

**New Build Sales****CALA (Elizabeth Meadows, Stroud)**

<b>Address</b>	<b>Date Sold</b>	<b>Sold Price</b>	<b>Estimated MV</b>	<b>New Build</b>	<b>Property Type</b>	<b>Bedrooms</b>	<b>Area sq ft</b>	<b>£ per sq ft</b>	<b>Estimated MV £ per sq ft</b>	<b>Tenure</b>
Hazel House, Ramsdean Road, Petersfield, Hampshire GU32 3PJ	27/11/2019	£475,000	£532,468	Y	Semi-detached	3	980	£485	£544	Freehold
Ash House, Ramsdean Road, Petersfield, Hampshire GU32 3PJ	20/12/2019	£430,000	£470,500	Y	Terraced	3	980	£439	£480	Freehold
Hawthorn House, Ramsdean Road, Petersfield, Hampshire GU32 3PJ	19/12/2019	£440,000	£494,527	Y	Semi-detached	3	980	£449	£505	Freehold
3, Stroudfields, Petersfield, Hampshire GU32 3FS	27/09/2019	£489,000	£550,655	Y	Semi-detached	3	980	£499	£562	Freehold
6, Stroudfields, Petersfield, Hampshire GU32 3FS	31/10/2019	£450,000	£502,310	Y	Semi-detached	3	980	£459	£513	Freehold
10, Stroudfields, Petersfield, Hampshire GU32 3FS	11/06/2020	£447,000	£497,263	Y	Semi-detached	3	980	£456	£508	Freehold
2, Stroudfields, Petersfield, Hampshire GU32 3FS	24/07/2020	£468,000	£510,931	Y	Semi-detached	3	980	£478	£522	Freehold
9, Stroudfields, Petersfield, Hampshire GU32 3FS	22/07/2020	£439,500	£479,816	Y	Semi-detached	3	980	£449	£490	Freehold
8, Stroudfields, Petersfield, Hampshire GU32 3FS	31/10/2019	£650,000	£719,699	Y	Detached	4	1378	£472	£522	Freehold
7, Stroudfields, Petersfield, Hampshire GU32 3FS	31/10/2019	£655,000	£725,236	Y	Detached	4	1378	£475	£526	Freehold
12, Stroudfields, Petersfield, Hampshire GU32 3FS	27/03/2020	£650,000	£719,666	Y	Detached	4	1378	£472	£522	Freehold
4, Stroudfields, Petersfield, Hampshire GU32 3FS	16/12/2019	£678,000	£755,771	Y	Detached	4	1582	£428	£478	Freehold
1, Stroudfields, Petersfield, Hampshire GU32 3FS	09/07/2020	£699,000	£758,977	Y	Detached	4	1582	£442	£480	Freehold
11, Stroudfields, Petersfield, Hampshire GU32 3FS	14/02/2020	£785,000	£871,959	Y	Detached	4	1755	£447	£497	Freehold
13, Stroudfields, Petersfield, Hampshire GU32 3FS	20/12/2019	£805,000	£897,339	Y	Detached	5	2164	£372	£415	Freehold
14, Stroudfields, Petersfield, Hampshire GU32 3FS	26/05/2020	£798,500	£882,466	Y	Detached	5	2164	£369	£408	Freehold

