
|                   |            |      |             |              |               |            | <b>1,484</b>  | <b>£/m2</b> |           |                            |              |                     |                         |                      |                  |                     |              |             |              |           |              |
|                   |            |      |             |              |               |            |               |             |           | Residents                  |              | 0                   |                         |                      |                  |                     |              |             |              |           |              |
|                   |            |      |             |              |               |            |               |             |           | <b>Summary</b>             |              | <b>Construction</b> |                         | <b>Saleable</b>      |                  |                     |              |             |              |           |              |
|                   |            |      |             |              |               |            |               |             |           | Units                      |              | m2                  |                         | Average              |                  | m2                  |              | Average     |              |           |              |
|                   |            |      |             |              |               |            |               |             |           | Market Housing             |              | 650                 |                         | 60,678               |                  | 33.35               |              | 60,422      |              | 32.96     |              |
|                   |            |      |             |              |               |            |               |             |           | Aff - rented               |              | 228                 |                         | 16,374               |                  | 71.82               |              | 16,105      |              | 70.64     |              |
|                   |            |      |             |              |               |            |               |             |           | Shared Ownership           |              | 17                  |                         | 1,305                |                  | 76.75               |              | 1,293       |              | 76.06     |              |
|                   |            |      |             |              |               |            |               |             |           | First Homes                |              | 88                  |                         | 6,610                |                  | 75.12               |              | 6,544       |              | 74.36     |              |
|                   |            |      |             |              |               |            |               |             |           | <b>363</b>                 |              | <b>*****</b>        |                         | <b>*****</b>         |                  | <b>*****</b>        |              |             |              |           |              |

| Strategic Green 5 |            |     |             |              |               |            |               |             |             | Rounded                    |               | Modelling  |                         | Area ha     |                      | Characteristics        |            |             |              |           |              |
|-------------------|------------|-----|-------------|--------------|---------------|------------|---------------|-------------|-------------|----------------------------|---------------|------------|-------------------------|-------------|----------------------|------------------------|------------|-------------|--------------|-----------|--------------|
| 27                | UNITS      | 500 |             | Aff - rented | 65%           | % of Aff   | 113.75        | 114         | Density     | 35                         | units/ha      | Total      | 28.571                  | Sub Area    | Chelmsford           |                        |            |             |              |           |              |
|                   | Affordable | 35% |             | Shared Ow    | 10%           | % of Aff   | 17.50         | 8           | Net:Gros    | 50%                        | Gross         | 28.571     | ha                      | Green Br    | Green                |                        |            |             |              |           |              |
|                   |            |     |             | First Home   | 25%           | % of Aff   | 43.75         | 44          |             |                            | Net           | 14.286     | ha                      | Use         | Agricultural         |                        |            |             |              |           |              |
|                   |            |     |             |              |               |            | 175           | 166         |             |                            |               |            |                         |             |                      |                        |            |             |              |           |              |
| <b>Market</b>     |            |     |             |              |               |            |               |             |             | <b>Affordable for Rent</b> |               |            | <b>Shared Ownership</b> |             |                      | <b>First Homes</b>     |            |             |              |           |              |
|                   | Beds       | m2  | Circulation | 325          | Rounded       |            | m2            | m2          | Circulation | 114                        | Rounded       | m2         | 8                       | Rounded     | m2                   | 44                     | Rounded    | m2          |              |           |              |
| Terrace           | 2          | 73  | 0.0%        | 15%          | 48.75         | 49         | 3,577         | 70          | 0.0%        | 15%                        | 17.10         | 17         | 1,190                   | 20%         | 1.60                 | 2                      | 140        | 20%         | 8.80         | 9         | 630          |
| Terrace           | 3          | 86  | 0.0%        | 10%          | 32.50         | 33         | 2,638         | 84          | 0.0%        | 15%                        | 17.10         | 17         | 1,428                   | 15%         | 1.20                 | 1                      | 84         | 15%         | 6.60         | 7         | 588          |
| Terrace           | 4          | 97  | 0.0%        |              | 0.00          | 0          | 0             | 97          | 0.0%        | 5%                         | 5.70          | 6          | 582                     |             | 0.00                 | 0                      | 0          |             | 0.00         | 0         | 0            |
| Semi              | 2          | 81  | 0.0%        | 15%          | 48.75         | 49         | 3,969         | 79          | 0.0%        | 15%                        | 17.10         | 17         | 1,343                   | 25%         | 2.00                 | 2                      | 158        | 25%         | 11.00        | 11        | 869          |
| Semi              | 3          | 98  | 0.0%        | 20%          | 65.00         | 65         | 6,370         | 93          | 0.0%        | 15%                        | 17.10         | 17         | 1,581                   | 10%         | 0.80                 | 1                      | 93         | 10%         | 4.40         | 4         | 372          |
| Semi              | 4          | 106 | 0.0%        | 10%          | 32.50         | 33         | 3,498         | 106         | 0.0%        | 5%                         | 5.70          | 6          | 636                     | 10%         | 0.80                 | 1                      | 106        | 10%         | 4.40         | 4         | 424          |
| Det               | 3          | 120 | 0.0%        |              | 0.00          | 0          | 0             | 102         | 0.0%        |                            | 0.00          | 0          | 0                       |             | 0.00                 | 0                      | 0          |             | 0.00         | 0         | 0            |
| Det               | 4          | 130 | 0.0%        | 10%          | 32.50         | 33         | 4,290         | 115         | 0.0%        |                            | 0.00          | 0          | 0                       |             | 0.00                 | 0                      | 0          |             | 0.00         | 0         | 0            |
| Det               | 5          | 140 | 0.0%        | 10%          | 32.50         | 33         | 4,620         | 119         | 0.0%        |                            | 0.00          | 0          | 0                       |             | 0.00                 | 0                      | 0          |             | 0.00         | 0         | 0            |
| Flat to5          | 1          | 40  | 10.0%       | 10%          | 32.50         | 30         | 1,320         | 39          | 10.0%       | 30%                        | 34.20         | 34         | 1,459                   | 20%         | 1.60                 | 1                      | 43         | 20%         | 8.80         | 9         | 386          |
| Flat to5          | 2          | 65  | 10.0%       |              | 0.00          | 0          | 0             | 61          | 10.0%       |                            | 0.00          | 0          | 0                       |             | 0.00                 | 0                      | 0          |             | 0.00         | 0         | 0            |
| Flat to5          | 3          | 80  | 10.0%       |              | 0.00          | 0          | 0             | 74          | 10.0%       |                            | 0.00          | 0          | 0                       |             | 0.00                 | 0                      | 0          |             | 0.00         | 0         | 0            |
| Flat 6+           | 1          | 40  | 15.0%       |              | 0.00          | 0          | 0             | 39          | 15.0%       |                            | 0.00          | 0          | 0                       |             | 0.00                 | 0                      | 0          |             | 0.00         | 0         | 0            |
| Flat 6+           | 2          | 65  | 15.0%       |              | 0.00          | 0          | 0             | 61          | 15.0%       |                            | 0.00          | 0          | 0                       |             | 0.00                 | 0                      | 0          |             | 0.00         | 0         | 0            |
| Flat 6+           | 3          | 80  | 15.0%       |              | 0.00          | 0          | 0             | 74          | 15.0%       |                            | 0.00          | 0          | 0                       |             | 0.00                 | 0                      | 0          |             | 0.00         | 0         | 0            |
|                   |            |     |             | <b>100%</b>  | <b>325.00</b> | <b>325</b> | <b>30,482</b> |             |             | <b>100%</b>                | <b>114.00</b> | <b>114</b> | <b>8,219</b>            | <b>100%</b> | <b>8.00</b>          | <b>8</b>               | <b>624</b> | <b>100%</b> | <b>44.00</b> | <b>44</b> | <b>3,269</b> |
| <b>BCIS</b>       |            |     |             |              |               |            |               |             |             | <b>Occupants</b>           |               |            | <b>Population</b>       |             |                      | <b>ha per dwelling</b> |            |             |              |           |              |
|                   |            |     | Lower Q     | Median       | Used          | m2         |               |             |             | Beds                       | Count         | per unit   |                         |             |                      |                        |            |             |              |           |              |
| Terrace           | 2          |     |             | 1,402        | 1,402         | 5,537      | 7,762,874     |             |             | 2                          | 77            | 0          | 0                       | 0.0019      | Local Open Space     |                        |            |             |              |           |              |
| Terrace           | 3          |     |             | 1,402        | 1,402         | 4,938      | 6,323,076     |             |             | 3                          | 58            | 0          | 0                       | 0.0040      | Strategic Open Space |                        |            |             |              |           |              |
| Terrace           | 4          |     |             | 1,402        | 1,402         | 582        | 815,964       |             |             | 4                          | 6             | 0          | 0                       | 0.0024      | Natural Open Space   |                        |            |             |              |           |              |
| Semi              | 2          |     |             | 1,434        | 1,434         | 6,339      | 3,090,126     |             |             | 4                          | 6             | 0          | 0                       | 0.0000      | 0.0000               |                        |            |             |              |           |              |
| Semi              | 3          |     |             | 1,434        | 1,434         | 8,416      | 12,068,544    |             |             | 2                          | 79            | 0          | 0                       | 0.0000      | 0.0000               |                        |            |             |              |           |              |
| Semi              | 4          |     |             | 1,434        | 1,434         | 4,664      | 6,688,176     |             |             | 3                          | 87            | 0          | 0                       | 0.0000      | 0.0000               |                        |            |             |              |           |              |
| Det               | 3          |     |             | 1,647        | 1,647         | 0          | 0             |             |             | 4                          | 44            | 0          | 0                       | 0.0000      | 0.0000               |                        |            |             |              |           |              |
| Det               | 4          |     |             | 1,647        | 1,647         | 4,290      | 7,065,630     |             |             | 3                          | 0             | 0          | 0                       | 0.0000      | 0.0000               |                        |            |             |              |           |              |
| Det               | 5          |     |             | 1,647        | 1,647         | 4,620      | 7,609,140     |             |             | 4                          | 33            | 0          | 0                       | <b>8888</b> | <b>ha</b>            |                        |            |             |              |           |              |
| Flat to5          | 1          |     |             | 1,612        | 1,612         | 3,208      | 5,170,651     |             |             | 5                          | 33            | 0          | 0                       |             |                      |                        |            |             |              |           |              |
| Flat to5          | 2          |     |             | 1,612        | 1,612         | 0          | 0             |             |             | 1                          | 74            | 0          | 0                       |             |                      |                        |            |             |              |           |              |
| Flat to5          | 3          |     |             | 1,612        | 1,612         | 0          | 0             |             |             | 2                          | 0             | 0          | 0                       |             |                      |                        |            |             |              |           |              |
| Flat 6+           | 1          |     |             | 1,906        | 1,906         | 0          | 0             |             |             | 3                          | 0             | 0          | 0                       |             |                      |                        |            |             |              |           |              |
| Flat 6+           | 2          |     |             | 1,906        | 1,906         | 0          | 0             |             |             | 1                          | 0             | 0          | 0                       |             |                      |                        |            |             |              |           |              |
| Flat 6+           | 3          |     |             | 1,906        | 1,906         | 0          | 0             |             |             | 2                          | 0             | 0          | 0                       |             |                      |                        |            |             |              |           |              |
|                   |            |     |             |              |               | 42,594     | 63,194,181    |             |             | 3                          | 0             | 0          | 0                       |             |                      |                        |            |             |              |           |              |
|                   |            |     |             |              |               |            | <b>1,484</b>  | <b>£/m2</b> |             |                            |               |            | <b>Residents</b>        | <b>0</b>    |                      |                        |            |             |              |           |              |
|                   |            |     |             |              |               |            |               |             |             | <b>Open Space Requi</b>    |               |            | <b>4.150</b>            |             |                      |                        |            |             |              |           |              |
|                   |            |     |             |              |               |            |               |             |             | <b>Gross - Net</b>         |               |            | <b>14.286</b>           |             |                      |                        |            |             |              |           |              |
|                   |            |     |             |              |               |            |               |             |             | <b>Shortfall / Surplus</b> |               |            | <b>10.136</b>           |             |                      |                        |            |             |              |           |              |
|                   |            |     |             |              |               |            |               |             |             | <b>Summary</b>             |               |            | <b>Construction</b>     |             |                      | <b>Salesable</b>       |            |             |              |           |              |
|                   |            |     |             |              |               |            |               |             |             | Units                      |               |            | m2                      |             |                      | Average                |            |             |              |           |              |
|                   |            |     |             |              |               |            |               |             |             | Market Housing             |               |            | 325                     |             |                      | 30,482                 |            |             | 93.79        |           |              |
|                   |            |     |             |              |               |            |               |             |             | Aff - rented               |               |            | 114                     |             |                      | 8,219                  |            |             | 72.09        |           |              |
|                   |            |     |             |              |               |            |               |             |             | Shared Ownership           |               |            | 8                       |             |                      | 624                    |            |             | 77.99        |           |              |
|                   |            |     |             |              |               |            |               |             |             | First Homes                |               |            | 44                      |             |                      | 3,269                  |            |             | 74.30        |           |              |
|                   |            |     |             |              |               |            |               |             |             | <b>491</b>                 |               |            | <b>8888</b>             |             |                      | <b>8888</b>            |            |             | <b>8888</b>  |           |              |



|                     | Green Brown Use         |         | Site 1 Green Agricultural | Site 2 Green Agricultural | Site 3 Green Agricultural | Site 4 Green Agricultural | Site 5 Green Agricultural | Site 6 Brown PDL | Site 7 Brown PDL | Site 8 Brown PDL | Site 9 Brown PDL | Site 10 Brown PDL | Site 11 Brown PDL | Site 12 Brown PDL | Site 13 Brown PDL | Site 14 Brown PDL |
|---------------------|-------------------------|---------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| AREA                | Total                   | ha      | 12.245                    | 4.082                     | 1.429                     | 0.833                     | 0.500                     | 2.747            | 0.962            | 0.592            | 0.185            | 4.464             | 1.953             | 1.938             | 1.211             | 1.103             |
|                     | Gross                   | ha      | 12.245                    | 4.082                     | 1.429                     | 0.833                     | 0.500                     | 2.747            | 0.962            | 0.491            | 0.185            | 4.464             | 1.953             | 1.938             | 1.211             | 1.103             |
|                     | Net                     | ha      | 8.571                     | 2.857                     | 1.143                     | 0.667                     | 0.400                     | 1.923            | 0.763            | 0.385            | 0.185            | 3.125             | 1.563             | 1.550             | 0.969             | 0.882             |
| UNITS               | Units                   |         | 300                       | 100                       | 40                        | 20                        | 12                        | 125              | 50               | 25               | 12               | 250               | 250               | 155               | 155               | 75                |
| UNIT SIZE           | Market Housing          | m2      | 93.95                     | 95.75                     | 97.54                     | 93.38                     | 116.50                    | 84.27            | 84.23            | 84.59            | 95.75            | 77.54             | 81.10             | 77.49             | 81.01             | 77.92             |
|                     | Aff to rent             | m2      | 71.70                     | 71.88                     | 73.08                     | 63.76                     | 65.63                     | 67.66            | 67.88            | 67.32            | 50.97            | 63.63             | 66.52             | 63.71             | 66.60             | 63.61             |
|                     | Shared Ownership        | m2      | 75.44                     | 68.38                     | 79.00                     | 79.00                     | 70.00                     | 66.73            | 77.00            | 77.00            | 70.00            | 66.49             | 69.51             | 67.98             | 71.07             | 63.80             |
|                     | First Homes             | m2      | 76.17                     | 74.09                     | 68.98                     | 79.00                     | 70.00                     | 74.58            | 73.50            | 77.00            | 70.00            | 67.90             | 70.99             | 67.02             | 70.07             | 67.73             |
| BASE CONSTRUCTION   | BCIS                    | €/m2    | 1,484                     | 1,484                     | 1,485                     | 1,473                     | 1,530                     | 1,453            | 1,448            | 1,437            | 1,459            | 1,612             | 1,906             | 1,612             | 1,906             | 1,612             |
|                     | Site Costs              | %       | 15%                       | 15%                       | 15%                       | 15%                       | 10%                       | 15%              | 15%              | 15%              | 15%              | 10%               | 10%               | 10%               | 10%               | 10%               |
|                     | Abnormals               | %       | 0.0%                      | 0.0%                      | 0.0%                      | 0.0%                      | 0.0%                      | 5.0%             | 5.0%             | 5.0%             | 5.0%             | 5.0%              | 5.0%              | 5.0%              | 5.0%              | 5.0%              |
|                     |                         | €       | 320,000                   | 109,000                   | 45,000                    | 19,000                    | 21,200                    | 75,000           | 30,000           | 15,000           | 7,200            | 150,000           | 150,000           | 93,000            | 93,000            | 45,000            |
|                     | Contingency Small Sites | %       | 2.5%                      | 2.5%                      | 2.5%                      | 2.5%                      | 2.5%                      | 5.0%             | 5.0%             | 5.0%             | 5.0%             | 5.0%              | 5.0%              | 5.0%              | 5.0%              | 5.0%              |
| FEES                | Professional            | €/unit  | 8%                        | 8%                        | 8%                        | 8%                        | 8%                        | 8%               | 8%               | 8%               | 8%               | 8%                | 8%                | 8%                | 8%                | 8%                |
|                     | Planning <50            | €/unit  | 462                       | 462                       | 462                       | 462                       | 462                       | 462              | 462              | 462              | 462              | 462               | 462               | 462               | 462               | 462               |
|                     | Planning >50            | €/unit  | 138                       | 138                       | 138                       | 138                       | 138                       | 138              | 138              | 138              | 138              | 138               | 138               | 138               | 138               | 138               |
| SALES               | Agents                  | %       | 3.0%                      | 3.0%                      | 3.0%                      | 3.0%                      | 3.0%                      | 3.0%             | 3.0%             | 3.0%             | 3.0%             | 3.0%              | 3.0%              | 3.0%              | 3.0%              | 3.0%              |
|                     | Legal                   | %       | 0.5%                      | 0.5%                      | 0.5%                      | 0.5%                      | 0.5%                      | 0.5%             | 0.5%             | 0.5%             | 0.5%             | 0.5%              | 0.5%              | 0.5%              | 0.5%              | 0.5%              |
|                     |                         | €/unit  | 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%              | 0.0%              | 0.0%              |
| ACQUISITION         | Agents                  | %       | 1.0%                      | 1.0%                      | 1.0%                      | 1.0%                      | 1.0%                      | 1.0%             | 1.0%             | 1.0%             | 1.0%             | 1.0%              | 1.0%              | 1.0%              | 1.0%              | 1.0%              |
|                     | Legal                   | %       | 0.5%                      | 0.5%                      | 0.5%                      | 0.5%                      | 0.5%                      | 0.5%             | 0.5%             | 0.5%             | 0.5%             | 0.5%              | 0.5%              | 0.5%              | 0.5%              | 0.5%              |
| DEVELOPER'S RETURN  | Market Housing          | % Value | 17.5%                     | 17.5%                     | 17.5%                     | 17.5%                     | 17.5%                     | 17.5%            | 17.5%            | 17.5%            | 17.5%            | 17.5%             | 17.5%             | 17.5%             | 17.5%             | 17.5%             |
|                     | Affordable Housing      | % Value | 17.5%                     | 17.5%                     | 17.5%                     | 17.5%                     | 17.5%                     | 17.5%            | 17.5%            | 17.5%            | 17.5%            | 17.5%             | 17.5%             | 17.5%             | 17.5%             | 17.5%             |
|                     | First Homes             | % Value | 17.5%                     | 17.5%                     | 17.5%                     | 17.5%                     | 17.5%                     | 17.5%            | 17.5%            | 17.5%            | 17.5%            | 17.5%             | 17.5%             | 17.5%             | 17.5%             | 17.5%             |
| FINANCE             | Fees                    | 0.0%    | 0                         | 0                         | 0                         | 0                         | 0                         | 0                | 0                | 0                | 0                | 0                 | 0                 | 0                 | 0                 | 0                 |
|                     | Interest                | 7.5%    | 7.5%                      | 7.5%                      | 7.5%                      | 7.5%                      | 7.5%                      | 7.5%             | 7.5%             | 7.5%             | 7.5%             | 7.5%              | 7.5%              | 7.5%              | 7.5%              | 7.5%              |
|                     | Legal and Valuation     | 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%              |
| LAND                | EUV                     | 25,000  | 25,000                    | 25,000                    | 25,000                    | 25,000                    | 25,000                    | 1,000,000        | 1,000,000        | 1,000,000        | 1,000,000        | 1,000,000         | 1,000,000         | 1,000,000         | 1,000,000         | 1,000,000         |
|                     | Premium                 | 0%      | 0%                        | 0%                        | 0%                        | 0%                        | 0%                        | 20%              | 20%              | 20%              | 20%              | 20%               | 20%               | 20%               | 20%               | 20%               |
|                     | Premium                 | €/ha    | 500,000                   | 500,000                   | 500,000                   | 500,000                   | 500,000                   | 0                | 0                | 0                | 0                | 0                 | 0                 | 0                 | 0                 | 0                 |
|                     | Easements etc           | €       |                           |                           |                           |                           |                           |                  |                  |                  |                  |                   |                   |                   |                   |                   |
| VALUES              | Market Housing          | €/m2    | 4,672                     | 4,672                     | 4,900                     | 4,900                     | 4,900                     | 4,900            | 4,900            | 4,900            | 4,900            | 5,300             | 5,300             | 5,300             | 5,300             | 5,300             |
|                     | Aff Rent                | €/m2    | 2,570                     | 2,570                     | 2,695                     | 2,695                     | 2,695                     | 2,695            | 2,695            | 2,695            | 2,695            | 2,915             | 2,915             | 2,915             | 2,915             | 2,915             |
|                     | Social Rent             | €/m2    | 2,336                     | 2,336                     | 2,450                     | 2,450                     | 2,450                     | 2,450            | 2,450            | 2,450            | 2,450            | 2,650             | 2,650             | 2,650             | 2,650             | 2,650             |
|                     | Shared Ownership        | €/m2    | 3,270                     | 3,270                     | 3,430                     | 3,430                     | 3,430                     | 3,430            | 3,430            | 3,430            | 3,430            | 3,710             | 3,710             | 3,710             | 3,710             | 3,710             |
|                     | First Homes             | €/m2    | 2,959                     | 2,919                     | 3,213                     | 3,165                     | 3,430                     | 3,180            | 3,300            | 3,182            | 3,430            | 3,565             | 3,565             | 3,566             | 3,566             | 3,596             |
| GRANT               | Intermediate to Buy     | €/unit  | 0                         | 0                         | 0                         | 0                         | 0                         | 0                | 0                | 0                | 0                | 0                 | 0                 | 0                 | 0                 | 0                 |
|                     | Affordable Rent         | €/unit  | 0                         | 0                         | 0                         | 0                         | 0                         | 0                | 0                | 0                | 0                | 0                 | 0                 | 0                 | 0                 | 0                 |
|                     | Social Rent             | €/unit  | 0                         | 0                         | 0                         | 0                         | 0                         | 0                | 0                | 0                | 0                | 0                 | 0                 | 0                 | 0                 | 0                 |
| POLICY REQUIREMENTS | Biodiversity NG         | %       | 0.10%                     | 0.10%                     | 0.10%                     | 0.10%                     | 0.10%                     | 0.50%            | 0.50%            | 0.50%            | 0.50%            | 0.50%             | 0.50%             | 0.50%             | 0.50%             | 0.50%             |
|                     |                         | €/ha    | 0                         | 0                         | 0                         | 0                         | 0                         | 0                | 0                | 0                | 0                | 0                 | 0                 | 0                 | 0                 | 0                 |
|                     | CO2 Plus                | %       | 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%             |
|                     |                         | €/m2    | 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              |
|                     | Acc & Adpt              | %       |                           | 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%             |
|                     |                         | €/m2    | 14.71                     | 14.71                     | 14.71                     | 14.71                     | 4.03                      | 14.71            | 14.71            | 4.03             | 4.03             | 14.71             | 14.71             | 14.71             | 14.71             | 14.71             |
|                     | Water                   | €/m2    | 0.08                      | 0.08                      | 0.08                      | 0.08                      | 0.08                      | 0.08             | 0.08             | 0.08             | 0.08             | 0.08              | 0.08              | 0.08              | 0.08              | 0.08              |
|                     | Over Extra 1            | %       | 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%             |
|                     |                         | €/m2    | 0                         | 0                         | 0                         | 0                         | 0                         | 0                | 0                | 0                | 0                | 0                 | 0                 | 0                 | 0                 | 0                 |
|                     | Over Extra 2            | %       | 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%             |
|                     |                         | €/m2    | 0                         | 0                         | 0                         | 0                         | 0                         | 0                | 0                | 0                | 0                | 0                 | 0                 | 0                 | 0                 | 0                 |
|                     | CIL                     | €/m2    | 186.45                    | 186.45                    | 186.45                    | 186.45                    | 186.45                    | 186.45           | 186.45           | 186.45           | 186.45           | 186.45            | 186.45            | 186.45            | 186.45            | 186.45            |
|                     | Pre CIL ≥106            | €/unit  | 16,500                    | 16,500                    | 16,500                    | 16,500                    | 16,500                    | 14,000           | 14,000           | 14,000           | 2,000            | 8,500             | 8,500             | 8,500             | 8,500             | 8,500             |
|                     | Post CIL ≥106           | €/unit  | 16,500                    | 16,500                    | 16,500                    | 16,500                    | 16,500                    | 14,000           | 14,000           | 14,000           | 2,000            | 8,500             | 8,500             | 8,500             | 8,500             | 8,500             |

|                     |                       | Site 1<br>Green<br>Agricultural | Site 2<br>Green<br>Agricultural | Site 3<br>Green<br>Agricultural | Site 4<br>Green<br>Agricultural | Site 5<br>Green<br>Agricultural | Site 6<br>Brown<br>PDL | Site 7<br>Brown<br>PDL | Site 8<br>Brown<br>PDL | Site 9<br>Brown<br>PDL | Site 10<br>Brown<br>PDL | Site 11<br>Brown<br>PDL | Site 12<br>Brown<br>PDL | Site 13<br>Brown<br>PDL | Site 14<br>Brown<br>PDL |
|---------------------|-----------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Green Brown Use     |                       |                                 |                                 |                                 |                                 |                                 |                        |                        |                        |                        |                         |                         |                         |                         |                         |
| Post CIL s106       | £/unit                | 16,500                          | 16,500                          | 16,500                          | 16,500                          | 16,500                          | 14,000                 | 14,000                 | 14,000                 | 2,000                  | 8,500                   | 8,500                   | 8,500                   | 8,500                   | 8,500                   |
| Inf Tariff          | % GDV                 |                                 | 0%                              | 0%                              | 0%                              | 0%                              | 0%                     | 0%                     | 0%                     | 0%                     | 0%                      | 0%                      | 0%                      | 0%                      | 0%                      |
| Affordable Housing  |                       |                                 |                                 |                                 |                                 |                                 |                        |                        |                        |                        |                         |                         |                         |                         |                         |
| Overall             |                       | 35.0%                           | 35.0%                           | 35.0%                           | 35.0%                           | 35.0%                           | 35.0%                  | 35.0%                  | 35.0%                  | 35.0%                  | 35.0%                   | 35.0%                   | 35.0%                   | 35.0%                   | 35.0%                   |
| Aff Rent            | 65.0%                 | 22.8%                           | 22.8%                           | 22.8%                           | 22.8%                           | 22.8%                           | 22.8%                  | 22.8%                  | 22.8%                  | 22.8%                  | 22.8%                   | 22.8%                   | 22.8%                   | 22.8%                   | 22.8%                   |
| 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%                    |
| Shared Ownership    | 10.0%                 | 3.5%                            | 3.5%                            | 3.5%                            | 3.5%                            | 3.5%                            | 3.5%                   | 3.5%                   | 3.5%                   | 3.5%                   | 3.5%                    | 3.5%                    | 3.5%                    | 3.5%                    | 3.5%                    |
| First Homes         | 25%                   | 8.8%                            | 8.8%                            | 8.8%                            | 8.8%                            | 8.8%                            | 8.8%                   | 8.8%                   | 8.8%                   | 8.8%                   | 8.8%                    | 8.8%                    | 8.8%                    | 8.8%                    | 8.8%                    |
| <b>ABNORMALS</b>    |                       |                                 |                                 |                                 |                                 |                                 |                        |                        |                        |                        |                         |                         |                         |                         |                         |
| <b>CARRY UP</b>     |                       | <b>320,000</b>                  | <b>103,000</b>                  | <b>45,000</b>                   | <b>19,000</b>                   | <b>21,200</b>                   | <b>75,000</b>          | <b>30,000</b>          | <b>15,000</b>          | <b>7,200</b>           | <b>150,000</b>          | <b>150,000</b>          | <b>93,000</b>           | <b>93,000</b>           | <b>45,000</b>           |
| Garages             | Detached              | 40                              | 14                              | 6                               | 2                               | 4                               | 0                      | 0                      | 0                      | 0                      | 0                       | 0                       | 0                       | 0                       | 0                       |
|                     | Factor                | 50%                             | 50%                             | 50%                             | 50%                             | 50%                             | 50%                    | 50%                    | 50%                    | 50%                    | 50%                     | 50%                     | 50%                     | 50%                     | 50%                     |
|                     | Number                | 20                              | 7                               | 3                               | 1                               | 2                               | 0                      | 0                      | 0                      | 0                      | 0                       | 0                       | 0                       | 0                       | 0                       |
|                     | Cost                  | 7,000                           | 7,000                           | 7,000                           | 7,000                           | 7,000                           | 7,000                  | 7,000                  | 7,000                  | 7,000                  | 7,000                   | 7,000                   | 7,000                   | 7,000                   | 7,000                   |
|                     |                       | 140,000                         | 49,000                          | 21,000                          | 7,000                           | 14,000                          | 0                      | 0                      | 0                      | 0                      | 0                       | 0                       | 0                       | 0                       | 0                       |
| EV Charging         | Factor                | 100%                            | 100%                            | 100%                            | 100%                            | 100%                            | 100%                   | 100%                   | 100%                   | 100%                   | 100%                    | 100%                    | 100%                    | 100%                    | 100%                    |
|                     | Cost                  | 600                             | 600                             | 600                             | 600                             | 600                             | 600                    | 600                    | 600                    | 600                    | 600                     | 600                     | 600                     | 600                     | 600                     |
|                     |                       | 180,000                         | 60,000                          | 24,000                          | 12,000                          | 7,200                           | 75,000                 | 30,000                 | 15,000                 | 7,200                  | 150,000                 | 150,000                 | 93,000                  | 93,000                  | 45,000                  |
|                     | Group Charger GT Site |                                 |                                 |                                 |                                 |                                 |                        |                        |                        |                        |                         |                         |                         |                         |                         |
|                     | Open Space ETC        |                                 |                                 |                                 |                                 |                                 |                        |                        |                        |                        |                         |                         |                         |                         |                         |
| Pre CIL s106        | Education Base        | 12,463                          | 12,802                          | 12,812                          | 13,245                          | 13,472                          | 11,768                 | 12,205                 | 12,357                 | 0                      | 6,404                   | 6,374                   | 6,378                   | 6,378                   | 6,393                   |
|                     | Other s106            | 4,000                           | 4,000                           | 4,000                           | 4,000                           | 4,000                           | 2,000                  | 2,000                  | 2,000                  | 2,000                  | 2,000                   | 2,000                   | 2,000                   | 2,000                   | 2,000                   |
|                     |                       | 16,463                          | 16,802                          | 16,812                          | 17,245                          | 17,472                          | 13,768                 | 14,205                 | 14,357                 | 2,000                  | 8,404                   | 8,374                   | 8,378                   | 8,378                   | 8,393                   |
| <b>FINANCE FEE</b>  |                       |                                 |                                 |                                 |                                 |                                 |                        |                        |                        |                        |                         |                         |                         |                         |                         |
| Peak Borrowing      |                       | -23,166,597                     | -14,409,346                     | -8,056,699                      | -4,721,350                      | -3,434,948                      | -15,306,434            | -3,367,266             | -4,741,379             | -2,792,100             | -25,232,640             | -25,564,720             | -19,775,649             | -21,437,760             | -14,319,265             |
|                     |                       | 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                       |
| Affordable          |                       | 35%                             | 35%                             | 35%                             | 35%                             | 35%                             | 35%                    | 35%                    | 35%                    | 35%                    | 35%                     | 35%                     | 35%                     | 35%                     | 35%                     |
| Aff - rented        |                       | 65%                             | 65%                             | 65%                             | 65%                             | 65%                             | 65%                    | 65%                    | 65%                    | 65%                    | 65%                     | 65%                     | 65%                     | 65%                     | 65%                     |
| Shared Ownership    |                       | 10%                             | 10%                             | 10%                             | 10%                             | 10%                             | 10%                    | 10%                    | 10%                    | 10%                    | 10%                     | 10%                     | 10%                     | 10%                     | 10%                     |
| First Homes         |                       | 25%                             | 25%                             | 25%                             | 25%                             | 25%                             | 25%                    | 25%                    | 25%                    | 25%                    | 25%                     | 25%                     | 25%                     | 25%                     | 25%                     |
| Aff - rented        |                       | 63                              | 23                              | 9                               | 5                               | 3                               | 11                     | 6                      | 3                      | 57                     | 57                      | 35                      | 35                      | 35                      | 17                      |
| Market Housing      |                       | 195                             | 65                              | 26                              | 13                              | 8                               | 61                     | 33                     | 16                     | 8                      | 163                     | 162                     | 101                     | 101                     | 48                      |
| Aff - rented        |                       | 68                              | 23                              | 9                               | 5                               | 3                               | 11                     | 6                      | 3                      | 57                     | 57                      | 35                      | 35                      | 35                      | 17                      |
| Shared Ownership    |                       | 11                              | 4                               | 1                               | 1                               | 0                               | 4                      | 2                      | 1                      | 0                      | 3                       | 3                       | 5                       | 5                       | 3                       |
| First Homes         |                       | 26                              | 9                               | 4                               | 2                               | 1                               | 11                     | 4                      | 2                      | 1                      | 22                      | 22                      | 14                      | 14                      | 7                       |
| Market Housing      |                       | 18,320                          | 6,224                           | 2,536                           | 1,214                           | 932                             | 6,826                  | 2,780                  | 1,354                  | 766                    | 12,639                  | 13,139                  | 7,827                   | 8,182                   | 3,740                   |
| Aff - rented        |                       | 4,876                           | 1,653                           | 658                             | 319                             | 197                             | 1,894                  | 747                    | 404                    | 153                    | 3,627                   | 3,792                   | 2,230                   | 2,331                   | 1,081                   |
| Shared Ownership    |                       | 830                             | 276                             | 79                              | 79                              | 0                               | 267                    | 154                    | 70                     | 0                      | 598                     | 626                     | 340                     | 355                     | 191                     |
| First Homes         |                       | 1,961                           | 667                             | 276                             | 158                             | 70                              | 820                    | 294                    | 154                    | 70                     | 1,434                   | 1,562                   | 938                     | 961                     | 474                     |
| Open Space Required |                       | 2,490                           | 0,830                           | 0,332                           | 0,166                           | 0,100                           | 1,038                  | 0,415                  | 0,208                  | 0,100                  | 2,075                   | 2,075                   | 1,287                   | 0,667                   | 0,623                   |
| Gross - Net         |                       | 3,673                           | 1,224                           | 0,286                           | 0,167                           | 0,100                           | 0,824                  | 0,192                  | 0,096                  | 0,000                  | 1,339                   | 0,391                   | 0,388                   | 0,242                   | 0,221                   |
| Shortfall / Surplus |                       | 1,183                           | 0,334                           | -0,046                          | 0,001                           | 0,000                           | -0,213                 | -0,223                 | -0,111                 | -0,100                 | -0,736                  | -1,664                  | -0,833                  | -0,424                  | -0,402                  |
| m2                  |                       | 26,006                          | 8,820                           | 3,549                           | 1,770                           | 1,199                           | 9,808                  | 3,974                  | 1,961                  | 989                    | 18,358                  | 19,118                  | 11,334                  | 11,850                  | 5,487                   |
| BCIS Total          |                       | 38,586,936                      | 13,085,532                      | 5,263,039                       | 2,606,156                       | 1,834,711                       | 14,249,576             | 5,753,998              | 2,847,343              | 1,443,059              | 29,592,335              | 36,438,146              | 18,271,053              | 22,585,338              | 8,844,722               |
| Education           | Early Years           | 21,559                          | 22,86                           | 7,83                            | 3,15                            | 1,62                            | 0,99                   | 9                      | 3,735                  | 1,89                   | 9,765                   | 9,72                    | 6,03                    | 6,03                    | 2,925                   |
|                     | Primary Places        | 21,559                          | 76                              | 26,1                            | 10,5                            | 5,4                             | 3,3                    | 30                     | 12,45                  | 6,3                    | 32,55                   | 32,4                    | 20,1                    | 20,1                    | 9,75                    |
|                     | Secondary Places      | 26,105                          | 51                              | 17,4                            | 7                               | 3,6                             | 2,2                    | 20                     | 8,3                    | 4,2                    | 21,7                    | 21,6                    | 13,4                    | 13,4                    | 6,5                     |
|                     | Plus 16 Places        | 26,105                          | 11                              | 3,62                            | 1,45                            | 0,75                            | 0,45                   | 4,14                   | 1,71                   | 0,87                   | 4,68                    | 4,66                    | 2,89                    | 2,89                    | 1,4                     |
| Early Years         |                       | 492,839                         | 168,807                         | 67,911                          | 34,926                          | 21,343                          | 194,031                | 80,523                 | 40,747                 | 0                      | 210,524                 | 209,553                 | 130,001                 | 130,001                 | 63,060                  |
| Primary Places      |                       | 1,642,796                       | 562,630                         | 226,370                         | 116,419                         | 71,145                          | 646,770                | 268,410                | 135,822                | 0                      | 701,745                 | 698,512                 | 433,336                 | 433,336                 | 210,200                 |
| Secondary Places    |                       | 1,326,134                       | 454,227                         | 182,735                         | 93,378                          | 57,431                          | 522,100                | 216,672                | 109,641                | 0                      | 566,479                 | 563,868                 | 349,807                 | 349,807                 | 169,683                 |
| Plus 16 Places      |                       | 277,235                         | 94,500                          | 37,852                          | 19,579                          | 11,747                          | 108,075                | 44,640                 | 22,711                 | 0                      | 122,171                 | 121,649                 | 75,443                  | 75,443                  | 36,547                  |
|                     |                       | 3,739,004                       | 1,280,224                       | 514,868                         | 264,901                         | 161,666                         | 1,470,976              | 610,243                | 308,921                | 0                      | 1,600,919               | 1,593,582               | 988,587                 | 988,587                 | 479,430                 |
|                     |                       | 12,463                          | 12,802                          | 12,812                          | 13,245                          | 13,472                          | 11,768                 | 12,205                 | 12,357                 | 0                      | 6,404                   | 6,374                   | 6,378                   | 6,378                   | 6,393                   |

|                     | Green Brown Use           |         | Site 15<br>Brown PDL | Site 16<br>Brown PDL | Site 17<br>Green Paddock | Site 18<br>Green Paddock | Site 19<br>Green Paddock | Site 20<br>Brown PDL | Site 21<br>Brown PDL | Site 22<br>Brown PDL | Site 23<br>Green Agricultural | Site 24<br>Green Agricultural | Site 25<br>Green Agricultural | Site 26<br>Green Agricultural | Site 27<br>Green Agricultural | Site 28<br>Brown PDL |
|---------------------|---------------------------|---------|----------------------|----------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|----------------------|
| AREA                | Total                     | ha      | 0.438                | 0.160                | 0.300                    | 0.133                    | 0.033                    | 0.222                | 0.167                | 0.033                | 150.000                       | 100.000                       | 85.714                        | 44.639                        | 28.571                        | 3.472                |
|                     | Gross                     | ha      | 0.438                | 0.160                | 0.300                    | 0.133                    | 0.033                    | 0.200                | 0.167                | 0.033                | 150.000                       | 100.000                       | 85.714                        | 44.639                        | 28.571                        | 3.472                |
|                     | Net                       | ha      | 0.438                | 0.160                | 0.300                    | 0.133                    | 0.033                    | 0.200                | 0.133                | 0.033                | 75.000                        | 50.000                        | 42.857                        | 28.571                        | 14.286                        | 3.125                |
| UNITS               | Units                     |         | 35                   | 12                   | 9                        | 4                        | 1                        | 9                    | 6                    | 1                    | 3000                          | 2000                          | 1500                          | 1000                          | 500                           | 500                  |
| UNIT SIZE           | Market Housing            | m2      | 77.48                | 79.75                | 109.78                   | 116.50                   | 140.00                   | 83.56                | 81.67                | 130.00               | 93.32                         | 93.30                         | 93.43                         | 93.35                         | 93.79                         | 77.56                |
|                     | Aff to rent               | m2      | 63.33                | 67.10                | 109.78                   | 116.50                   | 140.00                   | 83.56                | 81.67                | 130.00               | 71.89                         | 71.90                         | 71.91                         | 71.82                         | 72.09                         | 63.63                |
|                     | Shared Ownership          | m2      | 67.10                | 67.10                | 109.78                   | 116.50                   | 140.00                   | 83.56                | 81.67                | 130.00               | 74.87                         | 74.87                         | 74.26                         | 76.75                         | 77.93                         | 66.43                |
|                     | First Homes               | m2      | 63.80                | 67.10                | 109.78                   | 116.50                   | 140.00                   | 83.56                | 81.67                | 130.00               | 74.71                         | 75.15                         | 74.88                         | 75.12                         | 74.30                         | 67.03                |
| BASE CONSTRUCTION   | BCIS                      | £/m2    | 1,612                | 1,612                | 1,520                    | 1,557                    | 1,647                    | 1,451                | 1,402                | 1,647                | 1,484                         | 1,483                         | 1,483                         | 1,484                         | 1,484                         | 1,612                |
|                     | Site Costs                | %       | 10%                  | 10%                  | 10%                      | 10%                      | 10%                      | 10%                  | 10%                  | 10%                  | 13%                           | 13%                           | 13%                           | 13%                           | 13%                           | 15%                  |
|                     | Abnormals                 | %       | 5.0%                 | 5.0%                 | 0.0%                     | 0.0%                     | 0.0%                     | 5.0%                 | 5.0%                 | 5.0%                 | 0.0%                          | 0.0%                          | 0.0%                          | 0.0%                          | 0.0%                          | 5.0%                 |
|                     |                           | £       | 21,000               | 7,200                | 15,900                   | 3,400                    | 4,100                    | 5,400                | 3,600                | 4,100                | 3,165,000                     | 2,110,000                     | 1,586,000                     | 1,055,000                     | 531,000                       | 300,000              |
|                     | Contingency Small Sites   | %       | 5.0%                 | 5.0%                 | 2.5%                     | 2.5%                     | 2.5%                     | 5.0%                 | 5.0%                 | 5.0%                 | 5.0%                          | 5.0%                          | 5.0%                          | 5.0%                          | 5.0%                          | 5.0%                 |
| FEEES               | Professional Planning <50 | £/unit  | 462                  | 462                  | 462                      | 462                      | 462                      | 462                  | 462                  | 462                  | 462                           | 462                           | 462                           | 462                           | 462                           | 462                  |
|                     | Professional Planning >50 | £/unit  | 138                  | 138                  | 138                      | 138                      | 138                      | 138                  | 138                  | 138                  | 138                           | 138                           | 138                           | 138                           | 138                           | 138                  |
| SALES               | Agents                    | %       | 3.0%                 | 3.0%                 | 3.0%                     | 3.0%                     | 3.0%                     | 3.0%                 | 3.0%                 | 3.0%                 | 3.0%                          | 3.0%                          | 3.0%                          | 3.0%                          | 3.0%                          | 3.0%                 |
|                     | Legal                     | %       | 0.5%                 | 0.5%                 | 0.5%                     | 0.5%                     | 0.5%                     | 0.5%                 | 0.5%                 | 0.5%                 | 0.5%                          | 0.5%                          | 0.5%                          | 0.5%                          | 0.5%                          | 0.5%                 |
|                     | 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%                 |
| ACQUISITION         | Agents                    | %       | 1.0%                 | 1.0%                 | 1.0%                     | 1.0%                     | 1.0%                     | 1.0%                 | 1.0%                 | 1.0%                 | 1.0%                          | 1.0%                          | 1.0%                          | 1.0%                          | 1.0%                          | 1.0%                 |
|                     | Legal                     | %       | 0.5%                 | 0.5%                 | 0.5%                     | 0.5%                     | 0.5%                     | 0.5%                 | 0.5%                 | 0.5%                 | 0.5%                          | 0.5%                          | 0.5%                          | 0.5%                          | 0.5%                          | 0.5%                 |
| DEVELOPER'S RETURN  | Market Housing            | % Value | 17.5%                | 17.5%                | 17.5%                    | 17.5%                    | 17.5%                    | 17.5%                | 17.5%                | 17.5%                | 17.5%                         | 17.5%                         | 17.5%                         | 17.5%                         | 17.5%                         | 17.5%                |
|                     | Affordable Housing        | % Value | 17.5%                | 17.5%                | 17.5%                    | 17.5%                    | 17.5%                    | 17.5%                | 17.5%                | 17.5%                | 17.5%                         | 17.5%                         | 17.5%                         | 17.5%                         | 17.5%                         | 17.5%                |
|                     | First Homes               | % Value | 17.5%                | 17.5%                | 17.5%                    | 17.5%                    | 17.5%                    | 17.5%                | 17.5%                | 17.5%                | 17.5%                         | 17.5%                         | 17.5%                         | 17.5%                         | 17.5%                         | 17.5%                |
| FINANCE             | Fees                      | 0.0%    | 0                    | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 0                             | 0                             | 0                             | 0                             | 0                             | 0                    |
|                     | Interest                  | %       | 7.5%                 | 7.5%                 | 7.5%                     | 7.5%                     | 7.5%                     | 7.5%                 | 7.5%                 | 7.5%                 | 7.5%                          | 7.5%                          | 7.5%                          | 7.5%                          | 7.5%                          | 7.5%                 |
|                     | Legal and Valuation       | %       | 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%                 |
| LAND                | EUV                       | £/ha    | 1,100,000            | 1,100,000            | 25,000                   | 25,000                   | 25,000                   | 1,100,000            | 1,100,000            | 1,100,000            | 25,000                        | 25,000                        | 25,000                        | 25,000                        | 25,000                        | 1,100,000            |
|                     | Premium                   | % EUV   | 20%                  | 20%                  | 0%                       | 0%                       | 0%                       | 20%                  | 20%                  | 20%                  | 0%                            | 0%                            | 0%                            | 0%                            | 0%                            | 20%                  |
|                     | Premium Easements etc     | £       | 0                    | 0                    | 500,000                  | 500,000                  | 500,000                  | 0                    | 0                    | 0                    | 225,000                       | 225,000                       | 225,000                       | 225,000                       | 225,000                       | 0                    |
| VALUES              | Market Housing            | £/m2    | 4,900                | 4,900                | 5,000                    | 5,000                    | 5,000                    | 4,900                | 4,900                | 4,900                | 4,672                         | 4,672                         | 4,672                         | 4,672                         | 4,672                         | 5,300                |
|                     | Aff Rent                  | £/m2    | 2,635                | 2,635                | 2,750                    | 2,750                    | 2,750                    | 2,635                | 2,635                | 2,635                | 2,570                         | 2,570                         | 2,570                         | 2,570                         | 2,570                         | 2,915                |
|                     | Social Rent               | £/m2    | 2,450                | 2,450                | 2,500                    | 2,500                    | 2,500                    | 2,450                | 2,450                | 2,450                | 2,336                         | 2,336                         | 2,336                         | 2,336                         | 2,336                         | 2,650                |
|                     | Shared Ownership          | £/m2    | 3,430                | 3,430                | 3,500                    | 3,500                    | 3,500                    | 3,430                | 3,430                | 3,430                | 3,270                         | 3,270                         | 3,270                         | 3,270                         | 3,270                         | 3,710                |
|                     | First Homes               | £/m2    | 3,408                | 3,430                | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 2,991                         | 2,984                         | 2,989                         | 2,986                         | 3,002                         | 3,573                |
| GRANT               | Intermediate to Buy       | £/unit  | 0                    | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 0                             | 0                             | 0                             | 0                             | 0                             | 0                    |
|                     | Affordable Rent           | £/unit  | 0                    | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 0                             | 0                             | 0                             | 0                             | 0                             | 0                    |
|                     | Social Rent               | £/unit  | 0                    | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 0                             | 0                             | 0                             | 0                             | 0                             | 0                    |
| POLICY REQUIREMENTS | Biodiversity NG           | %       | 0.50%                | 0.50%                | 0.10%                    | 0.10%                    | 0.10%                    | 0.50%                | 0.50%                | 0.50%                | 0.10%                         | 0.10%                         | 0.10%                         | 0.10%                         | 0.10%                         | 0.50%                |
|                     |                           | £/ha    | 0                    | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 0                             | 0                             | 0                             | 0                             | 0                             | 0                    |
|                     | CO2 Plus                  | %       | 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%                |
|                     |                           | £/m2    | 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                 |
|                     | Acc & Adpt                | %       | 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%                |
|                     |                           | £/m2    | 14.71                | 4.03                 | 4.03                     | 4.03                     | 4.03                     | 4.03                 | 4.03                 | 4.03                 | 14.71                         | 14.71                         | 14.71                         | 14.71                         | 14.71                         | 14.71                |
|                     | Water                     | £/m2    | 0.08                 | 0.08                 | 0.08                     | 0.08                     | 0.08                     | 0.08                 | 0.08                 | 0.08                 | 0.08                          | 0.08                          | 0.08                          | 0.08                          | 0.08                          | 0.08                 |
|                     | Over Extra 1              | %       | 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%                |
|                     |                           | £/m2    | 0                    | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 0                             | 0                             | 0                             | 0                             | 0                             | 0                    |
|                     | Over Extra 2              | %       | 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%                |
|                     |                           | £/m2    | 0                    | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 0                             | 0                             | 0                             | 0                             | 0                             | 0                    |
|                     | CIL                       | £/m2    | 186.45               | 186.45               | 186.45                   | 186.45                   | 186.45                   | 186.45               | 186.45               | 186.45               | 186.45                        | 186.45                        | 186.45                        | 186.45                        | 186.45                        | 186.45               |
|                     | Pre CIL s106              | £/unit  | 8,500                | 2,000                | 2,000                    | 2,000                    | 2,000                    | 2,000                | 2,000                | 2,000                | 50,000                        | 40,000                        | 40,000                        | 40,000                        | 25,000                        | 25,000               |
|                     | Post CIL s106             | £/unit  | 8,500                | 2,000                | 2,000                    | 2,000                    | 2,000                    | 2,000                | 2,000                | 2,000                | 50,000                        | 40,000                        | 40,000                        | 40,000                        | 25,000                        | 25,000               |

