BNP PARIBAS REAL ESTATE

Real Estate for a changing world

Local Plan and Affordable Housing Viability Assessment

Prepared for

South Downs National Park Authority

August 2017

Contents

1	Introduction	3
2	Market and policy background	4
3	Policy and development context	10
4	Methodology and viability principles	15
5	Appraisal assumptions	20
6	Appraisal outputs	33
7	Assessment of the results	34
8	Conclusions	44

Appendices

Appendix 1 - Policy analysis
Appendix 2 - Transaction data
Appendix 3 - LHAs and Affordable rent values
Appendix 4 - BCIS
Appendix 5 - Results
Appendix 6 - Sample appraisal
Appendix 7 - Typology details and appraisal inputs

Anthony Lee MRTPI MRICS
Senior Director – Development Consulting
BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

020 7338 4061
07919 693 406
anthony.lee@bnpparibas.com
realestate.bnpparibas.com

1 Introduction

1.1 South Downs National Park Authority ('the Authority') commissioned this study to contribute towards an existing evidence base to inform the production of its comprehensive Local Plan ('the South Downs Local Plan'). The Local Plan will primarily seek to uphold the statutory purposes of the National Park (to preserve and enhance its natural beauty and landscape; and promoting the Park as a visitors' destination and as a 'green lung' for the south east region). The Authority seeks to balance the needs of the National Park with its other statutory duty of promoting sustainable and vibrant communities, including the need to increase the provision of affordable housing to meet local needs.

1.2 The aim of the study is to assess at the viability of certain development typologies that are representative of the types of sites that are identified in the emerging Local Plan. These development typologies are tested in the various sub-markets that exist within the National Park boundary. The study takes account of the cumulative impact of emerging Local Plan policies, including securing contributions to community infrastructure through the Community Infrastructure Levy ('CIL') which came into operation on 1 April 2017 and planning obligations, as well as affordable housing. The delivery of affordable housing is addressed in Policy SD28, and SD29 sets out the Authority's approach to delivery through rural exception sites. The Study tests plan policies to ensure that their cumulative impact does not adversely impact the appropriate supply of housing and employment land in a designated landscape.

1.3 The South Downs National Park was designated on 31 March 2010. In common with other national parks, South Downs National Park is covered by the Government's policies on housing delivery in national parks[1]. Government planning policy indicates a presumption against major developments in national parks, other than in exceptional circumstances. This is recognised to constrain the supply of housing in national parks, inevitably resulting in increases in prices where demand exceeds supply, so that the housing stock is beyond the reach of many local households. This can adversely impact on the social and economic diversity of rural communities. The government therefore actively encourages national park authorities to adopt planning policies that proactively respond to local needs for affordable housing. However, government stresses that "*the Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them*" (para 78). Above all, the National Park designation means that delivery of housing and other forms of development is pursuant to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area, and must foster the economic and social well-being of local communities. This sets the South Downs National Park apart from other local authorities, who by contrast are generally expected to meet the development needs of their area. This places the onus on those proposing development to conform to the National Park's purposes and duty, including the delivery of a high proportion of affordable housing, rather than the emphasis being on delivery for its own sake. This is an important consideration for viability of development, as the Authority does not rely on sites coming forward to deliver housing targets; consequently, the expectation that development for commercial gain will be supported is low, and this will in future act as a restraint on land value expectations, compared with the situation that existed before National Park designation. This is turn helps to ensure that where sites do come forward, high land values do not act as a constraint on the ability of sites to deliver affordable housing.

1.4 In terms of methodology, we adopted a residual valuation approach to test the viability of the development typologies, including the impact on viability of the Authority's proposed Local Plan policies alongside the CIL rates in the adopted Charging Schedule ('CS'). Affordable housing is tested as a variable once all other policy requirements are loaded into the appraisals. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. Further viability testing may also be required when more detailed site-specific information becomes available when sites come forward through planning applications.

[1] English National Parks and the Broads: UK Government Vision and Circular 2010 (DEFRA)

2 Market and policy background

Economic and housing market context

2.1 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.

2.2 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017, the Sterling Exchange Rate Index fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016. However in other areas there are tentative signs of improvement and resilience in the market. For example, the International Monetary Fund revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). However it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum.

2.3 The UK's first official growth figures since the referendum result vote exceeded initial estimates. Growth for Q3 according to the ONS figures was 0.5%, higher than analyst's predictions of 0.3%. The ONS highlighted that "*the pattern of growth continues to be broadly unaffected following the EU referendum*". Initial expectations were that the better than expected GDP figures would deter the Bank of England Monetary Policy Committee from going ahead with any further or planned interest rate cuts. The Economy slowed slightly from the Q2 figure of 0.7% and the pattern was a slightly unbalanced one with services being the only sector continuing to grow, achieving a rate of 0.8%. The Chancellor, Phillip Hammond, noted at the time that "*the fundamentals of the UK economy are strong and today's data show that the economy is resilient*". Production increased by 1.6% in the 3 months to February 2017 and manufacturing increased by 2.2% over the same period. Notwithstanding this the ONS indicate that "*manufacturing is dependent upon both domestic and overseas demand for UK produced goods. Changes in output will reflect both domestic demand and how UK trade is faring post-referendum*"; especially as Article 50 has now been triggered and the negotiation process to leave the EU is underway. Data from the construction sector indicated that the quarterly movement shows a growth of 1.5% in output, which the ONS state "*may act as an indicator of how confident enterprises are in investing in buildings and the infrastructure as longer term assets*".

2.4 It was further expected that manufacturing would be bolstered by the fall in the value of the pound; however this failed to materialise. We note however that ONS Head of GDP Darren Morgan stated that "*the economy grew slightly more in the last three months of 2016 than previously thought, mainly due to a stronger performance from manufacturing*".

2.5 Overall the figures from Q4 2016 and Q1 2017 are better than expected; however experts have warned that forecasts for the remainder of 2017 are lower, as Britain begins the formal process of exiting the EU through Article 50, which has now been triggered. Any potential economic impacts of disengagement from the EU are likely to be deferred until the UK's future relationship with other EU countries is established. Nevertheless, the Bank of England's February 2017 Inflation report sees an increase in the Bank's prediction for economic growth for 2017 to 2%, but a reduction in the 2018 forecast from 2% to

1.6% and a slight increase again in 2019 to 1.7%. The revisions indicate that the Bank now considers the impact of any potential exit from the EU will be experienced later than expected.

2.6 The first estimate for 2017 Q1 GDP suggests UK economic growth more than halved to 0.3% quarter on quarter from 0.7% in Q4 (Source: Macrobond). This data should reinforce the Bank's desire to wait and see how the economy develops once the actual EU exit negotiations begin after the General Election, rather than to react to higher inflation and falling unemployment and reverse the previous rate cut. The General Election has added another layer of political uncertainty, however given the short time-frame this is considered unlikely to have much of an impact on investment flows.

2.7 Recent survey data by Macrobond suggests that the economy has started Q2 in a good position. The April round of PMIs saw improvements in the services, manufacturing and construction sectors and imply the possibility that growth in Q2 may be slightly stronger than in Q1.