**Oak Park, Longmoor Road, Liphook, Hampshire - Taylor Wimpey**

<b>Address</b>	<b>Date Sold</b>	<b>Sold Price</b>	<b>Estimated MV</b>	<b>New Build</b>	<b>Property Type</b>	<b>Bedrooms</b>	<b>Area sq ft</b>	<b>£ per sq ft</b>	<b>Estimated MV £ per sq ft</b>	<b>Tenure</b>
4, Hunterswood, Liphook, Hampshire GU30 7ZF	03/07/2020	£350,000	£407,248	Y	Semi-detached	2	786	£445	£518	Freehold
3, Hunterswood, Liphook, Hampshire GU30 7ZF	29/05/2020	£350,000	£415,462	Y	Semi-detached	2	797	£439	£522	Freehold
1, Terracotta Way, Liphook, Hampshire GU30 7WL	12/02/2021	£355,931	£398,904	Y	Semi-detached	2	850	£419	£469	Freehold
23, Foresters Drive, Liphook, Hampshire GU30 7WR	25/09/2020	£352,000	£405,437	Y	Semi-detached	2	850	£414	£477	Freehold
3, Poplar Close, Liphook, Hampshire GU30 7WT	30/07/2020	£335,000	£389,794	Y	Semi-detached	2	850	£394	£458	Freehold
6, Hunterswood, Liphook, Hampshire GU30 7ZF	15/09/2020	£415,000	£478,001	Y	Semi-detached		904	£459	£529	Freehold
22, Foresters Drive, Liphook, Hampshire GU30 7WR	25/09/2020	£396,000	£456,116	Y	Semi-detached		915	£433	£499	Freehold
1, Foresters Drive, Liphook, Hampshire GU30 7WR	13/11/2020	£418,000	£484,977	Y	Detached		926	£452	£524	Freehold
2, Hunterswood, Liphook, Hampshire GU30 7ZF	22/05/2020	£450,000	£534,166	Y	Semi-detached		1066	£422	£501	Freehold
7, Foresters Drive, Liphook, Hampshire GU30 7WR	11/12/2020	£390,000	£449,276	Y	Semi-detached		1098	£355	£409	Freehold
12, Foresters Drive, Liphook, Hampshire GU30 7WR	23/10/2020	£378,850	£422,595	Y	Terraced		1098	£345	£385	Freehold
10, Foresters Drive, Liphook, Hampshire GU30 7WR	22/10/2020	£378,000	£436,467	Y	Semi-detached		1098	£344	£398	Freehold
8, Foresters Drive, Liphook, Hampshire GU30 7WR	16/10/2020	£384,000	£443,395	Y	Semi-detached		1098	£350	£404	Freehold
6, Foresters Drive, Liphook, Hampshire GU30 7WR	16/10/2020	£390,000	£450,323	Y	Semi-detached		1098	£355	£410	Freehold
5, Foresters Drive, Liphook, Hampshire GU30 7WR	15/10/2020	£383,400	£442,703	Y	Semi-detached		1098	£349	£403	Freehold
9, Foresters Drive, Liphook, Hampshire GU30 7WR	15/10/2020	£383,900	£443,280	Y	Semi-detached		1098	£350	£404	Freehold
11, Foresters Drive, Liphook, Hampshire GU30 7WR	02/10/2020	£380,000	£423,878	Y	Terraced		1098	£346	£386	Freehold
14, Foresters Drive, Liphook, Hampshire GU30 7WR	17/09/2020	£386,000	£430,307	Y	Terraced		1098	£352	£392	Freehold
24, Foresters Drive, Liphook, Hampshire GU30 7WR	18/11/2020	£495,000	£574,314	Y	Detached		1152	£430	£499	Freehold