| Green Brown Use     |                  | Site 15<br>Brown PDL | Site 16<br>Brown PDL | Site 17<br>Green Paddock | Site 18<br>Green Paddock | Site 19<br>Green Paddock | Site 20<br>Brown PDL | Site 21<br>Brown PDL | Site 22<br>Brown PDL | Site 23<br>Green Agricultural | Site 24<br>Green Agricultural | Site 25<br>Green Agricultural | Site 26<br>Green Agricultural | Site 27<br>Green Agricultural | Site 28<br>Brown PDL |
|---------------------|------------------|----------------------|----------------------|--------------------------|--------------------------|--------------------------|----------------------|----------------------|----------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|----------------------|
| CIL                 | £/m2             | 186.45               | 186.45               | 186.45                   | 186.45                   | 186.45                   | 186.45               | 186.45               | 186.45               | 186.45                        | 186.45                        | 186.45                        | 186.45                        | 186.45                        | 186.45               |
| Pre CIL s106        | £/unit           | 8,500                | 2,000                | 2,000                    | 2,000                    | 2,000                    | 2,000                | 2,000                | 2,000                | 50,000                        | 40,000                        | 40,000                        | 40,000                        | 25,000                        | 25,000               |
| Post CIL s106       | £/unit           | 8,500                | 2,000                | 2,000                    | 2,000                    | 2,000                    | 2,000                | 2,000                | 2,000                | 50,000                        | 40,000                        | 40,000                        | 40,000                        | 25,000                        | 25,000               |
| Inf Tariff          | % GDV            | 0%                   | 0%                   | 0%                       | 0%                       | 0%                       | 0%                   | 0%                   | 0%                   | 0%                            | 0%                            | 0%                            | 0%                            | 0%                            | 0%                   |
| Affordable Housing  |                  |                      |                      |                          |                          |                          |                      |                      |                      |                               |                               |                               |                               |                               |                      |
| Overall             |                  | 35.0%                | 35.0%                |                          |                          |                          |                      |                      |                      | 35.0%                         | 35.0%                         | 35.0%                         | 35.0%                         | 35.0%                         | 35.0%                |
| Aff Rent            | 65.0%            | 22.8%                | 22.8%                |                          |                          |                          |                      |                      |                      | 22.8%                         | 22.8%                         | 22.8%                         | 22.8%                         | 22.8%                         | 22.8%                |
| Social Rent         |                  | 0.0%                 | 0.0%                 |                          |                          |                          |                      |                      |                      | 0.0%                          | 0.0%                          | 0.0%                          | 0.0%                          | 0.0%                          | 0.0%                 |
| Shared Ownership    | 10.0%            | 3.5%                 | 3.5%                 |                          |                          |                          |                      |                      |                      | 3.5%                          | 3.5%                          | 3.5%                          | 3.5%                          | 3.5%                          | 3.5%                 |
| First Homes         | 25%              | 8.8%                 | 8.8%                 |                          |                          |                          |                      |                      |                      | 8.8%                          | 8.8%                          | 8.8%                          | 8.8%                          | 8.8%                          | 8.8%                 |
| <b>ABNORMALS</b>    |                  |                      |                      |                          |                          |                          |                      |                      |                      |                               |                               |                               |                               |                               |                      |
| <b>CARRY UP</b>     |                  | <b>21,000</b>        | <b>7,200</b>         | <b>15,300</b>            | <b>9,400</b>             | <b>4,100</b>             | <b>5,400</b>         | <b>3,600</b>         | <b>4,100</b>         | <b>3,165,000</b>              | <b>2,110,000</b>              | <b>1,586,000</b>              | <b>1,055,000</b>              | <b>531,000</b>                | <b>300,000</b>       |
| Garages             | Detached         | 0                    | 0                    | 3                        | 2                        | 1                        | 0                    | 0                    | 1                    | 330                           | 260                           | 136                           | 130                           | 66                            | 66                   |
|                     | Factor           | 50%                  | 50%                  | 50%                      | 50%                      | 50%                      | 50%                  | 50%                  | 50%                  | 50%                           | 50%                           | 50%                           | 50%                           | 50%                           | 50%                  |
|                     | Number           | 0                    | 0                    | 1.5                      | 1                        | 0.5                      | 0                    | 0                    | 0.5                  | 135                           | 130                           | 38                            | 65                            | 33                            | 0                    |
|                     | Cost             | 7,000                | 7,000                | 7,000                    | 7,000                    | 7,000                    | 7,000                | 7,000                | 7,000                | 7,000                         | 7,000                         | 7,000                         | 7,000                         | 7,000                         | 7,000                |
| EV Charging         | Factor           | 100%                 | 100%                 | 100%                     | 100%                     | 100%                     | 100%                 | 100%                 | 100%                 | 100%                          | 100%                          | 100%                          | 100%                          | 100%                          | 100%                 |
|                     | Cost             | 600                  | 600                  | 600                      | 600                      | 600                      | 600                  | 600                  | 600                  | 600                           | 600                           | 600                           | 600                           | 600                           | 600                  |
|                     | Group Charger    | 21,000               | 7,200                | 5,400                    | 2,400                    | 600                      | 5,400                | 3,600                | 600                  | 1,800,000                     | 1,200,000                     | 900,000                       | 600,000                       | 300,000                       | 300,000              |
|                     | GT Site          |                      |                      |                          |                          |                          |                      |                      |                      |                               |                               |                               |                               |                               |                      |
| Pre CIL s106        | Open Space ETC   |                      |                      |                          |                          |                          |                      |                      |                      |                               |                               |                               |                               |                               |                      |
|                     | Education        | 6,326                | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 0                             | 0                             | 0                             | 0                             | 0                             | 0                    |
|                     | Base             | 2,000                | 2,000                | 2,000                    | 2,000                    | 2,000                    | 2,000                | 2,000                | 2,000                | 50,000                        | 40,000                        | 40,000                        | 40,000                        | 25,000                        | 25,000               |
|                     | Other s106       | 8,326                | 2,000                | 2,000                    | 2,000                    | 2,000                    | 2,000                | 2,000                | 2,000                | 50,000                        | 40,000                        | 40,000                        | 40,000                        | 25,000                        | 25,000               |
| <b>FINANCE FEE</b>  |                  |                      |                      |                          |                          |                          |                      |                      |                      |                               |                               |                               |                               |                               |                      |
| Peak Borrowing      |                  | -7,065,193           | -2,478,380           | -3,567,280               | -1,705,635               | -542,822                 | -2,590,522           | -1,730,058           | -493,368             | -198,113,487                  | -198,113,487                  | -111,462,545                  | -76,374,683                   | -33,784,031                   | -46,471,228          |
|                     |                  | 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                    |
| Affordable          |                  | 35%                  | 35%                  | 0%                       | 0%                       | 0%                       | 0%                   | 0%                   | 0%                   | 35%                           | 35%                           | 35%                           | 35%                           | 35%                           | 35%                  |
| Aff - rented        |                  | 65%                  | 65%                  | 65%                      | 65%                      | 65%                      | 65%                  | 65%                  | 65%                  | 65%                           | 65%                           | 65%                           | 65%                           | 65%                           | 65%                  |
| Shared Ownership    |                  | 10%                  | 10%                  | 10%                      | 10%                      | 10%                      | 10%                  | 10%                  | 10%                  | 10%                           | 10%                           | 10%                           | 10%                           | 10%                           | 10%                  |
| First Homes         |                  | 25%                  | 25%                  | 25%                      | 25%                      | 25%                      | 25%                  | 25%                  | 25%                  | 25%                           | 25%                           | 25%                           | 25%                           | 25%                           | 25%                  |
| Aff - rented        |                  | 8                    | 3                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 683                           | 455                           | 341                           | 228                           | 114                           | 114                  |
| Market Housing      |                  | 23                   | 8                    | 3                        | 4                        | 1                        | 3                    | 6                    | 1                    | 1,950                         | 1,300                         | 975                           | 650                           | 325                           | 325                  |
| Aff - rented        |                  | 8                    | 3                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 683                           | 455                           | 341                           | 228                           | 114                           | 114                  |
| Shared Ownership    |                  | 1                    | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 52                            | 70                            | 53                            | 17                            | 8                             | 18                   |
| First Homes         |                  | 3                    | 1                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 263                           | 175                           | 131                           | 88                            | 44                            | 44                   |
| Market Housing      |                  | 1,782                | 638                  | 368                      | 466                      | 140                      | 752                  | 430                  | 130                  | 181,368                       | 121,290                       | 91,094                        | 60,678                        | 30,482                        | 25,207               |
| Aff - rented        |                  | 507                  | 201                  | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 49,103                        | 32,714                        | 24,523                        | 16,374                        | 8,219                         | 7,253                |
| Shared Ownership    |                  | 67                   | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 3,893                         | 5,241                         | 3,936                         | 1,305                         | 624                           | 1,197                |
| First Homes         |                  | 191                  | 67                   | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 19,648                        | 13,151                        | 9,803                         | 6,610                         | 3,269                         | 2,943                |
| Open Space Required |                  | 0.291                | 0.052                | 0.022                    | 0.010                    | 0.002                    | 0.022                | 0.014                | 0.002                | 24.900                        | 16.600                        | 12.450                        | 8.300                         | 4.150                         | 4.150                |
| Gross - Net         |                  | 0.000                | 0.000                | 0.000                    | 0.000                    | 0.000                    | 0.000                | 0.033                | 0.000                | 75.000                        | 50.000                        | 42.857                        | 16.127                        | 14.286                        | 0.347                |
| Shortfall / Surplus |                  | -0.291               | -0.052               | -0.022                   | -0.010                   | -0.002                   | -0.022               | 0.013                | -0.002               | 50.100                        | 33.400                        | 30.407                        | 7.827                         | 10.136                        | -3.803               |
| m2                  |                  | 2,548                | 306                  | 368                      | 466                      | 140                      | 752                  | 430                  | 130                  | 254,611                       | 172,336                       | 123,362                       | 84,967                        | 42,534                        | 36,606               |
| BCIS Total          |                  | 4,106,731            | 1,461,117            | 1,501,992                | 725,754                  | 230,580                  | 1,091,264            | 686,380              | 214,110              | 377,788,916                   | 255,693,312                   | 191,879,303                   | 126,059,185                   | 63,194,181                    | 59,008,550           |
| Education           | Early Years      | 21,559               | 1.35                 |                          |                          |                          |                      |                      |                      | 223.74                        | 151.65                        | 113.85                        | 74.7                          | 37.53                         | 19.44                |
|                     | Primary Places   | 21,559               | 4.5                  |                          |                          |                          |                      |                      |                      | 745.8                         | 505.5                         | 379.5                         | 249                           | 125.1                         | 64.8                 |
|                     | Secondary Places | 26,105               | 3                    |                          |                          |                          |                      |                      |                      | 497.2                         | 337                           | 253                           | 166                           | 83.4                          | 43.2                 |
|                     | Plus 16 Places   | 26,105               | 0.65                 |                          |                          |                          |                      |                      |                      | 104.06                        | 70.55                         | 52.95                         | 34.73                         | 17.42                         | 9.33                 |
| Early Years         |                  | 29,105               | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 4,823,611                     | 3,269,422                     | 2,454,432                     | 1,610,457                     | 809,109                       | 419,107              |
| Primary Places      |                  | 97,016               | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 16,078,702                    | 10,898,075                    | 8,181,641                     | 5,368,191                     | 2,697,031                     | 1,397,023            |
| Secondary Places    |                  | 78,315               | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 12,979,406                    | 8,797,385                     | 6,604,565                     | 4,333,430                     | 2,177,157                     | 1,127,736            |
| Plus 16 Places      |                  | 16,368               | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 2,716,486                     | 1,841,708                     | 1,382,260                     | 906,627                       | 454,749                       | 243,560              |
|                     |                  | 221,403              | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 36,538,205                    | 24,806,530                    | 18,622,957                    | 12,218,705                    | 6,138,046                     | 3,187,426            |
|                     |                  | 6,326                | 0                    | 0                        | 0                        | 0                        | 0                    | 0                    | 0                    | 12,199                        | 12,403                        | 12,415                        | 12,219                        | 12,276                        | 6,375                |







| Site 3 Medium GF - 40 urban edge |                  |          |         |        |       |            |           |
|----------------------------------|------------------|----------|---------|--------|-------|------------|-----------|
| INCOME                           | Av Site          | m2       | %       | Number | Price | GDV        | GM        |
|                                  |                  |          |         |        | m2    | €          | m2        |
| Market Heating                   | Over             | Net      |         | 46     | 4,400 | 16,066,000 | 2,536     |
|                                  | 97.5             |          | 45.66%  |        |       |            |           |
| Affordable Overall               |                  |          | 3%      | 14     |       |            |           |
| Affordable Rent                  |                  | 72.1     | 71.70   | 22.75% | 9     | 2,495      | 1,764,314 |
| Social Rent                      |                  | 72.1     | 71.70   | 0.00%  | 0     | 2,490      | 0         |
| Shared Ownership                 |                  | 179.0    | 79.00   | 3.80%  | 1     | 3,450      | 379,350   |
| First Home                       |                  | 68.0     | 68.00   | 0.75%  | 4     | 3,213      | 764,635   |
| Grant and Subsidy                | Affordable Rent  |          |         |        |       | 0          | 0         |
|                                  | Social Rent      |          |         |        |       | 0          | 0         |
|                                  | Shared Ownership |          |         |        |       | 0          | 0         |
| SITE AREA - Net                  |                  | 1,143 ha | 35      | 7/4    |       |            |           |
| SITE AREA - Gross                |                  | 1,424 ha | 28      | 7/4    |       | 15,311,100 | 3,593     |
| Sales per Quarter                |                  |          |         |        |       |            |           |
| Unit/Built Time                  |                  | 3        | Quarter |        |       |            |           |

| Development Value    | Whole Site | PerkASHET | PerkASHOSS |
|----------------------|------------|-----------|------------|
| Excluding Site Value | 2,419,441  | 2,347,944 | 1,510,633  |
| OpEx                 | 0          | 0         | 0          |
| Flux/Rs              | 500,000    | 714,235   | 500,000    |
| Backsplat Lead Value | 759,888    | 759,888   | 525,289    |
| Additional Profit    | 2,449,193  | 1,940     |            |

| DEVELOPMENT COSTS       | Unit    | Total      |
|-------------------------|---------|------------|
| <b>LAND</b>             | €       | 1,613,219  |
| Land                    | 123,474 |            |
| Stamp Duty              |         |            |
| Examinations            |         |            |
| Legal Acquisition       | 1,500   | 40,192     |
| 1,500                   |         | 163,666    |
| <b>FEAR</b>             |         |            |
| Planning                | 10,480  |            |
| Professional            | 432,046 | 430,524    |
| <b>CONSTRUCTION</b>     |         |            |
| Build Out               | 1,777   | 6,314,869  |
| PKA PCIL/IT             | 2,500   | 1,632,227  |
| Contingency             |         | 187,872    |
| Abandonable             |         | 0          |
| 1,000                   |         | 45,000     |
| 1,650,578               |         |            |
| <b>FINANCE</b>          |         |            |
| Feas                    | 0       | 0          |
| Interest                | 7,900   | 0          |
| Legal and Valuation     |         | 0          |
| <b>SALES</b>            |         |            |
| Agent                   |         | 459,333    |
| Legal                   |         | 76,896     |
| Misc.                   |         | 0          |
| 535,129                 |         | 11,669,140 |
| <b>Developer Profit</b> |         | 2,171,190  |
| Market Heating          |         | 17,500     |
| Affordable Housing      |         | 374,443    |
| First Home              |         | 172,811    |

| Planning Fee calc                | Area   | Rate         | Value     |
|----------------------------------|--------|--------------|-----------|
| Planing Fee                      | 40     | 462          | 18,480    |
| Neighbour 50                     | 40     | 130          | 5,200     |
| Neighbour 50                     | 0      | 0            | 0         |
| Total                            |        |              | 23,680    |
| <b>Stamp Duty calc - Revised</b> |        |              | 2,679,441 |
| Landpmnt                         |        |              | 2,679,441 |
| <b>Stamp Duty calc - Revised</b> |        |              | 759,888   |
| Landpmnt                         |        |              | 759,888   |
| <b>Per OIL/RS</b>                | 16,800 | €/Unit (all) | 649,600   |
| <b>Per OIL/RS</b>                | 16,800 | €/Unit (all) | 649,600   |
| <b>OIL</b>                       | 186    | €/m2         | 472,937   |
| Total                            |        |              | 1,122,537 |
| In/Terrif                        | >GDV   | 0.00%        | 0         |

| Build Outs   | Value     |
|--------------|-----------|
| Planing Fee  | 18,480    |
| CO2 Plan     | 48,854    |
| Acc Adapt    | 6,000     |
| Water        | 14,711    |
| Over Extra 1 | 6,000     |
| Over Extra 2 | 6,000     |
| Small Site   | 6,000     |
| Site Out     | 15,000    |
| BNS          | 231,414   |
| BNS          | 1,777,321 |

| 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 |
| UNIT 5 Started                  | 0      | 0      | 0      | 0      | 0         | 0         | 0         | 0         | 0         | 0  | 0  | 0  | 0  | 0  | 0  | 0  |
| Market Heating                  | 0      | 0      | 0      | 0      | 1,500,390 | 1,500,390 | 1,500,390 | 1,500,390 | 1,500,390 | 0  | 0  | 0  | 0  | 0  | 0  | 0  |
| Affordable Rent                 | 0      | 0      | 0      | 0      | 220,039   | 220,039   | 440,079   | 440,079   | 440,079   | 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  |
| Shared Ownership                | 0      | 0      | 0      | 0      | 47,420    | 47,420    | 94,840    | 94,840    | 94,840    | 0  | 0  | 0  | 0  | 0  | 0  | 0  |
| First Home                      | 0      | 0      | 0      | 0      | 95,000    | 95,000    | 190,000   | 190,000   | 190,000   | 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  |
| <b>INCOME</b>                   | 0      | 0      | 0      | 0      | 1,913,819 | 1,913,819 | 3,827,727 | 3,827,727 | 3,827,727 | 0  | 0  | 0  | 0  | 0  | 0  | 0  |

| EXPENDITURE                          | Year 1  | Year 2  | Year 3  | Year 4  | Year 5    | Year 6    |
|--------------------------------------|---------|---------|---------|---------|-----------|-----------|
| Stamp Duty                           | 123,474 | 0       | 0       | 0       | 0         | 0         |
| Examinations                         | 40,192  | 0       | 0       | 0       | 0         | 0         |
| Legal Acquisition                    | 10,480  | 0       | 0       | 0       | 0         | 0         |
| Planning Fee                         | 304,023 | 0       | 0       | 0       | 0         | 0         |
| Professional                         | 0       | 396,023 | 0       | 0       | 0         | 0         |
| Build Out - BOIS Bar                 | 0       | 262,020 | 0       | 0       | 0         | 0         |
| PKA PCIL/IT                          | 472,137 | 27,800  | 55,000  | 110,000 | 0         | 0         |
| Contingency                          | 0       | 6,970   | 13,940  | 27,880  | 0         | 0         |
| Abandonable                          | 0       | 1,578   | 3,156   | 6,312   | 0         | 0         |
| Finance Fee                          | 0       | 0       | 0       | 0       | 0         | 0         |
| Legal and Valuation                  | 0       | 0       | 0       | 0       | 0         | 0         |
| Agent                                | 0       | 0       | 0       | 0       | 0         | 0         |
| Legal                                | 0       | 0       | 0       | 0       | 0         | 0         |
| Misc.                                | 0       | 0       | 0       | 0       | 0         | 0         |
| <b>COSTS BEFORE LAND INT AND PKR</b> | 488,169 | 472,937 | 485,994 | 593,145 | 1,195,299 | 1,495,343 |

| Far Residual Value | Year 1     | Year 2   | Year 3   | Year 4   | Year 5     | Year 6     |
|--------------------|------------|----------|----------|----------|------------|------------|
| Interest           | 0          | 59,392   | 69,373   | 82,819   | 94,772     | 110,910    |
| Developer Return   | 0          | 0        | 0        | 0        | 0          | 0          |
| Market Heating     | 0          | 0        | 0        | 0        | 0          | 0          |
| Affordable Rent    | 0          | 0        | 0        | 0        | 0          | 0          |
| First Home         | 0          | 0        | 0        | 0        | 0          | 0          |
| <b>Cash Flow</b>   | -3,167,650 | -932,251 | -674,466 | -489,164 | -1,295,062 | -1,634,342 |
| OpEx               | 0          | 0        | 0        | 0        | 0          | 0          |
| OpEx/Ratios        | -3,167,650 | -932,251 | -674,466 | -489,164 | -1,295,062 | -1,634,342 |

| CASH FLOW FOR OIL ADDITIONAL PROFIT  | Year 1    | Year 2  | Year 3    | Year 4    | Year 5    | Year 6    |
|--------------------------------------|-----------|---------|-----------|-----------|-----------|-----------|
| <b>INCOME</b>                        | 0         | 0       | 0         | 0         | 0         | 0         |
| <b>EXPENDITURE</b>                   |           |         |           |           |           |           |
| Land                                 | 123,474   | 0       | 0         | 0         | 0         | 0         |
| Stamp Duty                           | 57,000    | 0       | 0         | 0         | 0         | 0         |
| Examinations                         | 0         | 0       | 0         | 0         | 0         | 0         |
| Legal Acquisition                    | 11,800    | 0       | 0         | 0         | 0         | 0         |
| Planning Fee                         | 10,480    | 0       | 0         | 0         | 0         | 0         |
| Professional                         | 304,023   | 0       | 0         | 0         | 0         | 0         |
| Build Out - BOIS Bar                 | 206,023   | 0       | 0         | 0         | 0         | 0         |
| POTENTIAL OIL                        | 944,470   | 27,800  | 55,000    | 110,000   | 0         | 0         |
| Per OIL/RS                           | 0         | 6,970   | 13,940    | 27,880    | 0         | 0         |
| Contingency                          | 0         | 1,578   | 3,156     | 6,312     | 0         | 0         |
| Abandonable                          | 0         | 0       | 0         | 0         | 0         | 0         |
| Finance Fee                          | 0         | 0       | 0         | 0         | 0         | 0         |
| Legal and Valuation                  | 0         | 0       | 0         | 0         | 0         | 0         |
| Agent                                | 0         | 0       | 0         | 0         | 0         | 0         |
| Legal                                | 0         | 0       | 0         | 0         | 0         | 0         |
| Misc.                                | 0         | 0       | 0         | 0         | 0         | 0         |
| <b>COSTS BEFORE LAND INT AND PKR</b> | 1,497,423 | 485,994 | 1,428,294 | 2,228,339 | 1,495,343 | 1,451,421 |

| Far OIL calculation | Year 1     | Year 2  | Year 3   | Year 4     | Year 5     | Year 6     |
|---------------------|------------|---------|----------|------------|------------|------------|
| Interest            | 0          | 31,827  | 32,423   | 44,777     | 75,776     | 110,910    |
| Developer Return    | 0          | 0       | 0        | 0          | 0          | 0          |
| Market Heating      | 0          | 0       | 0        | 0          | 0          | 0          |
| Affordable Rent     | 0          | 0       | 0        | 0          | 0          | 0          |
| First Home          | 0          | 0       | 0        | 0          | 0          | 0          |
| <b>Cash Flow</b>    | -1,497,423 | -51,227 | -337,518 | -1,424,431 | -2,204,173 | -1,634,342 |
| OpEx                | 0          | 0       | 0        | 0          | 0          | 0          |
| OpEx/Ratios         | -1,497,423 | -51,227 | -337,518 | -1,424,431 | -2,204,173 | -1,634,342 |



Site 5 Medium GF - 12 urban edge

| INCOME             | Av Size          | m2    | X      | Number | Price €/m2 | GDV €     | GIA m2 |
|--------------------|------------------|-------|--------|--------|------------|-----------|--------|
| Market Housing     | Group            | Net   | 15.00% | 8      | 4,900      | 4,852,430 | 909    |
| Affordable Overall |                  |       | 28%    | 42     |            |           |        |
| Affordable Rent    | 65.6             | 44,23 | 32.75% | 2      | 2,495      | 473,323   | 174    |
| Social Rent        | 65.6             | 44,23 | 0.00%  | 0      | 2,450      | 0         | 0      |
| Shared Ownership   | 70.0             | 70,00 | 3.85%  | 0      | 3,420      | 100,842   | 24     |
| First Home         | 70.0             | 70,00 | 8.75%  | 1      | 3,430      | 252,105   | 74     |
| Grant and Subsidy  | Affordable Rent  |       |        |        | 0          | 0         |        |
|                    | Social Rent      |       |        |        | 0          | 0         |        |
|                    | Shared Ownership |       |        |        | 0          | 0         |        |
| SITE AREA - Net    | 0.400            | ha    | 30     | ha     |            | 5,274,990 | 1,191  |
| SITE AREA - Gross  | 0.800            | ha    | 24     | ha     |            |           |        |

| Whole Site          | Per ha NET | Per ha GROSS |           |
|---------------------|------------|--------------|-----------|
| Residual Land Value | 1,457,981  | 2,457,245    | 2,125,312 |
| Location Value      | 45,500     | 25,000       | 0         |
| Uplift              | 0          | 0            | 0         |
| Plot/ha             | 250,000    | 500,000      | 0         |
| Residual Land Value | 267,548    | 525,332      | 0         |
| Additional Profit   | 1,455,931  | 1,177        | 0         |

| DEVELOPMENT COSTS  |                     | Unit   | Value     |
|--------------------|---------------------|--------|-----------|
| LAND               | Land                | m2     | 42,448    |
|                    | Stamp Duty          | €      | 1,042,944 |
|                    | Earthworks etc.     | €      | 0         |
|                    | Legal Acquisition   | €      | 5,544     |
| FEAR               | Planning            | €      | 5,544     |
|                    | Professional        | €      | 204,170   |
|                    | Build Cost          | €      | 2,071,912 |
| CONSTRUCTION       | Risk FCL/FT         | €      | 271,771   |
|                    | Contingency         | €      | 81,599    |
|                    | Allowance           | €      | 21,000    |
|                    | Finance             | €      | 2,616,441 |
| FINANCE            | Feas                | €      | 0         |
|                    | Interest            | €      | 0         |
|                    | Local and Valuation | €      | 0         |
|                    | SALES               | €      | 0         |
| SALES              | Agent               | €      | 169,247   |
|                    | Lease               | €      | 26,394    |
|                    | Misc.               | €      | 0         |
| Developer Profit   |                     |        | 779,210   |
| Market Housing     |                     | 17.00% | 169,479   |
| Affordable Housing |                     | 17.50% | 44,118    |
| First Home         |                     | 17.50% | 0         |

| Planning fee calc                      | Year   | Rate         | Value     |
|--|--------|--------------|-----------|
| Planning fee                           | 12     | 10%          | 5,544     |
| Market Housing                         | 12     | 4%           | 153       |
| Market Housing                         | 12     | 0%           | 0         |
| Stamp Duty calc - Residual Landpayment |        |              | 1,042,944 |
| Stamp Duty calc - Residual Landpayment |        |              | 42,448    |
| Stamp Duty calc - Residual Landpayment |        |              | 262,500   |
| Stamp Duty calc - Residual Landpayment |        |              | 2,425     |
| Per Oil/ha                             | 16,500 | €/Unit (oil) | 195,000   |
| Total                                  |        |              | 195,000   |
| Per Oil/ha                             | 184    | €/m2         | 173,771   |
| Total                                  |        |              | 371,771   |
| Inf/Tariff                             | GDV    | 0.00%        | 0         |

| Build Cost   | Unit | Value  |          |
|--------------|------|--------|----------|
| CO2 Plant    | €/m2 | 3,000  |          |
| Access Adpt  | €/m2 | 0.00%  |          |
| Water        | €/m2 | 4.00   |          |
| Over Extra 1 | €/m2 | 0.00%  |          |
| Over Extra 2 | €/m2 | 0.00%  |          |
| Small Site   | €/m2 | 0.00%  |          |
| Site Costs   | €/ha | 10,000 |          |
| BNS          | €/m2 | 0.10%  |          |
|              |      |        | 1,739.94 |

| RESIDUAL CASH FLOW FOR INTEREST |      | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     |
|---------------------------------|------|------------|------------|------------|------------|------------|------------|
| INCOME                          | Unit | Q1         | Q2         | Q3         | Q4         | Q1         | Q2         |
| UNITS START                     |      | 0          | 0          | 0          | 0          | 0          | 0          |
| Market Housing                  |      | 0          | 0          | 1,113,350  | 1,113,350  | 1,113,350  | 1,113,350  |
| Affordable Rent                 |      | 0          | 0          | 116,231    | 116,231    | 116,231    | 116,231    |
| Social Rent                     |      | 0          | 0          | 0          | 0          | 0          | 0          |
| Shared Ownership                |      | 0          | 0          | 25,211     | 25,211     | 25,211     | 25,211     |
| First Home                      |      | 0          | 0          | 43,024     | 43,024     | 43,024     | 43,024     |
| Grant and Subsidy               |      | 0          | 0          | 0          | 0          | 0          | 0          |
| EXPENDITURE                     |      | 0          | 0          | 1,319,725  | 1,319,725  | 1,319,725  | 1,319,725  |
| Stamp Duty                      |      | 42,448     | 0          | 0          | 0          | 0          | 0          |
| Earthworks etc.                 |      | 0          | 0          | 0          | 0          | 0          | 0          |
| Legal Acquisition               |      | 5,544      | 0          | 0          | 0          | 0          | 0          |
| Professional                    |      | 5,544      | 0          | 0          | 0          | 0          | 0          |
| Build Cost - BCIS Base          |      | 0          | 160,667    | 348,319    | 517,970    | 517,970    | 546,518    |
| Risk FCL/FT                     |      | 0          | 172,659    | 32,000     | 49,500     | 32,000     | 16,500     |
| Contingency                     |      | 0          | 112,771    | 16,500     | 12,949     | 8,432      | 4,216      |
| Allowance                       |      | 0          | 4,216      | 8,432      | 12,949     | 8,432      | 4,216      |
| Finance Fee                     |      | 0          | 1,747      | 3,933      | 5,200      | 3,933      | 1,747      |
| Local and Valuation             |      | 0          | 0          | 0          | 0          | 0          | 0          |
| Agent                           |      | 0          | 0          | 0          | 39,592     | 39,592     | 39,592     |
| Lease                           |      | 0          | 0          | 0          | 4,599      | 4,599      | 4,599      |
| Misc.                           |      | 0          | 0          | 0          | 0          | 0          | 0          |
| COSTS BEFORE LAND INT AND PRC   |      | 164,440    | 173,771    | 235,919    | 340,455    | 525,727    | 525,727    |
| Far Residual Value              |      | 1,042,944  | 0          | 0          | 0          | 0          | 0          |
| Developer Return                |      | 23,919     | 26,709     | 32,750     | 40,494     | 52,440     | 44,405     |
| Market Housing                  |      | 0          | 0          | 0          | 0          | 0          | 0          |
| Affordable Rent                 |      | 0          | 0          | 0          | 0          | 0          | 0          |
| First Home                      |      | 0          | 0          | 0          | 0          | 0          | 0          |
| Cash Flow                       |      | -1,827,706 | -196,791   | -322,619   | -483,243   | -626,482   | -838,167   |
| Opening Balance                 |      | -1,827,706 | -1,024,457 | -1,347,116 | -2,170,289 | -2,796,781 | -3,404,948 |

| CASH FLOW FOR OIL ADDITIONAL PROFIT |      | Year 1   | Year 2   | Year 3   | Year 4     | Year 5     | Year 6     |
|-------------------------------------|------|----------|----------|----------|------------|------------|------------|
| INCOME                              | Unit | Q1       | Q2       | Q3       | Q4         | Q1         | Q2         |
| INCOME                              |      | 0        | 0        | 0        | 0          | 0          | 0          |
| EXPENDITURE                         |      | 0        | 0        | 0        | 0          | 0          | 0          |
| Stamp Duty                          |      | 42,448   | 0        | 0        | 0          | 0          | 0          |
| Earthworks etc.                     |      | 0        | 0        | 0        | 0          | 0          | 0          |
| Legal Acquisition                   |      | 5,544    | 0        | 0        | 0          | 0          | 0          |
| Professional                        |      | 5,544    | 0        | 0        | 0          | 0          | 0          |
| Build Cost - BCIS Base              |      | 0        | 160,667  | 348,319  | 517,970    | 517,970    | 546,518    |
| POTENTIAL OIL                       |      | 216,954  | 0        | 0        | 0          | 0          | 0          |
| Per Oil/ha                          |      | 0        | 16,500   | 32,000   | 49,500     | 32,000     | 16,500     |
| Contingency                         |      | 0        | 4,216    | 8,432    | 12,949     | 8,432      | 4,216      |
| Allowance                           |      | 0        | 1,747    | 3,933    | 5,200      | 3,933      | 1,747      |
| Finance Fee                         |      | 0        | 0        | 0        | 0          | 0          | 0          |
| Local and Valuation                 |      | 0        | 0        | 0        | 0          | 0          | 0          |
| Agent                               |      | 0        | 0        | 0        | 39,592     | 39,592     | 39,592     |
| Lease                               |      | 0        | 0        | 0        | 4,599      | 4,599      | 4,599      |
| Misc.                               |      | 0        | 0        | 0        | 0          | 0          | 0          |
| COSTS BEFORE LAND INT AND PRC       |      | 594,230  | 0        | 235,919  | 340,415    | 525,727    | 525,727    |
| Far Oil calculation                 |      | 11,142   | 11,951   | 17,112   | 40,494     | 52,440     | 44,405     |
| Developer Return                    |      | 0        | 0        | 0        | 0          | 0          | 0          |
| Market Housing                      |      | 0        | 0        | 0        | 0          | 0          | 0          |
| Affordable Rent                     |      | 0        | 0        | 0        | 0          | 0          | 0          |
| First Home                          |      | 0        | 0        | 0        | 0          | 0          | 0          |
| Cash Flow                           |      | -594,230 | -11,142  | -197,240 | -1,257,727 | -1,626,482 | -2,170,289 |
| Opening Balance                     |      | -594,230 | -408,372 | -912,432 | -2,170,289 | -2,796,781 | -3,404,948 |

| Site 6 Brunnsfield - 125 Urban Area |                  |           |           |        |            |            |        |
|-------------------------------------|------------------|-----------|-----------|--------|------------|------------|--------|
| INCOME                              | Av Size          | m2        | z         | Number | Price €/m2 | GDV        | GIA m2 |
| Market Housing                      | Grav             | 83.43     | 65.00%    | 129    | 4,900      | 33,216,404 | 6,347  |
| Affordable Overall                  |                  |           |           | 40.78  |            |            |        |
| Affordable Rent                     | 67.7             | 64.10     | 22.78%    | 29     | 2,495      | 4,915,554  | 1,502  |
| Social Rent                         | 67.7             | 64.10     | 0.00%     | 0      | 2,450      | 0          | 0      |
| Shared Ownership                    | 64.7             | 65.75     | 3.80%     | 4      | 3,410      | 966,641    | 292    |
| First Home                          | 74.6             | 73.90     | 0.75%     | 11     | 3,100      | 2,831,932  | 514    |
| Grant and Subsidy                   | Affordable Rent  |           |           |        | 0          | 0          | 0      |
|                                     | Social Rent      |           |           |        | 0          | 0          | 0      |
|                                     | Shared Ownership |           |           |        | 0          | 0          | 0      |
| SITEAREA - Net                      | 1,923 ha         |           | 65        | /ha    |            | 41,469,943 | 5,879  |
| SITEAREA - Gross                    | 2,747 ha         |           | 61        | /ha    |            |            |        |
| Seller per Quarter                  | 0                |           |           |        |            |            |        |
| Unit Build Time                     | 2.5 Quarter      |           |           |        |            |            |        |
| Whole Site                          | Parham E1        | Parham E2 | Parham E3 |        |            |            |        |
| Residual Land Value                 | 9,664,352        | 2,246,111 | 2,437,772 |        |            |            |        |
| Location Value                      | 3,025,170        |           | 1,500,000 |        |            |            |        |
| Uplift                              | 694,396          |           | 220,000   |        |            |            |        |
| Flow Aha                            | 28%              |           |           |        |            |            |        |
| Benchmark Land Value                | 3,524,374        |           | 1,320,688 |        |            |            |        |
| Additional Profit                   | 3,624,671        |           | 931       |        |            |            |        |

DEVELOPMENT COSTS

| LAND                | Unit | Price      | Total      |
|---------------------|------|------------|------------|
| Land                | £/m2 | 5,644,957  | 5,644,957  |
| Stamp Duty          | £    | 272,044    | 272,044    |
| Examinate etc       | £    | 18,004     | 18,004     |
| Local Acquisition   | £    | 367,952    | 367,952    |
| Planning Fee        | £    | 33,460     | 33,460     |
| Professional        | £    | 1,790,247  | 1,790,247  |
| CONSTRUCTION        | £    | 17,240,530 | 17,240,530 |
| Build Cost          | £/m2 | 3,358,200  | 3,358,200  |
| RM FCL/FF           | £    | 62,374     | 62,374     |
| Alternative         | £    | 942,176    | 942,176    |
| FINANCE             | £    | 22,378,990 | 22,378,990 |
| Finance Interest    | £    | 0          | 0          |
| Local and Valuation | £    | 0          | 0          |
| SALES               | £    | 1,249,814  | 1,249,814  |
| Agents              | £    | 291,303    | 291,303    |
| Legal               | £    | 0          | 0          |
| Misc                | £    | 1,458,119  | 1,458,119  |
| Developer Profit    | £    | 5,842,471  | 5,842,471  |
| Market Housing      | £    | 1,033,418  | 1,033,418  |
| Affordable Housing  | £    | 446,383    | 446,383    |
| First Home          | £    | 0          | 0          |

| Planning Fee Calc             | Area               | Rate | Total     |
|-------------------------------|--------------------|------|-----------|
| Plan prep fee                 | 125                |      |           |
| Per day                       | 50                 | 462  | 23,100    |
| Per day over 50               | 75                 | 121  | 10,500    |
| Per day over 75               |                    |      | 33,600    |
| Stamp Duty Calc - Residential |                    |      | 272,044   |
| Landpayment                   |                    |      | 33,460    |
| Stamp Duty Calc - Residential |                    |      | 1,790,247 |
| Landpayment                   |                    |      | 170,110   |
| Pro CIL 196                   | 14,000 (Unit cell) |      | 1,750,000 |
| Part CIL 196                  | 16,500 (Unit cell) |      | 2,042,500 |
| CIL                           | 185                |      | 1,072,700 |
| In/Taxiff % GDV               | 0.00%              |      | 0         |

| Build Cost   | Rate   | Total    |
|--------------|--------|----------|
| CO2 Plan     | 3.00%  | 1,452.90 |
| Access Adpts | 0.00%  | 0.00     |
| Water        | 0.00%  | 14.71    |
| OverExtra 1  | 0.00%  | 0.00     |
| OverExtra 2  | 0.00%  | 0.00     |
| Small Site   | 0.00%  | 0.00     |
| Site Costs   | 15.00% | 1,511.74 |
| BNS          | 0.50%  | 292.93   |
|              |        | 1,745.32 |

RESIDUAL CASHFLOW FOR INTEREST

| INCOME                        | Year 1     | Year 2     | Year 3     | Year 4     | Year 5      | Year 6      |
|-------------------------------|------------|------------|------------|------------|-------------|-------------|
| UNITS Started                 | 0          | 0          | 0          | 0          | 0           | 0           |
| Market Housing                | 0          | 0          | 0          | 0          | 0           | 0           |
| Affordable Rent               | 0          | 0          | 0          | 0          | 0           | 0           |
| Social Rent                   | 0          | 0          | 0          | 0          | 0           | 0           |
| Shared Ownership              | 0          | 0          | 0          | 0          | 0           | 0           |
| First Home                    | 0          | 0          | 0          | 0          | 0           | 0           |
| Grant and Subsidy             | 0          | 0          | 0          | 0          | 0           | 0           |
| INCOME                        | 0          | 0          | 0          | 0          | 0           | 0           |
| Stamp Duty                    | 272,044    | 0          | 0          | 0          | 0           | 0           |
| Examinate etc                 | 18,004     | 0          | 0          | 0          | 0           | 0           |
| Local Acquisition             | 367,952    | 0          | 0          | 0          | 0           | 0           |
| Planning Fee                  | 995,124    | 0          | 0          | 0          | 0           | 0           |
| Build Cost - BOLS Bare        | 1,322,800  | 1,609,296  | 1,655,279  | 1,655,279  | 1,655,279   | 1,655,279   |
| RM FCL/FF                     | 32,800     | 32,800     | 32,800     | 32,800     | 32,800      | 32,800      |
| Contingency                   | 12,795     | 29,015     | 14,735     | 14,735     | 14,735      | 14,735      |
| Abnormals                     | 14,995     | 42,455     | 72,475     | 37,470     | 37,470      | 37,470      |
| Finance Fee                   | 0          | 0          | 0          | 0          | 0           | 0           |
| Local and Valuation           | 0          | 0          | 0          | 0          | 0           | 0           |
| Resale                        | 0          | 0          | 0          | 0          | 0           | 0           |
| Misc                          | 0          | 0          | 0          | 0          | 0           | 0           |
| Costs Before Land Int and Pro | 1,244,426  | 1,272,784  | 1,232,810  | 954,727    | 1,432,459   | 1,369,836   |
| Stamp Duty                    | 272,044    | 0          | 0          | 0          | 0           | 0           |
| Examinate etc                 | 18,004     | 0          | 0          | 0          | 0           | 0           |
| Local Acquisition             | 367,952    | 0          | 0          | 0          | 0           | 0           |
| Planning Fee                  | 995,124    | 0          | 0          | 0          | 0           | 0           |
| Build Cost - BOLS Bare        | 1,322,800  | 1,609,296  | 1,655,279  | 1,655,279  | 1,655,279   | 1,655,279   |
| RM FCL/FF                     | 32,800     | 32,800     | 32,800     | 32,800     | 32,800      | 32,800      |
| Contingency                   | 12,795     | 29,015     | 14,735     | 14,735     | 14,735      | 14,735      |
| Abnormals                     | 14,995     | 42,455     | 72,475     | 37,470     | 37,470      | 37,470      |
| Finance Fee                   | 0          | 0          | 0          | 0          | 0           | 0           |
| Local and Valuation           | 0          | 0          | 0          | 0          | 0           | 0           |
| Resale                        | 0          | 0          | 0          | 0          | 0           | 0           |
| Misc                          | 0          | 0          | 0          | 0          | 0           | 0           |
| Costs Before Land Int and Pro | 1,244,426  | 1,272,784  | 1,232,810  | 954,727    | 1,432,459   | 1,369,836   |
| Far Residual Value            | 5,644,957  | 190,376    | 194,684    | 182,737    | 204,103     | 229,832     |
| Developer Return              | 0          | 0          | 0          | 0          | 0           | 0           |
| Market Housing                | 0          | 0          | 0          | 0          | 0           | 0           |
| Affordable Rent               | 0          | 0          | 0          | 0          | 0           | 0           |
| First Home                    | 0          | 0          | 0          | 0          | 0           | 0           |
| Cash Flow                     | -4,883,233 | -1,403,034 | -1,339,493 | -1,329,834 | -1,074,261  | -2,280,348  |
| Opening Balance               | 0          | 0          | 0          | 0          | 0           | 0           |
| Closing Balance               | -4,883,233 | -6,286,267 | -7,625,760 | -8,955,594 | -10,029,855 | -11,310,203 |

CASHFLOW FOR CIL ADDITIONAL PROFIT

| INCOME                        | Year 1     | Year 2     | Year 3     | Year 4     | Year 5      | Year 6      |
|-------------------------------|------------|------------|------------|------------|-------------|-------------|
| Stamp Duty                    | 272,044    | 0          | 0          | 0          | 0           | 0           |
| Examinate etc                 | 18,004     | 0          | 0          | 0          | 0           | 0           |
| Local Acquisition             | 367,952    | 0          | 0          | 0          | 0           | 0           |
| Planning Fee                  | 995,124    | 0          | 0          | 0          | 0           | 0           |
| Build Cost - BOLS Bare        | 1,322,800  | 1,609,296  | 1,655,279  | 1,655,279  | 1,655,279   | 1,655,279   |
| RM FCL/FF                     | 32,800     | 32,800     | 32,800     | 32,800     | 32,800      | 32,800      |
| Contingency                   | 12,795     | 29,015     | 14,735     | 14,735     | 14,735      | 14,735      |
| Abnormals                     | 14,995     | 42,455     | 72,475     | 37,470     | 37,470      | 37,470      |
| Finance Fee                   | 0          | 0          | 0          | 0          | 0           | 0           |
| Local and Valuation           | 0          | 0          | 0          | 0          | 0           | 0           |
| Resale                        | 0          | 0          | 0          | 0          | 0           | 0           |
| Misc                          | 0          | 0          | 0          | 0          | 0           | 0           |
| Costs Before Land Int and Pro | 1,244,426  | 1,272,784  | 1,232,810  | 954,727    | 1,432,459   | 1,369,836   |
| Stamp Duty                    | 272,044    | 0          | 0          | 0          | 0           | 0           |
| Examinate etc                 | 18,004     | 0          | 0          | 0          | 0           | 0           |
| Local Acquisition             | 367,952    | 0          | 0          | 0          | 0           | 0           |
| Planning Fee                  | 995,124    | 0          | 0          | 0          | 0           | 0           |
| Build Cost - BOLS Bare        | 1,322,800  | 1,609,296  | 1,655,279  | 1,655,279  | 1,655,279   | 1,655,279   |
| RM FCL/FF                     | 32,800     | 32,800     | 32,800     | 32,800     | 32,800      | 32,800      |
| Contingency                   | 12,795     | 29,015     | 14,735     | 14,735     | 14,735      | 14,735      |
| Abnormals                     | 14,995     | 42,455     | 72,475     | 37,470     | 37,470      | 37,470      |
| Finance Fee                   | 0          | 0          | 0          | 0          | 0           | 0           |
| Local and Valuation           | 0          | 0          | 0          | 0          | 0           | 0           |
| Resale                        | 0          | 0          | 0          | 0          | 0           | 0           |
| Misc                          | 0          | 0          | 0          | 0          | 0           | 0           |
| Costs Before Land Int and Pro | 1,244,426  | 1,272,784  | 1,232,810  | 954,727    | 1,432,459   | 1,369,836   |
| Far Residual Value            | 5,644,957  | 190,376    | 194,684    | 182,737    | 204,103     | 229,832     |
| Developer Return              | 0          | 0          | 0          | 0          | 0           | 0           |
| Market Housing                | 0          | 0          | 0          | 0          | 0           | 0           |
| Affordable Rent               | 0          | 0          | 0          | 0          | 0           | 0           |
| First Home                    | 0          | 0          | 0          | 0          | 0           | 0           |
| Cash Flow                     | -4,883,233 | -1,403,034 | -1,339,493 | -1,329,834 | -1,074,261  | -2,280,348  |
| Opening Balance               | 0          | 0          | 0          | 0          | 0           | 0           |
| Closing Balance               | -4,883,233 | -6,286,267 | -7,625,760 | -8,955,594 | -10,029,855 | -11,310,203 |