2.8 BNP Paribas Real Estate's UK Housing Market Report Spring 2017 forecasts "*a less positive 12 months is likely ahead*". In this report we note that "*the weakening of real incomes will add to already challenging affordability issues in the housing market, both for first-time buyers and home movers. In addition, a buildup of uncertainty resulting from the on-going news cycle of political events is likely to take its toll on confidence and the propensity to take on a major financial commitment. RICS surveyors forecast a modest recovery in activity over the coming months, although still very subdued by historic standards. This will protect residential values to an extent, although we believe it inevitable that growth will be more subdued than in recent years. In 2017, we expect the average UK house price to rise by 2.2%, half that seen in 2016*".

2.9 ONS have highlighted that "*the median UK household disposable income was £26,300 in the financial year ending 2016; this was £600 higher than the previous year and £1,000 higher than the pre-downturn value of £25,400 in 2007/2008*". Despite this, the economic downturn has had an effect on non-retired households, with median incomes in 2015/2016 still 1.26% lower than pre-downturn levels in 2007/2008. Although household incomes are slightly above their pre-downturn peak overall, not everyone is better off. Claudia Wells (Head of Household and Income and Expenditure Analysis) states that "*while retired households' incomes have soared in recent years, non-retired households still have less money, on average, than before the crash*". While median income for the majority of households have recovered to pre-economic downturn levels, the ONS indicate that "*income for the richest fifth of households has fallen by £1,900 (3.4%) in real terms*". This has been predominantly due to a fall in average income from employment (including self-employment) for this group following the economic downturn. This has a negative effect on the economy, as this slow increase in average household income, has affected consumer spending and increased borrowing and personal debt overtime.

2.10 Further, stamp duty changes when purchasing residential property from 4 December 2014, has also had an effect on the housing market, as it encourages first time buyers, who predominantly purchase lower priced properties, to pay lower stamp duty rates: up to £125,000 (0%), up to £250,000 (2%); and discourages wealthier families to buy property who have the capital to buy a £1,000,000 but now have to pay 10% stamp duty rates, which will significantly impede their budgets and affordability. However, for overseas investors, the post-EU referendum fall in sterling has offset the impact of higher Stamp Duty to a large extent.

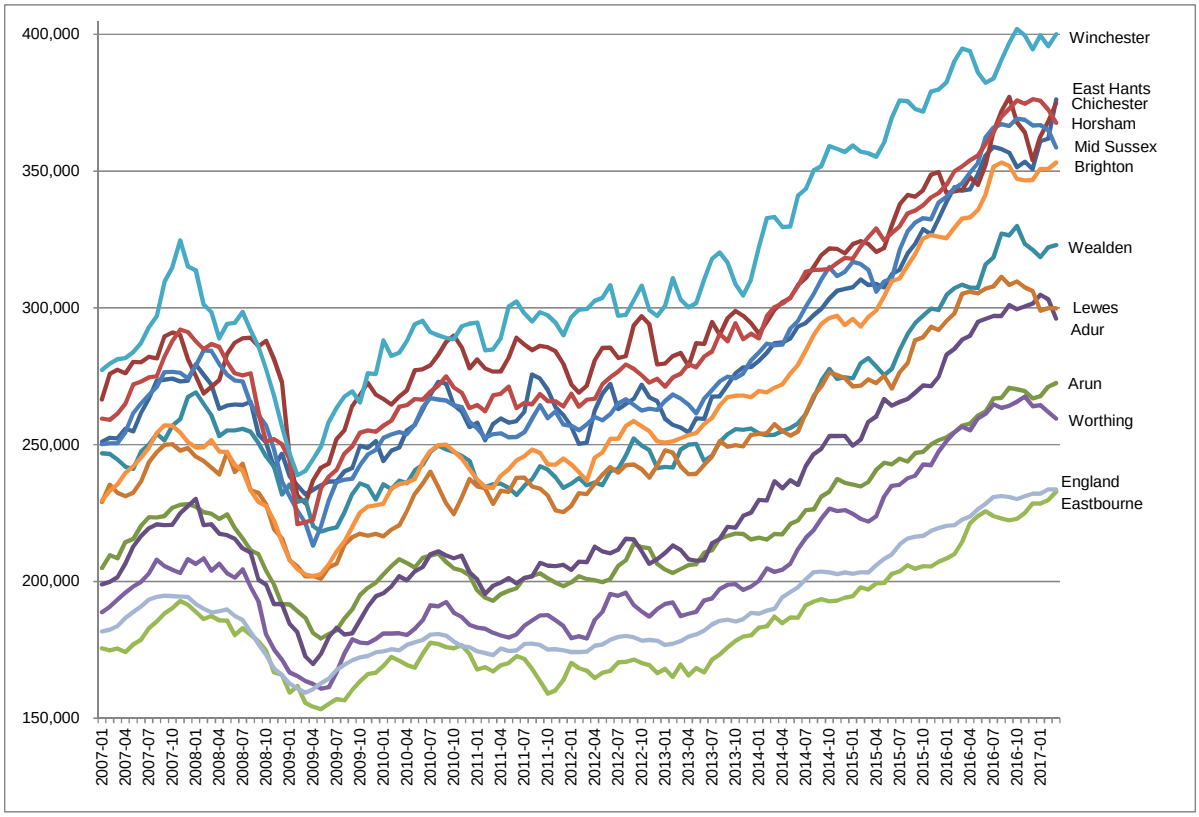
2.11 The May Halifax House Price Index Report identifies that overall prices in the three months to April were marginally lower than in the preceding three months; the first quarterly decline since November 2012. The annual rate of growth remained at 3.8% in April, the lowest rate since May 2013. Martin Ellis, the Halifax housing economist comments that, "*Housing demand appears to have been curbed in recent months due to the deterioration in housing affordability caused by a sustained period of rapid house price growth during 2014-16. Signs of a decline in the pace of job creation, and the beginnings of a squeeze on households' finances as a result of increasing inflation may also be constraining the demand for homes*".

2.12 This view is shared by Robert Gardiner, Nationwide's Chief Economist, who comments in their April House Price Index report, that "*in some respects, the softening in house price growth is surprising because the unemployment rate is near to a 40-year low, confidence is still relatively high and mortgage rates have fallen to new all-time lows in recent months*". However he balances this by highlighting that, "*while monthly figures can be volatile, the recent softening in price growth may be a further indication that households are starting to react to the emerging squeeze on real incomes or to affordability pressures in key parts of the country*".

2.13 Notwithstanding the above both the Halifax and Nationwide consider that a combination of the continuing low mortgage rates, together with an on-going acute shortage of properties on the market should support house prices. Nationwide conclude that as a result they remain of the opinion that "*a small increase in house prices of around 2% is likely over the course of 2017 as a whole*". However, the outcome of the General Election on 8 June which saw the Conservative Party lose its majority may result in additional uncertainty in the short term, both in terms of the content of a legislative programme but also the negotiations on the UK's exit from the EU. These factors may impact on buyer activity.

2.14 House prices in the local authority areas within South Downs National Park have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.14.1, which relates to all transactions within each local authority area, including those outside the Park. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 2.14.2, again relating to all transactions within each local authority, including those outside the Park). Research by Lloyds Bank indicates that house prices in national parks tend to be £119,000 higher than the average for the surrounding counties[2]; within the South Downs National Park, the premium compared with surrounding counties was reported to be £188,966 or 61% higher.