3, Foresters Drive, Liphook, Hampshire GU30 7WR	13/11/2020	£410,000	£476,982	Y	Semi-detached		1173	£349	£407	Freehold
2, Foresters Drive, Liphook, Hampshire GU30 7WR	12/11/2020	£413,470	£481,019	Y	Semi-detached		1173	£352	£410	Freehold
23, Brickwork Avenue, Liphook, Hampshire GU30 7WP	07/02/2020	£385,000	£459,230	Y	Semi-detached		1173	£328	£391	Freehold
28, Brickwork Avenue, Liphook, Hampshire GU30 7WP	10/01/2020	£380,000	£452,175	Y	Semi-detached		1173	£324	£385	Freehold
4, Terracotta Way, Liphook, Hampshire GU30 7WL	26/03/2021	£527,000	£584,897	Y	Detached		1227	£429	£477	Freehold
2, Terracotta Way, Liphook, Hampshire GU30 7WL	19/02/2021	£449,500	£503,770	Y	Semi-detached		1270	£354	£397	Freehold
3, Terracotta Way, Liphook, Hampshire GU30 7WL	19/02/2021	£430,000	£481,916	Y	Semi-detached		1270	£339	£379	Freehold
43, Brickwork Avenue, Liphook, Hampshire GU30 7WP	23/10/2020	£545,000	£630,025	Y	Detached		1356	£402	£465	Freehold
40, Brickwork Avenue, Liphook, Hampshire GU30 7WP	06/08/2020	£560,000	£654,130	Y	Detached		1356	£413	£482	Freehold
35, Brickwork Avenue, Liphook, Hampshire GU30 7WP	21/02/2020	£545,000	£656,396	Y	Detached		1356	£402	£484	Freehold
8, Hunterswood, Liphook, Hampshire GU30 7ZF	03/07/2020	£595,000	£700,506	Y	Detached		1367	£435	£512	Freehold
9, Hunterswood, Liphook, Hampshire GU30 7ZF	21/05/2020	£600,000	£718,982	Y	Detached		1453	£413	£495	Freehold
7, Hunterswood, Liphook, Hampshire GU30 7ZF	22/05/2020	£600,000	£718,982	Y	Detached		1485	£404	£484	Freehold
4, Foresters Drive, Liphook, Hampshire GU30 7WR	09/11/2020	£592,950	£687,959	Y	Detached		1507	£393	£457	Freehold
29, Brickwork Avenue, Liphook, Hampshire GU30 7WP	10/12/2020	£585,000	£670,835	Y	Detached		1765	£331	£380	Freehold
26, Foresters Drive, Liphook, Hampshire GU30 7WR	20/11/2020	£600,000	£696,139	Y	Detached		1765	£340	£394	Freehold
25, Foresters Drive, Liphook, Hampshire GU30 7WR	22/10/2020	£585,000	£676,266	Y	Detached		1765	£331	£383	Freehold
31, Brickwork Avenue, Liphook, Hampshire GU30 7WP	21/10/2020	£600,000	£693,606	Y	Detached		1765	£340	£393	Freehold
41, Brickwork Avenue, Liphook, Hampshire GU30 7WP	23/07/2020	£599,000	£705,215	Y	Detached		1765	£339	£399	Freehold
37, Brickwork Avenue, Liphook, Hampshire GU30 7WP	07/10/2020	£600,000	£693,606	Y	Detached		1776	£338	£391	Freehold
39, Brickwork Avenue, Liphook, Hampshire GU30 7WP	07/08/2020	£595,000	£695,014	Y	Detached		1787	£333	£389	Freehold

#### Maple Walk, Longmoor Road, Liphook - Redrow

Plot 120 - The Oxford	??/02/2022	£619,950	£619,950	Y	Detached	4	1318	£470	£470	Freehold
Plot40 - The Henley	Reserved	£794,950	£794,950	Y	Detached	4	1769	£449	£449	Freehold
Plot 109 - The Harrogate	??/09/2022	£669,950	£669,950	Y	Detached	4	1555	£431	£431	Freehold
Plot 122 - The Warwick	Reserved	£499,950	£499,950	Y	Detached	3	1081	£462	£462	Freehold
Plot 45 - The Oxford Lifestyle	On the market	£624,950	£624,950	Y	Detached	3	1318	£474	£474	Freehold

#### Andlers Wood, Andlers Ash Road, Liss - CALA

Address	Date Sold	Sold Price	Estimated MV	New Build	Property Type	Bedrooms	Area sq ft	£ per sq ft	Estimated MV £ per sq ft	Tenure
14, Turney Close, Liss, Hampshire GU33 7FN	26/02/2021	£450,000	£504,331	Y	Semi-detached	3	1130	£398	£446	Freehold
4, Turney Close, Liss, Hampshire GU33 7FN	10/05/2021	£691,200	£760,726	Y	Detached	5	1722	£401	£442	Freehold
2, Abbess Way, Liss, Hampshire GU33 7FJ	16/06/2021	£605,000	£654,001	Y	Detached	4	1399	£432	£467	Freehold
2, Turney Close, Liss, Hampshire GU33 7FN	04/06/2021	£460,000	£496,478	Y	Semi-detached	3	1130	£407	£439	Freehold
3, Turney Close, Liss, Hampshire GU33 7FN	21/05/2021	£640,000	£704,376	Y	Detached		1572	£407	£448	Freehold
4, Abbess Way, Liss, Hampshire GU33 7FJ	25/06/2021	£580,000	£626,976	Y	Detached	4	1399	£414	£448	Freehold
6, Turney Close, Liss, Hampshire GU33 7FN	21/04/2021	£580,000	£646,370	Y	Detached	4	1399	£414	£462	Freehold
4, Cole Close, Liss, Hampshire GU33 7FL	30/06/2021	£596,000	£644,272	Y	Detached	4	1399	£426	£460	Freehold
1, Turney Close, Liss, Hampshire GU33 7FN	28/05/2021	£450,000	£493,598	Y	Semi-detached	3	1130	£398	£437	Freehold
3, Abbess Way, Liss, Hampshire GU33 7FJ	25/06/2021	£580,000	£626,976	Y	Detached	4	1399	£414	£448	Freehold
5, Turney Close, Liss, Hampshire GU33 7FN	18/05/2021	£700,000	£770,412	Y	Detached	5	1722	£406	£447	Freehold