**Site 7 Braunfield - 50 Urban Area**

| INCOME                      | Ac Size          | sq m             | %                | Number                              | Price | GDV        | sq m         |
|-----------------------------|------------------|------------------|------------------|-------------------------------------|-------|------------|--------------|
| Market Hearing              | Grav             | Net              | 45.00%           | 33                                  | 4,900 | 16,280,405 | 2,737        |
| Affordable Overall          |                  |                  |                  | 17.5                                |       |            | 772          |
| Affordable Rent             |                  |                  | 22.75%           | 11                                  | 2,495 | 5,972,109  | 91           |
| Social Rent                 |                  |                  | 0.00%            | 0                                   | 2,490 | 0          | 0            |
| Shared Ownership            |                  |                  | 3.80%            | 2                                   | 2,420 | 484,192    | 138          |
| First Home                  |                  |                  | 0.75%            | 4                                   | 3,100 | 1,241,244  | 322          |
| Grant and Subsidy           | Affordable Rent  | Shared Ownership |                  |                                     |       |            |              |
|                             | 0                | 0                |                  |                                     |       |            |              |
|                             | 0                | 0                |                  |                                     |       |            |              |
|                             | 0                | 0                |                  |                                     |       |            |              |
| <b>SITE AREA - Net</b>      | 0.769 ha         |                  |                  | 65                                  | ft/s  |            | <b>3,964</b> |
| <b>SITE AREA - Grav</b>     | 0.924 ha         |                  |                  | 52                                  | ft/s  |            |              |
| Seller per Quarter          | 0                |                  |                  |                                     |       |            |              |
| Unit/Built/Time             | 3 Quarter        |                  |                  |                                     |       |            |              |
| <b>Residual Land Value</b>  | Whole Site       | ParkB&T          | Park&BOSS        | <b>RUN Residential Macro ctrl=*</b> |       |            |              |
|                             | 2,252,821        | 1,119,529        | 2,252,821        | Macro Balance - 0                   |       |            |              |
| Estimate Value              | 1,057,652        |                  | 1,100,000        | <b>RUN OIL Macro ctrl=!</b>         |       |            |              |
| Option                      | 211,532          |                  | 220,000          | Macro Balance - 0                   |       |            |              |
| Plus/Min                    | 0                |                  | 0                | Ctrl=on and using in gpr run        |       |            |              |
| <b>Benchmark Land Value</b> | <b>2,424,231</b> |                  | <b>2,320,000</b> | ctrl=                               |       |            |              |
| <b>Additional Profit</b>    | 1,221,409        |                  | 432              |                                     |       |            |              |

**DEVELOPMENT COSTS**

|                         | Unit   | ac m2     | Total     |
|-------------------------|--------|-----------|-----------|
| <b>LAND</b>             |        |           |           |
| Land                    |        |           | 111,445   |
| Stamp Duty              |        |           | 716,937   |
| Examinate etc.          |        |           | 34,502    |
| Legal Acquisition       | 1.50%  |           | 141,020   |
| <b>FAAR</b>             |        |           |           |
| Planning                | 0.00%  | 23,100    |           |
| Professional            | 0.00%  | 740,437   |           |
| <b>CONSTRUCTION</b>     |        |           |           |
| Build Cost              | 1.740  | 6,494,616 |           |
| R/W/C&L/T/F             | 5.00%  | 1,043,228 |           |
| Contingency             | 0.00%  | 244,931   |           |
| Absordable              | 5.00%  | 244,931   |           |
| Finance                 | 0.00%  | 36,000    | 8,947,716 |
| <b>FINANCE</b>          |        |           |           |
| Fin                     | 0.00%  | 0         |           |
| Interest                | 7.50%  | 0         |           |
| Legal and Valuation     | 0.00%  | 0         |           |
| <b>SALES</b>            |        |           |           |
| Agent                   | 3.00%  | 593,312   |           |
| Legal                   | 0.50%  | 93,895    |           |
| Misc                    | 0.00%  | 0         |           |
|                         |        |           | 587,157   |
| <b>Developer Profit</b> |        |           | 2,324,495 |
| Market Hearing          | 17.50% |           | 424,178   |
| Affordable Hearing      | 17.50% |           | 185,721   |
| First Home              | 17.50% |           |           |

**Planning Fee Calc**

| Planning Fee Fee                     | Ac     | rate          | Total            |
|--------------------------------------|--------|---------------|------------------|
| Market Hearing                       | 50     | 442           | 22,100           |
| Market Hearing                       | 50     | 138           | 6,900            |
| Market Hearing                       | 50     | 138           | 6,900            |
| <b>Total</b>                         |        |               | <b>35,900</b>    |
| <b>Stamp Duty calc - Residential</b> |        |               |                  |
| Landpayment                          |        |               | 2,431,931        |
| <b>Total</b>                         |        |               | <b>111,445</b>   |
| <b>Stamp Duty calc - Residential</b> |        |               |                  |
| Landpayment                          |        |               | 1,234,237        |
| <b>Total</b>                         |        |               | <b>52,452</b>    |
| Pro Oil 10%                          | 16,000 | 4 (Unit cell) | <b>740,000</b>   |
| Part Oil 10%                         | 16,000 | 4 (Unit cell) | 125,000          |
| OIL                                  | 196    | 4/m2          | 919,231          |
| <b>Total</b>                         |        |               | <b>1,234,238</b> |
| Inf Tariff                           | 7.00%  | 0.00%         | 0                |

**Build Cost**

| Item         | Unit | Rate   | Total    |
|--------------|------|--------|----------|
| CO2 Plus     | 4/m2 | 3.00%  | 1,447.94 |
| Acc R Adpt   | 4/m2 | 0.00%  | 0.00     |
| Water        | 4/m2 | 0.00%  | 14.71    |
| Over Extra 1 | 4/m2 | 0.00%  | 0.00     |
| Over Extra 2 | 4/m2 | 0.00%  | 0.00     |
| Small Site   | 4/m2 | 0.00%  | 0.00     |
| Site Cost    | Bar  | 15.00% | 225.91   |
| BNS          | 4/m2 | 0.50%  | 1,739.56 |

**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          |  |
| <b>INCOME</b>                              | UNIT 5 Starts    |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Market Hearing                             |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Affordable Rent                            |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Social Rent                                |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Shared Ownership                           |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| First Home                                 |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Grant and Subsidy                          |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| <b>EXPENDITURE</b>                         |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Stamp Duty                                 | 111,445          |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Examinate etc.                             | 34,502           |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Legal Acquisition                          | 23,100           |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Professional                               | 350,469          |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Build Cost - BOSS Bar                      | 699,900          |                  |                  |                  | 499,916          |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| POTENTIAL OIL                              |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Part Oil 10%                               |                  |                  |                  |                  | 110,000          |                  |                  |                  | 110,000        |                |                |             | 110,000     |             |             |             | 110,000     |             |             |             | 110,000     |             |             |             |  |
| Contingency                                |                  |                  |                  |                  | 49,991           |                  |                  | 49,991           | 49,991         |                |                | 49,991      |             |             | 49,991      |             | 49,991      |             |             | 49,991      |             |             | 49,991      |             |  |
| Absordable                                 |                  |                  |                  |                  | 24,995           |                  |                  | 24,995           | 24,995         |                |                | 24,995      |             |             | 24,995      |             | 24,995      |             |             | 24,995      |             |             | 24,995      |             |  |
| Finance Fee                                |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Legal and Valuation                        |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Agent                                      |                  |                  |                  |                  |                  |                  |                  |                  | 100,642        |                |                | 100,642     |             |             | 100,642     |             | 100,642     |             |             | 100,642     |             |             | 100,642     |             |  |
| Legal                                      |                  |                  |                  |                  |                  |                  |                  |                  | 16,777         |                |                | 16,777      |             |             | 16,777      |             | 16,777      |             |             | 16,777      |             |             | 16,777      |             |  |
| Misc                                       |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| <b>COSTS BEFORE LAND INT AND PRG</b>       | <b>529,597</b>   | <b>539,238</b>   | <b>921,267</b>   | <b>1,025,797</b> | <b>1,668,696</b> | <b>1,668,696</b> | <b>1,896,135</b> | <b>1,243,236</b> | <b>668,228</b> | <b>117,439</b> | <b>117,439</b> | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    |  |
| <b>Far Residential Value</b>               | <b>2,431,931</b> |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Developer Return                           |                  | 55,659           | 66,420           | 64,941           | 107,442          | 141,323          | 175,436          | 148,011          | 103,000        | 65,000         | 5,589          |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Affordable Fee Rent                        |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Cash Flow                                  | -2,943,493       | -873,497         | -937,227         | -1,029,733       | -1,794,333       | -1,830,019       | -1,233,439       | -1,942,290       | -2,851,935     | -3,172,920     | -3,232,413     | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           |  |
| Opening Balance                            | 0                |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Closing Balance                            | -2,943,493       | -3,816,990       | -4,754,217       | -5,783,950       | -7,578,283       | -9,408,302       | -11,241,737      | -13,084,027      | -14,935,962    | -16,798,882    | -18,671,815    | -20,544,748 | -22,417,681 | -24,290,614 | -26,163,547 | -28,036,480 | -29,909,413 | -31,782,346 | -33,655,279 | -35,528,212 | -37,401,145 | -39,274,078 | -41,147,011 | -43,020,944 |  |
| <b>CASH FLOW FOR OIL ADDITIONAL PROFIT</b> |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| <b>INCOME</b>                              |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| <b>EXPENDITURE</b>                         |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Land                                       | 111,445          |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Stamp Duty                                 | 34,502           |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Examinate etc.                             | 23,100           |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Legal Acquisition                          | 350,469          |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Professional                               | 699,900          |                  |                  |                  | 499,916          |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Build Cost - BOSS Bar                      |                  |                  |                  |                  | 110,000          |                  |                  | 110,000          |                |                | 110,000        |             |             | 110,000     |             |             | 110,000     |             |             | 110,000     |             |             | 110,000     |             |  |
| POTENTIAL OIL                              |                  |                  |                  |                  | 49,991           |                  |                  | 49,991           |                |                | 49,991         |             |             | 49,991      |             |             | 49,991      |             |             | 49,991      |             |             | 49,991      |             |  |
| Part Oil 10%                               |                  |                  |                  |                  | 24,995           |                  |                  | 24,995           |                |                | 24,995         |             |             | 24,995      |             |             | 24,995      |             |             | 24,995      |             |             | 24,995      |             |  |
| Contingency                                |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Absordable                                 |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Finance Fee                                |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Legal and Valuation                        |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Agent                                      |                  |                  |                  |                  |                  |                  |                  |                  | 100,642        |                |                | 100,642     |             |             | 100,642     |             | 100,642     |             |             | 100,642     |             |             | 100,642     |             |  |
| Legal                                      |                  |                  |                  |                  |                  |                  |                  |                  | 16,777         |                |                | 16,777      |             |             | 16,777      |             | 16,777      |             |             | 16,777      |             |             | 16,777      |             |  |
| Misc                                       |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| <b>COSTS BEFORE LAND INT AND PRG</b>       | <b>2,475,892</b> | <b>2,475,892</b> | <b>2,475,892</b> | <b>2,475,892</b> | <b>2,221,352</b> | <b>1,668,696</b> | <b>1,896,135</b> | <b>1,243,236</b> | <b>668,228</b> | <b>117,439</b> | <b>117,439</b> | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    | <b>0</b>    |  |
| <b>Far OIL calculation</b>                 |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Developer Return                           |                  | 46,479           | 47,351           | 45,514           | 97,039           | 141,323          | 175,436          | 148,011          | 103,000        | 65,000         | 5,589          |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Affordable Fee Rent                        |                  |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Cash Flow                                  | -2,415,058       | -46,479          | -45,514          | -47,351          | -1,219,189       | -1,219,189       | -1,233,439       | -1,942,290       | -2,851,935     | -3,172,920     | -3,232,413     | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           |  |
| Opening Balance                            | 0                |                  |                  |                  |                  |                  |                  |                  |                |                |                |             |             |             |             |             |             |             |             |             |             |             |             |             |  |
| Closing Balance                            | -2,415,058       | -46,479          | -45,514          | -47,351          | -1,219,189       | -1,219,189       | -1,233,439       | -1,942,290       | -2,851,935     | -3,172,920     | -3,232,413     | -3,936,514  | -4,718,434  | -5,500,354  | -6,282,274  | -7,064,194  | -7,846,114  | -8,628,034  |             |             |             |             |             |             |  |

| Braunfield - 25 Urban Area |           |          |       |        |            |       |           |
|----------------------------|-----------|----------|-------|--------|------------|-------|-----------|
| INCOME                     | Av Size   | m2       | %     | Number | Price €/m2 | GDP € |           |
| Market/Housing             | Grav      | 84.6     | 32.94 | 15.00% | 25         | 4,900 | 6,403,503 |
| Affordable Overall         |           |          |       |        |            |       |           |
| Affordable Rent            | Grav      | 67.3     | 45.00 | 35%    | 179        | 2,695 | 996,300   |
| Social Rent                | Grav      | 67.3     | 45.00 | 22.75% | 114        | 2,480 | 0.00%     |
| Share of Ownership         | Grav      | 77.0     | 77.00 | 3.95%  | 1          | 3,430 | 231,096   |
| First Home                 | Grav      | 77.0     | 77.00 | 8.75%  | 2          | 3,192 | 936,047   |
| Grant and Subsidy          |           |          |       |        |            |       |           |
| Affordable Rent            |           |          |       |        |            |       |           |
| Social Rent                |           |          |       |        |            |       |           |
| Share of Ownership         |           |          |       |        |            |       |           |
| SITE AREA - Net            | 0.395     | ha       |       | 45     | Fla        |       |           |
| SITE AREA - Grav           | 0.832     | ha       |       | 48     | Fla        |       |           |
| Developer Quarter          |           |          |       |        |            |       |           |
| Min/Build Time             | 3         | Quarters |       |        |            |       |           |
| Whole Site                 |           |          |       |        |            |       |           |
| Part A NET                 |           |          |       |        |            |       |           |
| Part B GROSS               |           |          |       |        |            |       |           |
| Regional Land Value        | 1,931,441 |          |       |        |            |       |           |
| Leasing Fee Value          | 153,252   |          |       |        |            |       |           |
| Uplift                     | 130,245   |          |       |        |            |       |           |
| Fla/Fla                    | 20%       |          |       |        |            |       |           |
| Backsack Land Value        | 781,552   |          |       |        |            |       |           |
| Additional Profit          | 155,371   |          |       |        |            |       |           |

| DEVELOPMENT COSTS   |   | Unit      | Total     |
|---------------------|---|-----------|-----------|
| <b>LAND</b>         |   |           |           |
| Land                | € |           | 1,931,441 |
| Stamp Duty          | € | 54,892    |           |
| Comm/strat etc.     | € | 0         |           |
| Lease Acquisition   | € | 19,928    |           |
| Lease/Leasehold     | € | 74,107    |           |
| <b>FEAR</b>         |   |           |           |
| Planning            | € | 11,580    |           |
| Professional        | € | 395,091   |           |
| Professional        | € | 246,451   |           |
| <b>CONSTRUCTION</b> |   |           |           |
| Build Cost          | € | 3,417,190 |           |
| 10% FOL/FF          | € | 648,860   |           |
| Contingency         | € | 170,589   |           |
| Abnormal            | € | 170,589   |           |
| Abnormal            | € | 15,000    |           |
| Abnormal            | € | 4,403,749 |           |
| <b>FINANCE</b>      |   |           |           |
| Fee                 | € | 0         |           |
| Interest            | € | 0         |           |
| Leasehold/Valuation | € | 0         |           |
| <b>SALES</b>        |   |           |           |
| Agent               | € | 387,409   |           |
| Lease               | € | 42,235    |           |
| Misc.               | € | 0         |           |
| Misc.               | € | 245,144   |           |
| Developer Profit    | € | 1,149,517 |           |
| Market/Housing      | € | 17,500    |           |
| Affordable/Housing  | € | 17,500    |           |
| First Home          | € | 17,500    |           |

| Planning fee calc                 |   | Area   | Rate         | Value            |
|-----------------------------------|---|--------|--------------|------------------|
| Planning app fee                  | € | 25     | 462          | 11,550           |
| Market/Housing                    | € | 25     | 120          | 0                |
| Market/Housing                    | € | 25     | 120          | 0                |
| Market/Housing                    | € | 0      | 0            | 11,550           |
| <b>Total</b>                      | € |        |              | <b>11,550</b>    |
| <b>Stamp duty calc - Residual</b> |   |        |              |                  |
| Stamp Duty                        | € |        |              | 1,301,144        |
| Leasehold                         | € |        |              | 84,623           |
| <b>Total</b>                      | € |        |              | <b>1,385,767</b> |
| <b>Stamp duty calc - Residual</b> |   |        |              |                  |
| Stamp Duty                        | € |        |              | 70,996           |
| Leasehold                         | € |        |              | 23,510           |
| <b>Total</b>                      | € |        |              | <b>94,506</b>    |
| Part CIL 10%                      | € | 14,000 | €/Unit (all) | 350,000          |
| <b>Total</b>                      | € |        |              | <b>350,000</b>   |
| Part CIL 10%                      | € | 16,500 | €/Unit (all) | 412,500          |
| CIL                               | € | 184    | €/m2         | 282,360          |
| <b>Total</b>                      | € |        |              | <b>694,860</b>   |
| Inf Fee                           | € | 0.00%  |              | 0                |

| Build Cost   |   | Unit   | Total            |
|--------------|---|--------|------------------|
| CO2 Plur     | € | 3.00%  | 1,427,040        |
| Acc Adapt    | € | 0.00%  | 0.00             |
| Water        | € | 0.00%  | 4.00             |
| Over Extra 1 | € | 0.00%  | 0.00             |
| Over Extra 2 | € | 0.00%  | 0.00             |
| Small Site   | € | 0.00%  | 0.00             |
| Site Cost    | € | 15.00% | 1,484,240        |
| ENG          | € | 0.50%  | 222,140          |
| <b>Total</b> | € |        | <b>1,716,320</b> |

| RESIDUAL CASHFLOW 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 |
| <b>INCOME</b>                             |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Units Started                             |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Market/Housing                            |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Affordable Rent                           |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Social Rent                               |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Share of Ownership                        |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| First Home                                |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Grant and Subsidy                         |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| <b>EXPENDITURE</b>                        |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Stamp Duty                                |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Comm/strat etc.                           |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Lease Acquisition                         |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Planning Fee                              |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Professional                              |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Build Cost - BOIS Bar                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| 10% FOL/FF                                |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Contingency                               |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Abnormal                                  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Finance Fee                               |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Leasehold/Valuation                       |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Agent                                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Lease                                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Misc.                                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Misc.                                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| <b>COSTS BEFORE LAND INT AND PR</b>       |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Far Residual Value                        |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Developer Return                          |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Market/Housing                            |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Affordable Rent                           |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| First Home                                |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Cash Flow                                 |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Opening Balance                           |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| <b>CASHFLOW FOR CIL ADDITIONAL PROFIT</b> |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| <b>INCOME</b>                             |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Av Above                                  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| <b>EXPENDITURE</b>                        |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Land                                      |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Stamp Duty                                |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Comm/strat etc.                           |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Lease Acquisition                         |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Planning Fee                              |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Professional                              |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Build Cost - BOIS Bar                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| POTENTIAL CIL                             |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Part CIL 10%                              |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Contingency                               |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Abnormal                                  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Finance Fee                               |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Leasehold/Valuation                       |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Agent                                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Lease                                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Misc.                                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Misc.                                     |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| <b>COSTS BEFORE LAND INT AND PR</b>       |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Far CIL calculation                       |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Developer Return                          |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Market/Housing                            |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Affordable Rent                           |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| First Home                                |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Cash Flow                                 |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |
| Opening Balance                           |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |





| Flats 4 BF 250     |                    |       |        |        |            |         |
|--------------------|--------------------|-------|--------|--------|------------|---------|
| INCOME             | Av Size            | m2    | X      | Number | Price €/m2 | GDV €   |
| Market Housing     | Grav               | Not   | 15.00% | 162    | 5,300      | 857,000 |
| Affordable Overall | 63.4               | 57.44 | 28%    | 175    | 2,415      | 422,625 |
| Affordable Rent    | 63.4               | 57.44 | 12.75% | 57     | 2,415      | 137,655 |
| Social Rent        | 63.4               | 57.44 | 0.00%  | 0      | 2,415      | 0       |
| Share of Ownership | 63.4               | 57.44 | 3.25%  | 6      | 3,710      | 22,260  |
| First Home         | 67.9               | 61.73 | 0.75%  | 22     | 3,945      | 86,790  |
| Grant and Subsidy  | Affordable Rent    |       |        |        | 0          | 0       |
|                    | Social Rent        |       |        |        | 0          | 0       |
|                    | Share of Ownership |       |        |        | 0          | 0       |
| SITE AREA - Net    | 3,125 ha           |       | 50     | ha     |            |         |
| SITE AREA - Grav   | 4,464 ha           |       | 55     | ha     |            |         |
| Salvage Operator   | 0                  |       |        |        |            |         |
| Unit Build Time    | 3.0 month          |       |        |        |            |         |

| Residual Land Value | Whole Site | Per ha NET | Per ha GROSS |
|---------------------|------------|------------|--------------|
| Residual Land Value | 2,229,832  | 2,429,410  | 1,429,827    |
| Location Value      | 4,370,714  | 1,500,000  |              |
| Uplift              | 912,140    |            | 220,000      |
| Plot Ratio          | 20%        |            | 0            |
| Residual Land Value | 5,232,686  | 1,328,332  |              |
| Additional Profit   | 5,232,324  | 437        |              |

| DEVELOPMENT COSTS   |            |                   |
|---------------------|------------|-------------------|
| LAND                | Unit       | Total             |
| Stamp Duty          | €401,002   | €401,002          |
| Excavation etc.     | €123,450   | €123,450          |
| Lease Acquisition   | €52,450    | €52,450           |
| Professional        | €50,700    | €50,700           |
| POTENTIAL OIL       | €1,881     | €1,881            |
| Oil/Fuel/Terrif     | €4,815,516 | €4,815,516        |
| Continuity          | €15,293    | €15,293           |
| Abandonable         | €16,925    | €16,925           |
| Finance Fee         | €0         | €0                |
| Level and Valuation | €0         | €0                |
| Acquire             | €0         | €0                |
| Lease               | €0         | €0                |
| Misc.               | €0         | €0                |
| <b>Total</b>        |            | <b>€5,876,450</b> |

| Planning fee calc |      |                 |
|-------------------|------|-----------------|
| Item              | Rate | Value           |
| Plan Fee          | 250  | €25,000         |
| Per m2 under 50   | 40   | €27,000         |
| Per m2 over 50    | 200  | €50,700         |
| <b>Total</b>      |      | <b>€102,700</b> |

| Build Cost   |          |            |
|--------------|----------|------------|
| Item         | Unit     | Value      |
| CO2 Plant    | €3,000   | €1,500     |
| Access Rd    | €0.00/m2 | €0.00      |
| Water        | €0.00/m2 | €0.00      |
| Over Extra 1 | €0.00/m2 | €0.00      |
| Over Extra 2 | €0.00/m2 | €0.00      |
| Small Site   | €0.00    | €0.00      |
| Site Cost    | €10,000  | €1,475,100 |
| BNS          | €0.50    | €1,554,900 |

**RESIDUAL CASH FLOW FOR INTEREST**

| INCOME                              | Year 1           | Year 2           | Year 3           | Year 4           | Year 5           | Year 6           |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Stamp Duty                          | 401,002          |                  |                  |                  |                  |                  |
| Excavation etc.                     | 123,450          |                  |                  |                  |                  |                  |
| Lease Acquisition                   | 50,700           |                  |                  |                  |                  |                  |
| Professional                        | 1,754,518        |                  |                  |                  |                  |                  |
| POTENTIAL OIL                       | 2,384,542        |                  |                  |                  |                  |                  |
| Oil/Fuel/Terrif                     | 22,844           |                  |                  |                  |                  |                  |
| Continuity                          | 24,844           |                  |                  |                  |                  |                  |
| Abandonable                         | 0                |                  |                  |                  |                  |                  |
| Finance Fee                         | 0                |                  |                  |                  |                  |                  |
| Level and Valuation                 | 0                |                  |                  |                  |                  |                  |
| Acquire                             | 0                |                  |                  |                  |                  |                  |
| Lease                               | 0                |                  |                  |                  |                  |                  |
| Misc.                               | 0                |                  |                  |                  |                  |                  |
| <b>COSTS BEFORE LAND INT AND PR</b> | <b>2,229,832</b> | <b>2,229,832</b> | <b>2,229,832</b> | <b>2,229,832</b> | <b>2,229,832</b> | <b>2,229,832</b> |
| Far Residual Value                  | 197,996          | 245,993          | 293,779          | 339,419          | 389,499          | 485,446          |
| Developer Return                    |                  |                  |                  |                  |                  |                  |
| Market Housing                      |                  |                  |                  |                  |                  |                  |
| Affordable Far Rent                 |                  |                  |                  |                  |                  |                  |
| First Home                          |                  |                  |                  |                  |                  |                  |
| Cash Flow                           | -10,555,719      | -2,854,837       | -2,855,019       | -1,954,102       | -1,097,624       | -3,709,146       |
| Opening Balance                     | -10,555,719      | -10,114,436      | -10,114,436      | -10,114,436      | -10,114,436      | -10,114,436      |

**CASH FLOW FOR OIL ADDITIONAL PROFIT**

| INCOME                              | Year 1           | Year 2           | Year 3           | Year 4           | Year 5           | Year 6           |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Stamp Duty                          | 401,002          |                  |                  |                  |                  |                  |
| Excavation etc.                     | 123,450          |                  |                  |                  |                  |                  |
| Lease Acquisition                   | 50,700           |                  |                  |                  |                  |                  |
| Professional                        | 1,754,518        |                  |                  |                  |                  |                  |
| POTENTIAL OIL                       | 2,384,542        |                  |                  |                  |                  |                  |
| Oil/Fuel/Terrif                     | 22,844           |                  |                  |                  |                  |                  |
| Continuity                          | 24,844           |                  |                  |                  |                  |                  |
| Abandonable                         | 0                |                  |                  |                  |                  |                  |
| Finance Fee                         | 0                |                  |                  |                  |                  |                  |
| Level and Valuation                 | 0                |                  |                  |                  |                  |                  |
| Acquire                             | 0                |                  |                  |                  |                  |                  |
| Lease                               | 0                |                  |                  |                  |                  |                  |
| Misc.                               | 0                |                  |                  |                  |                  |                  |
| <b>COSTS BEFORE LAND INT AND PR</b> | <b>2,229,832</b> | <b>2,229,832</b> | <b>2,229,832</b> | <b>2,229,832</b> | <b>2,229,832</b> | <b>2,229,832</b> |
| Far Oil calculation                 | 181,328          | 184,163          | 200,329          | 245,991          | 310,276          | 390,031          |
| Developer Return                    |                  |                  |                  |                  |                  |                  |
| Market Housing                      |                  |                  |                  |                  |                  |                  |
| Affordable Far Rent                 |                  |                  |                  |                  |                  |                  |
| First Home                          |                  |                  |                  |                  |                  |                  |
| Cash Flow                           | -10,070,630      | -1,851,228       | -2,451,019       | -2,451,019       | -1,851,029       | -4,104,288       |
| Opening Balance                     | -10,070,630      | -10,222,000      | -10,434,121      | -10,709,076      | -11,140,009      | -11,777,729      |



| Site 12            |            |      |        |        |            |           |            |
|--------------------|------------|------|--------|--------|------------|-----------|------------|
| Phase 1 BF 155     |            |      |        |        |            |           |            |
| INCOME             | Av Size    | m2   | Σ      | Number | Price €/m2 | GDT €     |            |
| Market Housing     | Gear       | 77.5 | 70.48  | 65.00% | 191        | 5,300     | 37,616,160 |
| Affordable Overall |            |      |        |        | 5425       |           |            |
| Affordable Rent    |            |      | 22.25% | 35     |            |           |            |
| Social Rent        |            |      | 0.00%  | 0      | 2,415      | 5,953,020 |            |
| Shared Ownership   |            |      | 3.50%  | 5      | 3,750      | 1,243,533 |            |
| First Home         |            |      | 0.75%  | 14     | 3,554      | 2,945,170 |            |
| Grant and Subsidy  |            |      |        |        |            |           |            |
| Affordable Rent    |            |      |        |        | 0          | 0         |            |
| Social Rent        |            |      |        |        | 0          | 0         |            |
| Shared Ownership   |            |      |        |        | 0          | 0         |            |
| SITE AREA - Net    | 1,550 ha   |      |        | 100    |            |           |            |
| SITE AREA - Gross  | 1,232 ha   |      |        | 10     |            |           |            |
| Seller per Quarter | 0          |      |        |        |            |           |            |
| Unit Build Time    | 3 Quarters |      |        |        |            |           |            |

| Wholesale            | Site       | Perk/NET  | Perk/GROSS |
|----------------------|------------|-----------|------------|
| Residual Land Value  | 5,287,742  | 7,359,423 | 2,417,557  |
| Construction Value   | -1,151,250 |           | 1,000,000  |
| Uplift               | 426,250    |           | 220,000    |
| Play/ha              | 0          |           | 0          |
| Benchmark Land Value | 2,557,569  |           | 1,328,888  |
| Additional Profit    | 4,216,323  |           | 693        |

| DEVELOPMENT COSTS       |        | Unit       | Total     |
|-------------------------|--------|------------|-----------|
| <b>LAND</b>             |        |            |           |
| Land                    | £/m2   |            |           |
| Stamp Duty              |        | 249,887    | 5,207,742 |
| Examinations            |        |            |           |
| Legal Acquisition       | 1.50%  | 76,116     | 321,093   |
| <b>FEAR</b>             |        |            |           |
| Planning                |        | 37,590     |           |
| Professional            | 0.00%  | 2,174,957  | 2,412,147 |
| <b>CONSTRUCTION</b>     |        |            |           |
| Build Cost              |        | 20,974,735 |           |
| Risk F/C/I/H            | 1.8%   | 4,006,781  |           |
| Contingency             | 5.00%  | 1,045,127  |           |
| Allowance               | 0      | 95,000     |           |
| <b>FINANCE</b>          |        |            |           |
| Fee                     | 0%     | 0          |           |
| Interest                | 7.50%  | 0          |           |
| Legal and Valuation     | 0      | 0          |           |
| <b>SALES</b>            |        |            |           |
| Agent                   | 3.00%  | 1,432,794  |           |
| Lease                   | 0.50%  | 239,799    |           |
| Misc                    | 0.00%  | 0          |           |
| <b>Developer Profit</b> |        |            |           |
| Market Housing          | 17.50% |            | 6,582,828 |
| Affordable Housing      | 17.50% |            | 1,259,449 |
| First Home              | 17.50% |            | 510,782   |

| Planning fee calc                    |         |              |           |
|--------------------------------------|---------|--------------|-----------|
| Planning fee                         | Area    | rate         | £m2       |
| Na for                               | 155     |              |           |
| Na for > 50                          | 462     | 23.00%       | 10,626    |
| Na for > 100                         | 50      | 13.00%       | 6,500     |
|                                      |         |              | 17,126    |
| <b>Stamp duty calc - Residential</b> |         |              |           |
| Stamp Duty                           | £m2     |              |           |
| Stamp Duty                           | 249,887 |              | 5,207,742 |
| <b>Stamp duty calc - Residential</b> |         |              |           |
| Stamp Duty                           | £m2     |              |           |
| Stamp Duty                           | 249,887 |              | 5,207,742 |
| <b>Part CIL 10%</b>                  |         |              |           |
| Part CIL 10%                         | 16,500  | £/Unit (all) | 2,557,500 |
| CIL                                  | 18%     | £/m2         | 1,459,251 |
|                                      |         |              | 4,016,751 |
| <b>Inf/Terr</b>                      |         |              |           |
| Inf/Terr                             | 0.00%   | GDT          | 0         |

| Build Cost   |      | Unit   | Total     |
|--------------|------|--------|-----------|
| CO2 Plan     | £/m2 | 3.00%  | 1,612,000 |
| Acc & Adpt   | £/m2 | 0.00%  | 0.000     |
| Water        | £/m2 |        | 16.71     |
| Over Extra 1 | £/m2 | 0.00%  | 0.000     |
| Over Extra 2 | £/m2 | 0.00%  | 0.000     |
| Small Site   | £/m2 | 0.00%  | 0.000     |
| Site Cost    | £/m2 | 16.00% | 1,479,910 |
| BNS          | £/m2 | 0.50%  | 167,500   |
|              |      |        | 1,647,410 |

**RESIDUAL CASH FLOW FOR INTEREST**

| INCOME                               | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     |
|--------------------------------------|------------|------------|------------|------------|------------|------------|
| UNITS Start 1                        | 0          | 0          | 0          | 0          | 0          | 0          |
| Market Housing                       | 0          | 0          | 0          | 0          | 0          | 0          |
| Affordable Rent                      | 0          | 0          | 0          | 0          | 0          | 0          |
| Social Rent                          | 0          | 0          | 0          | 0          | 0          | 0          |
| Shared Ownership                     | 0          | 0          | 0          | 0          | 0          | 0          |
| First Home                           | 0          | 0          | 0          | 0          | 0          | 0          |
| Grant and Subsidy                    | 0          | 0          | 0          | 0          | 0          | 0          |
| <b>EXPENDITURE</b>                   |            |            |            |            |            |            |
| Stamp Duty                           | 249,887    |            |            |            |            |            |
| Examinations                         | 76,116     |            |            |            |            |            |
| Legal Acquisition                    | 27,590     |            |            |            |            |            |
| Professional                         | 1,087,270  |            |            |            |            |            |
| Build Cost - BCIS Bars               | 0          | 1,127,474  | 2,029,913  | 2,706,417  | 2,706,417  | 2,706,417  |
| Part CIL 10%                         | 1,459,251  | 27,500     | 247,000    | 320,000    | 320,000    | 320,000    |
| Contingency                          | 0          | 11,277     | 56,314     | 101,491    | 135,211    | 135,211    |
| Allowance                            | 0          | 0          | 0          | 0          | 0          | 0          |
| Finance Fee                          | 0          | 0          | 0          | 0          | 0          | 0          |
| Legal and Valuation                  | 0          | 0          | 0          | 0          | 0          | 0          |
| Agent                                | 0          | 0          | 0          | 0          | 0          | 0          |
| Lease                                | 0          | 0          | 0          | 0          | 0          | 0          |
| Misc                                 | 0          | 0          | 0          | 0          | 0          | 0          |
| <b>COSTS BEFORE LAND INT AND PRK</b> |            |            |            |            |            |            |
| Far Residential Value                | 5,287,742  |            |            |            |            |            |
| Developer Return                     | 124,817    | 154,519    | 193,640    | 212,423    | 243,000    | 276,793    |
| Affordable Rent                      |            |            |            |            |            |            |
| First Home                           |            |            |            |            |            |            |
| Cash Flow                            | -6,449,634 | -1,884,157 | -1,510,456 | -1,844,001 | -2,701,717 | -3,832,139 |
| Open Balance                         | 0          |            |            |            |            |            |

**CASH FLOW FOR CIL ADDITIONAL PROFIT**

| INCOME                               | Year 1     | Year 2    | Year 3     | Year 4     | Year 5     | Year 6     |
|--------------------------------------|------------|-----------|------------|------------|------------|------------|
| UNITS Start 1                        | 0          | 0         | 0          | 0          | 0          | 0          |
| Market Housing                       | 0          | 0         | 0          | 0          | 0          | 0          |
| Affordable Rent                      | 0          | 0         | 0          | 0          | 0          | 0          |
| Social Rent                          | 0          | 0         | 0          | 0          | 0          | 0          |
| Shared Ownership                     | 0          | 0         | 0          | 0          | 0          | 0          |
| First Home                           | 0          | 0         | 0          | 0          | 0          | 0          |
| Grant and Subsidy                    | 0          | 0         | 0          | 0          | 0          | 0          |
| <b>EXPENDITURE</b>                   |            |           |            |            |            |            |
| Stamp Duty                           | 249,887    |           |            |            |            |            |
| Examinations                         | 76,116     |           |            |            |            |            |
| Legal Acquisition                    | 27,590     |           |            |            |            |            |
| Professional                         | 1,087,270  |           |            |            |            |            |
| Build Cost - BCIS Bars               | 0          | 1,127,474 | 2,029,913  | 2,706,417  | 2,706,417  | 2,706,417  |
| POTENTIAL CIL                        | 0          | 27,500    | 247,000    | 320,000    | 320,000    | 320,000    |
| Part CIL 10%                         | 0          | 11,277    | 56,314     | 101,491    | 135,211    | 135,211    |
| Contingency                          | 0          | 0         | 0          | 0          | 0          | 0          |
| Allowance                            | 0          | 0         | 0          | 0          | 0          | 0          |
| Finance Fee                          | 0          | 0         | 0          | 0          | 0          | 0          |
| Legal and Valuation                  | 0          | 0         | 0          | 0          | 0          | 0          |
| Agent                                | 0          | 0         | 0          | 0          | 0          | 0          |
| Lease                                | 0          | 0         | 0          | 0          | 0          | 0          |
| Misc                                 | 0          | 0         | 0          | 0          | 0          | 0          |
| <b>COSTS BEFORE LAND INT AND PRK</b> |            |           |            |            |            |            |
| Far CIL calculation                  | 71,644     | 73,314    | 100,241    | 142,790    | 206,842    | 287,642    |
| Developer Return                     |            |           |            |            |            |            |
| Market Housing                       |            |           |            |            |            |            |
| Affordable Rent                      |            |           |            |            |            |            |
| First Home                           |            |           |            |            |            |            |
| Cash Flow                            | -2,333,106 | -71,944   | -1,437,110 | -2,243,242 | -3,415,125 | -4,220,940 |
| Open Balance                         | 0          |           |            |            |            |            |

| Platted BY 155 HD  |                  |       |        |        |       |            |        |     |
|--------------------|------------------|-------|--------|--------|-------|------------|--------|-----|
| INCOME             | Av Size          | m2    | X      | Number | Price | \$/m2      | GDY    | GIA |
|                    |                  |       |        |        |       |            |        | m2  |
| Market/Leasing     | Grav             | 70.48 | 65.00% | 191    | 5,300 | 37,616,160 | 6,162  |     |
| Affordable Overall |                  |       | 35%    | 8428   |       |            |        |     |
| Affordable Rent    | 44.4             | 87.91 | 22.75% | 35     | 2,915 | 5,953,020  | 2,344  |     |
| Social Rent        | 44.6             | 87.91 | 0.00%  | 0      | 2,450 | 0          | 0      |     |
| Shared Ownership   | 70.1             | 61.60 | 2.30%  | 5      | 2,710 | 1,343,322  | 284    |     |
| First Home         | 70.1             | 60.93 | 0.75%  | 14     | 3,564 | 2,946,170  | 950    |     |
| Grant and Subsidy  | Affordable Rent  |       |        |        | 0     | 0          | 0      |     |
|                    | Social Rent      |       |        |        | 0     | 0          | 0      |     |
|                    | Shared Ownership |       |        |        | 0     | 0          | 0      |     |
| SITE AREA - Nat    | 0.969 ha         |       | 160    | 1/a    |       | 47,759,493 | 11,844 |     |
| SITE AREA - Grav   | 1.241 ha         |       | 182    | 1/a    |       |            |        |     |

| Whole Site           |           |           |         | PerkNET | PerkGROSS | RUN Riscidal MACRO cstr/yr |
|----------------------|-----------|-----------|---------|---------|-----------|----------------------------|
| Riscidal Land Value  | 253,877   | 243,741   | 249,832 |         |           | Climate Balance - 0        |
| Existing Site Value  | 1,335,021 | 1,500,000 |         |         |           | RUN CIL MACRO cstr/yr      |
| Uplift               | 280       | 264,406   | 220,000 |         |           | Climate Balance - 0        |
| Flux 1/a             | 0         | 0         | 0       |         |           | CIL contribution per year  |
| Benchmark Land Value | 1,628,478 | 1,376,882 |         |         |           | caract                     |
| Additional Profit    | 65,416    | 0         |         |         |           |                            |

| DEVELOPMENT COSTS    |                    |            |            |            |
|----------------------|--------------------|------------|------------|------------|
| LAND                 |                    | Unit or m2 | Total      |            |
| Stamp Duty           | 2.184              |            | 2,184      | 253,877    |
| Examinate etc.       | 3,796              |            | 3,796      |            |
| Lease Acquisition    | 23,990             |            | 23,990     |            |
| Professional         | 1,306,297          |            | 1,306,297  |            |
| Buildover - B015 Bar | 394,320            |            | 394,320    |            |
| POTENTIAL OIL        | 55,000             |            | 55,000     |            |
| POTENTIAL OIL        | 27,841             |            | 27,841     |            |
| Dominancy            | 97,442             |            | 97,442     |            |
| Absorbable           | 29,141             |            | 29,141     |            |
| Finance Fee          | 0                  |            | 0          |            |
| Lease of Valuation   | 0                  |            | 0          |            |
| Agent                | 0                  |            | 0          |            |
| Lease                | 0                  |            | 0          |            |
| Misc.                | 0                  |            | 0          |            |
| CONSTRUCTION         | Build Out          | 2.184      | 25,892,101 |            |
|                      | 10% FOL HIT        | 5.00%      | 4,082,081  |            |
|                      | Dominancy          | 5.00%      | 1,294,606  |            |
|                      | Absorbable         | 5.00%      | 1,294,606  |            |
| FINANCE              | Fear               | 0%         | 0          |            |
|                      | Interest           | 7.50%      | 0          |            |
| SALES                | Agent              | 3.0%       | 1,432,794  |            |
|                      | Lease              | 0.5%       | 231,799    |            |
|                      | Misc.              | 0.0%       | 0          |            |
| Developer Profit     | Market/Leasing     | 17.00%     | 1,711,556  | 37,233,220 |
|                      | Affordable Housing | 17.50%     | 6,512,828  | 2,255,449  |
|                      | First Home         | 17.50%     | 516,782    |            |

| Planning fee calc          |        |               |           |
|----------------------------|--------|---------------|-----------|
| Planing app fee            | App    | rate          |           |
| Ne Dev                     | 105    | 462           | 23,090    |
| Ne Dev under 50            | 80     | 121           | 16,480    |
| Ne Dev over 50             | 105    |               | 27,680    |
| Stamp duty calc - Riscidal |        |               | 253,877   |
| Leads payment              |        |               | 2,184     |
| Stamp duty calc - Riscidal |        |               | 253,877   |
| Leads payment              |        |               | 1,990,420 |
| Total                      |        |               | 6,512,828 |
| Per CIL 10%                | 6,500  | of Unit (all) | 1,317,688 |
| Total                      |        |               | 1,317,688 |
| Per CIL 10%                | 16,500 | of Unit (all) | 1,357,500 |
| Oil                        | 184    | of m2         | 1,925,611 |
| Total                      |        |               | 4,855,453 |
| In/Terrif                  | X GDY  | 0.00%         | 0         |

| Build Out    |      |        |           |
|--------------|------|--------|-----------|
| Item         | Unit | Rate   | Value     |
| O22 Floor    | X    | 3.00%  | 1,944,000 |
| Acc Adapt    | X    | 0.00%  | 0,000     |
| Water        | X    | 0.00%  | 14,770    |
| Over Extra 1 | X    | 0.00%  | 0,000     |
| Over Extra 2 | X    | 0.00%  | 0,000     |
| Small Site   | X    | 0.00%  | 0,000     |
| Site Cost    | Bar  | 10.00% | 1,977,977 |
| BNG          | X    | 0.50%  | 101,383   |
| Total        |      |        | 2,185,144 |

|                                      | 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        |            |   |
| <b>INCOME</b>                        |            |            |            |            |             |             |             |             |             |            |           |           |           |           |           |           |           |           |           |           |           |           |           |           |            |   |
| UNITS Started                        |            |            |            |            |             |             |             |             |             |            |           |           |           |           |           |           |           |           |           |           |           |           |           |           |            |   |
| Market/Leasing                       |            |            |            |            | 0           | 0           | 2,425,349   | 4,047,123   | 7,230,547   | 7,230,547  | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547 | 7,230,547  |   |
| Affordable Rent                      |            |            |            |            | 0           | 0           | 314,044     | 940,165     | 1,192,197   | 1,192,197  | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197 | 1,192,197  |   |
| Social Rent                          |            |            |            |            | 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          |   |
| First Home                           |            |            |            |            | 0           | 0           | 190,247     | 240,742     | 240,742     | 240,742    | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742   | 240,742    |   |
| Grant and Subsidy                    |            |            |            |            | 0           | 0           | 190,121     | 479,302     | 570,342     | 570,342    | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342   | 570,342    |   |
| <b>EXPENDITURE</b>                   |            |            |            |            |             |             |             |             |             |            |           |           |           |           |           |           |           |           |           |           |           |           |           |           |            |   |
| Stamp Duty                           | 2,184      |            |            |            | 0           | 0           | 0           | 0           | 0           | 0          | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          |   |
| Examinate etc.                       | 3,796      |            |            |            | 0           | 0           | 0           | 0           | 0           | 0          | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          |   |
| Lease Acquisition                    | 23,990     |            |            |            | 0           | 0           | 0           | 0           | 0           | 0          | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          |   |
| Professional                         | 1,306,297  |            |            |            | 1,306,297   | 1,306,297   | 1,306,297   | 1,306,297   | 1,306,297   | 1,306,297  | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297 | 1,306,297  |   |
| Buildover - B015 Bar                 | 394,320    |            |            |            | 394,320     | 394,320     | 394,320     | 394,320     | 394,320     | 394,320    | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320   | 394,320    |   |
| POTENTIAL OIL                        | 55,000     |            |            |            | 55,000      | 55,000      | 55,000      | 55,000      | 55,000      | 55,000     | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000    | 55,000     |   |
| POTENTIAL OIL                        | 27,841     |            |            |            | 27,841      | 27,841      | 27,841      | 27,841      | 27,841      | 27,841     | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841    | 27,841     |   |
| Dominancy                            | 97,442     |            |            |            | 97,442      | 97,442      | 97,442      | 97,442      | 97,442      | 97,442     | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442    | 97,442     |   |
| Absorbable                           | 29,141     |            |            |            | 29,141      | 29,141      | 29,141      | 29,141      | 29,141      | 29,141     | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141    | 29,141     |   |
| Finance Fee                          | 0          |            |            |            | 0           | 0           | 0           | 0           | 0           | 0          | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          |   |
| Lease of Valuation                   | 0          |            |            |            | 0           | 0           | 0           | 0           | 0           | 0          | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          |   |
| Agent                                | 0          |            |            |            | 0           | 0           | 0           | 0           | 0           | 0          | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          |   |
| Lease                                | 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          |   |
| <b>COSTS BEFORE LAND INT AND PRC</b> | 1,345,237  | 1,525,541  | 1,975,738  | 2,343,256  | 4,351,762   | 5,459,745   | 6,133,341   | 6,255,128   | 4,349,645   | 2,332,648  | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835   | 323,835    |   |
| <b>Fair Riscidal Value</b>           | 253,877    |            |            |            | 142,141     | 221,421     | 338,287     | 401,958     | 333,093     | 298,239    | 174,337   | 10,280    |           |           |           |           |           |           |           |           |           |           |           |           |            |   |
| <b>Developer Return</b>              |            | 30,885     | 59,233     | 97,379     | 142,141     | 221,421     | 338,287     | 401,958     | 333,093     | 298,239    | 174,337   | 10,280    |           |           |           |           |           |           |           |           |           |           |           |           |            |   |
| Affordable Rent                      |            |            |            |            |             |             |             |             |             |            |           |           |           |           |           |           |           |           |           |           |           |           |           |           |            |   |
| First Home                           |            |            |            |            |             |             |             |             |             |            |           |           |           |           |           |           |           |           |           |           |           |           |           |           |            |   |
| Cash Flow                            | -1,402,314 | -1,895,439 | -2,035,021 | -2,440,436 | -4,444,403  | -5,119,136  | -3,390,455  | 1,001,121   | 4,620,410   | 6,415,454  | 6,745,977 | 6,809,964 | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | -1,357,978 |   |
| Operating Balance                    | -1,402,314 | -3,189,249 | -5,162,870 | -7,432,406 | -16,166,409 | -18,047,439 | -21,497,765 | -20,493,440 | -16,111,830 | -8,247,461 | -551,514  | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978 | 6,387,978  | 0 |