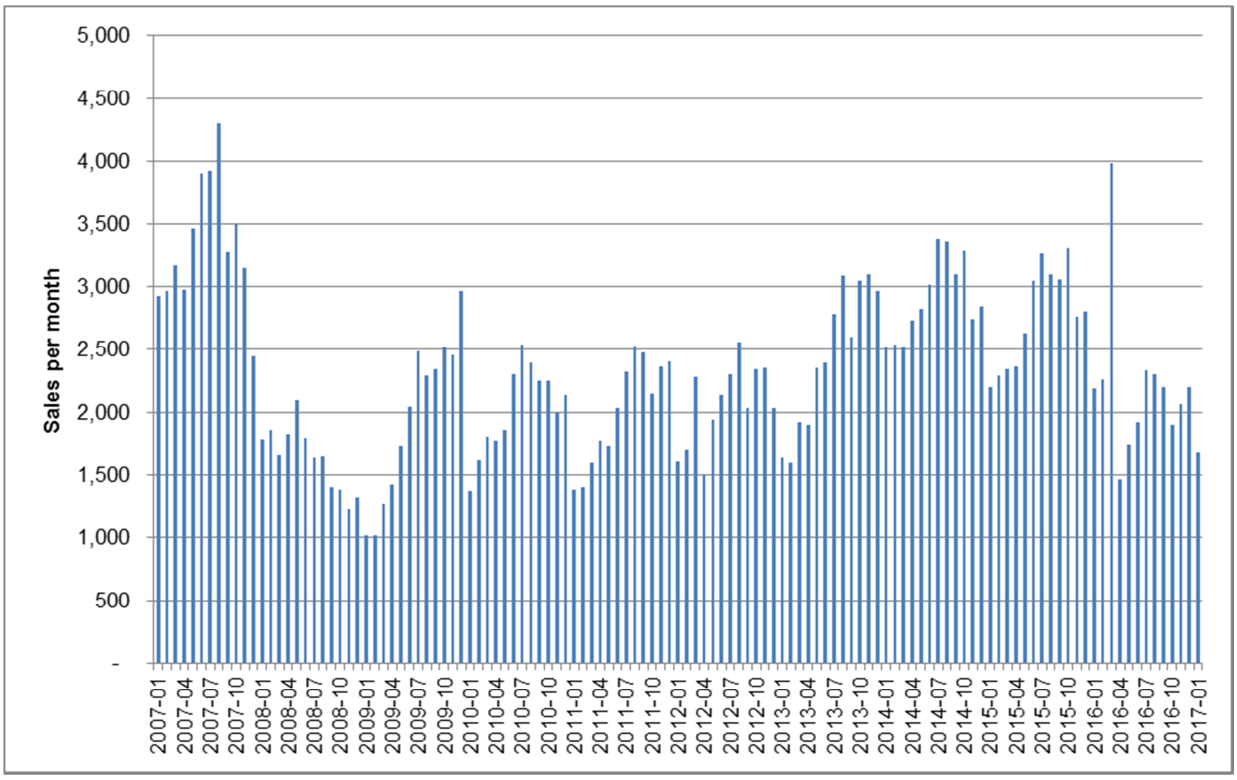
Figure 2.14.1: Average house prices in local authority areas in SDNP



Source: Land Registry

[2] 'National Parks command £119,000 house price premium' Lloyds Bank Press Release, 25/11/16 http://www.lloydsbankinggroup.com/globalassets/documents/media/press-releases/lloyds-bank/2016/161125-national-parks-release-final.pdf

Figure 2.14.2: Sales volumes in local authorities within SDNP (sales per month)



Source: Land Registry

2.15 The future trajectory of house prices is currently uncertain, although the Savills Quarter 1 2017 prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream South East markets will grow over the period between 2017 and 2021[3]. Savills predict that values in mainstream South East markets will increase by 2.0% in 2017, 2.0% in 2018, 6.5% in 2019, 4.0% in 2020 and 1.5% in 2021. This equates to cumulative growth of 17.0% between 2017 and 2021 inclusive.

2.16 In common with other parts of the south east, there are variations in sales values between different parts of the South Downs National Park, as shown in Table 2.16.1, although the differences here are less marked in comparison to other areas. Highest sales values are achieved in and around settlements including Rogate and Pycombe, while the lowest values are achieved in settlements including Clapham and Coldwaltham. Transactional data indicate that the larger settlements achieve fairly similar values (Midhurst at £4,402 per square metre, Petworth at £4,188 per square metre and Lewes at £4,895 per square metre).

[3] Savills Quarter 1 Residential Property Focus 2017 Issue 1

Table 2.16.1: Sales values in SDNP (£s per square metre)

Settlement	Detached house	Semi-detached house	Terraced house	Flat
Alfriston	£4,342	£7,212	£4,722	No transactions
Amberley	£4,905	£3,838	No transactions	No transactions
Binstead	£4,080	£3,671	£3,691	No transactions
Buriton	£4,858	£3,487	£4,286	No transactions
Bury	£4,402	No transactions	No transactions	No transactions
Chawton	£3,510	No transactions	£4,142	No transactions
Cheriton	£3,524	£3,271	£3,676	No transactions
Clapham	£3,160	£2,607	No transactions	No transactions
Cocking	£3,630	£4,412	No transactions	No transactions
Coldwatham	£3,348	£3,422	No transactions	No transactions
Compton	£4,145	£3,333	£3,825	£3,291
Corhampton	£3,636	No transactions	No transactions	No transactions
Ditchling	£4,690	£3,933	£4,715	£3,623
Droxford	£3,537	£3,750	£3,867	£3,071
Easebourne	£4,172	£4,182	£3,587	No transactions
East Dean	£4,170	£5,905	No transactions	£3,219
East Meon	£4,274	£3,936	£5,273	No transactions
Fernhurst	£4,761	£4,591	£4,168	£3,507
Findon	£3,665	£3,596	£3,063	£3,624
Fittleworth	£4,560	£3,686	No transactions	No transactions
Friston	£4,327	£4,189	No transactions	No transactions
Funtington	£4,225	£4,647	No transactions	No transactions
Graffham	£5,059	£5,221	No transactions	£3,015
Greatham	£4,262	£3,901	£3,626	£2,344
Hambledon	£3,914	£3,815	£3,781	No transactions
Hawkley	£5,393	No transactions	£4,535	No transactions
Itchen Abbas	£4,543	£4,395	No transactions	No transactions
Kingston	£4,032	£3,633	£5,000	No transactions
Lavant	£3,729	£3,934	£2,930	£3,000
Lewes	£4,895	£4,064	£4,388	£4,141
Liss	£4,122	£3,720	£3,795	£3,552
Lodsworth	£4,611	No transactions	No transactions	No transactions
Lower Farringdon	£4,344	No transactions	No transactions	No transactions
Meonstoke	£5,031	£3,834	No transactions	No transactions
Midhurst	£4,042	£3,652	£3,709	£4,137
Milland	£4,304	No transactions	No transactions	No transactions
Northchapel	£3,869	No transactions	£2,739	No transactions