1, Abbess Way, Liss, Hampshire GU33 7FJ	11/06/2021	£547,500	£591,844	Y	Detached	4	1302	£420	£454	Freehold
2, Cole Close, Liss, Hampshire GU33 7FL	20/08/2021	£720,000	£761,477	Y	Detached					Freehold
6, Abbess Way, Liss, Hampshire GU33 7FJ	31/08/2021	£565,000	£597,548	Y	Detached					Freehold

#### Temple Road, Liss Forest, Hampshire

Address	Date Sold	Sold Price	Estimated MV	New Build	Property Type	Bedrooms	Area sq ft	£ per sq ft	Estimated MV £ per sq ft	Tenure
Unit 1	Reserved	£440,000	£440,000	Y	End Terrace	3	1100	£400	£400	Freehold
Unit 2	On the market	£389,500	£389,500	Y	Mid Terrace	2	934	£417	£417	Freehold
Unit 3	reserved	£430,000	£430,000	Y	End Terrace	3	1050	£410	£410	Freehold

#### Second Hand Sales Evidence - Modern Developments

##### Old School Lane, Liss (opposite Tesco)

Address	Date Sold	Sold Price	Estimated MV	New Build	Property Type	Bedrooms	Area sq ft	£ per sq ft	Estimated MV £ per sq ft	Tenure
26, Old School Road, Liss, Hampshire GU33 7RX	15/10/2021	£295,000	£294,716	N	Terraced	2	655	£450	£450	Freehold
8, Collard Way, Liss, Hampshire GU33 7RY	30/06/2021	£285,000	£296,439	N	Terraced	2	657	£434	£451	Freehold
23, Old School Road, Liss, Hampshire GU33 7RX	15/06/2021	£440,000	£457,660	N	Terraced	4	1001	£440	£457	Freehold
2, Collard Way, Liss, Hampshire GU33 7RY	28/05/2021	£278,000	£295,177	N	Terraced	2	646	£430	£457	Freehold
27, Old School Road, Liss, Hampshire GU33 7RX	26/03/2021	£285,000	£304,050	N	Terraced	2	646	£441	£471	Freehold
16, Old School Road, Liss, Hampshire GU33 7RX	15/02/2021	£640,000	£716,856	N	Detached	4	1375	£465	£521	Freehold
10, Collard Way, Liss, Hampshire GU33 7RY	05/01/2021	£260,000	£282,968	N	Terraced	2	646	£403	£438	Freehold

#### Todmore, Greatham - Modern site opposite site

Address	Date Sold	Sold Price	Estimated MV	New Build	Property Type	Bedrooms	Area sq ft	£ per sq ft	Estimated MV £ per sq ft	Tenure
21, Todmore, Greatham, Liss, Hampshire GU33 6AR	16/04/2021	£378,000	£420,123	N	Semi-detached	3	980	£386	£429	Freehold
8, Todmore, Greatham, Liss, Hampshire GU33 6AR	20/10/2020	£490,000	£565,791	N	Semi-detached	3	1323	£370	£428	Freehold
16, Todmore, Greatham, Liss, Hampshire GU33 6AR	18/06/2020	£418,000	£500,891	N	Detached	3	1117	£374	£448	Freehold