|                | 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 |   |
| <b>INCOME</b>  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |
| Stamp Duty     | 2,184  |    |    |    | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0 |
| Examinate etc. | 3,796  |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |   |











| Site 18 Small GF - 4 |          |            |           |         |            |           |           |
|----------------------|----------|------------|-----------|---------|------------|-----------|-----------|
| INCOME               | Av Area  | m2         | %         | Number  | Price €/m2 | GDT       |           |
| Market Housing       | Grav     | 116.5      | 116.50    | 100.00% | 4          | 5,000     | 2,330,000 |
| Affordable Overall   |          |            |           |         |            |           |           |
| Affordable Rent      |          |            | 0%        | 0       | 0          | 0         | 0         |
| Social Rent          |          |            | 0.00%     | 0       | 2,750      | 0         | 0         |
| Shared Ownership     |          |            | 0.00%     | 0       | 2,500      | 0         | 0         |
| First Home           |          |            | 0.00%     | 0       | 3,500      | 0         | 0         |
| Grant and Subsidy    |          |            |           |         |            |           |           |
| Affordable Rent      |          |            |           |         |            | 0         | 0         |
| Social Rent          |          |            |           |         |            | 0         | 0         |
| Shared Ownership     |          |            |           |         |            | 0         | 0         |
| SITE AREA - Net      | 0.132    | ha         |           | 20      | A+         | 2,330,000 | 464       |
| SITE AREA - Grav     | 0.132    | ha         |           | 20      | A+         |           |           |
| Salaper Quarter      | 0        |            |           |         |            |           |           |
| Unit/Build Time      | 3        | Quarter    |           |         |            |           |           |
| Whole Site           | PerkhNET | PerkhGROSS |           |         |            |           |           |
| Residual Land Value  | 274,494  | 4,382,747  | 4,283,207 |         |            |           |           |
| Excise Duty Value    | 1,573    |            | 15,000    |         |            |           |           |
| Uplift               | 0        |            | 0         |         |            |           |           |
| Plot/A               | 500      | 66,667     | 500,000   |         |            |           |           |
| Benchmark Land Value | 70,000   |            | 525,000   |         |            |           |           |
| Additional Profit    | 159,152  |            | 1,377     |         |            |           |           |

| DEVELOPMENT COSTS |                     |        |         |
|-------------------|---------------------|--------|---------|
| LAND              | Unit                | Per m2 | Total   |
| Land              | Stamp Duty          |        | 19,225  |
|                   | Excise Duty         |        | 0       |
|                   | Lease Acquisition   | 1,500  | 8,177   |
| FEAR              | Planning            | 0.00%  | 1,040   |
|                   | Professional        |        | 90,644  |
| CONSTRUCTION      | Build Cost          | 1,771  | 825,156 |
|                   | Perkh/FCL/HT        |        | 952,098 |
|                   | Contingency         | 2.50%  | 29,623  |
|                   | Absorbable          | 0.00%  | 0       |
| FINANCE           | FEAR                | 0%     | 0       |
|                   | Interest            | 7.50%  | 0       |
|                   | Legal and Valuation |        | 0       |
| SALES             | Agent               | 3.00%  | 69,900  |
|                   | Lease               | 0.50%  | 11,650  |
|                   | Misc                | 0.00%  | 0       |
|                   |                     |        | 31,550  |
| Developer Profit  | Market Housing      | 17.50% | 407,750 |
|                   | Affordable Housing  | 17.50% | 0       |
|                   | First Home          | 17.50% | 0       |

| Planning fee calc          |        |              |         |
|----------------------------|--------|--------------|---------|
| Planning fee for           | Area   | rate         | Total   |
| Perkh                      | 4      | 462          | 1,848   |
| Market Housing 50          | 4      | 131          | 524     |
| Market Housing 50          | 0      | 0            | 0       |
|                            |        |              | 2,372   |
| Stamp duty calc - Residual |        |              |         |
| Stamp duty                 |        |              | 574,494 |
|                            |        |              | 19,225  |
|                            |        |              | 593,719 |
| Stamp duty calc - Residual |        |              |         |
| Stamp duty                 |        |              | 70,000  |
|                            |        |              | 0       |
|                            |        |              | 70,000  |
| Perkh/FCL                  |        |              |         |
| Perkh/FCL                  | 2,000  | €/Unit (all) | 5,000   |
|                            |        |              | 64,000  |
| Perkh/FCL                  | 16,500 | €/Unit (all) | 84,000  |
|                            |        |              | 86,000  |
|                            |        |              | 152,000 |
| In/Terriff                 |        |              |         |
| In/Terriff                 | 0.00%  |              | 0       |

| Build Cost   |      |        |          |
|--------------|------|--------|----------|
| Build Cost   | Unit | Rate   | Total    |
| CO2 Plur     | €    | 3.00%  | 6,172    |
| Acc Adapt    | €m2  | 0.00%  | 0.00     |
| Water        | €m2  |        | 4.00     |
| Over Extra 1 | €m2  | 0.00%  | 0.00     |
| Over Extra 2 | €m2  | 0.00%  | 0.00     |
| Small Site   | €    | 0.00   | 0.00     |
| Site Cost    | Baro | 10.00% | 5,188.24 |
|              | BNS  | 0.10%  | 16.75    |
|              |      |        | 1,776.55 |

| RESIDUAL CASH FLOW FOR INTEREST |        |    |    |    |    |        |    |    |    |         |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
|---------------------------------|--------|----|----|----|----|--------|----|----|----|---------|-----------|---------|--------|--------|--------|--------|----|----|----|----|--------|----|----|----|----|--------|----|----|----|----|
| INCOME                          | Year 1 | Q1 | Q2 | Q3 | Q4 | Year 2 | Q1 | Q2 | Q3 | Q4      | Year 3    | Q1      | Q2     | Q3     | Q4     | Year 4 | Q1 | Q2 | Q3 | Q4 | Year 5 | Q1 | Q2 | Q3 | Q4 | Year 6 | Q1 | Q2 | Q3 | Q4 |
| UNITS Started                   |        |    |    |    |    |        |    |    |    |         |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Market Housing                  |        |    |    |    |    |        |    |    |    |         |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Affordable Rent                 |        |    |    |    |    |        |    |    |    |         |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Social Rent                     |        |    |    |    |    |        |    |    |    |         |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Shared Ownership                |        |    |    |    |    |        |    |    |    |         |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| First Home                      |        |    |    |    |    |        |    |    |    |         |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Grant and Subsidy               |        |    |    |    |    |        |    |    |    |         |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| INCOME                          |        |    |    |    |    |        |    |    |    | 592,590 | 1,155,000 | 592,590 |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| EXPENDITURE                     |        |    |    |    |    |        |    |    |    |         |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Stamp Duty                      |        |    |    |    |    |        |    |    |    | 19,225  |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Excise Duty                     |        |    |    |    |    |        |    |    |    | 0       |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Lease Acquisition               |        |    |    |    |    |        |    |    |    | 8,177   |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Professional                    |        |    |    |    |    |        |    |    |    | 1,040   |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Perkh/FCL/HT                    |        |    |    |    |    |        |    |    |    | 90,644  |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Perkh/FCL/HT                    |        |    |    |    |    |        |    |    |    | 40,322  |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Build Cost - FCIS Baro          |        |    |    |    |    |        |    |    |    | 204,234 | 275,045   | 204,234 | 19,761 |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Perkh/FCL/HT                    |        |    |    |    |    |        |    |    |    | 5,500   | 22,000    | 5,500   |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Contingency                     |        |    |    |    |    |        |    |    |    | 5,197   | 6,376     | 5,197   | 1,719  |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Absorbable                      |        |    |    |    |    |        |    |    |    | 733     | 2,396     | 733     |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Finance Fee                     |        |    |    |    |    |        |    |    |    | 0       |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Legal and Valuation             |        |    |    |    |    |        |    |    |    | 0       |           |         |        |        |        |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Agent                           |        |    |    |    |    |        |    |    |    | 0       |           |         | 17,475 | 34,950 | 17,475 |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Lease                           |        |    |    |    |    |        |    |    |    | 0       |           |         | 2,413  | 5,025  | 2,413  |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| Misc                            |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |
| HT                              |        |    |    |    |    |        |    |    |    | 0       |           |         | 0      | 0      | 0      | </     |    |    |    |    |        |    |    |    |    |        |    |    |    |    |



| Site 20 Small Brass - 9 |                  |          |         |        |            |           |
|-------------------------|------------------|----------|---------|--------|------------|-----------|
| INCOME                  | Av Size          | m2       | %       | Number | Price €/m2 | GDV €     |
| Market Housing          | 33.6             | 81.78    | 100.00% | 9      | 4,900      | 3,696,400 |
| Affordable Overall      |                  |          |         |        |            |           |
| Affordable Rent         | 33.6             | 81.78    | 0.00%   | 0      | 2,495      | 0         |
| Social Rent             | 33.6             | 81.78    | 0.00%   | 0      | 2,450      | 0         |
| Shared Ownership        | 33.6             | 81.78    | 0.00%   | 0      | 3,430      | 0         |
| First Home              | 33.6             | 81.78    | 0.00%   | 0      | 0          | 0         |
| Grant and Subsidy       | Affordable Rent  |          |         |        |            |           |
|                         | Social Rent      |          |         |        |            |           |
|                         | Shared Ownership |          |         |        |            |           |
| SITE AREA - Net         | 0.200            | ha       |         | 45     |            |           |
| SITE AREA - Gross       | 0.222            | ha       |         | 41     |            |           |
| Enterper Quarter        | 0                |          |         |        |            |           |
| Unit/Build Time         | 3                | Quarters |         |        |            |           |

| Whole Site           | PerkshBT | PerkshBOSS |
|----------------------|----------|------------|
| Residual Land Value  | 144,774  | 7,929,103  |
| Developer Value      | 243,760  | 1,000,000  |
| Uplift               | 48,752   | 220,000    |
| Play/As              | 0        | 0          |
| Benchmark Land Value | 292,512  | 1,320,000  |
| Additional Profit    | 159,163  | 970        |

| DEVELOPMENT COSTS          |            |            |
|----------------------------|------------|------------|
| LAND                       | Unit or m2 | Total      |
| Land                       |            | 28,709     |
| Stamp Duty                 |            | 714,170    |
| Examinate etc.             |            |            |
| Local Acquisition          | 1,500      | 11,763     |
| Finance Fee                |            | 4,189      |
| Professional               | 0.00%      | 137,215    |
| CONSTRUCTION               |            |            |
| Build Cost                 | 1,654      | 12,454,937 |
| Risk FCL/FT                |            | 288,790    |
| Contingency                | 5.00%      | 62,232     |
| Abnormal                   | 5.00%      | 62,232     |
| FINANCE                    |            |            |
| Finance Fee                | 0%         | 0          |
| Interest                   | 7.50%      | 0          |
| Legal and Valuation        |            | 0          |
| SALES                      |            |            |
| Agent                      | 3.00%      | 998,192    |
| Lease                      | 0.50%      | 19,032     |
| Misc.                      | 0.00%      | 0          |
| Developer Profit           |            | 631,100    |
| Market Housing % Value     | 17.50%     |            |
| Affordable Housing % Value | 17.50%     |            |
| First Home % Value         | 17.50%     |            |

| Planning fee calc          |        |              |
|----------------------------|--------|--------------|
| Planning app fee           | dup    | rate         |
| Ha Use                     | 9      | 462          |
| Ha Use under 50            | 0      | 120          |
| Ha Use over 50             | 0      | 4,151        |
| Total                      |        | 4,733        |
| Stamp duty calc - Residual |        |              |
| Land payment               |        | 714,170      |
| Total                      |        | 23,709       |
| Stamp duty calc - Residual |        |              |
| Land payment               |        | 714,170      |
| Total                      |        | 4,151        |
| Per Oil 10%                | 2,000  | f/Unit (all) |
| Total                      |        | 16,888       |
| Per Oil 10%                | 16,888 | f/Unit (all) |
| Oil                        | 185    | f/m2         |
| Total                      |        | 245,716      |
| Inf Tariff                 | % GDV  | 0.00%        |
|                            |        | 0            |

| Build Cost   |       |          |
|--------------|-------|----------|
| 002 Plur     | %     | 3.00%    |
| Acc Adapt    | f/m2  | 45.93    |
| Water        | f/m2  | 4.00     |
| Over Extra 1 | f/m2  | 0.00     |
| Over Extra 2 | f/m2  | 0.00     |
| Small Site   | %     | 0.00     |
| Site Cost    | Bar   | 149.91   |
| BNS          | 0.50% | 1,556.17 |

| RESIDUAL CASH FLOW FOR INTEREST |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------|----------|------------|------------|------------|------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| INCOME                          | Year 1   | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UNITS Start                     | 0        | 0          | 0          | 0          | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Market Housing                  |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Affordable Rent                 |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Social Rent                     |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Shared Ownership                |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| First Home                      |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Grant and Subsidy               |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME                          | 0        | 0          | 0          | 0          | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXPENDITURE                     |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Stamp Duty                      | 28,709   |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Examinate etc.                  | 11,763   |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Local Acquisition               | 4,189    |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Professional                    | 46,944   |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Build Cost - BOIS Bar           | 0        | 274,744    | 415,146    | 274,744    | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Risk FCL/FT                     | 140,210  | 16,500     | 49,500     | 32,000     | 16,500     | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Contingency                     | 0        | 6,919      | 10,031     | 20,257     | 10,031     | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Abnormal                        | 0        | 7,519      | 10,031     | 22,957     | 10,031     | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Finance Fee                     | 0        | 0          | 0          | 0          | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Legal and Valuation             | 0        | 0          | 0          | 36,044     | 36,044     | 36,044     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Reserv                          | 0        | 0          | 0          | 6,011      | 6,011      | 6,011      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lease                           | 0        | 0          | 0          | 0          | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Misc.                           | 0        | 0          | 0          | 0          | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Costs before Land Int and Pr    | 171,932  | 149,210    | 235,484    | 331,440    | 507,960    | 331,440    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Far Residual Value              | 714,170  |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Developer Return                | 16,788   | 19,732     | 24,925     | 31,334     | 41,466     | 48,572     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Market Housing                  |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Affordable for Rent             |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| First Home                      |          |            |            |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Cash Flow                       | -195,363 | -185,499   | -255,416   | -343,105   | -529,294   | -310,016   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Opening Balance                 | -195,363 | -1,082,361 | -1,307,977 | -1,471,142 | -2,420,434 | -2,820,582 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| CASH FLOW FOR OIL ADDITIONAL PROFIT |          |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|----------|----------|-----------|------------|------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| INCOME                              | Year 1   | Year 2   | Year 3    | Year 4     | Year 5     | Year 6     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME                              | 0        | 0        | 0         | 0          | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXPENDITURE                         |          |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Land                                | 292,810  |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Stamp Duty                          | 4,126    |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Examinate etc.                      | 0        |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Local Acquisition                   | 4,189    |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Professional                        | 46,944   |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Build Cost - BOIS Bar               | 0        | 274,744  | 415,146   | 274,744    | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| POTENTIAL OIL                       | 0        | 16,500   | 49,500    | 32,000     | 16,500     | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Per Oil 10%                         | 0        | 6,919    | 10,031    | 20,257     | 10,031     | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Contingency                         | 0        | 7,519    | 10,031    | 22,957     | 10,031     | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Finance Fee                         | 0        | 0        | 0         | 36,044     | 36,044     | 36,044     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Legal and Valuation                 | 0        | 0        | 0         | 6,011      | 6,011      | 6,011      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Reserv                              | 0        | 0        | 0         | 0          | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lease                               | 0        | 0        | 0         | 0          | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Misc.                               | 0        | 0        | 0         | 0          | 0          | 0          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Costs before Land Int and Pr        | 371,747  | 235,484  | 1,037,283 | 507,960    | 331,440    | 211,295    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Far OIL calculation                 | 16,970   | 7,101    | 11,657    | 31,334     | 41,466     | 48,572     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Developer Return                    |          |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Market Housing                      |          |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Affordable for Rent                 |          |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| First Home                          |          |          |           |            |            |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Cash Flow                           | -371,747 | -4,270   | -242,455  | -1,049,440 | -529,294   | -310,016   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Opening Balance                     | -371,747 | -376,017 | -618,472  | -1,471,142 | -2,420,434 | -2,820,582 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |



| Site 22 Brown Plot |                  |        |         |        |            |         |        |
|--------------------|------------------|--------|---------|--------|------------|---------|--------|
| INCOME             | Av Size          | m2     | %       | Number | Price €/m2 | GDT     | GIA m2 |
| Market Housing     | 130.0            | 130.00 | 100.00% | 1      | 4,900      | 637,000 | 130    |
| Affordable Overall | 130.0            | 130.00 | 0.0%    | 0      | 2,495      | 0       | 0      |
| Affordable Rent    | 130.0            | 130.00 | 0.00%   | 0      | 2,450      | 0       | 0      |
| Social Rent        | 130.0            | 130.00 | 0.00%   | 0      | 2,420      | 0       | 0      |
| Shared Ownership   | 130.0            | 130.00 | 0.00%   | 0      | 0          | 0       | 0      |
| First Home         | 130.0            | 130.00 | 0.00%   | 0      | 0          | 0       | 0      |
| Grant and Subsidy  | Affordable Rent  |        |         |        |            |         |        |
|                    | Social Rent      |        |         |        |            |         |        |
|                    | Shared Ownership |        |         |        |            |         |        |
| SITE AREA - Net    | 0.032 ha         |        |         | 20     | A-A        | 637,000 | 130    |
| SITE AREA - Gross  | 0.032 ha         |        |         | 20     | A-A        |         |        |
| Seller per Quarter | 0                |        |         |        |            |         |        |
| Unit Build Time    | 3 Quarters       |        |         |        |            |         |        |

| Development Costs       | Unit  | Total          |
|-------------------------|-------|----------------|
| <b>LAND</b>             |       | <b>105,720</b> |
| Land                    |       |                |
| Stamp Duty              |       |                |
| Examinate etc.          |       |                |
| Lease Acquisition       | 1.50% | 1,586          |
| <b>FEAR</b>             |       |                |
| Planning                | 0.00% | 462            |
| Professional            |       | 25,044         |
| <b>CONSTRUCTION</b>     |       |                |
| Build Cost              | 1,579 | 2,442,800      |
| 10% FCL HT              |       | 40,739         |
| Contingency             | 5.00% | 12,234         |
| Allowance               | 5.00% | 12,234         |
| <b>FINANCE</b>          |       |                |
| Fee                     | 0%    | 0              |
| Interest                | 7.50% | 0              |
| Legal and Valuation     |       | 0              |
| <b>SALES</b>            |       |                |
| Agent                   | 3.00% | 15,110         |
| Lease                   | 0.50% | 2,185          |
| Misc.                   | 0.00% | 0              |
| <b>Developer Profit</b> |       | <b>483,892</b> |

| Planning Fee Calc                    | Unit   | Rate         | Total         |
|--------------------------------------|--------|--------------|---------------|
| Planning Fee                         | 1      | 462          | 462           |
| 10% up to 50                         | 1      | 130          | 0             |
| 10% above 50                         | 0      |              | 0             |
| <b>Stamp Duty Calc - Residential</b> |        |              | <b>1,586</b>  |
| Development                          |        |              | 0             |
| <b>Stamp Duty Calc - Residential</b> |        |              | <b>44,000</b> |
| Development                          |        |              | 0             |
| Pro CIL 10%                          | 2,000  | £/Unit (all) | 2,000         |
| Pro CIL 10%                          | 16,500 | £/Unit (all) | 16,500        |
| Oil                                  | 1%     | £/m2         | 24,234        |
| <b>Total</b>                         |        |              | <b>49,734</b> |
| In Teriff                            | 0.00%  |              | 0             |

| Build Cost       | Unit  | Rate  | Total            |
|------------------|-------|-------|------------------|
| CO2 Plus         | 1%    | 3,000 | 1,447,000        |
| Acc Adapt        | £/m2  |       | 0.00             |
| Water            | £/m2  |       | 4.00             |
| Over Extra 1     | £/m2  | 0.00% | 0.00             |
| Over Extra 2     | £/m2  | 0.00% | 0.00             |
| Small Site       | £/m2  | 0.00  | 0.00             |
| <b>Site Cost</b> |       |       | <b>1,706,992</b> |
| BNS              | 0.50% |       | 1,779,972        |

| 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       |
| <b>UNITS START 1</b>                |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Market Housing                      |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Affordable Rent                     |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Social Rent                         |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Shared Ownership                    |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| First Home                          |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Grant and Subsidy                   |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| <b>INCOME</b>                       |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Stamp Duty                          |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Examinate etc.                      |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Lease Acquisition                   |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Professional                        |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Build Cost - GCIS Bar               |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| 10% FCL/HT                          |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Contingency                         |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Allowance                           |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Finance Fee                         |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Legal and Valuation                 |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Agent                               |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Lease                               |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Misc.                               |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| <b>COSTS BEFORE LAND INT AND PR</b> | <b>14,598</b>  | <b>24,235</b> | <b>185,978</b> | <b>96,436</b> | <b>96,436</b> | <b>0</b> | <b>22,295</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |
| <b>Far Residential Value</b>        | <b>129,738</b> |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Developer Return                    | Interest       |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Market Housing                      |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Affordable Rent                     |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| First Home                          |                |               |                |               |               |          |               |          |          |          |          |          |          |          |          |          |
| Cash Flow                           | -140,620       | -28,476       | -116,188       | -101,679      | -103,819      | -9,091   | 605,442       | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |
| Operating Balance                   | -140,620       | -167,498      | -275,431       | -331,252      | -484,877      | -493,968 | 111,476       | 111,476  | 111,476  | 111,476  | 111,476  | 111,476  | 111,476  | 111,476  | 111,476  | 111,476  |

| CASH FLOW FOR CIL ADDITIONAL PROFIT | Year 1   | Year 2        | Year 3         | Year 4         | Year 5        | Year 6   |          |
|-------------------------------------|----------|---------------|----------------|----------------|---------------|----------|----------|
| INCOME                              | Av Size  | Year 1        | Year 2         | Year 3         | Year 4        | Year 5   | Year 6   |
| <b>EXPENDITURE</b>                  |          |               |                |                |               |          |          |
| Land                                |          | 44,000        |                |                |               |          |          |
| Stamp Duty                          |          |               |                |                |               |          |          |
| Examinate etc.                      |          |               |                |                |               |          |          |
| Lease Acquisition                   |          | 640           |                |                |               |          |          |
| Professional                        |          | 462           |                |                |               |          |          |
| Build Cost - GCIS Bar               |          | 12,842        |                |                |               |          |          |
| POTENTIAL CIL                       |          |               |                |                |               |          |          |
| 10% FCL/HT                          |          |               | 5,900          | 5,900          |               |          |          |
| Contingency                         |          |               | 4,071          | 4,071          |               |          |          |
| Allowance                           |          |               | 5,433          | 5,433          |               |          |          |
| Finance Fee                         |          |               |                |                |               |          |          |
| Legal and Valuation                 |          |               |                |                |               |          |          |
| Agent                               |          |               |                |                |               |          |          |
| Lease                               |          |               |                |                |               |          |          |
| Misc.                               |          |               |                |                |               |          |          |
| <b>COSTS BEFORE LAND INT AND PR</b> |          | <b>57,644</b> | <b>185,978</b> | <b>249,392</b> | <b>96,436</b> | <b>0</b> | <b>0</b> |
| <b>Far CIL calculation</b>          |          |               |                |                |               |          |          |
| Developer Return                    | Interest |               |                |                |               |          |          |
| Market Housing                      |          |               |                |                |               |          |          |
| Affordable Rent                     |          |               |                |                |               |          |          |
| First Home                          |          |               |                |                |               |          |          |
| Cash Flow                           |          | -57,644       | -1,051         | -110,079       | -232,467      | -103,819 | -9,091   |
| Operating Balance                   |          | -57,644       | -89,748        | -161,824       | -331,252      | -484,877 | -493,968 |

| Strategic Graz 1   |                  |       |        |        |       |               |         |
|--------------------|------------------|-------|--------|--------|-------|---------------|---------|
| INCOME             | Average          | Net   | %      | Number | Price | GDT           | GIA     |
|                    | m2               |       |        |        | €/m2  | €             | m2      |
| Market Housing     | 63.3             | 92.9% | 65.00% | 1,950  | 4,572 | 8,462,926,024 | 10,194  |
| Affordable Overall |                  |       | 22.75% | 9950   |       |               |         |
| Affordable Rent    | 71.9             | 70.7% |        | 1423   | 2,870 | 12,402,828    | 49,067  |
| Social Rent        | 71.9             | 70.7% |        | 0      | 2,226 | 0             | 0       |
| Shared Ownership   | 74.8             | 74.1% | 3.86%  | 106    | 2,270 | 25,486,430    | 7,844   |
| First Home         | 74.7             | 73.8% | 0.75%  | 243    | 2,991 | 50,032,843    | 19,110  |
| Grant and Subsidy  | Affordable Rent  |       |        |        | 0     | 0             | 0       |
|                    | Social Rent      |       |        |        | 0     | 0             | 0       |
|                    | Shared Ownership |       |        |        | 0     | 0             | 0       |
| SITE AREA - Net    | 75,000 ha        |       |        | 40     | A=    | 1,054,946,742 | 259,594 |
| SITE AREA - Gross  | 180,000 ha       |       |        | 20     | B=    |               |         |
| Seller's Quarter   | 0                |       |        |        |       |               |         |
| Unit/Build Time    | 3 Quarters       |       |        |        |       |               |         |

| Whole Site           | PerhaNET   | PerhaGROSS | RUN Residential Macro |                               |
|----------------------|------------|------------|-----------------------|-------------------------------|
| Residual Land Value  | 37,239,334 | 1,329,593  | 119,488               | RUN Residential Macro - value |
| Location Value       | 3,750,000  | 0          | 25,000                | RUN Residential Macro - cost  |
| Uplift               | 0          | 0          | 0                     | RUN Residential Macro - cost  |
| Plot/ha              | 33,750,000 | 325,000    |                       | RUN Residential Macro - cost  |
| Benchmark Land Value | 37,239,334 | 259,594    |                       | RUN Residential Macro - cost  |

| Additional Profit | €/m2        | €   |
|-------------------|-------------|-----|
|                   | 155,561,746 | 377 |

| 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 |
|---------------------------------|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|---------------------------------|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|

|                   |           |            |            |            |            |            |            |            |            |            |            |            |             |             |             |             |             |             |             |             |             |             |             |             |      |
|-------------------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------|
| UNITS Start       | 25        | 50         | 100        | 150        | 200        | 250        | 300        | 350        | 400        | 450        | 500        | 550        | 600         | 650         | 700         | 750         | 800         | 850         | 900         | 950         | 1000        | 1050        | 1100        | 1150        | 1200 |
| Market Housing    | 7,954,409 | 14,901,917 | 22,817,324 | 30,722,451 | 38,627,578 | 46,532,705 | 54,437,832 | 62,342,959 | 70,248,086 | 78,153,213 | 86,058,340 | 93,963,467 | 101,868,594 | 109,773,721 | 117,678,848 | 125,583,975 | 133,489,102 | 141,394,229 | 149,299,356 | 157,204,483 | 165,109,610 | 173,014,737 | 180,919,864 | 188,824,991 |      |
| Affordable Rent   | 1,032,571 | 2,065,142  | 3,097,713  | 4,130,284  | 5,162,855  | 6,195,426  | 7,227,997  | 8,260,568  | 9,293,139  | 10,325,710 | 11,358,281 | 12,390,852 | 13,423,423  | 14,455,994  | 15,488,565  | 16,521,136  | 17,553,707  | 18,586,278  | 19,618,849  | 20,651,420  | 21,683,991  | 22,716,562  | 23,749,133  | 24,781,704  |      |
| 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           |      |
| Shared Ownership  | 210,419   | 420,838    | 631,257    | 841,676    | 1,052,095  | 1,262,514  | 1,472,933  | 1,683,352  | 1,893,771  | 2,104,190  | 2,314,609  | 2,525,028  | 2,735,447   | 2,945,866   | 3,156,285   | 3,366,704   | 3,577,123   | 3,787,542   | 3,997,961   | 4,208,380   | 4,418,799   | 4,629,218   | 4,839,637   | 5,049,056   |      |
| First Home        | 402,698   | 805,396    | 1,208,094  | 1,610,792  | 2,013,490  | 2,416,188  | 2,818,886  | 3,221,584  | 3,624,282  | 4,026,980  | 4,429,678  | 4,832,376  | 5,235,074   | 5,637,772   | 6,040,470   | 6,443,168   | 6,845,866   | 7,248,564   | 7,651,262   | 8,053,960   | 8,456,658   | 8,859,356   | 9,262,054   | 9,664,752   |      |
| 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         | 8,793,473  | 17,567,346 | 26,341,219 | 35,115,092 | 43,888,965 | 52,662,838 | 61,436,711 | 70,210,584 | 78,984,457 | 87,758,330 | 96,532,203 | 105,306,076 | 114,079,949 | 122,853,822 | 131,627,695 | 140,401,568 | 149,175,441 | 157,949,314 | 166,723,187 | 175,497,060 | 184,270,933 | 193,044,806 | 201,818,679 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp Duty        | 0         | 4,942,000  | 9,884,000  | 14,826,000 | 19,768,000 | 24,710,000 | 29,652,000 | 34,594,000 | 39,536,000 | 44,478,000 | 49,420,000 | 54,362,000 | 59,304,000  | 64,246,000  | 69,188,000  | 74,130,000  | 79,072,000  | 84,014,000  | 88,956,000  | 93,898,000  | 98,840,000  | 103,782,000 | 108,724,000 | 113,666,000 |      |
| Stamp             |           |            |            |            |            |            |            |            |            |            |            |            |             |             |             |             |             |             |             |             |             |             |             |             |      |

| Site 24 Strategic Green 2 |                        |            |          |        |                        |                                |                    |        |
|---------------------------|------------------------|------------|----------|--------|------------------------|--------------------------------|--------------------|--------|
| Income                    | Av Area m <sup>2</sup> | Net        | %        | Number | Price €/m <sup>2</sup> | GDV €                          | GIA m <sup>2</sup> |        |
| Market Housing            | Gray                   | 93.3       | 92.90    | 65.00% | 1,300                  | 4,672                          | 6,043,740          | 10,129 |
| Affordable Overall        |                        |            |          | 760    |                        |                                |                    |        |
| Affordable Rent           |                        |            |          | 495    |                        |                                |                    |        |
| Social Rent               |                        |            |          | 235    |                        |                                |                    |        |
| Shared Ownership          |                        |            |          | 75     |                        |                                |                    |        |
| First Home                |                        |            |          | 175    |                        |                                |                    |        |
| Grant and Subsidy         | Affordable Rent        |            |          | 0      |                        |                                |                    |        |
|                           | Social Rent            |            |          | 0      |                        |                                |                    |        |
|                           | Shared Ownership       |            |          | 0      |                        |                                |                    |        |
| SITE AREA - Net           | 50,000 ha              | 40         | h/a      |        |                        | 742,734,493                    | 172,394            |        |
| SITE AREA - Gray          | 100,000 ha             | 20         | h/a      |        |                        |                                |                    |        |
| Solar Panels              | 0                      |            |          |        |                        |                                |                    |        |
| Walk Build Time           | 3 Quarters             |            |          |        |                        |                                |                    |        |
| Whole Site                | Parbanel               | Parbanel   | Parbanel |        |                        | RUN Residential Macro cost = 0 |                    |        |
| Regional Land Value       | 78,742,890             | 1,574,416  | 777,241  |        |                        | RUN OIL Macro cost = 0         |                    |        |
| Local Gov Value           | 2,500,000              | 50,000     | 25,000   |        |                        | RUN OIL Macro cost = 0         |                    |        |
| Upstairs                  | 0                      | 0          | 0        |        |                        | 0                              |                    |        |
| Plot Area                 | 225,000                | 25,000,000 | 225,000  |        |                        | 0                              |                    |        |
| Benchmark Land Value      | 25,000,000             | 250,000    | 250,000  |        |                        | 0                              |                    |        |
| Additional Profit         | 10,911,670             | 911        |          |        |                        | 0                              |                    |        |

| DEVELOPMENT COSTS |                     |         |        |             |
|-------------------|---------------------|---------|--------|-------------|
| LAND              | Item                | Unit    | Rate   | Total       |
| LAND              | Stamp Duty          | €       |        | 3,925,540   |
|                   | Examinate           | €       |        | 1,610,132   |
|                   | Lease Acquisition   | €       | 1,500  | 5,194,352   |
|                   | Profession Fee      | €       |        | 29,200      |
| CONSTRUCTION      | Built Cost          | €       | 1,748  | 300,740,554 |
|                   | r16 FCLIT           | €       | 5,000  | 55,644,824  |
|                   | Contaminant         | €       | 0      | 0           |
|                   | Abatement           | €       | 0      | 0           |
|                   | Finance             | €       | 0      | 2,100,000   |
| FINANCE           | Stamp Duty          | €       | 0      | 0           |
|                   | Lease and Valuation | €       | 7,500  | 0           |
| SALES             | Agent               | %       | 3.00%  | 21,082,095  |
|                   | Lease               | %       | 0.50%  | 3,814,482   |
|                   | Misc                | %       | 0.00%  | 0           |
| Developer Profit  | Market Housing      | % Value | 17.50% | 10,748,952  |
|                   | Affordable Housing  | % Value | 17.50% | 12,433,754  |
|                   | First Home          | % Value | 17.50% | 6,733,528   |

| Planning fee calc             |        |                  |      |            |        |
|-------------------------------|--------|------------------|------|------------|--------|
| Item                          | Rate   | Value            | Rate | Total      | Total  |
| Plan Fee                      | 2.00%  | 123,000          |      | 2,460      |        |
| Plan Fee under 50             | 80     | 100              |      | 8,000      |        |
| Plan Fee over 50              | 100    | 100              |      | 10,000     |        |
|                               |        |                  |      | 24,460     | 24,460 |
| Stamp duty calc - Residential |        |                  |      |            |        |
| Stamp Duty                    |        |                  |      | 7,170,400  |        |
|                               |        |                  |      | 3,925,540  |        |
| Stamp duty calc - Residential |        |                  |      |            |        |
| Stamp Duty                    |        |                  |      | 25,000,000 |        |
|                               |        |                  |      | 1,275,000  |        |
| Pro Oil 104                   | 40,000 | €/Unit (all)     |      | 20,000,000 |        |
| Pro Oil 106                   | 18,500 | €/Unit (all)     |      | 33,000,000 |        |
| OIL                           | 184    | €/m <sup>2</sup> |      | 22,614,924 |        |
|                               |        |                  |      | 55,614,924 |        |
| In/Terr                       | % GDV  |                  |      | 0          |        |

| Build Cost   |      |        |           |           |
|--------------|------|--------|-----------|-----------|
| Item         | Unit | Rate   | Value     | Total     |
| O22 Plur     | %    | 3.00%  | 4,402,180 | 4,402,180 |
| Acc Adapt    | %    | 0.00%  | 0.00      | 0.00      |
| Water        | €    |        | 16,771    | 16,771    |
| Over Extra 1 | %    | 0.00%  | 0.00      | 0.00      |
| Over Extra 2 | %    | 0.00%  | 0.00      | 0.00      |
| Small Site   | %    | 0.00%  | 0.00      | 0.00      |
| Site Cost    | €    | 15.00% | 1,542,460 | 1,542,460 |
| BNS          | €    | 0.10%  | 7,744,532 | 7,744,532 |

| RESIDUAL CASH FLOW FOR INTEREST     | Year           |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
|-------------------------------------|----------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|------------|
|                                     | 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                              |                |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| UNITS Start                         | 25             | 50           | 100          | 150          | 200          | 250          | 300         | 350         | 400         | 450         | 500         | 550         | 600         | 650         | 700         | 750         | 800         | 850         | 900         | 950         | 1000        | 1050        | 1100        | 1150        |              |            |
| Market Housing                      | 7,952,240      | 14,905,920   | 22,313,772   | 29,277,893   | 36,242,014   | 43,206,135   | 50,170,256  | 57,134,377  | 64,098,498  | 71,062,619  | 78,026,740  | 84,990,861  | 91,954,982  | 98,919,103  | 105,883,224 | 112,847,345 | 119,811,466 | 126,775,587 | 133,739,708 | 140,703,829 | 147,667,950 | 154,632,071 | 161,596,192 | 168,560,313 |              |            |
| Affordable Rent                     | 1,032,422      | 2,064,844    | 3,097,266    | 4,129,688    | 5,162,110    | 6,194,532    | 7,226,954   | 8,259,376   | 9,291,798   | 10,324,220  | 11,356,642  | 12,389,064  | 13,421,486  | 14,453,908  | 15,486,330  | 16,518,752  | 17,551,174  | 18,583,596  | 19,616,018  | 20,648,440  | 21,680,862  | 22,713,284  | 23,745,706  | 24,778,128  |              |            |
| 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           |              |            |
| Shared Ownership                    | 210,404        | 420,807      | 631,210      | 841,613      | 1,052,016    | 1,262,419    | 1,472,822   | 1,683,225   | 1,893,628   | 2,104,031   | 2,314,434   | 2,524,837   | 2,735,240   | 2,945,643   | 3,156,046   | 3,366,449   | 3,576,852   | 3,787,255   | 3,997,658   | 4,208,061   | 4,418,464   | 4,628,867   | 4,839,270   | 5,049,673   |              |            |
| First Home                          | 408,413        | 816,826      | 1,225,239    | 1,633,652    | 2,042,065    | 2,450,478    | 2,858,891   | 3,267,304   | 3,675,717   | 4,084,130   | 4,492,543   | 4,900,956   | 5,309,369   | 5,717,782   | 6,126,195   | 6,534,608   | 6,943,021   | 7,351,434   | 7,759,847   | 8,168,260   | 8,576,673   | 8,985,086   | 9,393,499   | 9,801,912   |              |            |
| 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           |              |            |
| EXPENDITURE                         |                |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Stamp Duty                          | 3,925,540      |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Examinate                           | 1,610,132      |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Lease Acquisition                   | 292,200        |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Profession Fee                      | 29,200         |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Built Cost - BNS Bar                | 24,890,440     |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| r16 FCLIT                           | 22,022,024     | 44,044,048   | 66,066,072   | 88,088,096   | 110,110,120  | 132,132,144  | 154,154,168 | 176,176,192 | 198,198,216 | 220,220,240 | 242,242,264 | 264,264,288 | 286,286,312 | 308,308,336 | 330,330,360 | 352,352,384 | 374,374,408 | 396,396,432 | 418,418,456 | 440,440,480 | 462,462,504 | 484,484,528 | 506,506,552 | 528,528,576 |              |            |
| Dominance                           | 187,968        | 375,936      | 563,904      | 751,872      | 939,840      | 1,127,808    | 1,315,776   | 1,503,744   | 1,691,712   | 1,879,680   | 2,067,648   | 2,255,616   | 2,443,584   | 2,631,552   | 2,819,520   | 3,007,488   | 3,195,456   | 3,383,424   | 3,571,392   | 3,759,360   | 3,947,328   | 4,135,296   | 4,323,264   | 4,511,232   |              |            |
| Abatement                           | 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 Fee                         | 0              | 0            | 0            | 0            | 0            | 0            | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           |              |            |
| Lease and Valuation                 | 0              | 0            | 0            | 0            | 0            | 0            | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           |              |            |
| Asset                               | 0              | 263,826      | 527,652      | 791,478      | 1,055,304    | 1,319,130    | 1,582,956   | 1,846,782   | 2,110,608   | 2,374,434   | 2,638,260   | 2,902,086   | 3,165,912   | 3,429,738   | 3,693,564   | 3,957,390   | 4,221,216   | 4,485,042   | 4,748,868   | 5,012,694   | 5,276,520   | 5,540,346   | 5,804,172   | 6,067,998   |              |            |
| Lease                               | 0              | 43,921       | 87,842       | 131,763      | 175,684      | 219,605      | 263,526     | 307,447     | 351,368     | 395,289     | 439,210     | 483,131     | 527,052     | 570,973     | 614,894     | 658,815     | 702,736     | 746,657     | 790,578     | 834,499     | 878,420     | 922,341     | 966,262     | 1,010,183   |              |            |
| 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 PR        | 35,275,292     | 27,349,167   | 9,337,274    | 18,734,828   | 24,815,812   | 31,545,116   | 37,849,114  | 43,845,116  | 49,841,114  | 55,837,116  | 61,833,116  | 67,829,116  | 73,825,116  | 79,821,116  | 85,817,116  | 91,813,116  | 97,809,116  | 103,805,116 | 109,801,116 | 115,797,116 | 121,793,116 | 127,789,116 | 133,785,116 | 139,781,116 |              |            |
| Far Residential Value               | Lead           | 78,742,890   |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Developer Return                    | Interest       |              | 8,850,914    | 10,561,543   | 10,740,821   | 10,340,392   | 9,275,701   | 7,816,472   | 6,625,872   | 5,392,477   | 4,084,192   | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0            |            |
| Affordable for Rent                 | Market Housing |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             | 94,741,952   |            |
|                                     |                |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              | 17,433,794 |
|                                     | Far Home       |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              | 6,785,500  |
|                                     | Cash Flow      | -114,000,193 | -27,073,976  | -2,359,444   | 5,001,716    | 16,205,253   | 23,488,203  | 25,203,081  | 27,098,481  | 29,193,986  | 31,389,491  | 33,684,996  | 36,080,501  | 38,576,006  | 41,171,511  | 43,867,016  | 46,662,521  | 49,558,026  | 52,553,531  | 55,649,036  | 58,844,541  | 62,140,046  | 65,535,551  | 69,031,056  | -152,475,636 |            |
|                                     | Open Balance   | -114,000,193 | -140,474,169 | -143,473,143 | -133,171,197 | -103,845,924 | -60,419,431 | -78,013,430 | -47,050,429 | -10,752,032 | 18,523,783  | 48,488,432  | 77,923,735  | 107,359,038 | 136,794,341 | 166,229,644 | 195,664,947 | 225,100,250 | 254,535,553 | 283,970,856 | 313,406,159 | 342,841,462 | 372,276,765 | 401,712,068 | 431,147,371  | 0          |
| CASH FLOW FOR OIL ADDITIONAL PROFIT |                |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| INCOME                              |                |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| EXPENDITURE                         |                |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Stamp Duty                          | 3,925,540      |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Examinate                           | 1,610,132      |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Lease Acquisition                   | 292,200        |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Profession Fee                      | 29,200         |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| Built Cost - BNS Bar                | 24,890,440     |              |              |              |              |              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |
| POTENTIAL OIL                       | 22,022,024     | 44,044,048   | 66,066,072   | 88,088,096   | 110,110,120  | 132,132,144  | 154,154,168 | 176,176,192 | 198,198,216 |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |              |            |