Settlement	Detached house	Semi-detached house	Terraced house	Flat
Petersfield	£4,276	£3,917	£4,071	£3,746
Petworth	£4,188	£3,845	£3,605	£2,838
Poynings	No transactions	£5,469	£6,059	£3,560
Pyecombe	£5,737	£5,100	No transactions	No transactions
Rogate	£5,841	No transactions	£4,912	No transactions
Selborne	£3,543	£3,539	No transactions	£3,988
Sheet	£3,922	No transactions	£5,900	No transactions
Singleton	£4,124	No transactions	No transactions	No transactions
South Harting	£3,681	£3,125	£3,966	£2,689
Stedham	£4,848	£2,108	£4,512	No transactions
Steep	£3,775	No transactions	No transactions	No transactions
Stroud	£4,280	No transactions	No transactions	No transactions
Twyford	£4,992	£3,966	£4,439	£3,413
Washington	£3,414	£3,634	£5,463	No transactions
Watersfield	£3,695	No transactions	£3,696	No transactions
West Ahsling	£4,347	No transactions	£3,185	No transactions
West Meon	£4,047	£4,978	£4,261	No transactions

Source: Land Registry sales data. Floor areas sourced from individual property EPC certificates.

3 Policy and development context

National Policy Context

The National Planning Policy Framework

3.1 In March 2012, the old suite of planning policy statements and planning policy guidance was replaced by a single document – the National Planning Policy Framework ('NPPF'). The NPPF has subsequently been supplemented by the National Planning Practice Guidance ('NPPG').

3.2 The NPPF provides more in-depth guidance on viability of development than Planning Policy Statement 3, which limited its attention to requiring local planning authorities to test the viability of their affordable housing targets. The NPPF requires that local planning authorities have regard to the impact on viability of the *cumulative effect* of all their planning requirements on viability. Paragraph 173 of the NPPF requires that local planning authorities give careful attention "*to viability and costs in plan-making and decision-taking*". The NPPF requires that "*the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened*". After taking account of policy requirements, land values should be sufficient to "*provide competitive returns to a willing landowner and willing developer*".

3.3 The meaning of a "*competitive return*" has been the subject of considerable debate over the past five years, including most recently at the Parkhurst Road Inquiry (decision reference APP/V5570/W/16/3151698). For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group[4] has concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS consider that a competitive return is determined by market value[5], although there is no consensus around this view.

English National Parks and the Broads: UK Government Vision

3.4 In addition to the NPPF, national parks must follow the guidance set out in DEFRA's '*English National Parks and the Broads: UK Government Vision and Circular' published in* 2010. This document provides guidance to national park authorities on how to achieve their purposes and duties, with the overriding priority to:

- Conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
- Promote opportunities for the understanding and enjoyment of the special qualities of the national parks by the public.

3.5 National parks also have a duty when carrying out their purposes to seek to foster the economic well-being of the local communities within their areas. The *Vision* document refers to the "Sandford Principle" which requires park authorities "*when exercising or performing functions which relate to or affect land in a National Park, to attach greater weight to the purpose of 'conserving and enhancing' if it appears that there is a conflict between the two National Park purposes*". One of the most significant impacts of this principle is that park authorities are considered unsuitable locations for "unrestricted housing" and the government does not therefore provide housing targets for them.

3.6 As a consequence, park authorities are not required to identify a five year land supply, which introduces a different dynamic into the local land market in comparison to other areas. This should largely prevent developers seeking planning permission for development (either through local determination or appeal) on sites which park authorities regard as unsuitable locations for development due to the impact upon the purposes of the National Park and as a result reduce speculative land purchases. In line with the *Vision and Circular* document, the Authority's focus is on delivering affordable housing. As a result of a policy focus on affordable housing, we understand that the Authority takes the view that an appropriate

[4] Viability Testing Local Plans: Advice for planning practitioners, June 2012
[5] RICS Guidance Note: Financial Viability in Planning, August 2012

uplift is required, rather than market value, as there is in theory no market value as the market is restricted by policy. The market is likely to adjust to the 'new' National Park status and policy framework over a relatively short period.

Local Policy context

3.7 The Authority consulted on its Preferred Options between 2 September and 28 October 2015. The Authority is planning to publish its pre-submission Local Plan from September 2017, followed by a formal consultation, following which the Plan will be submitted in February 2018. The Authority's estimated adoption date is July 2018.

3.8 There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc.). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 1 summarises our analysis of policies which may have a financial impact on development.

3.9 In addition to financing infrastructure through CIL and Section 106 (subject to pooling restrictions), the Authority expects residential developments to provide a mix of affordable housing tenures to help meet identified housing needs. Policy SD28 requires that schemes providing 11 or more units should provide 50% affordable housing, with a tenure split of 75% rented (minimum) and 25% intermediate. For schemes providing between 3 and 10 units, the emerging Local Plan (as presented to SDNPA Planning Committee on 15 June 2017) proposed the following sliding scale subject to detailed viability testing:

Table 3.9.1: Sliding scale originally proposed in emerging Policy SD28

Number of units	Affordable housing requirement	Tenure of affordable housing
3 – 4	1	1 rented
5 – 7	2	At least 1 rented
8 – 9	3	At least 2 rented
10	4	At least 2 rented

3.10 Policy SD29 indicates that, exceptionally and subject to other Local Plan policies, the Authority will accept developments of 100% affordable housing outside of settlement boundaries, providing that the units are secured as affordable in perpetuity; that the most suitable available site has been selected; the scale and location relates well to the existing settlement and landscape character; and effective community engagement has fed into the design, layout and type of dwellings proposed.

3.11 In Appendix 1, we summarise the 28 policies in the emerging Local Plan and identify any which have potential significant cost implications for developments. These policies are as follows:

■ SD2: Ecosystem services	■ SD27: Mix of homes
■ SD4: Landscape character	■ SD28: Affordable homes
■ SD5: Design	■ SD29: Rural exception sites
■ SD6: Safeguarding views	■ SD38: Shops outside centres
■ SD8: Dark night skies	■ SD41: Conversion of redundant agricultural or forestry buildings
■ SD9: Biodiversity and geo-diversity	■ SD42: Infrastructure
■ SD10: International sites	■ SD44: Telecommunications and utilities infrastructure
■ SD12: Historic environment	■ SD45: Green infrastructure
■ SD13: Listed buildings	■ SD46: Provision and protection of open space
■ SD15: Conservation areas	■ SD48: Climate change and sustainable use of resources
■ SD17: Protection of the water environment	■ SD49: Flood risk management
■ SD19: Transport and accessibility	■ SD50: Sustainable drainage systems
■ SD20: Walking, cycling and equestrian routes	■ SD54: Pollution and air quality
■ SD22: Parking provision	■ SD55: Contaminated land

Planning Obligations

3.12 The Authority's regulation 123 list is fairly open ended in scope, with contributions to on-site green infrastructure, social & leisure, services & facilities, transport, education and utility services to be sought through Section 106 where necessary to make a scheme acceptable in planning terms. CIL will fund off-site provision under the same headings, plus health & wellbeing.