| Large GF 100 Urban Edge |            |     |               | Rounded          |          | Modelling |            | Area ha             |                | Characteristics |          |                  |                     |        |                      |                 |     |                     |       |   |     |
|-------------------------|------------|-----|---------------|------------------|----------|-----------|------------|---------------------|----------------|-----------------|----------|------------------|---------------------|--------|----------------------|-----------------|-----|---------------------|-------|---|-----|
| 2                       | UNITS      | 100 | Aff - rented  | 65%              | % of Aff | 22.75     | 23         | Density             | 35             | units/ha        | Total    | 4.082            | Sub Area SWF        |        |                      |                 |     |                     |       |   |     |
|                         | Affordable | 35% | 35 Shared Own | 10%              |          | 3.50      | 4          | Net.Gross           | 70%            |                 | Gross    | 4.082            | ha Green Br: Green  |        |                      |                 |     |                     |       |   |     |
|                         |            |     | First Homes   | 25%              | % of Aff | 8.75      | 9          |                     |                |                 | Net      | 2.857            | ha Use Agricultural |        |                      |                 |     |                     |       |   |     |
|                         |            |     |               |                  |          | 35        | 36         |                     |                |                 |          |                  |                     |        |                      |                 |     |                     |       |   |     |
|                         |            |     |               | Market           |          |           |            | Affordable for Rent |                |                 |          | Shared Ownership |                     |        |                      | First Homes     |     |                     |       |   |     |
|                         | Beds       | m2  | Circulation   | 65               | Rounded  | m2        | m2         | Circulation         | 23             | Rounded         | m2       | 4                | Rounded             | m2     | 9                    | Rounded         | m2  |                     |       |   |     |
| Terrace                 | 2          | 73  | 0.0%          | 15%              | 9.75     | 10        | 730        | 70                  | 0.0%           | 15%             | 3.45     | 3                | 210                 | 20%    | 0.80                 | 1               | 70  | 20%                 | 1.80  | 2 | 140 |
| Terrace                 | 3          | 86  | 0.0%          | 10%              | 6.50     | 7         | 602        | 84                  | 0.0%           | 15%             | 3.45     | 3                | 252                 | 15%    | 0.60                 | 1               | 84  | 15%                 | 1.35  | 1 | 84  |
| Terrace                 | 4          | 97  | 0.0%          |                  | 0.00     | 0         | 0          | 97                  | 0.0%           | 5%              | 1.15     | 1                | 97                  | 0.00   | 0                    | 0               | 0   | 0.00                | 0     | 0 | 0   |
| Semi                    | 2          | 81  | 0.0%          | 15%              | 9.75     | 10        | 810        | 79                  | 0.0%           | 15%             | 3.45     | 4                | 316                 | 25%    | 1.00                 | 1               | 79  | 25%                 | 2.25  | 2 | 158 |
| Semi                    | 3          | 98  | 0.0%          | 20%              | 13.00    | 13        | 1,274      | 93                  | 0.0%           | 15%             | 3.45     | 4                | 372                 | 10%    | 0.40                 | 0               | 0   | 10%                 | 0.90  | 1 | 93  |
| Semi                    | 4          | 106 | 0.0%          | 10%              | 6.50     | 7         | 742        | 106                 | 0.0%           | 5%              | 1.15     | 1                | 106                 | 10%    | 0.40                 | 0               | 0   | 10%                 | 0.90  | 1 | 106 |
| Det                     | 3          | 120 | 0.0%          |                  | 0.00     | 0         | 0          | 102                 | 0.0%           |                 | 0.00     | 0                | 0                   | 0.00   | 0                    | 0               | 0   | 0.00                | 0     | 0 | 0   |
| Det                     | 4          | 130 | 0.0%          | 10%              | 6.50     | 7         | 910        | 115                 | 0.0%           |                 | 0.00     | 0                | 0                   | 0.00   | 0                    | 0               | 0   | 0.00                | 0     | 0 | 0   |
| Det                     | 5          | 140 | 0.0%          | 10%              | 6.50     | 7         | 980        | 119                 | 0.0%           |                 | 0.00     | 0                | 0                   | 0.00   | 0                    | 0               | 0   | 0.00                | 0     | 0 | 0   |
| Flat to5                | 1          | 40  | 10.0%         | 10%              | 6.50     | 4         | 176        | 39                  | 10.0%          | 30%             | 6.90     | 7                | 300                 | 20%    | 0.80                 | 1               | 43  | 20%                 | 1.80  | 2 | 86  |
| Flat to5                | 2          | 65  | 10.0%         |                  | 0.00     | 0         | 0          | 61                  | 10.0%          |                 | 0.00     | 0                | 0                   | 0.00   | 0                    | 0               | 0   | 0.00                | 0     | 0 | 0   |
| Flat to5                | 3          | 80  | 10.0%         |                  | 0.00     | 0         | 0          | 74                  | 10.0%          |                 | 0.00     | 0                | 0                   | 0.00   | 0                    | 0               | 0   | 0.00                | 0     | 0 | 0   |
| Flat 6+                 | 1          | 40  | 15.0%         |                  | 0.00     | 0         | 0          | 39                  | 15.0%          |                 | 0.00     | 0                | 0                   | 0.00   | 0                    | 0               | 0   | 0.00                | 0     | 0 | 0   |
| Flat 6+                 | 2          | 65  | 15.0%         |                  | 0.00     | 0         | 0          | 61                  | 15.0%          |                 | 0.00     | 0                | 0                   | 0.00   | 0                    | 0               | 0   | 0.00                | 0     | 0 | 0   |
| Flat 6+                 | 3          | 80  | 15.0%         |                  | 0.00     | 0         | 0          | 74                  | 15.0%          |                 | 0.00     | 0                | 0                   | 0.00   | 0                    | 0               | 0   | 0.00                | 0     | 0 | 0   |
|                         |            |     |               | 100%             | 65.00    | 65        | 6,224      |                     |                | 100%            | 23.00    | 23               | 1,653               | 100%   | 4.00                 | 4               | 276 | 100%                | 9.00  | 9 | 667 |
|                         |            |     |               | BCIS             |          |           |            | Occupants           |                |                 |          | Population       |                     |        |                      | ha per dwelling |     |                     |       |   |     |
|                         |            |     |               | Lower Q          | Median   | Used      | m2         |                     | Beds           | Count           | per unit |                  |                     | 0.0019 | Local Open Space     |                 |     |                     |       |   |     |
| Terrace                 | 2          |     |               | 1,402            | 1,402    | 1,150     | 1,612,300  |                     | Terrace        | 2               | 16       | 0                | 0                   | 0.0040 | Strategic Open Space |                 |     |                     |       |   |     |
| Terrace                 | 3          |     |               | 1,402            | 1,402    | 1,022     | 1,432,844  |                     | Terrace        | 3               | 12       | 0                | 0                   | 0.0024 | Natural Open Space   |                 |     |                     |       |   |     |
| Terrace                 | 4          |     |               | 1,402            | 1,402    | 97        | 135,994    |                     | Terrace        | 4               | 1        | 0                | 0                   | 0.0000 | 0.0000               |                 |     |                     |       |   |     |
| Semi                    | 2          |     |               | 1,434            | 1,434    | 1,363     | 1,954,542  |                     | Semi           | 2               | 17       | 0                | 0                   | 0.0000 | 0.0000               |                 |     |                     |       |   |     |
| Semi                    | 3          |     |               | 1,434            | 1,434    | 1,739     | 2,493,726  |                     | Semi           | 3               | 18       | 0                | 0                   | 0.0000 | 0.0000               |                 |     |                     |       |   |     |
| Semi                    | 4          |     |               | 1,434            | 1,434    | 954       | 1,368,036  |                     | Semi           | 4               | 9        | 0                | 0                   | 0.0000 | 0.0000               |                 |     |                     |       |   |     |
| Det                     | 3          |     |               | 1,647            | 1,647    | 0         | 0          |                     | Det            | 3               | 0        | 0                | 0                   | 0.0000 | 0.0000               |                 |     | Open Space Require  | 0.830 |   |     |
| Det                     | 4          |     |               | 1,647            | 1,647    | 910       | 1,498,770  |                     | Det            | 4               | 7        | 0                | 0                   | 0.0083 | ha                   |                 |     | Gross - Net         | 1.224 |   |     |
| Det                     | 5          |     |               | 1,647            | 1,647    | 980       | 1,614,060  |                     | Det            | 5               | 7        | 0                | 0                   |        |                      |                 |     | Shortfall / Surplus | 0.394 |   |     |
| Flat to5                | 1          |     |               | 1,612            | 1,612    | 605       | 975,260    |                     | Flat to5       | 1               | 14       | 0                | 0                   |        |                      |                 |     |                     |       |   |     |
| Flat to5                | 2          |     |               | 1,612            | 1,612    | 0         | 0          |                     | Flat to5       | 2               | 0        | 0                | 0                   |        |                      |                 |     |                     |       |   |     |
| Flat to5                | 3          |     |               | 1,612            | 1,612    | 0         | 0          |                     | Flat to5       | 3               | 0        | 0                | 0                   |        |                      |                 |     |                     |       |   |     |
| Flat 6+                 | 1          |     |               | 1,906            | 1,906    | 0         | 0          |                     | Flat 6+        | 1               | 0        | 0                | 0                   |        |                      |                 |     |                     |       |   |     |
| Flat 6+                 | 2          |     |               | 1,906            | 1,906    | 0         | 0          |                     | Flat 6+        | 2               | 0        | 0                | 0                   |        |                      |                 |     |                     |       |   |     |
| Flat 6+                 | 3          |     |               | 1,906            | 1,906    | 0         | 0          |                     | Flat 6+        | 3               | 0        | 0                | 0                   |        |                      |                 |     |                     |       |   |     |
|                         |            |     |               |                  |          | 8,820     | 13,085,532 |                     |                |                 |          | Residents        | 0                   |        |                      |                 |     |                     |       |   |     |
|                         |            |     |               |                  |          |           |            | 1,484               | £/m2           |                 |          |                  |                     |        |                      |                 |     |                     |       |   |     |
|                         |            |     |               | Summary          |          |           |            | Construction        |                |                 |          | Saleable         |                     |        |                      |                 |     |                     |       |   |     |
|                         |            |     |               | Units            | m2       | Average   | m2         | Average             | Market Housing | 65              | 6,224    | 95.75            | 6,208               | 95.51  |                      |                 |     |                     |       |   |     |
|                         |            |     |               | Aff - rented     | 23       | 1,653     | 71.88      | 1,626               | 70.70          |                 |          |                  |                     |        |                      |                 |     |                     |       |   |     |
|                         |            |     |               | Shared Ownership | 4        | 276       | 68.98      | 272                 | 68.00          |                 |          |                  |                     |        |                      |                 |     |                     |       |   |     |
|                         |            |     |               | First Homes      | 9        | 667       | 74.09      | 659                 | 73.22          |                 |          |                  |                     |        |                      |                 |     |                     |       |   |     |
|                         |            |     |               |                  | 101      | 8,820     |            | 8,765               |                |                 |          |                  |                     |        |                      |                 |     |                     |       |   |     |



| Medium GF - 20 urban edge |            |     |              | Rounded |          |         |           | Modelling   |                     |          |       | Area ha  |                  |              |                      | Characteristics  |                 |         |      |                     |       |
|---------------------------|------------|-----|--------------|---------|----------|---------|-----------|-------------|---------------------|----------|-------|----------|------------------|--------------|----------------------|------------------|-----------------|---------|------|---------------------|-------|
| 4                         | UNITS      | 20  | Aff - rented | 65%     | % of Aff | 4.55    | 5         | Density     | 30                  | units/ha | Total | 0.833    | Sub Area SWF     |              |                      |                  |                 |         |      |                     |       |
|                           | Affordable | 35% | 7 Shared Own | 10%     |          | 0.70    | 1         | Net:Gross   | 80%                 |          | Gross | 0.833    | Green Br Green   |              |                      |                  |                 |         |      |                     |       |
|                           |            |     | First Homes  | 25%     | % of Aff | 1.75    | 2         |             |                     |          | Net   | 0.667    | Use              | Agricultural |                      |                  |                 |         |      |                     |       |
|                           |            |     |              |         |          | 7       | 8         |             |                     |          |       |          |                  |              |                      |                  |                 |         |      |                     |       |
|                           |            |     | Market       |         |          |         |           |             | Affordable for Rent |          |       |          | Shared Ownership |              |                      |                  | First Homes     |         |      |                     |       |
|                           | Beds       | m2  | Circulation  | 13      | Rounded  | m2      | m2        | Circulation | 5                   | Rounded  | m2    | 1        | Shared           | Rounded      | m2                   | 2                | First Homes     | Rounded | m2   |                     |       |
| Terrace                   | 2          | 73  | 0.0%         | 15%     | 1.95     | 2       | 146       | 70          | 0.0%                | 15%      | 0.75  | 1        | 70               | 20%          | 0.20                 | 0                | 20%             | 0.40    | 0    | 0                   |       |
| Terrace                   | 3          | 86  | 0.0%         | 10%     | 1.30     | 1       | 86        | 84          | 0.0%                | 15%      | 0.75  | 1        | 84               | 15%          | 0.15                 | 0                | 15%             | 0.30    | 0    | 0                   |       |
| Terrace                   | 4          | 97  | 0.0%         |         | 0.00     | 0       | 0         | 97          | 0.0%                | 5%       | 0.25  | 0        | 0                | 0.00         | 0                    | 0                |                 | 0.00    | 0    | 0                   |       |
| Semi                      | 2          | 81  | 0.0%         | 15%     | 1.95     | 2       | 162       | 79          | 0.0%                | 15%      | 0.75  | 1        | 79               | 25%          | 0.25                 | 1                | 79              | 25%     | 0.50 | 2                   | 158   |
| Semi                      | 3          | 98  | 0.0%         | 20%     | 2.60     | 3       | 294       | 93          | 0.0%                | 15%      | 0.75  | 0        | 0                | 10%          | 0.10                 | 0                | 10%             | 0.20    | 0    | 0                   |       |
| Semi                      | 4          | 106 | 0.0%         | 10%     | 1.30     | 2       | 212       | 106         | 0.0%                | 5%       | 0.25  | 0        | 0                | 10%          | 0.10                 | 0                | 10%             | 0.20    | 0    | 0                   |       |
| Det                       | 3          | 120 | 0.0%         |         | 0.00     | 0       | 0         | 102         | 0.0%                |          | 0.00  | 0        | 0                | 0.00         | 0                    | 0                |                 | 0.00    | 0    | 0                   |       |
| Det                       | 4          | 130 | 0.0%         | 10%     | 1.30     | 1       | 130       | 115         | 0.0%                |          | 0.00  | 0        | 0                | 0.00         | 0                    | 0                |                 | 0.00    | 0    | 0                   |       |
| Det                       | 5          | 140 | 0.0%         | 10%     | 1.30     | 1       | 140       | 119         | 0.0%                |          | 0.00  | 0        | 0                | 0.00         | 0                    | 0                |                 | 0.00    | 0    | 0                   |       |
| Flat to5                  | 1          | 40  | 10.0%        | 10%     | 1.30     | 1       | 44        | 39          | 10.0%               | 30%      | 1.50  | 2        | 86               | 20%          | 0.20                 | 0                | 20%             | 0.40    | 0    | 0                   |       |
| Flat to5                  | 2          | 65  | 10.0%        |         | 0.00     | 0       | 0         | 61          | 10.0%               |          | 0.00  | 0        | 0                | 0.00         | 0                    | 0                |                 | 0.00    | 0    | 0                   |       |
| Flat to5                  | 3          | 80  | 10.0%        |         | 0.00     | 0       | 0         | 74          | 10.0%               |          | 0.00  | 0        | 0                | 0.00         | 0                    | 0                |                 | 0.00    | 0    | 0                   |       |
| Flat 6+                   | 1          | 40  | 15.0%        |         | 0.00     | 0       | 0         | 39          | 15.0%               |          | 0.00  | 0        | 0                | 0.00         | 0                    | 0                |                 | 0.00    | 0    | 0                   |       |
| Flat 6+                   | 2          | 65  | 15.0%        |         | 0.00     | 0       | 0         | 61          | 15.0%               |          | 0.00  | 0        | 0                | 0.00         | 0                    | 0                |                 | 0.00    | 0    | 0                   |       |
| Flat 6+                   | 3          | 80  | 15.0%        |         | 0.00     | 0       | 0         | 74          | 15.0%               |          | 0.00  | 0        | 0                | 0.00         | 0                    | 0                |                 | 0.00    | 0    | 0                   |       |
|                           |            |     |              | 100%    | 13.00    | 13      | 1,214     |             |                     | 100%     | 5.00  | 5        | 319              | 100%         | 1.00                 | 1                | 79              | 100%    | 2.00 | 2                   | 158   |
|                           |            |     | BCIS         |         |          |         |           |             | Occupants           |          |       |          | Population       |              |                      |                  | ha per dwelling |         |      |                     |       |
|                           |            |     | Lower Q      | Median  | Used     | m2      |           |             | Beds                | Count    |       | per unit |                  |              | 0.0019               | Local Open Space |                 |         |      |                     |       |
| Terrace                   | 2          |     | 1,402        | 1,402   | 216      | 302,832 |           |             | Terrace             | 2        | 3     | 0        | 0                | 0.0040       | Strategic Open Space |                  |                 |         |      |                     |       |
| Terrace                   | 3          |     | 1,402        | 1,402   | 170      | 238,340 |           |             | Terrace             | 3        | 2     | 0        | 0                | 0.0024       | Natural Open Space   |                  |                 |         |      |                     |       |
| Terrace                   | 4          |     | 1,402        | 1,402   | 0        | 0       |           |             | Terrace             | 4        | 0     | 0        | 0                | 0.0000       | 0.0000               |                  |                 |         |      |                     |       |
| Semi                      | 2          |     | 1,434        | 1,434   | 478      | 685,452 |           |             | Semi                | 2        | 6     | 0        | 0                | 0.0000       | 0.0000               |                  |                 |         |      |                     |       |
| Semi                      | 3          |     | 1,434        | 1,434   | 294      | 421,596 |           |             | Semi                | 3        | 3     | 0        | 0                | 0.0000       | 0.0000               |                  |                 |         |      |                     |       |
| Semi                      | 4          |     | 1,434        | 1,434   | 212      | 304,008 |           |             | Semi                | 4        | 2     | 0        | 0                | 0.0000       | 0.0000               |                  |                 |         |      |                     |       |
| Det                       | 3          |     | 1,647        | 1,647   | 0        | 0       |           |             | Det                 | 3        | 0     | 0        | 0                | 0.0000       | 0.0000               |                  |                 |         |      | Open Space Requir   | 0.166 |
| Det                       | 4          |     | 1,647        | 1,647   | 130      | 214,110 |           |             | Det                 | 4        | 1     | 0        | 0                | 0.0000       | 0.0000               |                  |                 |         |      | Gross - Net         | 0.167 |
| Det                       | 5          |     | 1,647        | 1,647   | 140      | 230,580 |           |             | Det                 | 5        | 1     | 0        | 0                | 0.0083       | ha                   |                  |                 |         |      | Shortfall / Surplus | 0.001 |
| Flat to5                  | 1          |     | 1,612        | 1,612   | 130      | 209,238 |           |             | Flat to5            | 1        | 3     | 0        | 0                |              |                      |                  |                 |         |      |                     |       |
| Flat to5                  | 2          |     | 1,612        | 1,612   | 0        | 0       |           |             | Flat to5            | 2        | 0     | 0        | 0                |              |                      |                  |                 |         |      |                     |       |
| Flat to5                  | 3          |     | 1,612        | 1,612   | 0        | 0       |           |             | Flat to5            | 3        | 0     | 0        | 0                |              |                      |                  |                 |         |      |                     |       |
| Flat 6+                   | 1          |     | 1,906        | 1,906   | 0        | 0       |           |             | Flat 6+             | 1        | 0     | 0        | 0                |              |                      |                  |                 |         |      |                     |       |
| Flat 6+                   | 2          |     | 1,906        | 1,906   | 0        | 0       |           |             | Flat 6+             | 2        | 0     | 0        | 0                |              |                      |                  |                 |         |      |                     |       |
| Flat 6+                   | 3          |     | 1,906        | 1,906   | 0        | 0       |           |             | Flat 6+             | 3        | 0     | 0        | 0                |              |                      |                  |                 |         |      |                     |       |
|                           |            |     |              |         |          | 1,770   | 2,606,156 |             |                     |          |       |          | Residents        | 0            |                      |                  |                 |         |      |                     |       |
|                           |            |     |              |         |          |         | 1,473     | £/m2        |                     |          |       |          |                  |              |                      |                  |                 |         |      |                     |       |
|                           |            |     | Summary      |         |          |         |           |             | Summary             |          |       |          | Construction     |              |                      |                  | Saleable        |         |      |                     |       |
|                           |            |     |              |         |          |         |           |             |                     |          |       |          | Units            | m2           | Average              | m2               | Average         |         |      |                     |       |
|                           |            |     |              |         |          |         |           |             |                     |          |       |          | Market Housing   | 13           | 1,214                | 93.38            | 1,210           | 93.08   |      |                     |       |
|                           |            |     |              |         |          |         |           |             |                     |          |       |          | Aff - rented     | 5            | 319                  | 63.76            | 311             | 62.20   |      |                     |       |
|                           |            |     |              |         |          |         |           |             |                     |          |       |          | Shared Ownership | 1            | 79                   | 79.00            | 79              | 79.00   |      |                     |       |
|                           |            |     |              |         |          |         |           |             |                     |          |       |          | First Homes      | 2            | 158                  | 79.00            | 158             | 79.00   |      |                     |       |
|                           |            |     |              |         |          |         |           |             |                     |          |       |          |                  | 21           | 1,770                |                  | 1,758           |         |      |                     |       |







| Brownfield - 50 Urban Area |            |     |              |             |          |          | Rounded          |                            | Modelling |             | Area ha           |                         | Characteristics |                 |                        |                    |     |      |      |                     |        |  |
|----------------------------|------------|-----|--------------|-------------|----------|----------|------------------|----------------------------|-----------|-------------|-------------------|-------------------------|-----------------|-----------------|------------------------|--------------------|-----|------|------|---------------------|--------|--|
| 7                          | UNITS      | 50  | Aff - rented | 65%         | % of Aff | 11.375   | 11               | Density                    | 65        | units/ha    | Total             | 0.962                   | Sub Area SWF    |                 |                        |                    |     |      |      |                     |        |  |
|                            | Affordable | 35% | 17.5         | Shared Own  | 10%      | 1.75     | 2                | Net:Gross                  | 80%       |             | Gross             | 0.962                   | Green Br        | Brown           |                        |                    |     |      |      |                     |        |  |
|                            |            |     |              | First Homes | 25%      | % of Aff | 4.375            |                            |           |             | Net               | 0.769                   | ha              | Use             |                        |                    |     |      |      |                     |        |  |
|                            |            |     |              |             |          |          | 17.5             |                            |           |             |                   |                         |                 | PDL             |                        |                    |     |      |      |                     |        |  |
| <b>Market</b>              |            |     |              |             |          |          |                  | <b>Affordable for Rent</b> |           |             |                   | <b>Shared Ownership</b> |                 |                 |                        | <b>First Homes</b> |     |      |      |                     |        |  |
|                            | Beds       | m2  | Circulation  | 33          |          | Rounded  | m2               |                            | m2        | Circulation | 11                | Rounded                 | m2              | 2               |                        | Rounded            | m2  | 4    |      | Rounded             | m2     |  |
| Terrace                    | 2          | 73  | 0.0%         | 25%         | 8.25     | 8        | 584              | 70                         | 0.0%      | 15%         | 1.65              | 2                       | 140             | 40%             | 0.80                   | 1                  | 70  | 40%  | 1.60 | 3                   | 210    |  |
| Terrace                    | 3          | 86  | 0.0%         | 25%         | 8.25     | 8        | 688              | 84                         | 0.0%      | 10%         | 1.10              | 1                       | 84              | 25%             | 0.50                   | 1                  | 84  | 25%  | 1.00 | 1                   | 84     |  |
| Terrace                    | 4          | 97  | 0.0%         | 10%         | 3.30     | 3        | 291              | 97                         | 0.0%      | 10%         | 1.10              | 1                       | 97              | 10%             | 0.20                   | 0                  | 0   | 10%  | 0.40 | 0                   | 0      |  |
| Semi                       | 2          | 81  | 0.0%         |             | 0.00     | 0        | 0                | 79                         | 0.0%      |             | 0.00              | 0                       | 0               |                 | 0.00                   | 0                  | 0   |      | 0.00 | 0                   | 0      |  |
| Semi                       | 3          | 98  | 0.0%         | 15%         | 4.95     | 5        | 490              | 93                         | 0.0%      |             | 0.00              | 0                       | 0               |                 | 0.00                   | 0                  | 0   |      | 0.00 | 0                   | 0      |  |
| Semi                       | 4          | 106 | 0.0%         | 10%         | 3.30     | 4        | 424              | 106                        | 0.0%      |             | 0.00              | 0                       | 0               |                 | 0.00                   | 0                  | 0   |      | 0.00 | 0                   | 0      |  |
| Det                        | 3          | 120 | 0.0%         |             | 0.00     | 0        | 0                | 102                        | 0.0%      |             | 0.00              | 0                       | 0               |                 | 0.00                   | 0                  | 0   |      | 0.00 | 0                   | 0      |  |
| Det                        | 4          | 130 | 0.0%         |             | 0.00     | 0        | 0                | 115                        | 0.0%      |             | 0.00              | 0                       | 0               |                 | 0.00                   | 0                  | 0   |      | 0.00 | 0                   | 0      |  |
| Det                        | 5          | 140 | 0.0%         |             | 0.00     | 0        | 0                | 119                        | 0.0%      |             | 0.00              | 0                       | 0               |                 | 0.00                   | 0                  | 0   |      | 0.00 | 0                   | 0      |  |
| Flat to5                   | 1          | 40  | 10.0%        | 5%          | 1.65     | 2        | 88               | 39                         | 10.0%     | 30%         | 3.30              | 3                       | 129             | 10%             | 0.20                   | 0                  | 0   | 10%  | 0.40 | 0                   | 0      |  |
| Flat to5                   | 2          | 65  | 10.0%        | 10%         | 3.30     | 3        | 215              | 61                         | 10.0%     | 20%         | 2.20              | 2                       | 134             | 10%             | 0.20                   | 0                  | 0   | 10%  | 0.40 | 0                   | 0      |  |
| Flat to5                   | 3          | 80  | 10.0%        |             | 0.00     | 0        | 0                | 74                         | 10.0%     | 15%         | 1.65              | 2                       | 163             | 5%              | 0.10                   | 0                  | 0   | 5%   | 0.20 | 0                   | 0      |  |
| Flat 6+                    | 1          | 40  | 15.0%        |             | 0.00     | 0        | 0                | 39                         | 15.0%     |             | 0.00              | 0                       | 0               |                 | 0.00                   | 0                  | 0   |      | 0.00 | 0                   | 0      |  |
| Flat 6+                    | 2          | 65  | 15.0%        |             | 0.00     | 0        | 0                | 61                         | 15.0%     |             | 0.00              | 0                       | 0               |                 | 0.00                   | 0                  | 0   |      | 0.00 | 0                   | 0      |  |
| Flat 6+                    | 3          | 80  | 15.0%        |             | 0.00     | 0        | 0                | 74                         | 15.0%     |             | 0.00              | 0                       | 0               |                 | 0.00                   | 0                  | 0   |      | 0.00 | 0                   | 0      |  |
|                            |            |     |              | 100%        | 33.00    | 33       | 2,780            |                            |           | 100%        | 11.00             | 11                      | 747             | 100%            | 2.00                   | 2                  | 154 | 100% | 4.00 | 4                   | 294    |  |
| <b>BCIS</b>                |            |     |              |             |          |          | <b>Occupants</b> |                            |           |             | <b>Population</b> |                         |                 |                 | <b>ha per dwelling</b> |                    |     |      |      |                     |        |  |
|                            |            |     | Lower Q      | Median      | Used     | m2       |                  |                            | Beds      | Count       |                   | per unit                |                 |                 | 0.0019                 | Local Open Space   |     |      |      |                     |        |  |
| Terrace                    | 2          |     |              | 1,402       | 1,402    | 1,004    | 1,407,608        |                            | 14        | 0           | 0                 | 0                       | 0               | 0.0040          | Strategic Open Space   |                    |     |      |      |                     |        |  |
| Terrace                    | 3          |     |              | 1,402       | 1,402    | 940      | 1,317,880        |                            | 11        | 0           | 0                 | 0                       | 0               | 0.0024          | Natural Open Space     |                    |     |      |      |                     |        |  |
| Terrace                    | 4          |     |              | 1,402       | 1,402    | 388      | 543,976          |                            | 4         | 0           | 0                 | 0                       | 0               | 0.0000          | 0.0000                 |                    |     |      |      |                     |        |  |
| Semi                       | 2          |     |              | 1,434       | 1,434    | 0        | 0                |                            | 0         | 0           | 0                 | 0                       | 0               | 0.0000          | 0.0000                 |                    |     |      |      |                     |        |  |
| Semi                       | 3          |     |              | 1,434       | 1,434    | 490      | 702,660          |                            | 5         | 0           | 0                 | 0                       | 0               | 0.0000          | 0.0000                 |                    |     |      |      |                     |        |  |
| Semi                       | 4          |     |              | 1,434       | 1,434    | 424      | 608,016          |                            | 4         | 0           | 0                 | 0                       | 0               | 0.0000          | 0.0000                 |                    |     |      |      |                     |        |  |
| Det                        | 3          |     |              | 1,647       | 1,647    | 0        | 0                |                            | 0         | 0           | 0                 | 0                       | 0               | 0.0000          | 0.0000                 |                    |     |      |      | Open Space Requir   | 0.415  |  |
| Det                        | 4          |     |              | 1,647       | 1,647    | 0        | 0                |                            | 0         | 0           | 0                 | 0                       | 0               | 0.0000          | 0.0000                 |                    |     |      |      | Gross - Net         | 0.192  |  |
| Det                        | 5          |     |              | 1,647       | 1,647    | 0        | 0                |                            | 0         | 0           | 0                 | 0                       | 0               | 0.0000          | 0.0000                 |                    |     |      |      | Shortfall / Surplus | -0.223 |  |
| Flat to5                   | 1          |     |              | 1,612       | 1,612    | 217      | 349,320          |                            | 5         | 0           | 0                 | 0                       | 0               | 0.0083          | ha                     |                    |     |      |      |                     |        |  |
| Flat to5                   | 2          |     |              | 1,612       | 1,612    | 349      | 562,104          |                            | 5         | 0           | 0                 | 0                       | 0               |                 |                        |                    |     |      |      |                     |        |  |
| Flat to5                   | 3          |     |              | 1,612       | 1,612    | 163      | 262,434          |                            | 2         | 0           | 0                 | 0                       | 0               |                 |                        |                    |     |      |      |                     |        |  |
| Flat 6+                    | 1          |     |              | 1,906       | 1,906    | 0        | 0                |                            | 0         | 0           | 0                 | 0                       | 0               |                 |                        |                    |     |      |      |                     |        |  |
| Flat 6+                    | 2          |     |              | 1,906       | 1,906    | 0        | 0                |                            | 0         | 0           | 0                 | 0                       | 0               |                 |                        |                    |     |      |      |                     |        |  |
| Flat 6+                    | 3          |     |              | 1,906       | 1,906    | 0        | 0                |                            | 0         | 0           | 0                 | 0                       | 0               |                 |                        |                    |     |      |      |                     |        |  |
|                            |            |     |              |             |          | 3,974    | 5,753,998        |                            |           |             |                   |                         |                 |                 |                        |                    |     |      |      |                     |        |  |
|                            |            |     |              |             |          |          | 1,448            | £/m2                       |           |             |                   |                         |                 |                 |                        |                    |     |      |      |                     |        |  |
| <b>Summary</b>             |            |     |              |             |          |          |                  |                            |           |             |                   | <b>Construction</b>     |                 | <b>Saleable</b> |                        |                    |     |      |      |                     |        |  |
|                            |            |     |              |             |          |          |                  |                            |           |             | Units             | m2                      | Average         | m2              | Average                |                    |     |      |      |                     |        |  |
|                            |            |     |              |             |          |          |                  |                            |           |             | Market Housing    | 33                      | 2,780           | 84.23           | 2,752                  | 83.39              |     |      |      |                     |        |  |
|                            |            |     |              |             |          |          |                  |                            |           |             | Aff - rented      | 11                      | 747             | 67.88           | 708                    | 64.36              |     |      |      |                     |        |  |
|                            |            |     |              |             |          |          |                  |                            |           |             | Shared Ownership  | 2                       | 154             | 77.00           | 154                    | 77.00              |     |      |      |                     |        |  |
|                            |            |     |              |             |          |          |                  |                            |           |             | First Homes       | 4                       | 294             | 73.50           | 294                    | 73.50              |     |      |      |                     |        |  |
|                            |            |     |              |             |          |          |                  |                            |           |             |                   | 50                      | 3,974           |                 |                        | 3,908              |     |      |      |                     |        |  |



|                                   |            |     |                |              |                |   |
|-----------------------------------|------------|-----|----------------|--------------|----------------|---|
| <b>Brownfield - 12 Urban Area</b> |            |     |                |              | <b>Rounded</b> |   |
| 9                                 | UNITS      | 12  | Aff - rented   | 65% % of Aff | 2.73           | 3 |
|                                   | Affordable | 35% | 4.2 Shared Own | 10%          | 0.42           | 0 |
|                                   |            |     | First Homes    | 25% % of Aff | 1.05           | 1 |
|                                   |            |     |                |              | 4.2            | 4 |

|                     |                |                 |
|---------------------|----------------|-----------------|
| Modelling           | Area ha        | Characteristics |
| Density 65 units/ha | Total 0.185    | Sub Area SWF    |
| Net:Gross 100%      | Gross 0.185 ha | Green Br: Brown |
|                     | Net 0.185 ha   | Use PDL         |

|          |    |             |             | Market      |          |            |             |  |  |
|----------|----|-------------|-------------|-------------|----------|------------|-------------|--|--|
| Beds     | m2 | Circulation | 8           | Rounded     | m2       | m2         | Circulation |  |  |
| Terrace  | 2  | 73          | 0.0%        | 0.00        | 0        | 70         | 0.0%        |  |  |
| Terrace  | 3  | 86          | 0.0%        | 0.00        | 0        | 84         | 0.0%        |  |  |
| Terrace  | 4  | 97          | 0.0%        | 0.00        | 0        | 97         | 0.0%        |  |  |
| Semi     | 2  | 81          | 0.0%        | 30%         | 2.40     | 2          | 162         |  |  |
| Semi     | 3  | 98          | 0.0%        | 40%         | 3.20     | 4          | 392         |  |  |
| Semi     | 4  | 106         | 0.0%        | 30%         | 2.40     | 2          | 212         |  |  |
| Det      | 3  | 120         | 0.0%        | 0.00        | 0        | 102        | 0.0%        |  |  |
| Det      | 4  | 130         | 0.0%        | 0.00        | 0        | 115        | 0.0%        |  |  |
| Det      | 5  | 140         | 0.0%        | 0.00        | 0        | 119        | 0.0%        |  |  |
| Flat to5 | 1  | 40          | 10.0%       | 0.00        | 0        | 39         | 10.0%       |  |  |
| Flat to5 | 2  | 65          | 10.0%       | 0.00        | 0        | 61         | 10.0%       |  |  |
| Flat to5 | 3  | 80          | 10.0%       | 0.00        | 0        | 74         | 10.0%       |  |  |
| Flat 6+  | 1  | 40          | 15.0%       | 0.00        | 0        | 39         | 15.0%       |  |  |
| Flat 6+  | 2  | 65          | 15.0%       | 0.00        | 0        | 61         | 15.0%       |  |  |
| Flat 6+  | 3  | 80          | 15.0%       | 0.00        | 0        | 74         | 15.0%       |  |  |
|          |    |             | <b>100%</b> | <b>8.00</b> | <b>8</b> | <b>766</b> |             |  |  |

|      |    |             |             | Affordable for Rent |          |            | Shared Ownership |             |          | First Homes |             |          |           |
|------|----|-------------|-------------|---------------------|----------|------------|------------------|-------------|----------|-------------|-------------|----------|-----------|
| Beds | m2 | Circulation | 3           | Rounded             | m2       | 0          | Rounded          | m2          | 1        | Rounded     | m2          |          |           |
|      |    |             | 0.00        | 0                   | 0        | 100%       | 0.00             | 0           | 100%     | 1.00        | 1           | 70       |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | 0.00        | 0                   | 0        |            | 0.00             | 0           |          | 0.00        | 0           | 0        |           |
|      |    |             | <b>100%</b> | <b>3.00</b>         | <b>3</b> | <b>153</b> | <b>100%</b>      | <b>0.00</b> | <b>0</b> | <b>100%</b> | <b>1.00</b> | <b>1</b> | <b>70</b> |

|          |   | BCIS    |        |       |     |           |  |
|----------|---|---------|--------|-------|-----|-----------|--|
|          |   | Lower Q | Median | Used  | m2  |           |  |
| Terrace  | 2 |         | 1,402  | 1,402 | 70  | 98,140    |  |
| Terrace  | 3 |         | 1,402  | 1,402 | 0   | 0         |  |
| Terrace  | 4 |         | 1,402  | 1,402 | 0   | 0         |  |
| Semi     | 2 |         | 1,434  | 1,434 | 162 | 232,308   |  |
| Semi     | 3 |         | 1,434  | 1,434 | 392 | 562,128   |  |
| Semi     | 4 |         | 1,434  | 1,434 | 212 | 304,008   |  |
| Det      | 3 |         | 1,647  | 1,647 | 0   | 0         |  |
| Det      | 4 |         | 1,647  | 1,647 | 0   | 0         |  |
| Det      | 5 |         | 1,647  | 1,647 | 0   | 0         |  |
| Flat to5 | 1 |         | 1,612  | 1,612 | 86  | 138,310   |  |
| Flat to5 | 2 |         | 1,612  | 1,612 | 67  | 108,165   |  |
| Flat to5 | 3 |         | 1,612  | 1,612 | 0   | 0         |  |
| Flat 6+  | 1 |         | 1,906  | 1,906 | 0   | 0         |  |
| Flat 6+  | 2 |         | 1,906  | 1,906 | 0   | 0         |  |
| Flat 6+  | 3 |         | 1,906  | 1,906 | 0   | 0         |  |
|          |   |         |        |       | 989 | 1,443,059 |  |

|          |   | Occupants |       | Population |   |
|----------|---|-----------|-------|------------|---|
|          |   | Beds      | Count | per unit   |   |
| Terrace  | 2 | 1         | 0     | 0          | 0 |
| Terrace  | 3 | 0         | 0     | 0          | 0 |
| Terrace  | 4 | 0         | 0     | 0          | 0 |
| Semi     | 2 | 2         | 0     | 0          | 0 |
| Semi     | 3 | 4         | 0     | 0          | 0 |
| Semi     | 4 | 2         | 0     | 0          | 0 |
| Det      | 3 | 0         | 0     | 0          | 0 |
| Det      | 4 | 0         | 0     | 0          | 0 |
| Det      | 5 | 0         | 0     | 0          | 0 |
| Flat to5 | 1 | 2         | 0     | 0          | 0 |
| Flat to5 | 2 | 1         | 0     | 0          | 0 |
| Flat to5 | 3 | 0         | 0     | 0          | 0 |
| Flat 6+  | 1 | 0         | 0     | 0          | 0 |
| Flat 6+  | 2 | 0         | 0     | 0          | 0 |
| Flat 6+  | 3 | 0         | 0     | 0          | 0 |
|          |   |           |       | Residents  | 0 |

| ha per dwelling |                      |        |
|-----------------|----------------------|--------|
| 0.0019          | Local Open Space     |        |
| 0.0040          | Strategic Open Space |        |
| 0.0024          | Natural Open Space   |        |
| 0.0000          | 0.0000               |        |
| 0.0000          | 0.0000               |        |
| 0.0000          | 0.0000               |        |
| 0.0000          | 0.0000               |        |
| 0.0000          | 0.0000               |        |
| 0.0000          | 0.0000               |        |
| 0.0083          | ha                   |        |
|                 | Open Space Require   | 0.100  |
|                 | Gross - Net          | 0.000  |
|                 | Shortfall / Surplus  | -0.100 |

| Summary          |           | Construction |         | Saleable   |         |
|------------------|-----------|--------------|---------|------------|---------|
|                  | Units     | m2           | Average | m2         | Average |
| Market Housing   | 8         | 766          | 95.75   | 766        | 95.75   |
| Aff - rented     | 3         | 153          | 50.97   | 139        | 46.33   |
| Shared Ownership | 0         | 0            | 70.00   | 0          | 70.00   |
| First Homes      | 1         | 70           | 70.00   | 70         | 70.00   |
|                  | <b>12</b> | <b>989</b>   |         | <b>975</b> |         |

1,459 €/m2





| Flatted BF 155 |            | 155 |             | Aff - rented  |              | 65% % of Aff |            | Rounded   |             | Modelling                  |         | Area ha                 |                  | Characteristics        |                      |                 |         |      |       |                     |        |
|----------------|------------|-----|-------------|---------------|--------------|--------------|------------|-----------|-------------|----------------------------|---------|-------------------------|------------------|------------------------|----------------------|-----------------|---------|------|-------|---------------------|--------|
| 12             | UNITS      | 35% | 54.25       | Shared Own    | 10%          | 35.2625      | 35         | Density   | 100         | units/ha                   | Total   | 1.938                   | Sub Area SWF     |                        |                      |                 |         |      |       |                     |        |
|                | Affordable |     |             | First Homes   | 25% % of Aff | 5.43         | 5          | Net:Gross | 80%         |                            | Gross   | 1.938 ha                | Green Br         | Brown                  |                      |                 |         |      |       |                     |        |
|                |            |     |             |               |              | 13.5625      | 14         |           |             |                            | Net     | 1.550 ha                | Use              | PDL                    |                      |                 |         |      |       |                     |        |
|                |            |     |             |               |              | 54.25        | 54         |           |             |                            |         |                         |                  |                        |                      |                 |         |      |       |                     |        |
|                |            |     |             | <b>Market</b> |              |              |            |           |             | <b>Affordable for Rent</b> |         | <b>Shared Ownership</b> |                  | <b>First Homes</b>     |                      |                 |         |      |       |                     |        |
|                | Beds       | m2  | Circulation | 101           | Rounded      | m2           |            | m2        | Circulation | 35                         | Rounded | m2                      | 5                | Rounded                | m2                   | 14              | Rounded | m2   |       |                     |        |
| Terrace        | 2          | 73  | 0.0%        | 0.00          | 0            | 0            | 70         | 0.0%      | 0.00        | 0                          | 0       | 0.00                    | 0                | 0                      | 0.00                 | 0               | 0       | 0    |       |                     |        |
| Terrace        | 3          | 86  | 0.0%        | 0.00          | 0            | 0            | 84         | 0.0%      | 0.00        | 0                          | 0       | 0.00                    | 0                | 0                      | 0.00                 | 0               | 0       | 0    |       |                     |        |
| Terrace        | 4          | 97  | 0.0%        | 0.00          | 0            | 0            | 97         | 0.0%      | 0.00        | 0                          | 0       | 0.00                    | 0                | 0                      | 0.00                 | 0               | 0       | 0    |       |                     |        |
| Semi           | 2          | 81  | 0.0%        | 0.00          | 0            | 0            | 79         | 0.0%      | 0.00        | 0                          | 0       | 0.00                    | 0                | 0                      | 0.00                 | 0               | 0       | 0    |       |                     |        |
| Semi           | 3          | 98  | 0.0%        | 0.00          | 0            | 0            | 93         | 0.0%      | 0.00        | 0                          | 0       | 0.00                    | 0                | 0                      | 0.00                 | 0               | 0       | 0    |       |                     |        |
| Semi           | 4          | 106 | 0.0%        | 0.00          | 0            | 0            | 106        | 0.0%      | 0.00        | 0                          | 0       | 0.00                    | 0                | 0                      | 0.00                 | 0               | 0       | 0    |       |                     |        |
| Det            | 3          | 120 | 0.0%        | 0.00          | 0            | 0            | 102        | 0.0%      | 0.00        | 0                          | 0       | 0.00                    | 0                | 0                      | 0.00                 | 0               | 0       | 0    |       |                     |        |
| Det            | 4          | 130 | 0.0%        | 0.00          | 0            | 0            | 115        | 0.0%      | 0.00        | 0                          | 0       | 0.00                    | 0                | 0                      | 0.00                 | 0               | 0       | 0    |       |                     |        |
| Det            | 5          | 140 | 0.0%        | 0.00          | 0            | 0            | 119        | 0.0%      | 0.00        | 0                          | 0       | 0.00                    | 0                | 0                      | 0.00                 | 0               | 0       | 0    |       |                     |        |
| Flat to5       | 1          | 40  | 10.0%       | 5%            | 5.05         | 5            | 220        | 39        | 10.0%       | 35%                        | 12.25   | 12                      | 515              | 20%                    | 1.00                 | 1               | 43      | 20%  | 2.80  | 3                   | 129    |
| Flat to5       | 2          | 65  | 10.0%       | 50%           | 50.50        | 51           | 3,647      | 61        | 10.0%       | 30%                        | 10.50   | 11                      | 738              | 45%                    | 2.25                 | 2               | 134     | 45%  | 6.30  | 6                   | 403    |
| Flat to5       | 3          | 80  | 10.0%       | 45%           | 45.45        | 45           | 3,960      | 74        | 10.0%       | 35%                        | 12.25   | 12                      | 977              | 35%                    | 1.75                 | 2               | 163     | 35%  | 4.90  | 5                   | 407    |
| Flat 6+        | 1          | 40  | 15.0%       | 0.00          | 0            | 0            | 0          | 39        | 15.0%       | 0.00                       | 0       | 0                       | 0.00             | 0                      | 0                    | 0.00            | 0       | 0    | 0.00  | 0                   | 0      |
| Flat 6+        | 2          | 65  | 15.0%       | 0.00          | 0            | 0            | 0          | 61        | 15.0%       | 0.00                       | 0       | 0                       | 0.00             | 0                      | 0                    | 0.00            | 0       | 0    | 0.00  | 0                   | 0      |
| Flat 6+        | 3          | 80  | 15.0%       | 0.00          | 0            | 0            | 0          | 74        | 15.0%       | 0.00                       | 0       | 0                       | 0.00             | 0                      | 0                    | 0.00            | 0       | 0    | 0.00  | 0                   | 0      |
|                |            |     |             | 100%          | 101.00       | 101          | 7,827      |           |             | 100%                       | 35.00   | 35                      | 2,230            | 100%                   | 5.00                 | 5               | 340     | 100% | 14.00 | 14                  | 938    |
|                |            |     |             | <b>BCIS</b>   |              |              |            |           |             | <b>Occupants</b>           |         | <b>Population</b>       |                  | <b>ha per dwelling</b> |                      |                 |         |      |       |                     |        |
|                |            |     |             | Lower Q       | Median       | Used         | m2         |           |             | Beds                       | Count   | per unit                |                  | 0.0019                 | Local Open Space     |                 |         |      |       |                     |        |
| Terrace        | 2          |     |             | 1,402         | 1,402        | 0            | 0          |           |             | Terrace                    | 2       | 0                       | 0                | 0.0040                 | Strategic Open Space |                 |         |      |       |                     |        |
| Terrace        | 3          |     |             | 1,402         | 1,402        | 0            | 0          |           |             | Terrace                    | 3       | 0                       | 0                | 0.0024                 | Natural Open Space   |                 |         |      |       |                     |        |
| Terrace        | 4          |     |             | 1,402         | 1,402        | 0            | 0          |           |             | Terrace                    | 4       | 0                       | 0                | 0.0000                 | 0.0000               |                 |         |      |       |                     |        |
| Semi           | 2          |     |             | 1,434         | 1,434        | 0            | 0          |           |             | Semi                       | 2       | 0                       | 0                | 0.0000                 | 0.0000               |                 |         |      |       |                     |        |
| Semi           | 3          |     |             | 1,434         | 1,434        | 0            | 0          |           |             | Semi                       | 3       | 0                       | 0                | 0.0000                 | 0.0000               |                 |         |      |       |                     |        |
| Semi           | 4          |     |             | 1,434         | 1,434        | 0            | 0          |           |             | Semi                       | 4       | 0                       | 0                | 0.0000                 | 0.0000               |                 |         |      |       |                     |        |
| Det            | 3          |     |             | 1,647         | 1,647        | 0            | 0          |           |             | Det                        | 3       | 0                       | 0                | 0.0000                 | 0.0000               |                 |         |      |       | Open Space Requir   | 1.287  |
| Det            | 4          |     |             | 1,647         | 1,647        | 0            | 0          |           |             | Det                        | 4       | 0                       | 0                | 0.0000                 | 0.0000               |                 |         |      |       | Gross - Net         | 0.388  |
| Det            | 5          |     |             | 1,647         | 1,647        | 0            | 0          |           |             | Det                        | 5       | 0                       | 0                | 0.0083                 | ha                   |                 |         |      |       | Shortfall / Surplus | -0.899 |
| Flat to5       | 1          |     |             | 1,612         | 1,612        | 906          | 1,461,117  |           |             | Flat to5                   | 1       | 21                      | 0                |                        |                      |                 |         |      |       |                     |        |
| Flat to5       | 2          |     |             | 1,612         | 1,612        | 4,921        | 7,933,297  |           |             | Flat to5                   | 2       | 70                      | 0                |                        |                      |                 |         |      |       |                     |        |
| Flat to5       | 3          |     |             | 1,612         | 1,612        | 5,507        | 8,876,639  |           |             | Flat to5                   | 3       | 64                      | 0                |                        |                      |                 |         |      |       |                     |        |
| Flat 6+        | 1          |     |             | 1,906         | 1,906        | 0            | 0          |           |             | Flat 6+                    | 1       | 0                       | 0                |                        |                      |                 |         |      |       |                     |        |
| Flat 6+        | 2          |     |             | 1,906         | 1,906        | 0            | 0          |           |             | Flat 6+                    | 2       | 0                       | 0                |                        |                      |                 |         |      |       |                     |        |
| Flat 6+        | 3          |     |             | 1,906         | 1,906        | 0            | 0          |           |             | Flat 6+                    | 3       | 0                       | 0                |                        |                      |                 |         |      |       |                     |        |
|                |            |     |             |               |              | 11,334       | 18,271,053 |           |             |                            |         |                         | <b>Residents</b> | <b>0</b>               |                      |                 |         |      |       |                     |        |
|                |            |     |             |               |              |              | 1,612      | £/m2      |             |                            |         |                         |                  |                        |                      |                 |         |      |       |                     |        |
|                |            |     |             |               |              |              |            |           |             | <b>Summary</b>             |         |                         |                  | <b>Construction</b>    |                      | <b>Saleable</b> |         |      |       |                     |        |
|                |            |     |             |               |              |              |            |           |             |                            |         | Units                   | m2               | Average                | m2                   | Average         |         |      |       |                     |        |
|                |            |     |             |               |              |              |            |           |             |                            |         | Market Housing          | 101              | 7,827                  | 77.49                | 7,115           | 70.45   |      |       |                     |        |
|                |            |     |             |               |              |              |            |           |             |                            |         | Aff - rented            | 35               | 2,230                  | 63.71                | 2,027           | 57.91   |      |       |                     |        |
|                |            |     |             |               |              |              |            |           |             |                            |         | Shared Ownership        | 5                | 340                    | 67.98                | 309             | 61.80   |      |       |                     |        |
|                |            |     |             |               |              |              |            |           |             |                            |         | First Homes             | 14               | 938                    | 67.02                | 853             | 60.93   |      |       |                     |        |
|                |            |     |             |               |              |              |            |           |             |                            |         |                         | 155              | 11,334                 |                      | 10,304          |         |      |       |                     |        |







| Flats BF 35 |            |     |             |              |       |          |           |      |             | Rounded             |          | Modelling        |            | Area ha          |                 | Characteristics |                      |                     |        |    |     |
|-------------|------------|-----|-------------|--------------|-------|----------|-----------|------|-------------|---------------------|----------|------------------|------------|------------------|-----------------|-----------------|----------------------|---------------------|--------|----|-----|
| 15          | UNITS      |     | 35          | Aff - rented | 65%   | % of Aff | 7.9625    | 8    | Density     | 80                  | units/ha | Total            | 0.438      | Sub Area SWF     |                 |                 |                      |                     |        |    |     |
|             | Affordable |     | 35%         | Shared Own   | 10%   |          | 1.23      | 1    | Net:Gross   | 100%                |          | Gross            | 0.438      | Green Br:Brown   |                 |                 |                      |                     |        |    |     |
|             |            |     |             | First Homes  | 25%   | % of Aff | 3.0625    | 3    |             |                     |          | Net              | 0.438      | Use              | PDL             |                 |                      |                     |        |    |     |
|             |            |     |             |              |       |          | 12.25     | 12   |             |                     |          |                  |            |                  |                 |                 |                      |                     |        |    |     |
|             |            |     |             |              |       |          |           |      |             | Affordable for Rent |          | Shared Ownership |            | First Homes      |                 |                 |                      |                     |        |    |     |
|             | Beds       | m2  | Circulation | 23           |       | Rounded  | m2        | m2   | Circulation | 8                   | Rounded  | m2               | 1          | Rounded          | m2              | 3               | Rounded              | m2                  |        |    |     |
| Terrace     | 2          | 73  | 0.0%        |              | 0.00  | 0        | 0         | 70   | 0.0%        |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   |        |    |     |
| Terrace     | 3          | 86  | 0.0%        |              | 0.00  | 0        | 0         | 84   | 0.0%        |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   |        |    |     |
| Terrace     | 4          | 97  | 0.0%        |              | 0.00  | 0        | 0         | 97   | 0.0%        |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   |        |    |     |
| Semi        | 2          | 81  | 0.0%        |              | 0.00  | 0        | 0         | 79   | 0.0%        |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   |        |    |     |
| Semi        | 3          | 98  | 0.0%        |              | 0.00  | 0        | 0         | 93   | 0.0%        |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   |        |    |     |
| Semi        | 4          | 106 | 0.0%        |              | 0.00  | 0        | 0         | 106  | 0.0%        |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   |        |    |     |
| Det         | 3          | 120 | 0.0%        |              | 0.00  | 0        | 0         | 102  | 0.0%        |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   |        |    |     |
| Det         | 4          | 130 | 0.0%        |              | 0.00  | 0        | 0         | 115  | 0.0%        |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   |        |    |     |
| Det         | 5          | 140 | 0.0%        |              | 0.00  | 0        | 0         | 119  | 0.0%        |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   |        |    |     |
| Flat to5    | 1          | 40  | 10.0%       | 5%           | 1.15  | 1        | 44        | 39   | 10.0%       | 35%                 | 2.80     | 3                | 129        | 20%              | 0.20            | 0               | 20%                  | 0.60                | 1      | 43 |     |
| Flat to5    | 2          | 65  | 10.0%       | 50%          | 11.50 | 12       | 858       | 61   | 10.0%       | 30%                 | 2.40     | 2                | 134        | 45%              | 0.45            | 1               | 67                   | 45%                 | 1.35   | 1  | 67  |
| Flat to5    | 3          | 80  | 10.0%       | 45%          | 10.35 | 10       | 880       | 74   | 10.0%       | 35%                 | 2.80     | 3                | 244        | 35%              | 0.35            | 0               | 35%                  | 1.05                | 1      | 81 |     |
| Flat 6+     | 1          | 40  | 15.0%       |              | 0.00  | 0        | 0         | 39   | 15.0%       |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   | 0      | 0  |     |
| Flat 6+     | 2          | 65  | 15.0%       |              | 0.00  | 0        | 0         | 61   | 15.0%       |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   | 0      | 0  |     |
| Flat 6+     | 3          | 80  | 15.0%       |              | 0.00  | 0        | 0         | 74   | 15.0%       |                     | 0.00     | 0                | 0          | 0.00             | 0               | 0               | 0.00                 | 0                   | 0      | 0  |     |
|             |            |     |             | 100%         | 23.00 | 23       | 1,782     |      |             | 100%                | 8.00     | 8                | 507        | 100%             | 1.00            | 1               | 67                   | 100%                | 3.00   | 3  | 191 |
| BCIS        |            |     |             |              |       |          |           |      |             | Occupants           |          |                  | Population |                  | ha per dwelling |                 |                      |                     |        |    |     |
|             |            |     | Lower Q     | Median       | Used  | m2       |           |      |             | Beds                | Count    | per unit         |            |                  |                 |                 |                      |                     |        |    |     |
| Terrace     | 2          |     |             | 1,402        | 1,402 | 0        | 0         |      |             | Terrace             | 2        | 0                | 0          | 0                | 0.0019          |                 | Local Open Space     |                     |        |    |     |
| Terrace     | 3          |     |             | 1,402        | 1,402 | 0        | 0         |      |             | Terrace             | 3        | 0                | 0          | 0                | 0.0040          |                 | Strategic Open Space |                     |        |    |     |
| Terrace     | 4          |     |             | 1,402        | 1,402 | 0        | 0         |      |             | Terrace             | 4        | 0                | 0          | 0                | 0.0024          |                 | Natural Open Space   |                     |        |    |     |
| Semi        | 2          |     |             | 1,434        | 1,434 | 0        | 0         |      |             | Semi                | 2        | 0                | 0          | 0                | 0.0000          | 0.0000          |                      |                     |        |    |     |
| Semi        | 3          |     |             | 1,434        | 1,434 | 0        | 0         |      |             | Semi                | 3        | 0                | 0          | 0                | 0.0000          | 0.0000          |                      |                     |        |    |     |
| Semi        | 4          |     |             | 1,434        | 1,434 | 0        | 0         |      |             | Semi                | 4        | 0                | 0          | 0                | 0.0000          | 0.0000          |                      |                     |        |    |     |
| Det         | 3          |     |             | 1,647        | 1,647 | 0        | 0         |      |             | Det                 | 3        | 0                | 0          | 0                | 0.0000          | 0.0000          |                      | Open Space Require  | 0.291  |    |     |
| Det         | 4          |     |             | 1,647        | 1,647 | 0        | 0         |      |             | Det                 | 4        | 0                | 0          | 0                | 0.0000          | 0.0000          |                      | Gross - Net         | 0.000  |    |     |
| Det         | 5          |     |             | 1,647        | 1,647 | 0        | 0         |      |             | Det                 | 5        | 0                | 0          | 0                | 0.0083          | ha              |                      | Shortfall / Surplus | -0.291 |    |     |
| Flat to5    | 1          |     |             | 1,612        | 1,612 | 216      | 347,547   |      |             | Flat to5            | 1        | 5                | 0          | 0                |                 |                 |                      |                     |        |    |     |
| Flat to5    | 2          |     |             | 1,612        | 1,612 | 1,126    | 1,815,757 |      |             | Flat to5            | 2        | 16               | 0          | 0                |                 |                 |                      |                     |        |    |     |
| Flat to5    | 3          |     |             | 1,612        | 1,612 | 1,206    | 1,943,427 |      |             | Flat to5            | 3        | 14               | 0          | 0                |                 |                 |                      |                     |        |    |     |
| Flat 6+     | 1          |     |             | 1,906        | 1,906 | 0        | 0         |      |             | Flat 6+             | 1        | 0                | 0          | 0                |                 |                 |                      |                     |        |    |     |
| Flat 6+     | 2          |     |             | 1,906        | 1,906 | 0        | 0         |      |             | Flat 6+             | 2        | 0                | 0          | 0                |                 |                 |                      |                     |        |    |     |
| Flat 6+     | 3          |     |             | 1,906        | 1,906 | 0        | 0         |      |             | Flat 6+             | 3        | 0                | 0          | 0                |                 |                 |                      |                     |        |    |     |
|             |            |     |             |              |       | 2,548    | 4,106,731 |      |             |                     |          |                  |            |                  |                 |                 |                      |                     |        |    |     |
|             |            |     |             |              |       |          | 1,612     | £/m2 |             |                     |          |                  |            |                  |                 |                 |                      |                     |        |    |     |
|             |            |     |             |              |       |          |           |      |             | Residents           |          | 0                |            | Summary          |                 |                 |                      |                     |        |    |     |
|             |            |     |             |              |       |          |           |      |             |                     |          |                  |            | Construction     |                 | Saleable        |                      |                     |        |    |     |
|             |            |     |             |              |       |          |           |      |             |                     |          |                  |            | Units            | m2              | Average         | m2                   | Average             |        |    |     |
|             |            |     |             |              |       |          |           |      |             |                     |          |                  |            | Market Housing   | 23              | 1,782           | 77.48                | 1,620               | 70.43  |    |     |
|             |            |     |             |              |       |          |           |      |             |                     |          |                  |            | Aff - rented     | 8               | 507             | 63.39                | 461                 | 57.63  |    |     |
|             |            |     |             |              |       |          |           |      |             |                     |          |                  |            | Shared Ownership | 1               | 67              | 67.10                | 61                  | 61.00  |    |     |
|             |            |     |             |              |       |          |           |      |             |                     |          |                  |            | First Homes      | 3               | 191             | 63.80                | 174                 | 58.00  |    |     |
|             |            |     |             |              |       |          |           |      |             |                     |          |                  |            |                  | 35              | 2,548           |                      | 2,316               |        |    |     |







| Green Plot |            |     |             | 1            |         |          |     | Rounded             |             |           |         | Modelling        |       |        |         | Area ha        |         |             |         | Characteristics |  |  |  |
|------------|------------|-----|-------------|--------------|---------|----------|-----|---------------------|-------------|-----------|---------|------------------|-------|--------|---------|----------------|---------|-------------|---------|-----------------|--|--|--|
| 19         | UNITS      |     |             | Aff - rented | 65%     | % of Aff |     | 0                   | 0           | Density   | 30      | units/ha         | Total | 0.033  |         | Sub Area SWF   |         |             |         |                 |  |  |  |
|            | Affordable | 0%  |             | 0 Shared Own | 10%     |          |     | 0.00                | 0           | Net:Gross | 100%    |                  | Gross | 0.033  | ha      | Green Br Green |         |             |         |                 |  |  |  |
|            |            |     |             | First Homes  | 25%     | % of Aff |     | 0                   | 0           |           |         |                  | Net   | 0.033  | ha      | Use            | Paddock |             |         |                 |  |  |  |
|            |            |     |             |              |         |          |     | 0                   | 0           |           |         |                  |       |        |         |                |         |             |         |                 |  |  |  |
|            |            |     |             | Market       |         |          |     | Affordable for Rent |             |           |         | Shared Ownership |       |        |         | First Homes    |         |             |         |                 |  |  |  |
|            | Beds       | m2  | Circulation | 1            | Rounded | m2       |     | m2                  | Circulation | 0         | Rounded | m2               | 0     | Shared | Rounded | m2             | 0       | First Homes | Rounded | m2              |  |  |  |
| Terrace    | 2          | 73  | 0.0%        |              | 0.00    | 0        | 0   | 70                  | 0.0%        |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Terrace    | 3          | 86  | 0.0%        |              | 0.00    | 0        | 0   | 84                  | 0.0%        |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Terrace    | 4          | 97  | 0.0%        |              | 0.00    | 0        | 0   | 97                  | 0.0%        |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Semi       | 2          | 81  | 0.0%        |              | 0.00    | 0        | 0   | 79                  | 0.0%        |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Semi       | 3          | 98  | 0.0%        |              | 0.00    | 0        | 0   | 93                  | 0.0%        |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Semi       | 4          | 106 | 0.0%        |              | 0.00    | 0        | 0   | 106                 | 0.0%        |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Det        | 3          | 120 | 0.0%        |              | 0.00    | 0        | 0   | 102                 | 0.0%        |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Det        | 4          | 130 | 0.0%        |              | 0.00    | 0        | 0   | 115                 | 0.0%        |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Det        | 5          | 140 | 0.0%        | 100%         | 1.00    | 1        | 140 | 119                 | 0.0%        |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Flat to5   | 1          | 40  | 10.0%       |              | 0.00    | 0        | 0   | 39                  | 10.0%       | 50%       | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Flat to5   | 2          | 65  | 10.0%       |              | 0.00    | 0        | 0   | 61                  | 10.0%       | 30%       | 0.00    | 0                | 0     | 100%   | 0.00    | 0              | 0       | 100%        | 0.00    | 0               |  |  |  |
| Flat to5   | 3          | 80  | 10.0%       |              | 0.00    | 0        | 0   | 74                  | 10.0%       | 20%       | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Flat 6+    | 1          | 40  | 15.0%       |              | 0.00    | 0        | 0   | 39                  | 15.0%       |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Flat 6+    | 2          | 65  | 15.0%       |              | 0.00    | 0        | 0   | 61                  | 15.0%       |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
| Flat 6+    | 3          | 80  | 15.0%       |              | 0.00    | 0        | 0   | 74                  | 15.0%       |           | 0.00    | 0                | 0     |        | 0.00    | 0              | 0       |             | 0.00    | 0               |  |  |  |
|            |            |     |             | 100%         | 1.00    | 1        | 140 |                     |             | 100%      | 0.00    | 0                | 0     | 100%   | 0.00    | 0              | 0       | 100%        | 0.00    | 0               |  |  |  |

| BCIS     |   |         |        |       |     | Occupants |      |       |           | Population |                  |                      |  | ha per dwelling |  |  |  |
|----------|---|---------|--------|-------|-----|-----------|------|-------|-----------|------------|------------------|----------------------|--|-----------------|--|--|--|
|          |   | Lower Q | Median | Used  | m2  |           | Beds | Count | per unit  |            | Local Open Space | Strategic Open Space |  |                 |  |  |  |
| Terrace  | 2 |         | 1,402  | 1,402 | 0   |           | 2    | 0     | 0         | 0          | 0.0024           | Natural Open Space   |  |                 |  |  |  |
| Terrace  | 3 |         | 1,402  | 1,402 | 0   |           | 3    | 0     | 0         | 0          | 0.0000           | 0.0000               |  |                 |  |  |  |
| Terrace  | 4 |         | 1,402  | 1,402 | 0   |           | 4    | 0     | 0         | 0          | 0.0000           | 0.0000               |  |                 |  |  |  |
| Semi     | 2 |         | 1,434  | 1,434 | 0   |           | 2    | 0     | 0         | 0          | 0.0000           | 0.0000               |  |                 |  |  |  |
| Semi     | 3 |         | 1,434  | 1,434 | 0   |           | 3    | 0     | 0         | 0          | 0.0000           | 0.0000               |  |                 |  |  |  |
| Semi     | 4 |         | 1,434  | 1,434 | 0   |           | 4    | 0     | 0         | 0          | 0.0000           | 0.0000               |  |                 |  |  |  |
| Det      | 3 |         | 1,647  | 1,647 | 0   |           | 3    | 0     | 0         | 0          | 0.0000           | 0.0000               |  |                 |  |  |  |
| Det      | 4 |         | 1,647  | 1,647 | 0   |           | 4    | 0     | 0         | 0          | 0.0000           | 0.0000               |  |                 |  |  |  |
| Det      | 5 |         | 1,647  | 1,647 | 140 | 230,580   | 5    | 1     | 0         | 0          | 0.0024           | ha                   |  |                 |  |  |  |
| Flat to5 | 1 |         | 1,612  | 1,612 | 0   |           | 1    | 0     | 0         | 0          |                  |                      |  |                 |  |  |  |
| Flat to5 | 2 |         | 1,612  | 1,612 | 0   |           | 2    | 0     | 0         | 0          |                  |                      |  |                 |  |  |  |
| Flat to5 | 3 |         | 1,612  | 1,612 | 0   |           | 3    | 0     | 0         | 0          |                  |                      |  |                 |  |  |  |
| Flat 6+  | 1 |         | 1,906  | 1,906 | 0   |           | 1    | 0     | 0         | 0          |                  |                      |  |                 |  |  |  |
| Flat 6+  | 2 |         | 1,906  | 1,906 | 0   |           | 2    | 0     | 0         | 0          |                  |                      |  |                 |  |  |  |
| Flat 6+  | 3 |         | 1,906  | 1,906 | 0   |           | 3    | 0     | 0         | 0          |                  |                      |  |                 |  |  |  |
|          |   |         |        |       | 140 | 230,580   |      |       | Residents | 0          |                  |                      |  |                 |  |  |  |

| Open Space |           |         |             |                     | Open Space Requirement |                        |
|------------|-----------|---------|-------------|---------------------|------------------------|------------------------|
| Local      | Strategic | Natural | Gross - Net | Shortfall / Surplus | Open Space Requirement | Open Space Requirement |
| 0.0024     | 0.0000    | 0.0000  | 0.0000      | 0.0000              | 0.002                  | 0.000                  |
| 0.0024     | 0.0000    | 0.0000  | 0.0000      | -0.002              |                        |                        |

| Summary          |       |                 |         |             |         |
|------------------|-------|-----------------|---------|-------------|---------|
|                  | Units | Construction m2 | Average | Saleable m2 | Average |
| Market Housing   | 1     | 140             | 140.00  | 140         | 140.00  |
| Aff - rented     | 0     | 0               | 140.00  | 0           | 140.00  |
| Shared Ownership | 0     | 0               | 140.00  | 0           | 140.00  |
| First Homes      | 0     | 0               | 140.00  | 0           | 140.00  |
|                  | 1     | 140             |         | 140         |         |

1,647 £/m2





| Small Brown - 6 |            |     |             |        |              |   |              |     |       | Rounded     |      |                     | Modelling   |       |                  | Area ha         |      | Characteristics |      |   |   |
|-----------------|------------|-----|-------------|--------|--------------|---|--------------|-----|-------|-------------|------|---------------------|-------------|-------|------------------|-----------------|------|-----------------|------|---|---|
| 21              | UNITS      |     |             | 6      | Aff - rented |   | 65% % of Aff |     |       | 0           | 0    | Density             | 45 units/ha | Total | 0.167            | Sub Area SWF    |      |                 |      |   |   |
|                 | Affordable |     |             | 0%     | Shared Own   |   | 10%          |     |       | 0.00        | 0    | Net:Gross           | 80%         | Gross | 0.167 ha         | Green Br: Brown |      |                 |      |   |   |
|                 |            |     |             |        | First Homes  |   | 25% % of Aff |     |       | 0           | 0    |                     |             | Net   | 0.133 ha         | Use             | PDL  |                 |      |   |   |
|                 |            |     |             |        |              |   |              |     |       | 0           | 0    |                     |             |       |                  |                 |      |                 |      |   |   |
|                 |            |     |             | Market |              |   |              |     |       |             |      | Affordable for Rent |             |       | Shared Ownership |                 |      | First Homes     |      |   |   |
|                 | Beds       | m2  | Circulation | 6      | Rounded      |   | m2           |     | m2    | Circulation | 0    | Rounded             | m2          | 0     | Rounded          | m2              | 0    | Rounded         | m2   |   |   |
| Terrace         | 2          | 73  | 0.0%        | 33%    | 1.98         | 2 | 146          | 70  | 0.0%  | 0.00        | 0    | 0                   | 0.00        | 0     | 0                | 0.00            | 0    | 0               | 0.00 | 0 | 0 |
| Terrace         | 3          | 86  | 0.0%        | 67%    | 4.02         | 4 | 344          | 84  | 0.0%  | 0.00        | 0    | 0                   | 0.00        | 0     | 0                | 0.00            | 0    | 0               | 0.00 | 0 | 0 |
| Terrace         | 4          | 97  | 0.0%        |        | 0.00         | 0 | 0            | 97  | 0.0%  | 0.00        | 0    | 0                   | 0.00        | 0     | 0                | 0.00            | 0    | 0               | 0.00 | 0 | 0 |
| Semi            | 2          | 81  | 0.0%        |        | 0.00         | 0 | 0            | 79  | 0.0%  | 0.00        | 0    | 0                   | 0.00        | 0     | 0                | 0.00            | 0    | 0               | 0.00 | 0 | 0 |
| Semi            | 3          | 98  | 0.0%        |        | 0.00         | 0 | 0            | 93  | 0.0%  | 0.00        | 0    | 0                   | 0.00        | 0     | 0                | 0.00            | 0    | 0               | 0.00 | 0 | 0 |
| Semi            | 4          | 106 | 0.0%        |        | 0.00         | 0 | 0            | 106 | 0.0%  | 0.00        | 0    | 0                   | 0.00        | 0     | 0                | 0.00            | 0    | 0               | 0.00 | 0 | 0 |
| Det             | 3          | 120 | 0.0%        |        | 0.00         | 0 | 0            | 102 | 0.0%  | 0.00        | 0    | 0                   | 0.00        | 0     | 0                | 0.00            | 0    | 0               | 0.00 | 0 | 0 |
| Det             | 4          | 130 | 0.0%        |        | 0.00         | 0 | 0            | 115 | 0.0%  | 0.00        | 0    | 0                   | 0.00        | 0     | 0                | 0.00            | 0    | 0               | 0.00 | 0 | 0 |
| Det             | 5          | 140 | 0.0%        |        | 0.00         | 0 | 0            | 119 | 0.0%  | 0.00        | 0    | 0                   | 0.00        | 0     | 0                | 0.00            | 0    | 0               | 0.00 | 0 | 0 |
| Flat to5        | 1          | 40  | 10.0%       |        | 0.00         | 0 | 0            | 39  | 10.0% | 50%         | 0.00 | 0                   | 0           | 0.00  | 0                | 0               | 0.00 | 0               | 0.00 | 0 | 0 |
| Flat to5        | 2          | 65  | 10.0%       |        | 0.00         | 0 | 0            | 61  | 10.0% | 30%         | 0.00 | 0                   | 100%        | 0.00  | 0                | 0               | 100% | 0.00            | 0    | 0 | 0 |
| Flat to5        | 3          | 80  | 10.0%       |        | 0.00         | 0 | 0            | 74  | 10.0% | 20%         | 0.00 | 0                   | 0           | 0.00  | 0                | 0               | 0    | 0.00            | 0    | 0 | 0 |
| Flat 6+         | 1          | 40  | 15.0%       |        | 0.00         | 0 | 0            | 39  | 15.0% |             | 0.00 | 0                   | 0           | 0.00  | 0                | 0               | 0    | 0.00            | 0    | 0 | 0 |
| Flat 6+         | 2          | 65  | 15.0%       |        | 0.00         | 0 | 0            | 61  | 15.0% |             | 0.00 | 0                   | 0           | 0.00  | 0                | 0               | 0    | 0.00            | 0    | 0 | 0 |
| Flat 6+         | 3          | 80  | 15.0%       |        | 0.00         | 0 | 0            | 74  | 15.0% |             | 0.00 | 0                   | 0           | 0.00  | 0                | 0               | 0    | 0.00            | 0    | 0 | 0 |
|                 |            |     |             | 100%   | 6.00         | 6 | 490          |     |       | 100%        | 0.00 | 0                   | 0           | 100%  | 0.00             | 0               | 0    | 100%            | 0.00 | 0 | 0 |

| BCIS     |   |  |         |        |       | Occupants |         |          | Population |   |          | ha per dwelling |  |        |        |                     |  |
|----------|---|--|---------|--------|-------|-----------|---------|----------|------------|---|----------|-----------------|--|--------|--------|---------------------|--|
|          |   |  | Lower Q | Median | Used  | m2        |         | Beds     | Count      |   | per unit |                 |  |        |        |                     |  |
| Terrace  | 2 |  |         | 1,402  | 1,402 | 146       | 204,692 | Terrace  | 2          | 2 | 0        | 0               |  |        |        |                     |  |
| Terrace  | 3 |  |         | 1,402  | 1,402 | 344       | 482,288 | Terrace  | 3          | 4 | 0        | 0               |  |        |        |                     |  |
| Terrace  | 4 |  |         | 1,402  | 1,402 | 0         | 0       | Terrace  | 4          | 0 | 0        | 0               |  | 0.0024 |        | Natural Open Space  |  |
| Semi     | 2 |  |         | 1,434  | 1,434 | 0         | 0       | Semi     | 2          | 0 | 0        | 0               |  | 0.0000 | 0.0000 |                     |  |
| Semi     | 3 |  |         | 1,434  | 1,434 | 0         | 0       | Semi     | 3          | 0 | 0        | 0               |  | 0.0000 | 0.0000 |                     |  |
| Semi     | 4 |  |         | 1,434  | 1,434 | 0         | 0       | Semi     | 4          | 0 | 0        | 0               |  | 0.0000 | 0.0000 |                     |  |
| Det      | 3 |  |         | 1,647  | 1,647 | 0         | 0       | Det      | 3          | 0 | 0        | 0               |  | 0.0000 | 0.0000 | Open Space Requir   |  |
| Det      | 4 |  |         | 1,647  | 1,647 | 0         | 0       | Det      | 4          | 0 | 0        | 0               |  | 0.0000 | 0.0000 | Gross - Net         |  |
| Det      | 5 |  |         | 1,647  | 1,647 | 0         | 0       | Det      | 5          | 0 | 0        | 0               |  | 0.0024 | ha     | Shortfall / Surplus |  |
| Flat to5 | 1 |  |         | 1,612  | 1,612 | 0         | 0       | Flat to5 | 1          | 0 | 0        | 0               |  |        |        |                     |  |
| Flat to5 | 2 |  |         | 1,612  | 1,612 | 0         | 0       | Flat to5 | 2          | 0 | 0        | 0               |  |        |        |                     |  |
| Flat to5 | 3 |  |         | 1,612  | 1,612 | 0         | 0       | Flat to5 | 3          | 0 | 0        | 0               |  |        |        |                     |  |
| Flat 6+  | 1 |  |         | 1,906  | 1,906 | 0         | 0       | Flat 6+  | 1          | 0 | 0        | 0               |  |        |        |                     |  |
| Flat 6+  | 2 |  |         | 1,906  | 1,906 | 0         | 0       | Flat 6+  | 2          | 0 | 0        | 0               |  |        |        |                     |  |
| Flat 6+  | 3 |  |         | 1,906  | 1,906 | 0         | 0       | Flat 6+  | 3          | 0 | 0        | 0               |  |        |        |                     |  |
|          |   |  |         |        |       | 490       | 686,980 |          |            |   |          |                 |  |        |        |                     |  |
|          |   |  |         |        |       |           | 1,402   | £/m2     |            |   |          |                 |  |        |        |                     |  |

| Summary          |  |       |     | Construction |     | Saleable |  |
|------------------|--|-------|-----|--------------|-----|----------|--|
|                  |  | Units | m2  | Average      | m2  | Average  |  |
| Market Housing   |  | 6     | 490 | 81.67        | 490 | 81.67    |  |
| Aff - rented     |  | 0     | 0   | 81.67        | 0   | 81.67    |  |
| Shared Ownership |  | 0     | 0   | 81.67        | 0   | 81.67    |  |
| First Homes      |  | 0     | 0   | 81.67        | 0   | 81.67    |  |
|                  |  | 6     | 490 |              | 490 |          |  |









Site 2 Large GF 100 Urban Edge

| INCOME             | Av Size          | m2    | %      | Number | Price €/m2 | GDP €      | GIA m2 |
|--------------------|------------------|-------|--------|--------|------------|------------|--------|
| Market Housing     | 95.8             | 95.81 | 65.00% | 65     | 4,300      | 26,644,000 | 6,226  |
| Affordable Overall |                  |       |        | 35     |            |            |        |
| Affordable Rent    | 71.9             | 70.70 | 22.75% | 23     | 2,345      | 3,003,691  | 1,635  |
| Social Rent        | 71.9             | 70.70 | 0.00%  | 0      | 2,150      | 0          | 0      |
| Shared Ownership   | 64.0             | 63.80 | 3.90%  | 4      | 3,000      | 716,300    | 244    |
| First Home         | 74.1             | 73.22 | 0.75%  | 9      | 2,955      | 1,029,409  | 640    |
| Grant and Subsidy  | Affordable Rent  |       |        | 0      | 0          | 0          | 0      |
|                    | Social Rent      |       |        | 0      | 0          | 0          | 0      |
|                    | Shared Ownership |       |        | 0      | 0          | 0          | 0      |
| SITE AREA - Net    | 2,957 ha         |       |        | 35     | h/a        |            |        |
| SITE AREA - Gross  | 3,022 ha         |       |        | 35     | h/a        |            |        |
| Sales per Quarter  | 0                |       |        |        |            |            |        |
| Unit Build Time    | 3 Quarters       |       |        |        |            |            |        |

| Residual Land Value  | Whole Site | Part 1/HT | Part 2/DOSS |
|----------------------|------------|-----------|-------------|
|                      | 3,259,455  | 1,241,915 | 1,117,540   |
| Location Value       | 102,041    | 0         | 25,000      |
| Uplift               | 0          | 0         | 0           |
| Plot Area            | 800,000    | 1,040,016 | 500,000     |
| Benchmark Land Value | 2,142,157  |           | 525,000     |
| Additional Profit    | 2,355,165  | 470       |             |

RESIDUAL CASH FLOW FOR INTEREST

| INCOME                        | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6      |
|-------------------------------|------------|------------|------------|------------|------------|-------------|
| UNIT'S STARTED                | Q1         | Q2         | Q3         | Q4         | Q1         | Q2          |
| Market Housing                | 0          | 0          | 0          | 0          | 0          | 0           |
| Affordable Rent               | 0          | 0          | 0          | 0          | 0          | 0           |
| Social Rent                   | 0          | 0          | 0          | 0          | 0          | 0           |
| Shared Ownership              | 0          | 0          | 0          | 0          | 0          | 0           |
| First Home                    | 0          | 0          | 0          | 0          | 0          | 0           |
| Grant and Subsidy             | 0          | 0          | 0          | 0          | 0          | 0           |
| EXPENDITURE                   |            |            |            |            |            |             |
| Stamp Duty                    | 164,788    | 0          | 0          | 0          | 0          | 0           |
| Excavation etc.               | 53,187     | 0          | 0          | 0          | 0          | 0           |
| Lease Acquisition             | 30,000     | 0          | 0          | 0          | 0          | 0           |
| Planning Fee                  | 753,911    | 0          | 0          | 0          | 0          | 0           |
| Professional                  | 0          | 753,911    | 0          | 0          | 0          | 0           |
| Build Cost - BOIS Bars        | 210,740    | 0          | 0          | 0          | 0          | 0           |
| 10M/LOT/Tariff                | 1,100,465  | 33,000     | 33,000     | 33,000     | 33,000     | 33,000      |
| Contingency                   | 0          | 7,769      | 20,717     | 36,284     | 46,612     | 46,612      |
| Abnormality                   | 0          | 2,180      | 5,915      | 10,173     | 12,353     | 12,353      |
| Finance Fee                   | 0          | 0          | 0          | 59,479     | 99,132     | 110,959     |
| Level and Valuation           | 0          | 0          | 0          | 9,913      | 19,826     | 19,826      |
| Agent                         | 0          | 0          | 0          | 0          | 0          | 0           |
| Legal                         | 0          | 0          | 0          | 0          | 0          | 0           |
| HTA                           | 0          | 0          | 0          | 0          | 0          | 0           |
| COSTS BEFORE LAND INT AND PRU | 1,893,746  | 1,148,465  | 1,107,593  | 943,199    | 1,458,522  | 2,084,279   |
| Far Residual Value            | 3,045,749  |            |            |            |            |             |
| Developer Return              |            | 85,304     | 109,462    | 131,464    | 151,615    | 189,407     |
| Market Housing                |            |            |            |            |            |             |
| Affordable Far Rent           |            |            |            |            |            |             |
| First Home                    |            |            |            |            |            |             |
| Cash Flow                     | -4,549,555 | -1,245,769 | -1,216,170 | -1,074,436 | -1,302,192 | -2,189,636  |
| Opening Balance               | -4,549,555 | -5,795,324 | -7,011,494 | -8,034,180 | -9,336,371 | -10,825,007 |

CASH FLOW FOR CIL ADDITIONAL PROFIT

| INCOME                        | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6      |
|-------------------------------|------------|------------|------------|------------|------------|-------------|
| Av Allow                      | Q1         | Q2         | Q3         | Q4         | Q1         | Q2          |
| Market Housing                | 0          | 0          | 0          | 0          | 0          | 0           |
| Affordable Rent               | 0          | 0          | 0          | 0          | 0          | 0           |
| Social Rent                   | 0          | 0          | 0          | 0          | 0          | 0           |
| Shared Ownership              | 0          | 0          | 0          | 0          | 0          | 0           |
| First Home                    | 0          | 0          | 0          | 0          | 0          | 0           |
| Grant and Subsidy             | 0          | 0          | 0          | 0          | 0          | 0           |
| EXPENDITURE                   |            |            |            |            |            |             |
| Stamp Duty                    | 164,788    | 0          | 0          | 0          | 0          | 0           |
| Excavation etc.               | 53,187     | 0          | 0          | 0          | 0          | 0           |
| Lease Acquisition             | 30,000     | 0          | 0          | 0          | 0          | 0           |
| Planning Fee                  | 753,911    | 0          | 0          | 0          | 0          | 0           |
| Professional                  | 0          | 753,911    | 0          | 0          | 0          | 0           |
| Build Cost - BOIS Bars        | 210,740    | 0          | 0          | 0          | 0          | 0           |
| POTENTIAL CIL                 | -407,400   | 0          | 0          | 0          | 0          | 0           |
| Part CIL 10%                  | 0          | 33,000     | 33,000     | 33,000     | 33,000     | 33,000      |
| Contingency                   | 0          | 7,769      | 20,717     | 36,284     | 46,612     | 46,612      |
| Abnormality                   | 0          | 2,180      | 5,915      | 10,173     | 12,353     | 12,353      |
| Finance Fee                   | 0          | 0          | 0          | 59,479     | 99,132     | 110,959     |
| Level and Valuation           | 0          | 0          | 0          | 9,913      | 19,826     | 19,826      |
| Agent                         | 0          | 0          | 0          | 0          | 0          | 0           |
| Legal                         | 0          | 0          | 0          | 0          | 0          | 0           |
| HTA                           | 0          | 0          | 0          | 0          | 0          | 0           |
| COSTS BEFORE LAND INT AND PRU | 2,452,054  | 1,107,593  | 1,043,492  | 2,219,444  | 2,944,341  | 4,153,932   |
| Far CIL calculation           |            |            |            |            |            |             |
| Developer Return              |            | 49,726     | 59,459     | 72,374     | 89,921     | 109,238     |
| Market Housing                |            |            |            |            |            |             |
| Affordable Far Rent           |            |            |            |            |            |             |
| First Home                    |            |            |            |            |            |             |
| Cash Flow                     | -2,452,054 | -49,726    | -1,057,164 | -1,675,126 | -2,315,725 | -2,789,324  |
| Opening Balance               | -2,452,054 | -2,701,780 | -3,758,944 | -5,434,070 | -8,249,795 | -11,039,119 |

DEVELOPMENT COSTS

| LAND                | Unit      | Total     |
|---------------------|-----------|-----------|
| Stamp Duty          | 164,788   | 164,788   |
| Excavation etc.     | 53,187    | 53,187    |
| Lease Acquisition   | 30,000    | 30,000    |
| Planning Fee        | 753,911   | 753,911   |
| Professional        | 0         | 0         |
| Build Cost          | 1,974,232 | 1,974,232 |
| Part CIL 10%        | 2,490,465 | 2,490,465 |
| Contingency         | 210,740   | 210,740   |
| Abnormality         | 0         | 0         |
| Finance Fee         | 109,900   | 109,900   |
| Level and Valuation | 0         | 0         |
| Agent               | 0         | 0         |
| Legal               | 0         | 0         |
| HTA                 | 0         | 0         |
| Sales               | 991,319   | 991,319   |
| Developer Profit    | 4,671,538 | 4,671,538 |

Planning Fee Calc

| Planning Fee Calc | Rate | Total            |
|-------------------|------|------------------|
| Market Housing    | 4.0% | 1,066,560        |
| Affordable Rent   | 0.0% | 0                |
| Social Rent       | 0.0% | 0                |
| Shared Ownership  | 0.0% | 0                |
| First Home        | 0.0% | 0                |
| Grant and Subsidy | 0.0% | 0                |
| <b>Total</b>      |      | <b>1,066,560</b> |

Build Cost

| Build Cost        | Rate | Total         |
|-------------------|------|---------------|
| Market Housing    | 3.0% | 79,920        |
| Affordable Rent   | 0.0% | 0             |
| Social Rent       | 0.0% | 0             |
| Shared Ownership  | 0.0% | 0             |
| First Home        | 0.0% | 0             |
| Grant and Subsidy | 0.0% | 0             |
| <b>Total</b>      |      | <b>79,920</b> |

Developer Profit

| Developer Profit  | Rate  | Total            |
|-------------------|-------|------------------|
| Market Housing    | 17.5% | 4,671,538        |
| Affordable Rent   | 17.5% | 79,920           |
| Social Rent       | 17.5% | 0                |
| Shared Ownership  | 17.5% | 0                |
| First Home        | 17.5% | 0                |
| Grant and Subsidy | 17.5% | 0                |
| <b>Total</b>      |       | <b>4,751,458</b> |









| BRANFIELD - 025 Urban Area |                  |           |           |            |       |            |       |
|----------------------------|------------------|-----------|-----------|------------|-------|------------|-------|
| INCOME                     | Ax Size m2       | X         | Number    | Price €/m2 | GDP € | GIA m2     |       |
| Market Housing             | Group            | Nat       | 65.00%    | 125        | 4,500 | 30,804,061 | 6,347 |
| Affordable Overall         | 67.7             | 64.10     | 22.75%    | 42.75      | 2,475 | 4,517,043  | 1,504 |
| Affordable Rent            | 67.7             | 64.10     | 0.00%     | 0          | 2,250 | 0          | 0     |
| Shared Ownership           | 61.7             | 68.75     | 3.80%     | 4          | 3,350 | 946,177    | 242   |
| First Home                 | 74.6             | 73.00     | 0.75%     | 11         | 3,024 | 2,416,293  | 616   |
| Grant or Subsidy           | Affordable Rent  |           |           |            | 0     | 0          | 0     |
|                            | Special Rent     |           |           |            | 0     | 0          | 0     |
|                            | Shared Ownership |           |           |            | 0     | 0          | 0     |
| SITE AREA - Nat            | 1,923 Ax         |           | 15        | Ax         |       |            |       |
| SITE AREA - Group          | 2,247 Ax         |           | 61        | Ax         |       |            |       |
| Seller's Operator          | 0                |           |           |            |       |            |       |
| Min/Build Time             | 3.0quarters      |           |           |            |       |            |       |
| Whole Site                 | ParkeNET         | ParkeGEOS |           |            |       |            |       |
| Residual Land Value        | 3,624,374        | 1,419,457 | 1,322,281 |            |       |            |       |
| Leasehold Value            | 3,021,970        |           | 1,500,000 |            |       |            |       |
| Uplift                     | 20%              | 604,756   |           | 220,000    |       |            |       |
| Residual Land Value        | 3,624,374        |           | 1,322,281 |            |       |            |       |
| Additional Profit          | 1,665,932        | 670       | 707       |            |       |            |       |

| DEVELOPMENT COSTS    |                      |             |            |
|----------------------|----------------------|-------------|------------|
| LAND                 | Level                | Cost per m2 | Total      |
| Stamp Duty           | Stamp Duty           |             | 174,217    |
| Excess Mts. etc.     | Excess Mts. etc.     |             | 0          |
| Leasehold Premium    | Leasehold Premium    | 1.50%       | 54,919     |
| Planning             | Professional         | 0.00%       | 33,480     |
| Professional         | Professional         |             | 1,790,247  |
| Build Cost           | Build Cost           | 1.74%       | 17,240,830 |
| FORM FOLFIT          | FORM FOLFIT          | 5.00%       | 3,335,200  |
| Contingency          | Contingency          |             | 62,176     |
| Abnormality          | Abnormality          | 0.00%       | 0          |
| Finance              | Finance              | 0.00%       | 0          |
| Interest             | Interest             | 7.50%       | 0          |
| Legal on Fabrication | Legal on Fabrication |             | 0          |
| Sales                | Agent                | 3.00%       | 1,156,339  |
| Lease                | Lease                | 0.50%       | 195,722    |
| PLG                  | PLG                  | 0.00%       | 0          |
| Developer Profit     | Market Housing       | 17.50%      | 5,338,339  |
|                      | Affordable Housing   | 17.50%      | 946,697    |
|                      | First Home           | 17.50%      | 422,451    |

| Planning Fee calc               |                   |      |           |
|---------------------------------|-------------------|------|-----------|
| Planning App Fee                | Ax                | Rate | Total     |
| No Ax                           | 125               |      | 23,300    |
| No Ax up to 400                 | 95                | 462  | 16,390    |
| No Ax over 50                   | 75                | 131  | 33,480    |
| Stamp duty calc - Residual Land |                   |      |           |
| Stamp duty calc - Residual Land |                   |      | 3,624,374 |
| Stamp duty calc - Residual Land |                   |      | 174,217   |
| Stamp duty calc - Residual Land |                   |      |           |
| Stamp duty calc - Residual Land |                   |      | 3,624,374 |
| Stamp duty calc - Residual Land |                   |      | 174,217   |
| Pre Oil @ 10%                   |                   |      |           |
| Pre Oil @ 10%                   | 14,000 €/Mm (all) |      | 1,750,000 |
| Pre Oil @ 10%                   |                   |      |           |
| Pre Oil @ 10%                   | 16,500 €/Mm (all) |      | 2,862,500 |
| Pre Oil @ 10%                   | 165 €/Mm          |      | 1,372,700 |
| Inf Profit % GDP                |                   |      |           |
| Inf Profit % GDP                | 0.00%             |      | 0         |

| Build Cost   |        |           |         |
|--------------|--------|-----------|---------|
| Build Cost   | Rate   | Value     | Area    |
| O22 Plar     | 3.00%  | 1,052,940 | 402,940 |
| Acc Ramp     | 0.00%  | 0.000     | 0.000   |
| Water        | 0.00%  | 0.000     | 0.000   |
| Over Extra 1 | 0.00%  | 0.000     | 0.000   |
| Over Extra 2 | 0.00%  | 0.000     | 0.000   |
| Small Site   | 0.00%  | 0.000     | 0.000   |
| Site Costs   | Rate   | Value     | Area    |
| BNG          | 15.00% | 125.14    | 8.34    |
| BNG          | 0.50%  | 1,745.92  | 479.10  |

| 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 | Q1 | Q2 | Q3 | Q4 |
| <b>INCOME</b>                              |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| UNITS SAVED                                |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Market Housing                             |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Affordable Rent                            |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Shared Ownership                           |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| First Home                                 |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Grant or Subsidy                           |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| <b>EXPENDITURE</b>                         |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Stamp Duty                                 |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Excess Mts. etc.                           |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Lease Acquisition                          |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Planning Fee                               |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Professional                               |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Build Cost - BOS Base                      |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| FORM FOLFIT                                |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Contingency                                |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Abnormality                                |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Finance Fee                                |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Legal on Fabrication                       |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Agent                                      |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Lease                                      |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| PLG  |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| <b>COSTS BEFORE LAND INT AND PROFIT</b>    |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Far Residual Value                         |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Developer Return                           |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Market Housing                             |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Affordable for Rent                        |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| First Home                                 |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| CASH FLOW                                  |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Overall Balance                            |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| <b>CASH FLOW FOR OIL ADDITIONAL PROFIT</b> |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| <b>INCOME</b>                              |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Stamp Duty                                 |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Excess Mts. etc.                           |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Lease Acquisition                          |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Planning Fee                               |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Professional                               |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Build Cost - BOS Base                      |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| POTENTIAL OIL                              |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Form Folfit                                |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Contingency                                |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Abnormality                                |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Finance Fee                                |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Legal on Fabrication                       |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Agent                                      |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Lease                                      |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| PLG  |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| <b>COSTS BEFORE LAND INT AND PROFIT</b>    |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Far Oil calculation                        |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Developer Return                           |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Market Housing                             |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Affordable for Rent                        |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| First Home                                 |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| CASH FLOW                                  |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |
| Overall Balance                            |  |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |        |    |    |    |    |    |    |    |

| Braemarfield - 59 Urban Area |                  |                  |                  |        |            |                   |              |
|------------------------------|------------------|------------------|------------------|--------|------------|-------------------|--------------|
| INCOME                       | Av Size          | m2               | █                | Number | Price €/m2 | GDA m2            |              |
| Market Housing               | Gravel           | Net              | 65.00%           | 33     | 4,500      | 12,165,344        | 3,737        |
| Affordable Overall           |                  |                  | 75%              | 175    |            |                   |              |
| Affordable Rent              | 47.9             | 44.24            | 22.75%           | 161    | 2,476      | 1,182,033         | 732          |
| Social Rent                  | 47.9             | 44.24            | 0.00%            | 0      | 0          | 0                 | 0            |
| Shared Ownership             | 77.6             | 77.60            | 3.90%            | 2      | 3,100      | 424,443           | 136          |
| Flirt Home                   | 72.5             | 72.50            | 0.75%            | 4      | 3,100      | 995,953           | 322          |
| Grant and Subsidy            | Affordable Rent  |                  |                  |        | 0          | 0                 | 0            |
|                              | Social Rent      |                  |                  |        | 0          | 0                 | 0            |
|                              | Shared Ownership |                  |                  |        | 0          | 0                 | 0            |
| <b>SITE AREA - Net</b>       | 0.764 ha         |                  |                  | 15     | A=         | <b>19,429,817</b> | <b>3,944</b> |
| <b>SITE AREA - Gravel</b>    | 0.162 ha         |                  |                  | 32     | A=         |                   |              |
| Surface Quarter              | 0                |                  |                  |        |            |                   |              |
| Soil Build Time              | 3 Quarters       |                  |                  |        |            |                   |              |
| Whole Site                   | Partly NET       | Partly GROSS     |                  |        |            |                   |              |
| <b>Residual Land Value</b>   | <b>1,476,224</b> | <b>2,441,216</b> | <b>1,433,224</b> |        |            |                   |              |
| Existing Value               | 1,027,950        |                  | 1,100,000        |        |            |                   |              |
| uplift                       | 280              |                  | 220,000          |        |            |                   |              |
| Flirt Fee                    | 0                |                  | 0                |        |            |                   |              |
| <b>Residual Land Value</b>   | <b>1,476,224</b> | <b>1,328,888</b> |                  |        |            |                   |              |
| Additional Credit            | <b>330,652</b>   | <b>312</b>       |                  |        |            |                   |              |

| DEVELOPMENT COSTS   |      |             |            |
|---------------------|------|-------------|------------|
| LARD                | Unit | Cost per m2 | Total      |
| Land                | £    |             |            |
| Stamp Duty          | £    | 44,011      | 1,579,224  |
| Environmental       | £    |             |            |
| Lease Acquisition   | £    | 1,500       | 23,952     |
| Finance             | £    |             |            |
| Planning            | £    | 23,800      | 780,937    |
| Professional        | £    | 79,737      | 2,441,216  |
| <b>CONSTRUCTION</b> |      |             |            |
| Build Cost          | £    | 4,884,516   | 14,823,237 |
| 10% FCL/IT          | £    | 1,940,239   | 5,983,476  |
| Contingency         | £    | 344,931     | 1,064,795  |
| Abandonment         | £    | 26,000      | 80,600     |
| <b>FINANCE</b>      |      |             |            |
| Finance             | £    | 0           | 0          |
| Interest            | £    | 7,500       | 232,500    |
| Lease of Education  | £    | 0           | 0          |
| <b>SALES</b>        |      |             |            |
| Agent               | £    | 3.00%       | 462,995    |
| Lease               | £    | 0.50%       | 77,140     |
| MSA                 | £    | 0.00%       | 0          |
| Developer Profit    | £    | 17.50%      | 2,124,344  |
| Market Housing      | £    | 17.50%      | 341,341    |
| Affordable Housing  | £    | 17.50%      | 174,462    |
| Flirt Home          | £    | 17.50%      | 174,462    |

| Planning fee calc          |                    |                  |
|----------------------------|--------------------|------------------|
| Planning app fee           | £                  | 40               |
| Neighbour                  | £                  | 402              |
| Neighbour 50               | £                  | 131              |
| Neighbour 50               | £                  | 0                |
| <b>Total</b>               | <b>£</b>           | <b>23,100</b>    |
| Stamp duty calc - Residual |                    |                  |
| Land payment               | £                  | 1,579,224        |
| <b>Total</b>               | <b>£</b>           | <b>63,075</b>    |
| Stamp duty calc - Residual |                    |                  |
| Land payment               | £                  | 1,429,237        |
| <b>Total</b>               | <b>£</b>           | <b>52,452</b>    |
| Per Oil 10%                | 14,000 €/ton (oil) | <b>788,688</b>   |
| Per Oil 10%                | 16,500 €/ton (oil) | 125,000          |
| Oil                        | 184                | 916,231          |
| <b>Total</b>               | <b>£</b>           | <b>1,925,638</b> |
| Net Profit                 | £                  | 0                |

| Build Cost   |      |           |
|--------------|------|-----------|
| O2 Plur      | £/m2 | 3.00%     |
| Acc & Adj    | £/m2 | 0.00%     |
| Water        | £/m2 | 0.00%     |
| Over Extra 1 | £/m2 | 0.00%     |
| Over Extra 2 | £/m2 | 0.00%     |
| Small Site   | £/m2 | 0.00%     |
| Site Costs   | £/m2 | 15.00%    |
| BIG          | £/m2 | 0.50%     |
|              |      | 1,447,168 |
|              |      | 0.00      |
|              |      | 0.00      |
|              |      | 0.00      |
|              |      | 0.00      |
|              |      | 0.00      |
|              |      | 1,984.96  |
|              |      | 225.51    |
|              |      | 1,759.58  |

| RESIDUAL CASH FLOW FOR INTEREST            |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
|--|----------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|---|
| INCOME                                     | Year 1         | Q1             | Q2             | Q3               | Q4               | Year 2           | Q1               | Q2               | Q3               | Q4               | Year 3           | Q1               | Q2               | Q3               | Q4       | Year 4   | Q1       | Q2       | Q3       | Q4       | Year 5   | Q1       | Q2       | Q3       | Q4       | Year 6   | Q1       | Q2       | Q3       | Q4       |          |          |          |          |            |   |
| UNITS Started                              |                |                |                | 10               | 10               | 10               | 10               | 10               | 10               |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Market Housing                             |                |                |                | 0                | 0                | 0                | 0                | 0                | 0                | 2,479,273        | 2,479,273        | 2,479,273        | 2,479,273        | 2,479,273        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |          |          |          |          |            |   |
| Affordable Rent                            |                |                |                | 0                | 0                | 0                | 0                | 0                | 0                | 242,400          | 242,400          | 242,400          | 242,400          | 242,400          | 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        | 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        | 0        | 0        | 0        | 0        |          |          |          |            |   |
| Flirt Home                                 |                |                |                | 0                | 0                | 0                | 0                | 0                | 0                | 84,993           | 84,993           | 84,993           | 84,993           | 84,993           | 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                | 199,291          | 199,291          | 199,291          | 199,291          | 199,291          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        |          |          |            |   |
| <b>INCOME</b>                              | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>3,085,963</b> | <b>3,085,963</b> | <b>3,085,963</b> | <b>3,085,963</b> | <b>3,085,963</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |          |          |            |   |
| Stamp Duty                                 |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Environmental                              |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Lease Acquisition                          |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Planning Fee                               |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Professional                               |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Build Cost - BOD Bure                      |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| POTENTIAL OIL                              |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Per Oil 10%                                |                |                |                |                  |                  |                  |                  |                  |                  | 199,291          | 199,291          | 199,291          | 199,291          | 199,291          | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0          |   |
| Contingency                                |                |                |                |                  |                  |                  |                  |                  |                  | 49,991           | 49,991           | 49,991           | 49,991           | 49,991           | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0 |
| Abandonment                                |                |                |                |                  |                  |                  |                  |                  |                  | 24,999           | 24,999           | 24,999           | 24,999           | 24,999           | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0          | 0 |
| Finance Fee                                |                |                |                |                  |                  |                  |                  |                  |                  | 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 |
| Lease of Valuation                         |                |                |                |                  |                  |                  |                  |                  |                  | 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 |
| Agent                                      |                |                |                |                  |                  |                  |                  |                  |                  | 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 |
| Lease                                      |                |                |                |                  |                  |                  |                  |                  |                  | 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 |
| MSA  |                |                |                |                  |                  |                  |                  |                  |                  | 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 |
| <b>COSTS BEFORE LAND INT AND PROFIT</b>    | <b>473,432</b> | <b>518,238</b> | <b>921,367</b> | <b>1,125,787</b> | <b>1,438,656</b> | <b>1,638,656</b> | <b>1,795,784</b> | <b>1,833,886</b> | <b>1,833,886</b> | <b>1,833,886</b> | <b>1,833,886</b> | <b>1,833,886</b> | <b>1,833,886</b> | <b>1,833,886</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |            |   |
| Far Residual Valuation                     |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Development Rates                          |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Market Housing                             |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Affordable Rent                            |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Flirt Home                                 |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |
| Cash Flow                                  | -2,692,383     | -958,581       | -970,115       | -1,992,135       | -1,777,497       | -1,811,336       | -1,832,687       | -1,776,793       | -2,211,092       | -2,498,028       | -2,472,042       | 0                | 0                | 0                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | -2,700,231 |   |
| Overhaul Expenses                          | -2,692,383     | -958,581       | -970,115       | -1,992,135       | -1,777,497       | -1,811,336       | -1,832,687       | -1,776,793       | -2,211,092       | -2,498,028       | -2,472,042       | 0                | 0                | 0                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | -2,700,231 |   |
| Overhaul Balance                           | -2,692,383     | -958,581       | -970,115       | -1,992,135       | -1,777,497       | -1,811,336       | -1,832,687       | -1,776,793       | -2,211,092       | -2,498,028       | -2,472,042       | 0                | 0                | 0                | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0        | 0          |   |
| <b>CASH FLOW FOR OIL ADDITIONAL PROFIT</b> |                |                |                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |            |   |