3.13 The use of planning obligations is restricted by Regulation 122 and 123 of the CIL regulations. In most cases, contributions sought through Section 106 should be relatively modest in scale. The CIL Examiner's report notes that the Authority had assumed a £3,000 per unit allowance for 'residual' Section 106 requirements following implementation of CIL. We have applied this figure in our appraisals. However, it is likely that in most cases, the amounts sought will be significantly lower and our assumption represents a worst case scenario.

CIL

3.14 The Authority adopted its CIL Charging Schedule ('CS') in January 2017 and it came into effect on 1 April 2017. Table 3.14.1 below summarises the rates of CIL in the adopted CS, which are subject to indexation.

Table 3.14.1: CIL rates in the adopted Charging Schedule

Intended use of development	Area/type	CIL (£s per sqm GIA)
Residential	Zone 1	£150
	Zone 2	£200
Large format retail[6]		£120
All other types of development		Nil

3.15 Zone 1 covers the major settlements in the Park of Petersfield, Liss, Midhurst, Petworth and Lewes, and Zone 2 covers all other smaller settlements and the rural areas. The Examiner's report notes that the higher rate in Zone 2 reflects the consensus established between the Authority and representors that

[6] Meaning convenience-based supermarkets and superstores and retail warehouses with a net retail selling space of over 280m2 providing shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix. Also retail outlets specialising in household goods (such as carpets, furniture and electrical), DIY items and other ranges of goods, catering for mainly car-borne customers.

residential properties in the rural areas achieve higher prices than those in the five main settlements. The Examiner notes that “no parts of the NP have low house prices, even in a South East of England context” and as a result, no further sub-division of the Park into finer grained zones was necessary.

Development context

3.16 The SDNP was established as a National Park in 2010 and became the planning authority for the area in 2011. The Park contains 160,000 hectares and covers an extensive geographical area from Winchester to Eastbourne and also incorporates 17.5 kilometres of coastline. 112,000 people live in the Park and an additional 2 million people live within 5 miles of the Park’s boundaries. The Park incorporates parts of twelve other lower-tier and unitary local authorities (East Hampshire, Chichester, Arun, Adur, Wealden, Lewes, Mid Sussex, Horsham, Eastbourne, Worthing, Winchester and Brighton & Hove). The Local Plan identifies numerous settlements within the Park, located within eight broad areas and river corridors (see Table 3.16.2).

Figure 3.16.1: South Downs National Park

Source: Pre-Submission South Downs Local Plan

Table 3.16.2: Towns and villages within the Park

Western Downs	Western Weald	Scarp Slope	Dip Slope	Coastal Plain	Arun	Ouse	Cuckmere
Chawton Itchen Abbas Lower & Upper Farringdon Stroud	Liss Petersfield Midhurst Petworth Binstead Easebourne Fernhurst Frittleworth Greatham Lodsworth Milland Northchapel Rogate Sheet Stedham	Buriton Cocking Ditchling Graffham Poynings Selbourne South Harting Steep Washington	Compton Droxford East Dean Friston Findon Corhampton Meonstoke Pyecombe Singleton Twyford Hambledon Clapham East Meon West Meon	Funtington Lavant West Ashling	Bury Amberley Coldwaltham Watersfield	Lewes Rodmell Kingston	Alfriston

3.17 The overriding context for development in SDNP is the Authority’s duty to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, while also promoting opportunities for the understanding and enjoyment of the special qualities of the Park by the public. Alongside this duty, the

Authority must seek to foster the economic and social well-being of local communities within the Park.

3.18 The Authority has identified[7] seven 'special qualities' of the Park, which the Authority uses for measuring changes over time. Landscape is key to all seven special qualities, which are as follows:

- Diverse, inspirational landscapes and views;
- Tranquil and unspoilt places;
- Various wildlife habitats including rare species;
- An environment shaped by farming and embracing new enterprise;
- Opportunities for recreational activities and learning experiences;
- Historical features and extensive cultural heritage;
- Distinctive towns and villages.

3.19 The Local Plan notes that the landscape of the Park provides services that it refers to as 'ecosystem services', including clean water supplies for 1.2 million people, carbon sequestration and biodiversity. The landscape underpins much of the rural economy of the Park, including the visitor economy.

3.20 Constraints on housing supply in the Park result in higher house prices due to demand exceeding the available housing stock. Properties within the Park are attractive to people employed in major urban centres, including Brighton and London, as well as Gatwick and Heathrow airports. This results in a high level of unmet need for both market and affordable housing. However, the emphasis on seeking to meet full objectively assessed housing need (as set out in paragraph 14 of the NPPF) does not apply in national parks where this may cause conflict with the conservation and enhancement duties of the Authority.

[7] 'State of the South Downs National Park Report', SDNPA, 2012

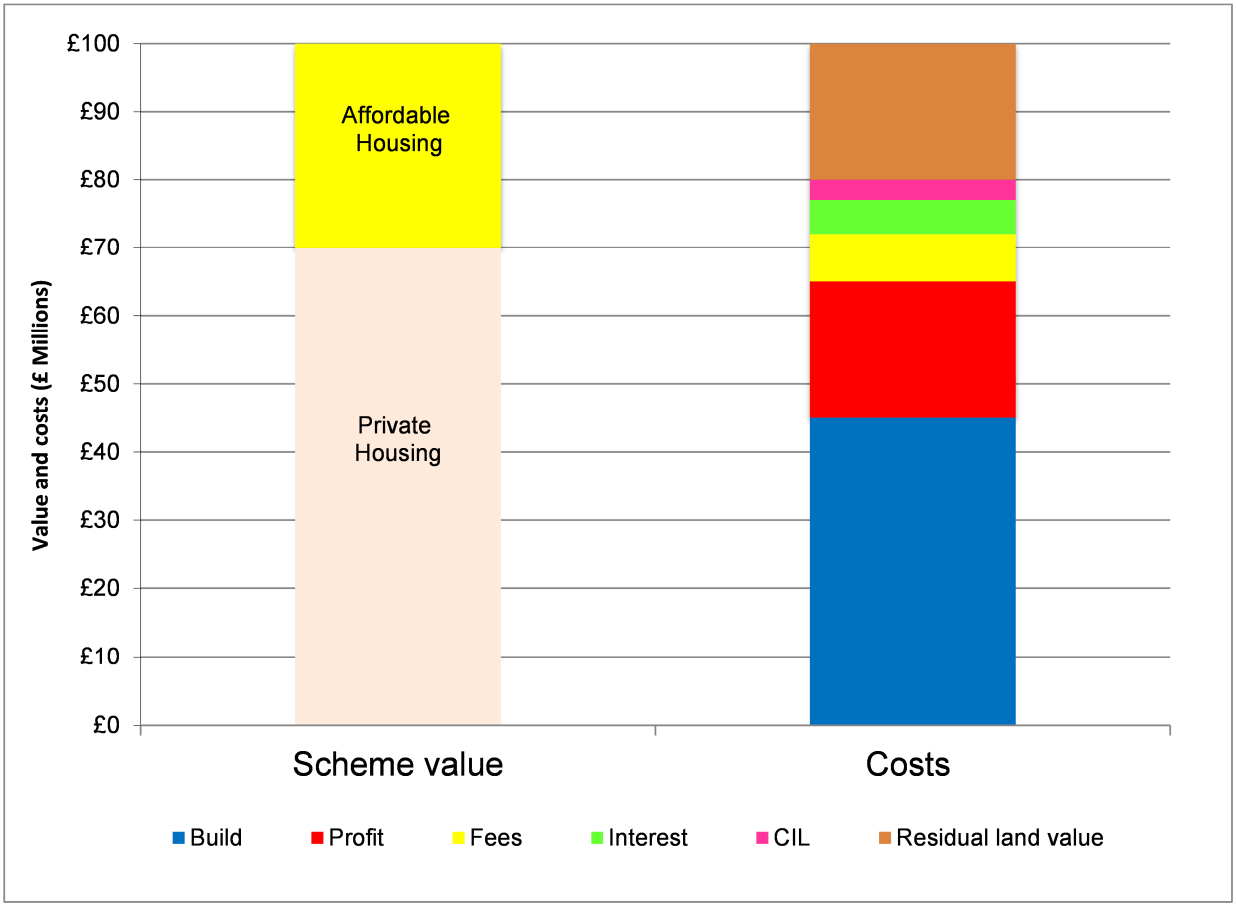
4 Methodology and viability principles

4.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances within the settlements of SDNP. The study is therefore specific to developments in the Park and reflects the Authority's emerging planning policy requirements.

Approach to testing development viability

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

4.3



4.4 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal may not go ahead, unless there are alternative funding sources to bridge the 'gap'.

4.5 Issues with key appraisal variables can be summarised as follows:

- Sales values and build costs are they key variables but can change significantly over short periods of time. Consequently, appraisals can be considered only as a 'snap-shot' of viability and the outcome may differ significantly at the end of the development period. Increases in sales values over the development period can enhance the ability of a development to provide affordable housing, but re-testing at appropriate junctures during the development period is required to establish the potential increase;
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In some instances, sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 18-20% profit on value of the private housing element.

4.6 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value[8]' or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

4.7 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value. However, landowner expectations and speculation on land values need to be balanced against the legitimate needs of communities which will accommodate new development, including the provision of infrastructure to support new residents. Landowners in National Parks also need to frame their expectations within the framework and legislation within which the market works, namely that the areas are not generally suitable for general market housing. These expectations can only be fulfilled if land values can be sufficiently reduced below landowner expectations; but ultimately landowners will not secure an uplift in land value arising from planning permission if no permission is granted due to adverse impact upon the Purposes of the National Park, lack of mitigation, or proposing development that does not accord with the Development Plan.

4.8 The Authority faces a somewhat different set of land market conditions, given that there is no requirement to meet objectively assessed housing need and identify a five year housing land supply. This important constraint on development is clearly required to ensure the Authority can meet its statutory duty to conserve and enhance the Park, but also reduces the extent of speculative land purchases that have affected other authorities.

[8] For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

Viability benchmark

National guidance

4.9 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a 'competitive return' to the landowner will need to allow for an incentive for the land owner to sell and options may include "*the current use value of the land or its value for a realistic alternative use that complies with planning policy*" (para 024; reference ID 10-024-20140306), emphasis added.

4.10 The Local Housing Delivery Group published guidance[9] in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".

4.11 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value "*is based on a premium over current use values*" with the "*precise figure that should be used as an appropriate premium above current use value [being] determined locally*". The guidance considers that this approach "*is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner*".

Consideration of Market Value as a benchmark land value

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

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

4.13 In his concluding remark, the Examiner points out that

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

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

4.15 Respondents to consultations on planning policy documents in other authorities have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test

[9] Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. Clearly using this approach would result in an outcome which shows any increase at all in the overall cumulative impact of planning policies would be unviable. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.

4.16 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, and in many cases will not have taken full account of the new National Park designation, so an exercise using these transactions as a benchmark would tell the Authority nothing about the potential for sites to absorb as yet unadopted policies. They also reflect assumptions that are 'personal' to the winning bidders for sites, which may vary significantly from 'standard' market assumptions used for viability assessments. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. The 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning":

"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

4.17 The Guidance goes on to state that "*it would be inappropriate to assume an uplift based on set percentages … given the diversity of individual development sites*".

4.18 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 2.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' plan policies, the outcome would be unreliable and potentially highly misleading.

- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.

- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.

- Developers often build assumptions of growth in sales values into their bids, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions to inform a benchmark land value for policy testing would produce unreliable and misleading results.

4.19 These issues are evident from a recent BNP Paribas Real Estate review of live developments which considered the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the application schemes by between 52% and 1,300%.

4.20 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites. Our assessment follows this approach, as set out in Section 5.

5 Appraisal assumptions

Development typologies

5.1 We have undertaken viability testing of seventeen development typologies that are reflective of the types of sites identified in the emerging Local Plan, as well as reflecting recent planning permissions. The characteristics of the seventeen development typologies are summarised in Table 5.1.1 (overleaf). The typologies reflect a range of developments ranging in size from 2 units (just below the Authority's proposed affordable housing threshold, with most typologies between 3 and 10 units (where the proposed affordable housing 'sliding-scale' will operate. An additional five typologies are included to test the viability of larger developments, ranging in size from 25 to 200 units, which will also be an important source of affordable housing supply. The typologies also reflect the different characteristics of town-based developments in comparison to greenfield developments. These typologies use actual identified sites as a reference point, but only as a guide to likely characteristics.

5.2 The typologies range in size from 2 units to 200 units, reflective of the range of sizes of sites that the Authority is seeking to allocate in the emerging Local Plan. Of the 17 typologies, 12 provide 10 or fewer units. This reflects that 95% of permissions granted in the South Downs National Park over the period April 2014 to March 2016 were for sites of 10 or fewer units[10]. The allocated sites in the emerging Local Plan are also expected to accommodate smaller developments (25 sites will provide up to 20 units, of which 7 sites are expected to deliver 10 or fewer units) with a smaller number of larger sites (7 providing between 26 and 90 units and 1 site providing between 220 and 240 units).

5.3 The Authority anticipates that most sites coming forward for development will be greenfield sites on the edge of settlements[11]. However, there will also be some schemes coming forward in the urban areas on sites that have been previously developed[12]. Typologies developed on previously developed land (i.e. town based in-fill sites) are assumed to be developed at higher densities than typologies developed on greenfield, edge of settlement sites. Greenfield typologies are assumed to comprise houses at a density of 20 dwellings per hectare. Typologies developed on previously developed land are assumed to be developed at a density of 30 dwellings per hectare if they wholly comprise houses, while typologies which include a mix of houses and flats are assumed to be developed at a higher densities ranging from 30 to 70 dwellings per hectare. The wholly flatted typology has the highest density at 80 dwellings per hectare. These densities are considered to be a good reflection of schemes typically seen on the ground that fit within the specified typologies, based on a combination of recent consented schemes within the South Downs National Park, and wider experience of the types of sites considered.