Site # Brunel - 25 Urban Area

| INCOME             | Av Size m2       | X      | Number | Price €/m2 | GDP €     | GIA m2    |
|--------------------|------------------|--------|--------|------------|-----------|-----------|
| Market Housing     | Group            | Net    | 45.00% | 16         | 4,500     | 1,077,500 |
| Affordable Overall | 47.3             | 65.00% | 22.75% | 6          | 2,475     | 944,977   |
| Social Rent        | 47.3             | 65.00% | 0.00%  | 0          | 2,250     | 0         |
| Shared Ownership   | 77.8             | 17.00% | 3.80%  | 1          | 3,150     | 252,210   |
| First Home         | 77.8             | 17.00% | 0.75%  | 2          | 3,495     | 514,489   |
| Grant and Subsidy  | Affordable Rent  |        |        |            | 0         | 0         |
|                    | Social Rent      |        |        |            | 0         | 0         |
|                    | Shared Ownership |        |        |            | 0         | 0         |
| SITE AREA - Net    | 0.315 ha         |        | 15     | 1/4        | 7,179,747 | 1,993     |
| SITE AREA - Gross  | 0.532 ha         |        | 25     | 1/4        |           |           |

| Developer Quarter   | 0            |
|---------------------|--------------|
| Unit Build Time     | 7.0 quarters |
| Whole Site          | 171,592      |
| Parkway             | 2,245,745    |
| Parkway BGS         | 1,077,131    |
| Residual Land Value | 45,121       |
| Upfit               | 130,245      |
| Flux In             | 0            |
| Residual Land Value | 141,552      |
| Additional Profit   | 327,455      |

RUN Residential Macro costs  
 RUN CIL Macro str+1  
 Check any potential future cost increases

| DEVELOPMENT COSTS     | Unit m2 | Total          |
|-----------------------|---------|----------------|
| <b>LAND</b>           |         | <b>171,592</b> |
| Land Stamp Duty       | 33,071  |                |
| Earthworks etc.       | 1,500   | 12,071         |
| Lease Acquisition     |         | 46,443         |
| <b>FEAR</b>           |         |                |
| Planning Professional | 0.00%   | 11,550         |
| Professional          |         | 395,041        |
| <b>CONSTRUCTION</b>   |         |                |
| Build Cost            | 1,714   | 3,417,190      |
| PM FOL FIT            | 5,000   | 644,640        |
| Contingency           | 5,000   | 170,589        |
| Abnormal              | 5,000   | 170,589        |
| <b>FINANCE</b>        |         |                |
| Finance Fee           | 0%      | 0              |
| Interest              | 7.50%   | 0              |
| Lease Valuation       |         | 0              |
| <b>SALES</b>          |         |                |
| Agent                 | 3.0%    | 233,192        |
| Lease                 | 0.5%    | 30,199         |
| MSA                   | 0.0%    | 0              |
| Developer Profit      |         | 1,974,818      |
| Market Housing        | 17.50%  | 17,241         |
| Affordable Housing    | 17.50%  | 197,241        |
| First Home            | 17.50%  | 38,427         |

| Planning fee rate                    | Avp                 | rate    |
|--------------------------------------|---------------------|---------|
| Planning app fee                     | 25                  | 462     |
| Per app fee                          | 25                  | 462     |
| Per app fee                          | 25                  | 462     |
| Per app fee                          | 25                  | 462     |
| <b>Stamp duty rate - Residential</b> |                     |         |
| Land purchase                        |                     | 671,445 |
| <b>Stamp duty rate - Residential</b> |                     |         |
| Land purchase                        |                     | 214,596 |
| Pre CIL 199                          | 14,000 €/Unit (GIA) | 358,600 |
| Pre CIL 199                          | 16,000 €/Unit (GIA) | 412,500 |
| CIL                                  | 16                  | 252,210 |
| <b>Inf Profit</b>                    | 0.00%               | 0       |

| Build Cost   | Unit   | Rate     |
|--------------|--------|----------|
| O2 Pwr       | 3.00%  | 4,311    |
| Acc R Adj    | 0.00%  | 0.00     |
| Water        | 0.00%  | 4,402    |
| Over Extra 1 | 0.00%  | 0.00     |
| Over Extra 2 | 0.00%  | 0.00     |
| Small Site   | 0.00%  | 0.00     |
| Site Costs   | 15.00% | 1,484.24 |
| BNG          | 0.50%  | 1,242    |

| RESIDUAL CASH FLOW FOR INTEREST            | Year 1         | Year 2         | Year 3         | Year 4         | Year 5         | Year 6         |                |                |                |               |               |            |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|---------------|------------|
| UNIT EVENTS                                | Q1             | Q2             | Q3             | Q4             | Q1             | Q2             | Q3             | Q4             | Q1             | Q2            | Q3            | Q4         |
| Market Housing                             |                |                |                |                |                |                |                |                |                |               |               |            |
| Affordable Rent                            |                |                |                |                |                |                |                |                |                |               |               |            |
| Social Rent                                |                |                |                |                |                |                |                |                |                |               |               |            |
| Shared Ownership                           |                |                |                |                |                |                |                |                |                |               |               |            |
| First Home                                 |                |                |                |                |                |                |                |                |                |               |               |            |
| Grant and Subsidy                          |                |                |                |                |                |                |                |                |                |               |               |            |
| <b>INCOME</b>                              |                |                |                |                |                |                |                |                |                |               |               |            |
| Stamp Duty                                 | 33,071         |                |                |                |                |                |                |                |                |               |               |            |
| Earthworks etc.                            | 0              |                |                |                |                |                |                |                |                |               |               |            |
| Lease Acquisition                          | 12,071         |                |                |                |                |                |                |                |                |               |               |            |
| Planning Fee                               | 11,550         |                |                |                |                |                |                |                |                |               |               |            |
| Professional                               | 177,991        |                |                |                |                |                |                |                |                |               |               |            |
| Build Cost - BGS Bure                      | 0              | 227,110        |                |                |                |                |                |                |                |               |               |            |
| PM FOL FIT                                 | 282,240        | 27,600         |                |                |                |                |                |                |                |               |               |            |
| Contingency                                | 0              | 11,391         |                |                |                |                |                |                |                |               |               |            |
| Abnormal                                   | 0              | 12,391         |                |                |                |                |                |                |                |               |               |            |
| Finance Fee                                | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| Lease Valuation                            | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| Dispute                                    | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| Lease                                      | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| MSA  | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| <b>COSTS BEFORE LAND INT AND PROFIT</b>    | <b>235,242</b> | <b>252,348</b> | <b>455,445</b> | <b>553,118</b> | <b>637,282</b> | <b>637,282</b> | <b>631,748</b> | <b>612,644</b> | <b>333,552</b> | <b>54,459</b> | <b>54,459</b> | <b>0</b>   |
| Far Residential Valuation                  | 871,425        |                |                |                |                |                |                |                |                |               |               |            |
| Developer Return                           | Interest       | 20,750         | 25,071         | 34,918         | 46,939         | 62,691         | 79,474         | 68,510         | 52,160         | 39,165        | 2,977         | 0          |
| Market Housing                             |                |                |                |                |                |                |                |                |                |               |               |            |
| Affordable Rent                            |                |                |                |                |                |                |                |                |                |               |               |            |
| First Home                                 |                |                |                |                |                |                |                |                |                |               |               |            |
| Cash Flow                                  | -1,105,649     | -233,110       | -462,815       | -593,106       | -635,320       | -599,833       | -514,736       | -374,792       | 1,170,240      | 1,471,325     | 1,493,914     | 0          |
| Overhead Balance                           | -1,105,649     | -1,329,379     | -1,812,294     | -2,405,400     | -3,039,720     | -3,629,603     | -4,183,817     | -4,729,074     | -5,160,318     | -5,474,001    | -5,614,086    | -5,614,086 |
| <b>CASH FLOW FOR CIL ADDITIONAL PROFIT</b> |                |                |                |                |                |                |                |                |                |               |               |            |
| <b>INCOME</b>                              |                |                |                |                |                |                |                |                |                |               |               |            |
| Stamp Duty                                 | 33,071         |                |                |                |                |                |                |                |                |               |               |            |
| Earthworks etc.                            | 0              |                |                |                |                |                |                |                |                |               |               |            |
| Lease Acquisition                          | 12,071         |                |                |                |                |                |                |                |                |               |               |            |
| Planning Fee                               | 11,550         |                |                |                |                |                |                |                |                |               |               |            |
| Professional                               | 177,991        |                |                |                |                |                |                |                |                |               |               |            |
| Build Cost - BGS Bure                      | 0              | 227,110        |                |                |                |                |                |                |                |               |               |            |
| PM FOL FIT                                 | 282,240        | 27,600         |                |                |                |                |                |                |                |               |               |            |
| Contingency                                | 0              | 11,391         |                |                |                |                |                |                |                |               |               |            |
| Abnormal                                   | 0              | 12,391         |                |                |                |                |                |                |                |               |               |            |
| Finance Fee                                | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| Lease Valuation                            | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| Dispute                                    | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| Lease                                      | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| MSA  | 0              | 0              |                |                |                |                |                |                |                |               |               |            |
| <b>COSTS BEFORE LAND INT AND PROFIT</b>    | <b>235,242</b> | <b>252,348</b> | <b>455,445</b> | <b>553,118</b> | <b>637,282</b> | <b>637,282</b> | <b>631,748</b> | <b>612,644</b> | <b>333,552</b> | <b>54,459</b> | <b>54,459</b> | <b>0</b>   |
| Far CIL calculation                        | Interest       | 19,245         | 19,560         | 19,320         | 15,167         | 42,691         | 79,474         | 68,510         | 52,160         | 39,165        | 2,977         | 0          |
| Developer Return                           | Market Housing |                |                |                |                |                |                |                |                |               |               |            |
| Affordable Rent                            |                |                |                |                |                |                |                |                |                |               |               |            |
| First Home                                 |                |                |                |                |                |                |                |                |                |               |               |            |
| Cash Flow                                  | -552,816       | -10,248        | -467,804       | -1,005,197     | -1,503,133     | -1,959,833     | -2,374,792     | -2,750,240     | -3,081,318     | -3,374,001    | -3,631,914    | -3,864,086 |
| Overhead Balance                           | -552,816       | -563,064       | -1,030,868     | -1,536,065     | -2,072,298     | -2,631,531     | -3,216,823     | -3,829,163     | -4,469,481     | -5,136,895    | -5,840,919    | -6,582,005 |

Site 9  
Braunfield - 12 Urban Area

| INCOME             | Av Size          | m2    | K      | Number | Price | GVD       | GA  |
|--------------------|------------------|-------|--------|--------|-------|-----------|-----|
|                    |                  |       |        |        | €/m2  | €         | m2  |
| Market/Hearing     | Grass            | 141   | 15.99% | 1      | 4,500 | 3,349,026 | 741 |
| Affordable Overall |                  |       |        |        |       |           |     |
| Affordable Rent    | 51.0             | 46.33 | 22.75% | 4.2    | 2,475 | 310,043   | 134 |
| Social Rent        | 51.0             | 46.33 | 0.00%  | 0      | 2,250 | 0         | 0   |
| Shared Ownership   | 70.0             | 70.00 | 3.80%  | 0      | 2,350 | 92,410    | 24  |
| First Home         | 70.0             | 70.00 | 0.75%  | 1      | 3,150 | 233,525   | 74  |
| Grant and Subsidy  | Affordable Rent  |       |        |        | 0     | 0         |     |
|                    | Social Rent      |       |        |        | 0     | 0         |     |
|                    | Shared Ownership |       |        |        | 0     | 0         |     |
| SITE AREA - Net    | 0.105 ha         |       |        | 45     | /ha   | 3,998,423 | 949 |
| SITE AREA - Gross  | 0.105 ha         |       |        | 45     | /ha   |           |     |
| Seller's Overhead  |                  |       |        |        |       |           |     |
| Useful Build Time  |                  |       |        |        |       |           |     |

| Residual Land Value | Whole Site | Per kWh   | Per kWh BODS |
|---------------------|------------|-----------|--------------|
|                     | 1,101,441  | 2,429,735 | 7,444,733    |
| Location Value      | 20,977     |           | 1,500,000    |
| Options             | 40,638     |           | 220,000      |
| Per kWh             |            |           |              |
| Residual Land Value | 242,824    |           | 1,329,832    |

|                   |         |     |
|-------------------|---------|-----|
| Additional Profit | 448,418 | 599 |
|-------------------|---------|-----|

| DEVELOPMENT COSTS  |  | Factor | m2     | Total     |
|--------------------|--|--------|--------|-----------|
| <b>LAND</b>        |  |        |        |           |
| Land               |  |        | 14,042 | 0         |
| Stamp Duty         |  |        |        | 0         |
| Exam/Mat/At        |  |        |        | 1,500     |
| Leads/Resub/Plan   |  |        |        | 3,242     |
| Professionals      |  |        |        | 5,544     |
| CONSTRUCTION       |  |        |        | 479,526   |
| Build Cost         |  |        |        | 1,721,410 |
| PM/FC/IT           |  |        |        | 340,161   |
| Contingency        |  |        |        | 66,071    |
| Allowance          |  |        |        | 0         |
| FINANCE            |  |        |        | 2,241,572 |
| Finance            |  |        |        | 0         |
| Interest           |  |        |        | 0         |
| Leads/Education    |  |        |        | 0         |
| SALES              |  |        |        | 0         |
| Agent              |  |        |        | 3,800     |
| Leads              |  |        |        | 19,190    |
| MCs                |  |        |        | 0         |
| Developer Profit   |  |        |        | 0         |
| Market/Hearing     |  | 17.50% |        | 588,144   |
| Affordable/Hearing |  | 17.50% |        | 78,493    |
| First Home         |  | 17.50% |        | 48,412    |

| Planning Fee rate          | Av Size | Rate | Total   |
|----------------------------|---------|------|---------|
| Planning Fee               | 12      | 412  | 5,544   |
| Market/Hearing             | 12      | 133  | 1,500   |
| Affordable/Hearing         | 12      | 133  | 1,500   |
| First Home                 | 12      | 133  | 1,500   |
| Stamp duty rate - Residual |         |      | 490,417 |
| Land Value                 |         |      | 16,042  |
| Stamp duty rate - Residual |         |      | 243,640 |
| Land Value                 |         |      | 1,673   |

| Build Cost         | Rate   | Total  |
|--------------------|--------|--------|
| Planning Fee       | 412    | 5,544  |
| Market/Hearing     | 133    | 1,500  |
| Affordable/Hearing | 133    | 1,500  |
| First Home         | 133    | 1,500  |
| Water              | 0.00%  | 0.00   |
| Access/Adm         | 0.00%  | 0.00   |
| Over/Entr          | 0.00%  | 0.00   |
| Over/Entr          | 0.00%  | 0.00   |
| Small Site         | 0.00%  | 0.00   |
| Site Costs         | 15.00% | 225,97 |
| BIG                | 0.00%  | 0.00   |

| INCOME                                  | 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       |          |  |
| Market/Hearing                          |                |                |                |                |                |                |                |                | 448,204        | 448,204        | 448,204        | 448,204        |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Affordable Overall                      |                |                |                |                |                |                |                |                |                |                |                |                |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Affordable Rent                         |                |                |                |                |                |                |                |                | 71,244         | 71,244         | 71,244         | 71,244         |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Social Rent                             |                |                |                |                |                |                |                |                |                |                |                |                |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Shared Ownership                        |                |                |                |                |                |                |                |                | 23,983         | 23,983         | 23,983         | 23,983         |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| First Home                              |                |                |                |                |                |                |                |                | 97,811         | 97,811         | 97,811         | 97,811         |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Grant and Subsidy                       |                |                |                |                |                |                |                |                |                |                |                |                |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| <b>INCOME</b>                           | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>0</b>       | <b>559,586</b> | <b>559,586</b> | <b>559,586</b> | <b>559,586</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |  |
| <b>EXPENDITURE</b>                      |                |                |                |                |                |                |                |                |                |                |                |                |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Stamp Duty                              | 14,042         |                |                |                |                |                |                |                |                |                |                |                |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Exam/Mat/At                             | 0              |                |                |                |                |                |                |                |                |                |                |                |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Leads/Resub/Plan                        | 7,342          |                |                |                |                |                |                |                |                |                |                |                |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Professionals                           | 5,544          |                |                |                |                |                |                |                |                |                |                |                |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Build Cost - BODS Share                 | 1,643          |                |                |                |                |                |                |                | 420,383        | 420,383        | 420,383        | 420,383        |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| PM/FC/IT                                | 0              |                |                |                |                |                |                |                | 49,500         | 49,500         | 49,500         | 49,500         |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Contingency                             | 0              |                |                |                |                |                |                |                | 21,911         | 21,911         | 21,911         | 21,911         |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Allowance                               | 0              |                |                |                |                |                |                |                | 16,348         | 16,348         | 16,348         | 16,348         |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Finance Fee                             | 0              |                |                |                |                |                |                |                | 23,218         | 23,218         | 23,218         | 23,218         |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Leads/Education                         | 0              |                |                |                |                |                |                |                | 29,919         | 29,919         | 29,919         | 29,919         |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Agent                                   | 0              |                |                |                |                |                |                |                | 4,999          | 4,999          | 4,999          | 4,999          |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| MCs                                     | 0              |                |                |                |                |                |                |                | 0              | 0              | 0              | 0              |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| <b>COSTS BEFORE LAND INT AND PROFIT</b> | <b>116,432</b> | <b>143,421</b> | <b>244,559</b> | <b>345,752</b> | <b>524,488</b> | <b>524,488</b> | <b>314,775</b> | <b>289,279</b> | <b>34,583</b>  | <b>34,583</b>  | <b>34,583</b>  | <b>34,583</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |  |
| Far Residual Value                      | 0              |                |                |                |                |                |                |                | 22,537         | 4,478          | 0              | 0              |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Developer's Return                      | 0              |                |                |                |                |                |                |                | 0              | 0              | 0              | 0              |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Market/Hearing                          | 11,590         |                |                |                |                |                |                |                | 36,658         | 22,537         | 4,478          | 0              |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Affordable/Hearing                      | 14,211         |                |                |                |                |                |                |                | 0              | 0              | 0              | 0              |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| First Home                              | 19,510         |                |                |                |                |                |                |                | 0              | 0              | 0              | 0              |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Stamp Duty                              | -107,454       | -154,211       | -276,440       | -359,201       | -551,132       | -551,459       | -517,436       | -752,472       | -441,936       | -959,440       | 0              | 0              |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Options Balance                         | -107,454       | -154,211       | -276,440       | -359,201       | -551,132       | -551,459       | -517,436       | -752,472       | -441,936       | -959,440       | 0              | 0              |          |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Options Balance                         | -107,454       | -154,211       | -276,440       | -359,201       | -551,132       | -551,459       | -517,436       | -752,472       | -441,936       | -959,440       | 0              | 0              |          |          |          |          |          |          |          |          |          |          |          |          |          |  |

| 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                                  |               |          |                |                |                |                |                |                |               |               |               |               |          |          |          |          |          |          |          |          |          |          |          |          |  |
| EXPENDITURE                             |               |          |                |                |                |                |                |                |               |               |               |               |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Stamp Duty                              | 14,042        |          |                |                |                |                |                |                |               |               |               |               |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Exam/Mat/At                             | 0             |          |                |                |                |                |                |                |               |               |               |               |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Leads/Resub/Plan                        | 7,342         |          |                |                |                |                |                |                |               |               |               |               |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Professionals                           | 5,544         |          |                |                |                |                |                |                |               |               |               |               |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Build Cost - BODS Share                 | 1,643         |          |                |                |                |                |                |                | 420,383       | 420,383       | 420,383       | 420,383       |          |          |          |          |          |          |          |          |          |          |          |          |  |
| POTENTIAL CIL                           | -245,719      |          |                |                |                |                |                |                | 49,500        | 49,500        | 49,500        | 49,500        |          |          |          |          |          |          |          |          |          |          |          |          |  |
| PM/FC/IT                                | 0             |          |                |                |                |                |                |                | 21,911        | 21,911        | 21,911        | 21,911        |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Contingency                             | 0             |          |                |                |                |                |                |                | 16,348        | 16,348        | 16,348        | 16,348        |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Allowance                               | 0             |          |                |                |                |                |                |                | 23,218        | 23,218        | 23,218        | 23,218        |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Finance Fee                             | 0             |          |                |                |                |                |                |                | 29,919        | 29,919        | 29,919        | 29,919        |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Leads/Education                         | 0             |          |                |                |                |                |                |                | 4,999         | 4,999         | 4,999         | 4,999         |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Agent                                   | 0             |          |                |                |                |                |                |                | 0             | 0             | 0             | 0             |          |          |          |          |          |          |          |          |          |          |          |          |  |
| MCs                                     | 0             |          |                |                |                |                |                |                | 0             | 0             | 0             | 0             |          |          |          |          |          |          |          |          |          |          |          |          |  |
| <b>COSTS BEFORE LAND INT AND PROFIT</b> | <b>95,448</b> | <b>0</b> | <b>244,559</b> | <b>345,752</b> | <b>524,488</b> | <b>524,488</b> | <b>314,775</b> | <b>289,279</b> | <b>34,583</b> | <b>34,583</b> | <b>34,583</b> | <b>34,583</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |  |
| Far CIL calculation                     | 0             |          |                |                |                |                |                |                | 22,537        | 4,478         | 0             | 0             |          |          |          |          |          |          |          |          |          |          |          |          |  |
| Developer's Return                      | 0             | </       |                |                |                |                |                |                |               |               |               |               |          |          |          |          |          |          |          |          |          |          |          |          |  |





Site 32 Flatted BF 155

Table with columns: INCOME, Av Size, Unit, Price, GWP, etc. Rows include Market Hearings, Affordable Overall, Affordable Rent, Social Rent, Share Ownership, Floor Manager, Grant and Subsidy, and SITE AREA - Net.

Table with columns: Whole Site, Parkside, Parkside2, etc. Rows include Residential Value, Land Value, and Benchmark Land Value.

Table with columns: Additional Profit, etc. Rows include Additional Profit.

DEVELOPMENT COSTS

Table with columns: LAND, Facit, Total. Rows include Land, Stamp Duty, Excess etc., Lease Acquisition, Planning Fee, Professional.

Table with columns: CONSTRUCTION, Build Cost, etc. Rows include Build Cost, PFI/FCL/IT, Contingency, Alternative.

Table with columns: FINANCE, Fee, Interest, etc. Rows include Fee, Interest, Local Govt Subsidy.

Table with columns: SALES, Agent, Lease, etc. Rows include Agent, Lease, etc.

Table with columns: Developer Profit, Market Hearings, etc. Rows include Market Hearings, Affordable Rent, Floor Manager.

Table with columns: Planning Fee, Agent, etc. Rows include Planning Fee, Agent, etc.

Table with columns: Stamp duty, Rental, etc. Rows include Stamp duty - Rental, Landpayment.

Table with columns: Pre OIL, etc. Rows include Pre OIL, etc.

Table with columns: In Land, etc. Rows include In Land.

Table with columns: Build Cost, etc. Rows include Build Cost, etc.

Table with columns: Site Costs, etc. Rows include Site Costs, etc.

RESIDUAL CASH FLOW FOR INTEREST

Large table with columns: Year 1, Year 2, Year 3, Year 4, Year 5, Year 6. Rows include INCOME, EXPENDITURE, and ODDS BEFORE LAND INT AND PROFIT.

CASH FLOW FOR OIL ADDITIONAL PROFIT

Large table with columns: Year 1, Year 2, Year 3, Year 4, Year 5, Year 6. Rows include INCOME, EXPENDITURE, and ODDS BEFORE LAND INT AND PROFIT.



| Site 13 Flatted BF 155 MD |                  |       |        |            |       |            |        |
|---------------------------|------------------|-------|--------|------------|-------|------------|--------|
| INCOME                    | Av Area m2       | %     | Number | Price €/m2 | GDP € | GIA m2     |        |
| Market Housing            | Grass 70.0       | 70.45 | 65.00% | 155        | 4,500 | 31,931,249 | 6,162  |
| Affordable Overall        |                  |       | 35%    | 5435       |       |            |        |
| Affordable Rent           | 44.6             | 57.91 | 22.75% | 35         | 2,475 | 5,094,451  | 2,346  |
| Social Rent               | 44.6             | 57.91 | 0.00%  | 0          | 2,250 | 0          | 0      |
| Shared Ownership          | 71.1             | 44.80 | 3.50%  | 5          | 3,350 | 1,684,819  | 386    |
| Flats/Mans                | 70.1             | 66.93 | 0.75%  | 14         | 3,350 | 2,462,933  | 956    |
| Grant and Subsidy         | Affordable Rent  |       |        |            | 0     | 0          | 0      |
|                           | Social Rent      |       |        |            | 0     | 0          | 0      |
|                           | Shared Ownership |       |        |            | 0     | 0          | 0      |
| SITE AREA - Net           | 0.949 ha         |       | 16.0   | Av         |       | 48,451,748 | 11,641 |
| SITE AREA - Gross         | 1.211 ha         |       | 32.0   | Av         |       |            |        |

| Whole Site          | Parkway    | Parkway    | Parkway    |
|---------------------|------------|------------|------------|
| Residual Land Value | -4,774,054 | -6,711,913 | -7,774,054 |
| Expenses/Overhead   | 1,223,011  | 1,100,000  | 1,100,000  |
| Upfit               | 246,496    | 0          | 220,000    |
| Flow On             | 0          | 0          | 0          |
| Residual Land Value | 1,551,411  | 1,328,087  | 1,328,087  |
| Additional Credit   | -5,195,513 | -452       | -452       |

| DEVELOPMENT COSTS  |        |             |            |
|--------------------|--------|-------------|------------|
| LARD               | Unit   | Cost per m2 | Total      |
| Land               | £      |             | -4370,636  |
| Stamp Duty         |        |             | 0          |
| Earthworks etc.    |        |             | 0          |
| Legal/Professional | 1.50%  | -68,558     | -68,558    |
| Finance            |        |             | 0          |
| Planning           | 0.00%  | 37,590      | 37,590     |
| Professional       | 0.00%  | 2,462,933   | 2,462,933  |
| CONSTRUCTION       |        |             | 0          |
| Build/Out          | 2.16%  | 25,942,051  | 25,942,051 |
| PM/FCI/JIT         | 0.00%  | 4,052,081   | 4,052,081  |
| Contingency        | 0.00%  | 1,294,696   | 1,294,696  |
| Abandon            | 0.00%  | 1,294,696   | 1,294,696  |
| Finance            | 0.00%  | 93,000      | 93,000     |
| Insurance          | 0.00%  | 0           | 0          |
| Land/Valuation     | 7.50%  | 0           | 0          |
| FINANCE            |        |             | 0          |
| Finance            | 0.00%  | 0           | 0          |
| Interest           | 0.00%  | 0           | 0          |
| Land/Valuation     | 7.50%  | 0           | 0          |
| SALES              |        |             | 0          |
| Assess             | 3.00%  | 1,294,696   | 1,294,696  |
| Lease              | 0.00%  | 203,295     | 203,295    |
| MSA                | 0.00%  | 0           | 0          |
| Developer Profit   |        |             | 0          |
| Market Housing     | 17.50% | 5,649,194   | 5,649,194  |
| Affordable Housing | 17.50% | 1,049,244   | 1,049,244  |
| Flats/Mans         | 17.50% | 455,522     | 455,522    |

| Planning Fee calc             |                     |            |           |
|-------------------------------|---------------------|------------|-----------|
| Planning Fee                  | Rate                | Value      | Cost      |
| Market Housing                | 0.5%                | 31,931,249 | 159,656   |
| Affordable Rent               | 0.5%                | 5,094,451  | 25,472    |
| Social Rent                   | 0.5%                | 0          | 0         |
| Shared Ownership              | 0.5%                | 1,684,819  | 8,424     |
| Flats/Mans                    | 0.5%                | 2,462,933  | 12,315    |
| Total                         |                     |            | 37,590    |
| Stamp duty calc - Residential |                     |            | 0         |
| Land/Development              |                     |            | -4370,636 |
| Stamp duty calc - Residential |                     |            | 0         |
| Land/Development              |                     |            | 45,232    |
| Total                         |                     |            | 45,232    |
| Pre OIL 1996                  | 3,500 €/Unit (GfI)  |            | 1,317,600 |
| Post OIL 1996                 | 16,500 €/Unit (GfI) |            | 2,975,500 |
| OIL                           | 16                  | €/m2       | 1,935,811 |
| Total                         |                     |            | 6,253,911 |
| Inf/Tax/                      | 7.00%               | 0.00%      | 0         |

| Build Cost |      |       |           |
|------------|------|-------|-----------|
| Item       | Unit | Rate  | Value     |
| O22 Pwr    | €/m2 | 3.00% | 1,946,000 |
| Acc/Relief | €/m2 | 0.00% | 0.00      |
| Water      | €/m2 | 0.00% | 0.00      |
| Over/Entr2 | €/m2 | 0.00% | 0.00      |
| Over/Entr2 | €/m2 | 0.00% | 0.00      |
| Small Site | €/m2 | 0.00% | 0.00      |
| Site Costs | €/m2 | 0.00% | 1,977.97  |
| BNG        | €/m2 | 0.00% | 971.00    |
| Total      |      |       | 2,195.54  |

RESIDUAL CASH FLOW FOR INTEREST

| UNIT                                | Year 1     | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     |
|-------------------------------------|------------|------------|------------|------------|------------|------------|
| Market Housing                      | 0          | 0          | 0          | 0          | 0          | 0          |
| Affordable Rent                     | 0          | 0          | 0          | 0          | 0          | 0          |
| Social Rent                         | 0          | 0          | 0          | 0          | 0          | 0          |
| Shared Ownership                    | 0          | 0          | 0          | 0          | 0          | 0          |
| Flats/Mans                          | 0          | 0          | 0          | 0          | 0          | 0          |
| Grant and Subsidy                   | 0          | 0          | 0          | 0          | 0          | 0          |
| INCOME                              | 0          | 0          | 0          | 0          | 0          | 0          |
| Stamp Duty                          | 0          | 0          | 0          | 0          | 0          | 0          |
| Earthworks etc.                     | 0          | 0          | 0          | 0          | 0          | 0          |
| Legal/Professional                  | -43,559    | 0          | 0          | 0          | 0          | 0          |
| Planning Fee                        | 37,590     | 0          | 0          | 0          | 0          | 0          |
| Professional                        | 1,394,297  | 0          | 0          | 0          | 0          | 0          |
| Build/Out - BOSS Base               | 0          | 0          | 0          | 0          | 0          | 0          |
| POTENTIAL OIL                       | 1,325,011  | 356,420    | 1,441,149  | 2,439,229  | 4,732,943  | 5,911,371  |
| Contingency                         | 0          | 27,141     | 35,000     | 382,200    | 487,500    | 495,000    |
| Abandon                             | 0          | 27,141     | 35,000     | 382,200    | 487,500    | 495,000    |
| Finance Fee                         | 0          | 0          | 0          | 0          | 0          | 0          |
| Land/Valuation                      | 0          | 0          | 0          | 0          | 0          | 0          |
| Assess                              | 0          | 0          | 0          | 0          | 0          | 0          |
| Lease                               | 0          | 0          | 0          | 0          | 0          | 0          |
| MSA                                 | 0          | 0          | 0          | 0          | 0          | 0          |
| COSTS BEFORE LAND INT AND PROFIT    | 1,275,322  | 1,025,081  | 1,475,749  | 2,343,256  | 4,351,762  | 5,419,318  |
| Far Residential Valuation           | -4,579,594 | 0          | 0          | 3,165      | 47,873     | 159,264    |
| Developer Return                    | Interest   | 0          | 0          | 3,165      | 47,873     | 159,264    |
| Market Housing                      |            |            |            |            |            |            |
| Affordable Rent                     |            |            |            |            |            |            |
| Flats/Mans                          |            |            |            |            |            |            |
| Cash Flow                           | 3,286,267  | -1,825,681 | -1,475,749 | -2,247,481 | -4,399,435 | -5,421,102 |
| Overhead/Interest                   | -3,286,267 | 1,825,681  | 1,475,749  | 2,247,481  | 4,399,435  | 5,421,102  |
| CASH FLOW FOR OIL ADDITIONAL PROFIT | 0          | 0          | 0          | 0          | 0          | 0          |

| UNIT                                | Year 1         | Year 2    | Year 3     | Year 4    | Year 5     | Year 6     |
|-------------------------------------|----------------|-----------|------------|-----------|------------|------------|
| Market Housing                      | 0              | 0         | 0          | 0         | 0          | 0          |
| Affordable Rent                     | 0              | 0         | 0          | 0         | 0          | 0          |
| Social Rent                         | 0              | 0         | 0          | 0         | 0          | 0          |
| Shared Ownership                    | 0              | 0         | 0          | 0         | 0          | 0          |
| Flats/Mans                          | 0              | 0         | 0          | 0         | 0          | 0          |
| Grant and Subsidy                   | 0              | 0         | 0          | 0         | 0          | 0          |
| INCOME                              | 0              | 0         | 0          | 0         | 0          | 0          |
| Stamp Duty                          | 0              | 0         | 0          | 0         | 0          | 0          |
| Earthworks etc.                     | 0              | 0         | 0          | 0         | 0          | 0          |
| Legal/Professional                  | -43,559        | 0         | 0          | 0         | 0          | 0          |
| Planning Fee                        | 37,590         | 0         | 0          | 0         | 0          | 0          |
| Professional                        | 1,394,297      | 0         | 0          | 0         | 0          | 0          |
| Build/Out - BOSS Base               | 0              | 0         | 0          | 0         | 0          | 0          |
| POTENTIAL OIL                       | 1,325,011      | 356,420   | 1,441,149  | 2,439,229 | 4,732,943  | 5,911,371  |
| Contingency                         | 0              | 27,141    | 35,000     | 382,200   | 487,500    | 495,000    |
| Abandon                             | 0              | 27,141    | 35,000     | 382,200   | 487,500    | 495,000    |
| Finance Fee                         | 0              | 0         | 0          | 0         | 0          | 0          |
| Land/Valuation                      | 0              | 0         | 0          | 0         | 0          | 0          |
| Assess                              | 0              | 0         | 0          | 0         | 0          | 0          |
| Lease                               | 0              | 0         | 0          | 0         | 0          | 0          |
| MSA                                 | 0              | 0         | 0          | 0         | 0          | 0          |
| COSTS BEFORE LAND INT AND PROFIT    | 1,275,322      | 1,025,081 | 1,475,749  | 2,343,256 | 4,351,762  | 5,419,318  |
| Far OIL Valuation                   | Interest       | 51,920    | 57,917     | 61,121    | 69,947     | 161,611    |
| Developer Return                    | Market Housing |           |            |           |            |            |
| Affordable Rent                     |                |           |            |           |            |            |
| Flats/Mans                          |                |           |            |           |            |            |
| Cash Flow                           | -3,075,722     | -56,620   | -2,073,718 | -777,217  | -4,359,710 | -4,809,667 |
| Overhead/Interest                   | 3,075,722      | 56,620    | 2,073,718  | 777,217   | 4,359,710  | 4,809,667  |
| CASH FLOW FOR OIL ADDITIONAL PROFIT | 0              | 0         | 0          | 0         | 0          | 0          |





| Site 16            |                  | Flatr 12 |        |        |            |           |        |
|--------------------|------------------|----------|--------|--------|------------|-----------|--------|
| INCOME             | Av Size m2       | Net      | %      | Number | Price €/m2 | GDP       | GIA m2 |
| Market Hearings    | 79.8             | 78.90    | 98.87% | 8      | 4,500      | 3,644,760 | 422    |
| Affordable Overall |                  |          | 25%    | 42     |            |           |        |
| Affordable Rent    | 47.1             | 61.00    | 22.75% | 3      | 2,475      | 415,125   | 103    |
| Social Rent        | 47.1             | 61.00    | 0.00%  | 0      | 2,250      | 0         | 0      |
| Shared Ownership   | 47.1             | 61.00    | 3.90%  | 6      | 3,150      | 190,710   | 28     |
| First Home         | 47.1             | 61.00    | 6.75%  | 1      | 3,150      | 201,750   | 76     |
| Grant or Subsidy   | Affordable Rent  |          |        |        | 0          | 0         | 0      |
|                    | Social Rent      |          |        |        | 0          | 0         | 0      |
|                    | Shared Ownership |          |        |        | 0          | 0         | 0      |
| SITARENA - Net     | 0.161 ha         |          | 75     | 1/4    |            | 3,239,372 | 994    |
| SITARENA - Gross   | 0.161 ha         |          | 75     | 1/4    |            |           |        |
| Seller's Profit    | 0                |          |        |        |            |           |        |
| Main Build Time    | 3.0 quarter      |          |        |        |            |           |        |

| Residual Land Value | Whole Site | ParkNET   | ParkSBOSS |
|---------------------|------------|-----------|-----------|
| 111,293             | 728,441    | 728,441   |           |
| 175,000             | 1,000,000  | 1,000,000 |           |
| 200,000             | 220,000    | 220,000   |           |
| 211,288             | 1,328,441  | 1,328,441 |           |
| 20,475              | 675        | 33        |           |

RESIDUAL CASH FLOW FOR INTEREST

|  | Year 1   | Q2       | Q3       | Q4         | Year 2     | Q2         | Q3         | Q4        | Year 3    | Q2      | Q3      | Q4      | Year 4  | Q2      | Q3      | Q4      | Year 5  | Q2      | Q3      | Q4      | Year 6  | Q2      | Q3      | Q4      |   |
|--|----------|----------|----------|------------|------------|------------|------------|-----------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---|
|  | Q1       |          |          |            | Q1         |            |            |           | Q1        |         |         |         | Q1      |         |         |         | Q1      |         |         |         | Q1      |         |         |         |   |
| <b>INCOME</b>                              |          |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| UNITS Started                              |          |          | 4        | 4          | 4          |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Market Hearings                            |          |          |          |            |            | 148,250    | 148,250    | 148,250   | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0 |
| Affordable Rent                            |          |          |          |            |            | 137,317    | 137,317    | 137,317   | 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 |
| First Home                                 |          |          |          |            |            | 24,901     | 24,901     | 24,901    | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0 |
| Grant or Subsidy                           |          |          |          |            |            | 47,253     | 47,253     | 47,253    | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0 |
| <b>EXPENDITURE</b>                         |          |          |          |            |            |            | 1,675,751  | 1,675,751 | 1,675,751 |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Stamp Duty                                 | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Expenditure                                | 1,749    |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Legal Acquisition                          | 5,544    |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Professional                               | 14,451   |          | 14,451   |            | 14,451     |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Build Cost - BOS Base                      |          | 114,718  | 114,718  | 344,470    | 354,444    | 344,470    | 114,718    | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| POTENTIAL OIL                              |          | 111,955  | 22,000   | 44,000     | 44,000     | 44,000     | 22,000     | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Contingency                                |          | 4,410    | 9,234    | 13,154     | 13,154     | 9,234      | 4,410      | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Abnormality                                |          | 0        | 30,024   | 20,071     | 30,024     | 20,071     | 30,024     | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Finance Fee                                | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Legal on Production                        | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Agent                                      | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Rate                                       | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Misc                                       | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| <b>COSTS BEFORE LAND INT AND PROFIT</b>    | 93,744   | 118,955  | 385,819  | 442,737    | 664,185    | 442,737    | 285,143    | 37,793    | 37,793    | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Fair Residential Value                     | 116,589  |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Developer Return                           | Interest | 3,964    | 6,210    | 12,064     | 20,830     | 33,426     | 42,364     | 27,761    | 3,744     |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Market Hearings                            |          |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Affordable for Rent                        |          |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| First Home                                 |          |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Cash Flow                                  | -209,333 | -102,451 | -375,029 | -484,737   | -148,493   | -475,163   | 770,276    | 1,074,237 | 1,033,284 | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Operational Balance                        | -209,333 | -102,451 | -375,029 | -484,737   | -148,493   | -475,163   | -1,400,400 | -464,364  | 561,890   | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 |   |
| <b>CASH FLOW FOR OIL ADDITIONAL PROFIT</b> |          |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| <b>INCOME</b>                              |          |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Stamp Duty                                 | 1,749    |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Legal Acquisition                          | 5,544    |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Professional                               | 14,451   |          | 14,451   |            | 14,451     |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Build Cost - BOS Base                      |          | 114,718  | 114,718  | 344,470    | 354,444    | 344,470    | 114,718    | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| POTENTIAL OIL                              |          | 111,955  | 22,000   | 44,000     | 44,000     | 44,000     | 22,000     | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Contingency                                |          | 4,410    | 9,234    | 13,154     | 13,154     | 9,234      | 4,410      | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Abnormality                                |          | 0        | 30,024   | 20,071     | 30,024     | 20,071     | 30,024     | 0         | 0         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Finance Fee                                | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Legal on Production                        | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Agent                                      | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Rate                                       | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Misc                                       | 0        |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| <b>COSTS BEFORE LAND INT AND PROFIT</b>    | 385,617  | 0        | 385,819  | 413,247    | 664,185    | 442,737    | 285,143    | 37,793    | 37,793    | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Fair Oil calculation                       | Interest | 5,770    | 5,107    | 11,611     | 20,830     | 33,426     | 42,364     | 27,761    | 3,744     |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Market Hearings                            |          |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Affordable for Rent                        |          |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| First Home                                 |          |          |          |            |            |            |            |           |           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |   |
| Cash Flow                                  | -395,817 | -5,770   | -314,595 | -479,047   | -148,493   | -475,163   | 770,276    | 1,074,237 | 1,033,284 | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |   |
| Operational Balance                        | -395,817 | -102,451 | -192,972 | -1,091,020 | -1,710,719 | -2,281,876 | -1,400,400 | -464,364  | 561,890   | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 | 561,890 |   |

| DEVELOPMENT COSTS       |              | Unit   | Total     |
|-------------------------|--------------|--------|-----------|
| <b>LAND</b>             |              | £/m2   |           |
| Land                    | Stamp Duty   | 0      | 15,120    |
| Expenditure             | Stamp Duty   | 0      | 0         |
| Legal Acquisition       | Stamp Duty   | 1,749  | 1,749     |
| Professional            | Stamp Duty   | 0      | 0         |
| <b>CONSTRUCTION</b>     |              | £      |           |
| Build Cost              | 1,070 FOL/IT | 1,070  | 1,642,433 |
| Contingency             | Stamp Duty   | 2,860  | 36,955    |
| Abnormality             | Stamp Duty   | 8,000  | 12,162    |
| <b>FINANCE</b>          |              | £      |           |
| Finance Fee             | Stamp Duty   | 0      | 0         |
| Legal on Production     | Stamp Duty   | 7,590  | 0         |
| <b>SALES</b>            |              | £      |           |
| Agent                   | Stamp Duty   | 3,300  | 97,011    |
| Rate                    | Stamp Duty   | 0.50%  | 16,197    |
| Misc                    | Stamp Duty   | 0.00%  | 0         |
| <b>Developer Profit</b> |              |        |           |
| Market Hearings         | Stamp Duty   | 17,500 | 445,331   |
| Affordable for Rent     | Stamp Duty   | 17,500 | 44,251    |
| First Home              | Stamp Duty   | 17,500 | 35,381    |

| Stamp duty calc - Residential | Stamp duty calc - Residential |
|-------------------------------|-------------------------------|
| Stamp duty calc - Residential | Stamp duty calc - Residential |
| Stamp duty calc - Residential | Stamp duty calc - Residential |
| Stamp duty calc - Residential | Stamp duty calc - Residential |
| Stamp duty calc - Residential | Stamp duty calc - Residential |

| Build Cost | Site Costs |
|------------|------------|
| Build Cost | Site Costs |
| Build Cost | Site Costs |
| Build Cost | Site Costs |
| Build Cost | Site Costs |