5.4 We have applied the unit mix and areas shown in Table 5.4.1, the latter being consistent with '*Technical housing standards – nationally described space standard*' (DCLG, March 2015), assuming up to 2 storeys and generally the maximum number of occupants for the number of bedrooms specified[13].

Table 5.4.1: Unit sizes

1 bed house	2 bed house	3 bed house	4/5 bed house	1 bed flat	2 bed flat	3 bed flat	4/5 bed flat
58	79	102	128	50	70	95	108

5.5 Emerging Local Plan policy SD 27 sets out an indicative mix of units that the Authority will seek to apply to residential developments, as summarised in Table 5.5.1. The 'overall mix' assumes that affordable and market housing will be provided on a 50/50 basis. The supporting text to the policy indicates that

[10] However, in terms of housing supply, 518 units were delivered by schemes of 10 of fewer units, while 593 units were delivered by schemes of 11 or more units. Hence 47% of supply was from sites of 10 or fewer units (source: SDNPA monitoring).

[11] 70% of allocated sites are to be delivered on greenfield sites.

[12] In terms of numbers of units delivered, PDL sites will be a major contributor to housing supply, even though they constitute a smaller number of developments.

[13] In all cases, unit sizes are no lower than the sizes indicated in the DCLG 'Technical Standards' document. We have selected the unit sizes that provide general compliance with these standards but balanced against market demand (developers in rural areas are unlikely to select the smallest possible unit sizes). The 4/5 bed size relates to a 5B/8P house.

alternative mixes will be accepted subject to evidence that the proposed mix meets local needs; or where an alternative mix can be shown to contribute to the achievement of National Park purposes; or where it can be demonstrated that the mix would render the scheme unviable. The policy also indicates that one bed units can be substituted with two bed units.

Table 5.5.1: Unit mix in policy SD27

Tenure	1 bed	2 bed	3 bed	4 bed
Affordable	35%	35%	25%	5%
Private	10%	40%	40%	10%
Overall mix	23%	38%	33%	8%

5.6 Clearly experienced developers will be aware of the types of homes that they are able to sell in varying market conditions and will aim to meet this demand. In the supporting text to Policy SD27, the Authority recognises that future developments will need to respond appropriately to changing market conditions as well as changing needs. Where developers are able to prove robustly that demand varies from the mix outlined above, the Authority indicates that alternative mixes will be considered.

Table 5.1.1: Characteristics of development typologies

Typology No.	No of units	Location	Housing type	1B %	2B%	3B%	4B%	Site area (gross ha)	Development density units per gross ha
1	2	Greenfield edge of settlement	Houses	0%	0%	100%	0%	0.10	20.00
2	3	Town based in-fill	Houses	0%	33%	67%	0%	0.10	30.00
3	3	Greenfield edge of settlement	Houses	0%	0%	67%	33%	0.15	20.00
4	4	Greenfield edge of settlement	Houses	0%	25%	50%	25%	0.20	20.00
5	5	Greenfield edge of settlement	Houses	0%	40%	40%	20%	0.25	20.00
6	6	Greenfield edge of settlement	Houses	14%	29%	43%	14%	0.30	20.00
7	6	Town based in-fill	Flats and Houses	20%	40%	40%	0%	0.12	50.00
8	7	Greenfield edge of settlement	Houses	0%	43%	43%	14%	0.35	20.00
9	8	Greenfield edge of settlement	Houses	0%	38%	50%	13%	0.40	20.00
10	8	Town based in-fill	Flats	25%	50%	25%	0%	0.10	80.00
11	9	Greenfield edge of settlement	Houses	0%	44%	44%	11%	0.45	20.00
12	10	Greenfield edge of settlement	Flats and Houses	20%	20%	50%	10%	0.50	30.00
13	25	Town based in-fill	Houses	23%	31%	38%	8%	0.83	30.00
14	30	Greenfield edge of settlement	Houses	0%	40%	40%	20%	1.50	20.00
15	80	Scrubland, edge of settlement	Flats and Houses	15%	45%	35%	5%	1.20	70.00
16	80	Greenfield, edge of settlement	Flats and Houses	19%	38%	38%	6%	3.00	40.00
17	200	Agricultural, edge of town	Houses	10%	35%	45%	10%	12.00	25.00

Residential sales values

5.7 Residential values in the Park reflect national trends in recent years but do of course vary between different sub-markets, as noted in the previous section. We have considered comparable evidence of transacted properties in the area recorded by the Land Registry to establish appropriate values for each scheme for testing purposes. We have drawn upon Land Registry sales data for the year to May 2017, which covers 1,156 transacted properties (see Appendix 2). The data is broken down by settlement, but in some cases there are limited numbers of sales and in some cases no transactions of particular property types (these are indicated in the table). This exercise indicates that the developments in the Park will attract average sales values ranging from circa £3,200 per square metre (£297 per square foot) to £5,800 per square metre (£539 per square foot).

5.8 For ease of reference later in the report, we have grouped the settlements by value, as follows:

- Group 1 settlements: £5,000+ per square metre;
- Group 2 settlements: £4,500 - £,4999 per square metre;
- Group 3 settlements: £4,000 - £4,499 per square metre;
- Group 4 settlements: £3,500 - £3,999 per square metre
- Group 5 settlements: £3,499 or less per square metre.

Table 5.7.1: Land Registry sales data (per sqm)

Settlement	Detached house	Semi-detached house	Terraced house	Flat
CATEGORY 1				
Poynings	No transactions	£5,469	£6,059	£3,560
Rogate	£5,841	No transactions	£4,912	No transactions
Pyecombe	£5,737	£5,100	No transactions	No transactions
Hawkley	£5,393	No transactions	£4,535	No transactions
Graffham	£5,059	£5,221	No transactions	£3,015
Meonstoke	£5,031	£3,834	No transactions	No transactions
CATEGORY 2				
Twyford	£4,992	£3,966	£4,439	£3,413
Amberley	£4,905	£3,838	No transactions	No transactions
Lewes	£4,895	£4,064	£4,388	£4,141
Buriton	£4,858	£3,487	£4,286	No transactions
Stedham	£4,848	£2,108	£4,512	No transactions
Fernhurst	£4,761	£4,591	£4,168	£3,507
Ditchling	£4,690	£3,933	£4,715	£3,623
Lodsworth	£4,611	No transactions	No transactions	No transactions
Fittleworth	£4,560	£3,686	No transactions	No transactions
Itchen Abbas	£4,543	£4,395	No transactions	No transactions
CATEGORY 3				
Bury	£4,402	No transactions	No transactions	No transactions