**Site 17 Small SF - 3**

| INCOME              | Ave Size   | m2     | X       | Number | Price | GDP       | GIA |
|---------------------|------------|--------|---------|--------|-------|-----------|-----|
|                     |            |        |         |        | /m2   | €         | m2  |
| Market Hearings     | 109.8      | 109.78 | 100.00% | 9      | 5,000 | 4,400,000 | 900 |
| Affordable Overall  |            |        | 0%      | 0      | 0     | 0         | 0   |
| Affordable Rent     | 109.8      | 109.78 | 0.00%   | 0      | 2,750 | 0         | 0   |
| Social Rent         | 109.8      | 109.78 | 0.00%   | 0      | 2,500 | 0         | 0   |
| Shared Ownership    | 109.8      | 109.78 | 0.00%   | 0      | 2,500 | 0         | 0   |
| First Home          | 109.8      | 109.78 | 0.00%   | 0      | 0     | 0         | 0   |
| Grant and Subsidy   |            |        |         |        | 0     | 0         | 0   |
| Social Rent         |            |        |         |        | 0     | 0         | 0   |
| Shared Ownership    |            |        |         |        | 0     | 0         | 0   |
| SITE AREA - Net     | 0.200 ha   |        | 20      | A-4    |       | 4,400,000 | 900 |
| SITE AREA - Gross   | 0.200 ha   |        | 20      | A-4    |       |           |     |
| Seller's Proportion | 0          |        |         |        |       |           |     |
| Min Build Time      | 3 Quarters |        |         |        |       |           |     |

| Additional Costs    | Whole Site | Parkside  | Parkside  |
|---------------------|------------|-----------|-----------|
| Baseline Land Value | 1,242,995  | 4,143,416 | 4,143,416 |
| Location Value      | 0          | 1,000     | 25,000    |
| Uplift              | 0          | 0         | 0         |
| Plot Area           | 500,000    | 500,000   | 500,000   |
| Baseline Land Value | 157,500    | 525,000   | 525,000   |
| Additional Costs    | 1,410,495  | 1,410     | 1,410     |

| DEVELOPMENT COSTS   |        | Unit or m2 | Total     |
|---------------------|--------|------------|-----------|
| LAND                |        |            | 1,410,495 |
| Land                |        |            | 514,445   |
| Stamp Duty          |        |            |           |
| Earthworks etc.     |        |            |           |
| Leads/Acquisitions  | 1.50%  | 10,440     | 70,249    |
| Finance             |        |            |           |
| Planning            | 0.00%  | 4,151      | 112,005   |
| Professional        |        |            |           |
| CONSTRUCTION        |        |            |           |
| Build Cost          | 1,729  | 1,707,775  |           |
| PM FOL FIT          | 2.50%  | 332,710    |           |
| Contingency         | 0      | 40,944     |           |
| Allowance           | 0      | 0          |           |
| FINANCE             |        |            |           |
| Finance             | 0%     | 0          | 2,099,032 |
| Interest            | 7.50%  | 0          | 0         |
| Legal and Valuation | 0      | 0          | 0         |
| SALES               |        |            |           |
| Assess              | 3.0%   | 440,200    |           |
| Leads               | 0.5%   | 24,700     |           |
| PLC                 | 0.0%   | 0          | 172,500   |
| Developer Profit    |        |            | 84,500    |
| Market Hearings     | 17.50% |            | 0         |
| Affordable Rent     | 17.50% |            | 0         |
| First Home          | 17.50% |            | 0         |

| Planning fee rate | Rate | Value        |
|-------------------|------|--------------|
| Planning app fee  | 0    | 0            |
| Ne Appr           | 4%   | 4,151        |
| Ne Appr under 50  | 0    | 131          |
| Ne Appr over 50   | 0    | 4,020        |
| <b>Total</b>      |      | <b>4,282</b> |

| Stamp duty rate - Residential | Rate | Value          |
|-------------------------------|------|----------------|
| Land payment                  | 0%   | 514,445        |
| <b>Total</b>                  |      | <b>514,445</b> |

| Stamp duty rate - Residential | Rate | Value         |
|-------------------------------|------|---------------|
| Land payment                  | 0%   | 97,500        |
| <b>Total</b>                  |      | <b>97,500</b> |

| Site Costs   | Rate   | Value            |
|--------------|--------|------------------|
| Site Costs   | 10.00% | 1,242,995        |
| BNS          | 0.00%  | 57,000           |
| <b>Total</b> |        | <b>1,772,995</b> |

**RESIDUAL CASH FLOW FOR INTEREST**

|                                  | Year 1     | Q1 | Q2       | Q3         | Q4         | Year 2     | Q1         | Q2         | Q3        | Q4        | Year 3 | Q1      | Q2     | Q3      | Q4     | Year 4 | Q1     | Q2     | Q3     | Q4     | Year 5 | Q1     | Q2     | Q3     | Q4     | Year 6 | Q1     | Q2     | Q3     | Q4     |        |        |        |        |   |          |         |
|----------------------------------|------------|----|----------|------------|------------|------------|------------|------------|-----------|-----------|--------|---------|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---|----------|---------|
| INCOME                           |            |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| UNITS Started                    |            |    |          | 3          | 3          | 3          |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Market Hearings                  |            |    |          | 0          | 0          | 0          | 1,446,417  | 1,446,417  | 1,446,417 | 1,446,417 | 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 |          |         |
| 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      | 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      | 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      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0 | 0        |         |
| First Home                       |            |    |          | 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        |         |
| 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      | 0      | 0      | 0      | 0 | 0        |         |
| INCOME                           |            |    |          | 0          | 0          | 0          | 1,446,417  | 1,446,417  | 1,446,417 | 1,446,417 | 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                      |            |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Stamp Duty                       | 514,445    |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Earthworks etc.                  | 0          |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Leads/Acquisitions               | 10,440     |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Planning Fee                     | 4,282      |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Professional                     | 83,943     |    |          | 83,943     |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Build Cost - BOS Base            |            |    |          | 119,793    |            | 379,584    |            | 319,281    |           | 379,584   |        | 119,793 |        | 0       |        | 0      |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| POTENTIAL OIL                    |            |    |          | 16,800     |            | 16,800     |            | 16,800     |           | 16,800    |        | 16,800  |        | 0       |        | 0      |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Contingency                      | 0          |    |          | 4,744      |            | 9,488      |            | 16,231     |           | 9,488     |        | 4,744   |        | 0       |        | 0      |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Allowance                        | 0          |    |          | 1,747      |            | 3,493      |            | 5,239      |           | 3,493     |        | 1,747   |        | 0       |        | 0      |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Finance Fee                      | 0          |    |          | 0          |            | 0          |            | 0          |           | 0         |        | 0       |        | 49,600  |        | 49,600 |        | 49,600 |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |   | 0        |         |
| Legal and Valuation              | 0          |    |          | 0          |            | 0          |            | 0          |           | 0         |        | 0       |        | 9,233   |        | 9,233  |        | 9,233  |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |   | 0        |         |
| Interest                         | 0          |    |          | 0          |            | 0          |            | 0          |           | 0         |        | 0       |        | 49,600  |        | 49,600 |        | 49,600 |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |   | 0        |         |
| Leads                            | 0          |    |          | 0          |            | 0          |            | 0          |           | 0         |        | 0       |        | 0       |        | 0      |        | 0      |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| PLC                              | 0          |    |          | 0          |            | 0          |            | 0          |           | 0         |        | 0       |        | 0       |        | 0      |        | 0      |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| COSTS BEFORE LAND INT AND PROFIT | 155,410    |    |          | 165,213    |            | 236,727    |            | 425,526    |           | 638,289   |        | 425,526 |        | 278,297 |        | 57,433 |        | 57,433 |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |        | 0      |   | 0        |         |
| Farmland Valuation               | 1,242,995  |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          |         |
| Developer Return                 | Interest   |    | 24,276   | 39,221     | 34,352     | 45,912     | 57,124     | 44,884     | 42,334    | 13,335    | 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        |         |
| Market Hearings                  |            |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   |          | 164,500 |
| Affordable Rent                  |            |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   | 0        |         |
| First Home                       |            |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   | 0        |         |
| Cash Flow                        | -1,401,315 |    | -210,457 | -329,448   | -461,873   | -143,391   | -403,350   | 1,209,314  | 1,645,493 | 1,675,493 | 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 | -164,500 |         |
| Overhead Expenses                |            |    |          |            |            |            |            |            |           |           |        |         |        |         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |   | 0        |         |
| Overall Balance                  | -1,401,315 |    | -141,102 | -1,926,780 | -2,400,420 | -3,032,930 | -3,527,240 | -2,287,346 | -719,160  | 84,500    | 84,500 | 84,500  | 84,500 | 84,500  | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 84,500 | 0 |          |         |

**CASH FLOW FOR OIL ADDITIONAL PROFIT**

|                 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|-----------------|--------|--------|--------|--------|--------|--------|
| INCOME          |        |        |        |        |        |        |
| EXPENDITURE     |        |        |        |        |        |        |
| POTENTIAL OIL   |        |        |        |        |        |        |
| CASH FLOW       |        |        |        |        |        |        |
| Overall Balance |        |        |        |        |        |        |

| Site 1#  |                  |           |           |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
|--|------------------|-----------|-----------|--------|-------|-----------|-----------------------------|---------------|-----------|---------------------|---------------|-----------|---------------------------|--------------|-------|--|--------|-------|---|--|---|---------|---------|--------|---------|----------------------|--------|--|---------|-------------------|----------|--|---------|
| Small SF - 4   |                  |           |           |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| INCOME   | Av Size          | m2        | X         | Number | Price | GDP       |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
|  |                  |           |           |        | €/m2  | €         |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Market Housing   | Group            | Nat       | 100.00%   | 4      | 5,000 | 2,000,000 |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Affordable Overall   |                  |           | 0%        | 0      |       | 0         |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Affordable Rent  | 116.5            | 116.50    | 0.00%     | 0      | 2,750 | 0         |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Social Rent  | 116.5            | 116.50    | 0.00%     | 0      | 2,500 | 0         |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Shared Ownership   | 116.5            | 116.50    | 0.00%     | 0      | 2,500 | 0         |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| First Home   | 116.5            | 116.50    | 0.00%     | 0      | 0     | 0         |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Grant and Subsidy  | Affordable Rent  |           |           |        | 0     | 0         |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
|  | Social Rent      |           |           |        | 0     | 0         |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
|  | Shared Ownership |           |           |        | 0     | 0         |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| SITE AREA - Nat  | 0.132 ha         |           |           | 20     | Av    | 2,339,000 |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| SITE AREA - Group  | 0.132 ha         |           |           | 20     | Av    |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Surface Quarter  | 0                |           |           |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Start/Build Time   | 3 Quarters       |           |           |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| <table border="1"> <tr> <td>Whole Site</td> <td>ParkNET</td> <td>ParkSROSS</td> </tr> <tr> <td>Residual Land Value</td> <td>574,494</td> <td>2,743,747</td> <td>4,181,201</td> </tr> <tr> <td>Leases/Other</td> <td>3,320</td> <td></td> <td>25,000</td> </tr> <tr> <td>Upfit</td> <td>0</td> <td></td> <td>0</td> </tr> <tr> <td>Flow On</td> <td>500,000</td> <td>55,647</td> <td>500,000</td> </tr> <tr> <td>Benchmark Land Value</td> <td>74,814</td> <td></td> <td>525,881</td> </tr> <tr> <td>Additional Credit</td> <td>(55,852)</td> <td></td> <td>(3,320)</td> </tr> </table> |                  |           |           |        |       |           | Whole Site                  | ParkNET       | ParkSROSS | Residual Land Value | 574,494       | 2,743,747 | 4,181,201                 | Leases/Other | 3,320 |  | 25,000 | Upfit | 0 |  | 0 | Flow On | 500,000 | 55,647 | 500,000 | Benchmark Land Value | 74,814 |  | 525,881 | Additional Credit | (55,852) |  | (3,320) |
| Whole Site   | ParkNET          | ParkSROSS |           |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Residual Land Value  | 574,494          | 2,743,747 | 4,181,201 |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Leases/Other   | 3,320            |           | 25,000    |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Upfit  | 0                |           | 0         |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Flow On  | 500,000          | 55,647    | 500,000   |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Benchmark Land Value   | 74,814           |           | 525,881   |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Additional Credit  | (55,852)         |           | (3,320)   |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| <table border="1"> <tr> <td>RUN Residential Macro Costs</td> <td>Clarification</td> <td>0</td> </tr> <tr> <td>RUN CIL Macro Costs</td> <td>Clarification</td> <td>0</td> </tr> <tr> <td>Other payments to be made</td> <td>Contract</td> <td>0</td> </tr> </table>   |                  |           |           |        |       |           | RUN Residential Macro Costs | Clarification | 0         | RUN CIL Macro Costs | Clarification | 0         | Other payments to be made | Contract     | 0     |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| RUN Residential Macro Costs  | Clarification    | 0         |           |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| RUN CIL Macro Costs  | Clarification    | 0         |           |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |
| Other payments to be made  | Contract         | 0         |           |        |       |           |                             |               |           |                     |               |           |                           |              |       |  |        |       |   |  |   |         |         |        |         |                      |        |  |         |                   |          |  |         |

| DEVELOPMENT COSTS |                    |             |           |
|-------------------|--------------------|-------------|-----------|
| LARD              | Unit               | Cost per m2 | Total     |
| Land              |                    |             | 10,228    |
| Stamp Duty        |                    |             | 17,640    |
| Curse/Arts etc.   |                    |             | 0         |
| Lease/Acquisition | 1,500              | 5,177       | 24,843    |
| Finance           |                    |             | 1,040     |
| Professional      | 0.00%              | 90,644      | 12,492    |
| CONSTRUCTION      |                    |             |           |
| Build Out         | 1,771              | 825,156     | 1,461,216 |
| PM FCL/JIT        | 2,800              | 26,023      | 72,864    |
| Contingency       |                    |             | 0         |
| Allowance         | 0.00%              | 4,400       | 1,065,650 |
| FINANCE           |                    |             |           |
| Finance           | 0%                 | 0           | 0         |
| Interest          | 7.50%              | 0           | 0         |
| Land Valuation    |                    |             | 0         |
| SALES             |                    |             |           |
| Agent             | 3%                 | 64,900      | 1,733,424 |
| Lease             | 0.5%               | 11,950      |           |
| MSA               | 0%                 | 0           | 11,550    |
| Developer Profit  | Market Housing     | 2%          | 17,500    |
|                   | Affordable Housing | 17.50%      | 407,750   |
|                   | First Home         | 17.50%      | 0         |

| Planning Fee Calc             |       |         |            |
|-------------------------------|-------|---------|------------|
| Planning App Fee              | Appr  | Rate    | Total      |
| Market                        | 4     | 402     | 1,608      |
| Market/Res                    | 4     | 402     | 1,608      |
| Market/Res/10                 | 0     | 0       | 0          |
| Total                         |       |         | 3,216      |
| Stamp duty calc - Residential |       |         |            |
| Land Payment                  | Rate  | Total   | Stamp Duty |
| 10,228                        | 0.00% | 10,228  | 574,494    |
| Total                         |       |         | 574,494    |
| Stamp duty calc - Residential |       |         |            |
| Land Payment                  | Rate  | Total   | Stamp Duty |
| 70,000                        | 0.00% | 70,000  | 0          |
| Total                         |       |         | 0          |
| Pre CIL/MSA                   |       |         |            |
| 2,000 €/Unit (all)            |       | 40,000  | 5,000      |
| Post CIL/MSA                  |       |         |            |
| 16,500 €/Unit (all)           |       | 330,000 | 14,000     |
| 1%                            |       | 14,000  | 14,000     |
| Total                         |       |         | 196,455    |
| In/Tax/IT                     |       |         |            |
| 7% GDP                        | 0.00% | 0       | 0          |

| Build Out  |          |        |          |
|------------|----------|--------|----------|
| Item       | Unit     | Rate   | Total    |
| CO2 Plan   | 3%       | 46,712 | 1,301.46 |
| Acc/Adapt  | 0.00%    | 0      | 0        |
| Water      | 0.00%    | 0      | 0        |
| Over/Entr1 | 0.00%    | 0      | 0        |
| Over/Entr2 | 0.00%    | 0      | 0        |
| Small Site | 0.00%    | 0      | 0        |
| Site Costs | 1,000.24 |        | 1,000.24 |
| BMS        | 500.25   |        | 500.25   |
| Total      |          |        | 1,774.55 |

| 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   | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 582,500   | 1,165,000 | 582,500 | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        | 0  |
| EXPENDITURE                         | 19,228   | 0       | 0        | 0        | 0        | 0        | 0        | 192,500    | 1,150,000 | 593,500   | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Stamp Duty                          | 19,228   | 0       | 0        | 0        | 0        | 0        | 0        | 192,500    | 1,150,000 | 593,500   | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Curse/Arts etc.                     | 0        | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Lease/Acquisition                   | 0        | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Finance Fee                         | 40,322   | 0       | 40,322   | 206,234  | 279,045  | 206,234  | 43,761   | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Build Out - BOS Base                | 0        | 0       | 0        | 206,234  | 279,045  | 206,234  | 43,761   | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| POTENTIAL CIL                       | 0        | 16,944  | 8,500    | 16,906   | 32,000   | 16,906   | 5,900    | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Contingency                         | 0        | 0       | 0        | 1,719    | 9,197    | 4,374    | 1,719    | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Allowance                           | 0        | 0       | 0        | 703      | 3,123    | 2,390    | 703      | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Finance Fee                         | 0        | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Land Valuation                      | 0        | 0       | 0        | 0        | 0        | 0        | 17,475   | 34,950     | 17,475    | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Agent                               | 0        | 0       | 0        | 0        | 0        | 0        | 2,910    | 5,825      | 2,910     | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Lease                               | 0        | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| MSA                                 | 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    | 49,412   | 16,414  | 117,484  | 239,241  | 387,455  | 239,241  | 97,181   | 46,775     | 28,238    | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Far Residual Valuation              | 574,494  | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Developer Return                    | Interest | 12,864  | 13,921   | 16,377   | 21,002   | 27,164   | 31,691   | 23,469     | 2,641     | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Market Housing                      |          |         |          |          |          |          |          |            |           |           |         |    |        |    |    |    |        |    |    |    |        |    |          |    |
| Affordable Rent                     |          |         |          |          |          |          |          |            |           |           |         |    |        |    |    |    |        |    |    |    |        |    |          |    |
| First Home                          |          |         |          |          |          |          |          |            |           |           |         |    |        |    |    |    |        |    |    |    |        |    |          |    |
| Capex/Flow                          | -440,504 | -16,961 | -151,007 | -246,644 | -283,087 | -287,466 | -483,243 | -1,000,745 | -593,231  | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | -487,750 |    |
| Overhead/Interest                   | -440,504 | -16,961 | -151,007 | -246,644 | -283,087 | -287,466 | -483,243 | -1,000,745 | -593,231  | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| CASH FLOW FOR CIL ADDITIONAL PROFIT |          |         |          |          |          |          |          |            |           |           |         |    |        |    |    |    |        |    |    |    |        |    |          |    |
| INCOME                              | Av Allow | 0       | 0        | 0        | 0        | 0        | 0        | 582,500    | 1,165,000 | 582,500   | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| EXPENDITURE                         | Land     | 70,000  | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Stamp Duty                          | 1,690    | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Curse/Arts etc.                     | 1,140    | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Lease/Acquisition                   | 1,690    | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Finance Fee                         | 40,322   | 0       | 40,322   | 206,234  | 279,045  | 206,234  | 43,761   | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Build Out - BOS Base                | 0        | 0       | 0        | 206,234  | 279,045  | 206,234  | 43,761   | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| POTENTIAL CIL                       | 0        | 16,944  | 8,500    | 16,906   | 32,000   | 16,906   | 5,900    | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Contingency                         | 0        | 0       | 0        | 1,719    | 9,197    | 4,374    | 1,719    | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Allowance                           | 0        | 0       | 0        | 703      | 3,123    | 2,390    | 703      | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Finance Fee                         | 0        | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Land Valuation                      | 0        | 0       | 0        | 0        | 0        | 0        | 17,475   | 34,950     | 17,475    | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Agent                               | 0        | 0       | 0        | 0        | 0        | 0        | 2,910    | 5,825      | 2,910     | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Lease                               | 0        | 0       | 0        | 0        | 0        | 0        | 0        | 0          | 0         | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| MSA                                 | 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    | 113,224  | 0       | 117,484  | 481,143  | 387,455  | 239,241  | 97,181   | 46,775     | 28,238    | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Far CIL Calculation                 | Interest | 2,103   | 2,163    | 4,399    | 21,002   | 27,164   | 31,691   | 23,469     | 2,641     | 0         | 0       | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0      | 0  | 0        |    |
| Market Housing                      |          |         |          |          |          |          |          |            |           |           |         |    |        |    |    |    |        |    |    |    |        |    |          |    |
| Affordable Rent                     |          |         |          |          |          |          |          |            |           |           |         |    |        |    |    |    |        |    |    |    |        |    |          |    |
| First Home                          |          |         |          |          |          |          |          |            |           |           |         |    |        |    |    |    |        |    |    |    |        |    |          |    |
| Capex/Flow                          | -113,224 | -2,163  | -19,241  | -115,642 | -227,087 | -287,466 | -483,243 | -1,000,745 | -593,2    |           |         |    |        |    |    |    |        |    |    |    |        |    |          |    |







| Site 21 Small Brown - 6 |          |      |       |         |            |           |           |
|-------------------------|----------|------|-------|---------|------------|-----------|-----------|
| INCOME                  | Ax Size  | m2   | %     | Number  | Price €/m2 | GDV €     |           |
| Market Hearing          | Grant    | 15.7 | 15.67 | 100.00% | 4          | 4,900     | 2,368,000 |
| Affordable Overall      |          |      |       |         |            |           |           |
| Affordable Rent         |          | 15.7 | 15.67 | 0.00%   | 0          | 2,475     | 0         |
| Special Rent            |          | 15.7 | 15.67 | 0.00%   | 0          | 2,250     | 0         |
| Share of Ownership      |          | 15.7 | 15.67 | 0.00%   | 0          | 3,950     | 0         |
| First Home              |          | 15.7 | 15.67 | 0.00%   | 0          | 0         | 0         |
| Grant and Subsidy       |          |      |       |         |            |           |           |
| Affordable Rent         |          |      |       |         |            |           |           |
| Special Rent            |          |      |       |         |            |           |           |
| Share of Ownership      |          |      |       |         |            |           |           |
| SITE AREA - Net         | 6.152 ha |      |       | 45      | 1/ha       | 2,285,000 | 499       |
| SITE AREA - Gross       | 6.167 ha |      |       | 35      | 1/ha       |           |           |

| DEVELOPMENT COSTS     |             |           |
|-----------------------|-------------|-----------|
|                       | Per unit m2 | Total     |
| <b>LAND</b>           |             |           |
| Land                  |             | 11,794    |
| Stamp Duty            |             | 0         |
| European Mats         |             | 0         |
| Lease Acquisition     | 1,500       | 6,480     |
| Planning Fee          |             | 2,772     |
| Professional          | 0.000       | 42,259    |
| Build Cost - BOD Base |             | 174,247   |
| 1994 FOL HIT          | 1,400       | 784,102   |
| Contaminancy          | 0.000       | 0         |
| Abnormal              | 5.000       | 28,206    |
| Finance               |             | 3,475     |
| Local and Valuation   |             | 22,059    |
| Asset                 |             | 3,475     |
| MS                    |             | 0         |
| MG                    |             | 0         |
| Total                 |             | 1,485,382 |

| Planning Fee calc |     |              |
|-------------------|-----|--------------|
|                   | Aug | rate         |
| Planning app Fee  | 4   |              |
| Market Hearing    | 6   | 2,172        |
| Market Hearing 2  | 6   | 121          |
| <b>Total</b>      |     | <b>2,172</b> |

| Build Cost   |       |        |
|--------------|-------|--------|
|              | %     | Value  |
| O2 Plw       | 3.00% | 44,504 |
| Acc Bldg     | 0.00% | 0.00   |
| Water        | 0.00% | 0.00   |
| Over Entry 1 | 0.00% | 0.00   |
| Over Entry 2 | 0.00% | 0.00   |
| Small Site   | 0.00% | 0.00   |
| Site Costs   | 0.00% | 0.00   |
| BNG          | 0.00% | 0.00   |

| RESIDUAL CASH FLOW FOR INTEREST     | Year 1   | Q1       | Q2       | Q3       | Q4       | Year 2   | Q1      | Q2      | Q3      | Q4      | Year 3 | Q1 | Q2 | Q3 | Q4 | Year 4 | Q1 | Q2 | Q3 | Q4 | Year 5 | Q1 | Q2 | Q3 | Q4 | Year 6 | Q1 | Q2 | Q3 | Q4 |   |
|-------------------------------------|----------|----------|----------|----------|----------|----------|---------|---------|---------|---------|--------|----|----|----|----|--------|----|----|----|----|--------|----|----|----|----|--------|----|----|----|----|---|
| INCOME                              |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Market Hearing                      |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Affordable Rent                     |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Special Rent                        |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Share of Ownership                  |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| First Home                          |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Grant and Subsidy                   |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| INCOME                              | 0        | 0        | 0        | 0        | 0        | 0        | 735,000 | 735,000 | 735,000 | 735,000 | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  |   |
| EXPENDITURE                         |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Stamp Duty                          |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| European Mats                       |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Lease Acquisition                   |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Planning Fee                        |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Professional                        |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Build Cost - BOD Base               |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| POTENTIAL OIL                       |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| 1994 FOL HIT                        |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Contaminancy                        |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Abnormal                            |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Finance Fee                         |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Local and Valuation                 |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Asset                               |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| MS                                  |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| MG                                  |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| COSTS BEFORE LAND INT AND PROFIT    | 63,613   | 61,361   | 149,495  | 214,472  | 321,768  | 214,472  | 192,461 | 25,725  | 25,725  | 0       | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  |   |
| Fair Residential Valuation          |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Developer's Return                  |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Market Hearing                      |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Affordable Rent                     |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Special Rent                        |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Share of Ownership                  |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| First Home                          |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| Grant and Subsidy                   |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |
| CapEx                               | -509,285 | -180,411 | -160,821 | -285,852 | -240,451 | -229,680 | 872,400 | 690,371 | 783,383 | 0       | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  |   |
| OpEx                                | -509,285 | -180,411 | -160,821 | -285,852 | -240,451 | -229,680 | 872,400 | 690,371 | 783,383 | 0       | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  | 0      | 0  | 0  | 0  | 0  | 0 |
| CASH FLOW FOR OIL ADDITIONAL PROFIT |          |          |          |          |          |          |         |         |         |         |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |        |    |    |    |    |   |

| CASH FLOW FOR OIL ADDITIONAL PROFIT | Year 1  | Year 2   | Year 3   | Year 4   | Year 5   | Year 6   |
|-------------------------------------|---------|----------|----------|----------|----------|----------|
| INCOME                              |         |          |          |          |          |          |
| Market Hearing                      |         |          |          |          |          |          |
| Affordable Rent                     |         |          |          |          |          |          |
| Special Rent                        |         |          |          |          |          |          |
| Share of Ownership                  |         |          |          |          |          |          |
| First Home                          |         |          |          |          |          |          |
| Grant and Subsidy                   |         |          |          |          |          |          |
| INCOME                              | 0       | 735,000  | 735,000  | 735,000  | 735,000  | 735,000  |
| EXPENDITURE                         |         |          |          |          |          |          |
| Stamp Duty                          |         |          |          |          |          |          |
| European Mats                       |         |          |          |          |          |          |
| Lease Acquisition                   |         |          |          |          |          |          |
| Planning Fee                        |         |          |          |          |          |          |
| Professional                        |         |          |          |          |          |          |
| Build Cost - BOD Base               |         |          |          |          |          |          |
| POTENTIAL OIL                       |         |          |          |          |          |          |
| 1994 FOL HIT                        |         |          |          |          |          |          |
| Contaminancy                        |         |          |          |          |          |          |
| Abnormal                            |         |          |          |          |          |          |
| Finance Fee                         |         |          |          |          |          |          |
| Local and Valuation                 |         |          |          |          |          |          |
| Asset                               |         |          |          |          |          |          |
| MS                                  |         |          |          |          |          |          |
| MG                                  |         |          |          |          |          |          |
| COSTS BEFORE LAND INT AND PROFIT    | 24,731  | 149,495  | 542,678  | 321,768  | 214,472  | 192,461  |
| Fair Oil calculation                |         |          |          |          |          |          |
| Developer's Return                  |         |          |          |          |          |          |
| Market Hearing                      |         |          |          |          |          |          |
| Affordable Rent                     |         |          |          |          |          |          |
| Special Rent                        |         |          |          |          |          |          |
| Share of Ownership                  |         |          |          |          |          |          |
| First Home                          |         |          |          |          |          |          |
| Grant and Subsidy                   |         |          |          |          |          |          |
| CapEx                               | -24,731 | -149,495 | -542,678 | -321,768 | -214,472 | -192,461 |
| OpEx                                | -24,731 | -149,495 | -542,678 | -321,768 | -214,472 | -192,461 |



## Appendix 7: Residential appraisals – Older person's accommodation

### Sheltered

|                       |                 |           |         | Greenfield | Brownfield |
|-----------------------|-----------------|-----------|---------|------------|------------|
| AFFORDABLE %          |                 |           |         | 35%        | 35%        |
|                       |                 | CIL       | £/m2    | 186.45     | 186.45     |
| Units                 | 1 bed           | 50        | m2      | 30         | 30         |
|                       | 2 bed           | 75        | m2      | 30         | 30         |
|                       | Saleable Area   |           |         | 3750       | 3750       |
|                       | Non-saleable    |           | 20%     | 750        | 750        |
|                       | GIA             |           |         | 4500       | 4500       |
| £/m2                  | Market £/m2     |           |         | 6,300      | 6,300      |
|                       | Market m2       |           |         | 2,438      | 2,438      |
|                       | Market £        |           |         | 15,356,250 | 15,356,250 |
|                       | Affordable £/m2 |           |         | 3,150      | 3,150      |
|                       | Affordable m2   |           |         | 1,313      | 1,313      |
|                       | Affordable £    |           |         | 4,134,375  | 4,134,375  |
|                       | Ground Rent     | £3,850    |         | 231,000    | 231,000    |
|                       | Capital Value   |           |         | 19,721,625 | 19,721,625 |
| Costs                 | Land Used       | ha        |         | 0.50       | 0.50       |
|                       |                 | £/ha      |         | 25,000     | 1,100,000  |
|                       | Uplift £/ha     |           |         | 500,000    | 0          |
|                       |                 | 20.00%    |         | 5,000      | 220,000    |
|                       | Site Cost       |           |         | 265,000    | 660,000    |
| Costs on Viability Th | Stamp Duty      | 4.00%     |         | 10,600     | 26,400     |
|                       | Costs           | 1.50%     |         | 3,975      | 9,900      |
| Strategic Promotion   |                 |           |         | 25,000     | 25,000     |
| Planning (policies)   |                 |           |         | 260,000    | 260,000    |
| Construction          | /m2             |           |         | 1,612      | 1,612      |
|                       | £               |           |         | 7,254,000  | 7,254,000  |
| Infrastructure        | 15.00%          |           |         | 1,088,100  | 1,088,100  |
| Abnormals             | 0% & 5%         |           |         | 0          | 362,700    |
| Fees                  | 8.00%           |           |         | 667,368    | 696,384    |
| \$106                 | 120,000         |           |         | 100,000    | 100,000    |
|                       | CIL             |           |         | 454,472    | 454,472    |
|                       | Contingency     | 2.5% & 5% |         | 208,553    | 435,240    |
| Finance Costs         |                 |           |         | 70,000     | 70,000     |
| Sales                 |                 | 3.50%     |         | 690,257    | 690,257    |
| Misc. Financial       |                 |           |         | 10,000     | 10,000     |
|                       | Subtotal        |           |         | 11,482,453 | 11,482,453 |
| Interest              |                 | 7.50%     |         | 406,587    | 430,592    |
| Profit % GDC          |                 | 17.50%    |         | 1,897,407  | 2,009,429  |
|                       | COSTS           |           |         | 13,146,318 | 14,582,474 |
| Residual Land Worth   | Site            |           |         | 6,575,307  | 5,139,151  |
| Existing Use Value    | £/ha            |           | 25,000  | 1,100,000  | 1,100,000  |
| Viability Threshold   | £/ha            |           | 530,000 | 1,320,000  | 1,320,000  |
|                       | Residual Value  | £/ha      |         | 13,150,614 | 10,278,302 |
| Additional Profit     |                 |           |         | 6,310,307  | 4,479,151  |
| £/m2                  |                 |           |         | 2,589      | 1,838      |

### Extracare

|                       |                 |           |         | Greenfield | Brownfield |
|-----------------------|-----------------|-----------|---------|------------|------------|
| AFFORDABLE %          |                 |           |         | 35%        | 35%        |
|                       |                 | CIL       | £/m2    | 186.45     | 186.45     |
| Units                 | 1 bed           | 65        | m2      | 36         | 36         |
|                       | 2 bed           | 80        | m2      | 24         | 24         |
|                       | Saleable Area   |           |         | 4260       | 4260       |
|                       | Non-saleable    |           | 30%     | 1278       | 1278       |
|                       | GIA             |           |         | 5538       | 5538       |
| £/m2                  | Market £/m2     |           |         | 6,750      | 6,750      |
|                       | Market m2       |           |         | 2,769      | 2,769      |
|                       | Market £        |           |         | 18,690,750 | 18,690,750 |
|                       | Affordable £/m2 |           |         | 3,375      | 3,375      |
|                       | Affordable m2   |           |         | 1,491      | 1,491      |
|                       | Affordable £    |           |         | 5,032,125  | 5,032,125  |
|                       | Ground Rent     | £3,850    |         | 231,000    | 231,000    |
|                       | Capital Value   |           |         | 23,953,875 | 23,953,875 |
| Costs                 | Land Used       | ha        |         | 0.50       | 0.50       |
|                       |                 | £/ha      |         | 25,000     | 1,100,000  |
|                       | Uplift £/ha     |           |         | 500,000    | 0          |
|                       |                 | 20.00%    |         | 5,000      | 220,000    |
|                       | Site Cost       |           |         | 265,000    | 660,000    |
| Costs on Viability Th | Stamp Duty      | 4.00%     |         | 10,600     | 26,400     |
|                       | Costs           | 1.50%     |         | 3,975      | 9,900      |
| Strategic Promotion   |                 |           |         | 25,000     | 25,000     |
| Planning (policies)   |                 |           |         | 320,000    | 320,000    |
| Construction          | /m2             |           |         | 1,622      | 1,622      |
|                       | £               |           |         | 8,382,636  | 8,382,636  |
| Infrastructure        | 15.00%          |           |         | 1,347,395  | 1,347,395  |
| Abnormals             | 0% & 5%         |           |         | 0          | 449,132    |
| Fees                  | 8.00%           |           |         | 826,403    | 862,333    |
| \$106                 | 120,000         |           |         | 100,000    | 100,000    |
|                       | CIL             |           |         | 516,280    | 516,280    |
|                       | Contingency     | 2.5% & 5% |         | 258,251    | 538,958    |
| Finance Costs         |                 |           |         | 90,000     | 90,000     |
| Sales                 |                 | 3.50%     |         | 838,386    | 838,386    |
| Misc. Financial       |                 |           |         | 10,000     | 10,000     |
|                       | Subtotal        |           |         | 13,328,925 | 14,116,420 |
| Interest              |                 | 7.50%     |         | 499,835    | 529,366    |
| Profit % GDC          |                 | 17.50%    |         | 2,332,562  | 2,470,374  |
|                       | COSTS           |           |         | 16,161,322 | 17,116,159 |
| Residual Land Worth   | Site            |           |         | 7,792,553  | 6,837,716  |
| Existing Use Value    | £/ha            |           | 25,000  | 1,100,000  | 1,100,000  |
| Viability Threshold   | £/ha            |           | 530,000 | 1,320,000  | 1,320,000  |
|                       | Residual Value  | £/ha      |         | 15,585,106 | 13,675,431 |
| Additional Profit     |                 |           |         | 7,527,553  | 6,177,716  |
| £/m2                  |                 |           |         | 2,719      | 2,231      |

Appendix 8: Non-residential appraisals

| Results |                            | Greenfield              |                  |                   |                  |                   |                   |                  |                   | Brownfield              |                  |                  |                  |                   |                  |                |                   |                   |
|---------|----------------------------|-------------------------|------------------|-------------------|------------------|-------------------|-------------------|------------------|-------------------|-------------------------|------------------|------------------|------------------|-------------------|------------------|----------------|-------------------|-------------------|
|         |                            | Offices - business park | Office - central | Industrial        | Logistics        | Retail - prime    | Other Retail      | Supermarket      | Retail Warehouse  | Offices - business park | Office - central | Industrial       | Logistics        | Retail - prime    | Other Retail     | Supermarket    | Retail Warehouse  |                   |
|         | <b>CIL</b>                 | <b>£/m2</b>             | <b>0</b>         | <b>0</b>          | <b>0</b>         | <b>180.25</b>     | <b>129.77</b>     | <b>129.77</b>    | <b>223.74</b>     | <b>129.77</b>           | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>180.25</b>     | <b>129.77</b>    | <b>129.77</b>  | <b>223.74</b>     | <b>129.77</b>     |
| Income  | m2                         |                         | 2,000            | 2,000             | 4,000            | 4,000             | 150               | 150              | 4,000             | 4,000                   | 2,000            | 2,000            | 4,000            | 4,000             | 150              | 150            | 4,000             | 4,000             |
|         | £/m2                       |                         | 4,308            | 4,826             | 2,476            | 4,512             | 4,518             | 3,338            | 5,316             | 3,628                   | 4,308            | 4,826            | 2,476            | 4,512             | 4,518            | 3,338          | 5,316             | 3,628             |
|         | <b>Capital Value</b>       |                         | <b>7,754,400</b> | <b>9,169,400</b>  | <b>9,904,000</b> | <b>18,048,000</b> | <b>677,700</b>    | <b>500,700</b>   | <b>21,264,000</b> | <b>14,512,000</b>       | <b>7,754,400</b> | <b>9,169,400</b> | <b>9,904,000</b> | <b>18,048,000</b> | <b>677,700</b>   | <b>500,700</b> | <b>21,264,000</b> | <b>14,512,000</b> |
|         | Buyers Costs               | 4.50%                   | 348,948          | 412,623           | 445,680          | 812,160           | 30,497            | 22,532           | 956,880           | 653,040                 | 348,948          | 412,623          | 445,680          | 812,160           | 30,497           | 22,532         | 956,880           | 653,040           |
|         | <b>Capital Value</b>       |                         | <b>7,405,452</b> | <b>8,756,777</b>  | <b>9,458,320</b> | <b>17,235,840</b> | <b>647,204</b>    | <b>478,169</b>   | <b>20,307,120</b> | <b>13,858,960</b>       | <b>7,405,452</b> | <b>8,756,777</b> | <b>9,458,320</b> | <b>17,235,840</b> | <b>647,204</b>   | <b>478,169</b> | <b>20,307,120</b> | <b>13,858,960</b> |
|         | Costs                      |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | Land Used                  | Coverage                | 25%              | 70%               | 40%              | 35%               | 80%               | 80%              | 30%               | 50%                     | 25%              | 70%              | 40%              | 35%               | 80%              | 80%            | 30%               | 50%               |
|         |                            | ha                      | 0.267            | 0.071             | 1.000            | 1.143             | 0.019             | 0.019            | 1.333             | 0.800                   | 0.800            | 0.286            | 1.000            | 1.143             | 0.019            | 0.019          | 1.333             | 0.800             |
|         |                            | £/ha                    | 25,000           | 25,000            | 25,000           | 25,000            | 25,000            | 25,000           | 25,000            | 25,000                  | 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             | 500,000          | 500,000           | 500,000          | 500,000           | 500,000           | 500,000          | 500,000           | 500,000                 | 0                | 0                | 0                | 0                 | 0                | 0              | 0                 | 0                 |
|         |                            | 20.00%                  | 5,000            | 5,000             | 5,000            | 5,000             | 5,000             | 5,000            | 5,000             | 5,000                   | 0                | 0                | 0                | 220,000           | 220,000          | 220,000        | 220,000           | 220,000           |
|         |                            | <b>Site Cost</b>        | <b>141,333</b>   | <b>37,857</b>     | <b>530,000</b>   | <b>605,714</b>    | <b>9,938</b>      | <b>9,938</b>     | <b>706,667</b>    | <b>424,000</b>          | <b>880,000</b>   | <b>314,286</b>   | <b>1,100,000</b> | <b>1,508,571</b>  | <b>24,750</b>    | <b>24,750</b>  | <b>1,760,000</b>  | <b>1,056,000</b>  |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | Stamp Duty (on VT)         | 4.00%                   | 5,653            | 1,514             | 21,200           | 24,229            | 398               | 398              | 28,267            | 16,960                  | 35,200           | 12,571           | 44,000           | 60,343            | 990              | 990            | 70,400            | 42,240            |
|         | Acquisition                | 1.50%                   | 2,120            | 568               | 7,950            | 9,086             | 149               | 149              | 10,600            | 6,360                   | 13,200           | 4,714            | 16,500           | 22,629            | 371              | 371            | 26,400            | 15,840            |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | Strategic Promotion        |                         | 0                | 0                 | 0                | 0                 | 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            | 10,000           | 10,000         | 10,000            | 10,000            |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | Construction               | £/m2                    | 1,975            | 2,089             | 992              | 845               | 1,468             | 1,468            | 1,758             | 916                     | 1,975            | 2,089            | 992              | 845               | 1,468            | 1,468          | 1,758             | 916               |
|         |                            | £                       | 3,950,000        | 4,178,000         | 3,968,000        | 3,380,000         | 220,200           | 220,200          | 7,032,000         | 3,664,000               | 3,950,000        | 4,178,000        | 3,968,000        | 3,380,000         | 220,200          | 220,200        | 7,032,000         | 3,664,000         |
|         | Infrastructure             | 15.00%                  | 592,500          | 626,700           | 595,200          | 507,000           | 33,030            | 33,030           | 1,054,800         | 549,600                 | 592,500          | 626,700          | 595,200          | 507,000           | 33,030           | 33,030         | 1,054,800         | 549,600           |
|         | Abnormals                  | 5.00%                   | 0                | 0                 | 0                | 0                 | 0                 | 0                | 0                 | 197,500                 | 208,900          | 198,400          | 169,000          | 11,010            | 11,010           | 351,600        | 183,200           |                   |
|         | Fees                       | 8.00%                   | 363,400          | 384,376           | 365,056          | 310,960           | 20,258            | 20,258           | 646,944           | 337,088                 | 379,200          | 401,088          | 380,928          | 324,480           | 21,139           | 21,139         | 675,072           | 351,744           |
|         | S106                       |                         | 0                | 0                 | 0                | 0                 | 0                 | 0                | 0                 | 0                       | 0                | 0                | 0                | 0                 | 0                | 0              | 0                 | 0                 |
|         | <b>CIL</b>                 |                         | <b>0</b>         | <b>0</b>          | <b>0</b>         | <b>721,000</b>    | <b>19,466</b>     | <b>19,466</b>    | <b>894,960</b>    | <b>519,080</b>          | <b>0</b>         | <b>0</b>         | <b>0</b>         | <b>721,000</b>    | <b>19,466</b>    | <b>19,466</b>  | <b>894,960</b>    | <b>519,080</b>    |
|         | Contingency                | 2.5% & 5%               | 113,563          | 120,118           | 114,080          | 97,175            | 6,331             | 6,331            | 202,170           | 105,340                 | 237,000          | 250,680          | 238,080          | 202,800           | 13,212           | 13,212         | 421,920           | 219,840           |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | Finance Costs              |                         | 300,000          | 300,000           | 100,000          | 200,000           | 25,000            | 25,000           | 300,000           | 300,000                 | 300,000          | 300,000          | 100,000          | 200,000           | 25,000           | 25,000         | 300,000           | 300,000           |
|         | Sales                      | 2.50%                   | 96,930           | 114,618           | 123,800          | 225,600           | 8,471             | 6,259            | 265,800           | 181,400                 | 96,930           | 114,618          | 123,800          | 225,600           | 8,471            | 6,259          | 265,800           | 181,400           |
|         | Misc. Financial            |                         | 10,000           | 10,000            | 10,000           | 10,000            | 25,000            | 25,000           | 10,000            | 25,000                  | 10,000           | 10,000           | 10,000           | 10,000            | 25,000           | 25,000         | 10,000            | 25,000            |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | <b>Subtotal</b>            |                         | <b>5,444,166</b> | <b>5,745,893</b>  | <b>5,315,286</b> | <b>5,495,049</b>  | <b>368,302</b>    | <b>366,090</b>   | <b>10,455,541</b> | <b>5,714,828</b>        | <b>5,821,530</b> | <b>6,117,271</b> | <b>5,684,908</b> | <b>5,832,851</b>  | <b>387,889</b>   | <b>385,677</b> | <b>11,112,952</b> | <b>6,061,944</b>  |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | Interest                   | 7.00%                   | 204,156          | 215,471           | 199,323          | 206,064           | 13,811            | 13,728           | 392,083           | 214,306                 | 218,307          | 229,398          | 213,184          | 218,732           | 14,546           | 14,463         | 416,736           | 227,323           |
|         | Profit % GDC               | 20.00%                  | 847,248          | 894,205           | 827,191          | 855,167           | 57,317            | 56,973           | 1,627,144         | 889,370                 | 905,976          | 952,000          | 884,714          | 907,738           | 60,365           | 60,021         | 1,729,453         | 943,390           |
|         |                            | 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%             |
|         | <b>COSTS</b>               |                         | <b>6,495,570</b> | <b>6,855,569</b>  | <b>6,341,801</b> | <b>6,556,281</b>  | <b>439,431</b>    | <b>436,791</b>   | <b>12,474,767</b> | <b>6,818,504</b>        | <b>6,945,813</b> | <b>7,298,669</b> | <b>6,782,806</b> | <b>6,959,321</b>  | <b>462,800</b>   | <b>460,161</b> | <b>13,259,141</b> | <b>7,232,657</b>  |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | <b>Residual Land Worth</b> | <b>Site</b>             | <b>909,882</b>   | <b>1,901,208</b>  | <b>3,116,519</b> | <b>10,679,559</b> | <b>207,773</b>    | <b>41,377</b>    | <b>7,832,353</b>  | <b>7,040,456</b>        | <b>459,639</b>   | <b>1,458,108</b> | <b>2,675,514</b> | <b>10,276,519</b> | <b>184,403</b>   | <b>18,008</b>  | <b>7,047,979</b>  | <b>6,626,303</b>  |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | Existing Use Value         | £/ha                    | 25,000           | 25,000            | 25,000           | 25,000            | 25,000            | 25,000           | 25,000            | 25,000                  | 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                    | 530,000          | 530,000           | 530,000          | 530,000           | 530,000           | 530,000          | 530,000           | 530,000                 | 1,100,000        | 1,100,000        | 1,100,000        | 1,320,000         | 1,320,000        | 1,320,000      | 1,320,000         | 1,320,000         |
|         | <b>Residual Value</b>      | <b>£/ha</b>             | <b>3,412,056</b> | <b>26,616,915</b> | <b>3,116,519</b> | <b>9,344,614</b>  | <b>11,081,207</b> | <b>2,206,795</b> | <b>5,874,265</b>  | <b>8,800,570</b>        | <b>574,549</b>   | <b>5,103,377</b> | <b>2,675,514</b> | <b>8,991,954</b>  | <b>9,834,837</b> | <b>960,426</b> | <b>5,285,984</b>  | <b>8,282,879</b>  |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         |                            |                         |                  |                   |                  |                   |                   |                  |                   |                         |                  |                  |                  |                   |                  |                |                   |                   |
|         | Additional Profit          |                         | 768,548          | 1,863,351         | 2,586,519        | 10,073,845        | 197,835           | 31,440           | 7,125,686         | 6,616,456               | -420,361         | 1,143,822        | 1,575,514        | 8,767,948         | 159,653          | -6,742         | 5,287,979         | -571,719          |
|         |                            |                         | 384              | 932               | 647              | 2,518             | 1,319             | 210              | 1,781             | 1,654                   | -210             | 572              | 394              | 2,192             | 1,064            | -45            | 1,322             | -326              |