Settlement	Detached house	Semi-detached house	Terraced house	Flat
West Ahsling	£4,347	No transactions	£3,185	No transactions
Lower Farringdon	£4,344	No transactions	No transactions	No transactions
Alfriston	£4,342	£7,212	£4,722	No transactions
Friston	£4,327	£4,189	No transactions	No transactions
Milland	£4,304	No transactions	No transactions	No transactions
Stroud	£4,280	No transactions	No transactions	No transactions
Petersfield	£4,276	£3,917	£4,071	£3,746
East Meon	£4,274	£3,936	£5,273	No transactions
Greatham	£4,262	£3,901	£3,626	£2,344
Funtington	£4,225	£4,647	No transactions	No transactions
Petworth	£4,188	£3,845	£3,605	£2,838
Easebourne	£4,172	£4,182	£3,587	No transactions
East Dean	£4,170	£5,905	No transactions	£3,219
Compton	£4,145	£3,333	£3,825	£3,291
Singleton	£4,124	No transactions	No transactions	No transactions
Liss	£4,122	£3,720	£3,795	£3,552
Binstead	£4,080	£3,671	£3,691	No transactions
West Meon	£4,047	£4,978	£4,261	No transactions
Midhurst	£4,042	£3,652	£3,709	£4,137
Kingston	£4,032	£3,633	£5,000	No transactions
CATEGORY 4				
Sheet	£3,922	No transactions	£5,900	No transactions
Hambledon	£3,914	£3,815	£3,781	No transactions
Northchapel	£3,869	No transactions	£2,739	No transactions
Steep	£3,775	No transactions	No transactions	No transactions
Lavant	£3,729	£3,934	£2,930	£3,000
Watersfield	£3,695	No transactions	£3,696	No transactions
South Harting	£3,681	£3,125	£3,966	£2,689
Findon	£3,665	£3,596	£3,063	£3,624
Corhampton	£3,636	No transactions	No transactions	No transactions
Cocking	£3,630	£4,412	No transactions	No transactions
Selborne	£3,543	£3,539	No transactions	£3,988
Droxford	£3,537	£3,750	£3,867	£3,071
Cheriton	£3,524	£3,271	£3,676	No transactions
Chawton	£3,510	No transactions	£4,142	No transactions
CATEGORY 5				
Washington	£3,414	£3,634	£5,463	No transactions
Coldwatham	£3,348	£3,422	No transactions	No transactions
Clapham	£3,160	£2,607	No transactions	No transactions

5.9 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run sensitivity analyses (see Appendix 5) assuming growth in sales values accompanied by cost inflation at varying levels depending on the timing of delivery (i.e. medium or long term)[14]. The results of these sensitivity analyses provide the Authority with an indication of the impact of changes in values and costs on scheme viability. We have also tested the impact of a reduction in sales values of 5%, alongside present day build costs, to consider the viability of developments in worsening market conditions (see Appendix 5).

5.10 The future trajectory of house prices is currently uncertain, although the Savills Quarter 1 2017 prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream South East markets will grow over the period between 2017 and 2021[15]. Savills predict that values in mainstream South East markets will increase by 2.0% in 2017, 2.0% in 2018, 6.5% in 2019, 4.0% in 2020 and 1.5% in 2021. This equates to cumulative growth of 17.0% between 2017 and 2021 inclusive.

Affordable housing tenure and values

5.11 The emerging draft of Policy SD28 of the Authority's Local Plan as of 15 June 2017 sought 50% affordable housing on developments of 11 or more units, normally to be provided as a minimum of 75% rented housing with the balance provided as intermediate housing. On sites of between 3 and 10 units, the emerging draft set a sliding scale, as set out in Table 5.11.1.

Table 5.11.1: Affordable housing requirements in Policy SD28

Number of units	Affordable housing requirement	Tenure of affordable housing
3 – 4	1	1 rented
5 – 7	2	At least 1 rented
8 – 9	3	At least 2 rented
10	4	At least 2 rented

5.12 The Authority has also requested that we test alternative thresholds and bandings for the sliding scale for schemes of 10 or fewer units, as follows:

Option B:

- 1 – 2 units: no requirement
- 3 – 7 units: sliding scale dependent on viability
- 8+ units: 50% on site affordable housing

Option C:

- 1 – 5 units: no requirement
- 6 – 10 units: sliding scale dependent on viability
- 11+ units: 50% on site affordable housing

Option D (from Preferred Options approach):

- 1 – 5 units: no requirement
- 6 – 10 units: 40% on-site affordable
- 11+ units: 40% on site affordable housing

[14] We have applied the Savills prediction of cumulative house price growth of 17% to 2021 and then 4% per annum (nominal) thereafter. The BCIS general cost index predicts cumulative build cost inflation of 14.7% to June 2021. We have then applied 3% inflation per annum thereafter. Individual schemes will come forward at different points over the plan period and our sensitivity analyses assume that the schemes come forward between years 6 to 10 of the plan.

[15] Savills Residential Property Focus 2017 Issue 1

5.13 We have tested all the options above with a tenure mix of 75% affordable rent and 25% intermediate housing and an alternative mix of 50% affordable rent and 50% intermediate.

5.14 We have also tested rural exception sites with the following tenure options:

- Option a: 100% affordable (75% affordable rent; 25% intermediate);
- Option b: 100% affordable (50% affordable rent; 50% intermediate);
- Option c: 80% affordable (50% affordable rent; 50% intermediate); 20% market housing.

5.15 Our appraisals assume that the rented housing is let at rents that do not exceed Local Housing Allowance ('LHA') rates, so that they are affordable to households subject to the Universal Credit, as shown in Table 5.15.1. The approach adopted is therefore consistent with the rent caps announced in the Autumn Statement in November 2015. It should be noted that the LHA capped rents are considerably lower than market rents. Prior to the Autumn Statement, rents for affordable rented units could have (in theory) been set as high as 80% of market rents (inclusive of service charges), but this is no longer an option as the government capped rents at LHA levels from this point onwards. The National Park is located within a number of 'Broad Rental Market Areas' ('BRMA'). LHAs for each unit type in the BRMAs within the National Park are shown in Table 5.15.1. , For modelling purposes, we have adopted the median rent in our appraisals (as shown in the final row of Table 5.15.1).

Table 5.15.1: Weekly rents and Local Housing Allowance limits (Source: Valuation Office Agency, see Appendix 3, as of June 2017)

	One bed	Two bed	Three bed	Four bed
East Hants	134.02	161.98	192.28	266.65
Chichester	134.02	168.00	198.11	268.03
Arun	134.02	168.00	198.11	268.03
Adur	120.06	153.02	185.29	246.00
Wealden	153.02	192.48	230.28	339.36
Lewes	153.02	192.48	230.28	339.36
Mid Sussex	153.02	192.48	230.28	339.36
Horsham	153.02	192.48	230.28	339.36
Eastbourne	116.53	151.5	182.45	235.35
Worthing	120.06	153.02	185.29	246.00
Winchester	134.02	161.98	192.28	266.65
Brighton	153.02	192.48	230.28	339.36
Median	**134.02**	**168.00**	**198.11**	**268.03**

5.16 In the July 2015 Budget, the Chancellor announced that RPs will be required to reduce rents by 1% per annum for the next four years. This will reduce the capital values that RPs will pay developers for completed affordable housing units. At this stage, it is unclear whether this requirement will roll forward beyond the four year period 2015/16 to 2018/19. We have therefore adopted a cautious assumption and assumed that the restriction will remain in place in perpetuity (i.e. every new development will face reduced rents for the first four years, even if they are started after the initial four year period).

5.17 Based on the rents above, our modelling indicates that RPs would pay an average of £1,475 per square metre (£137 per square foot) to acquire completed affordable rented units (see Appendix 3).

5.18 The CLG/HCA '*Shared Ownership and Affordable Homes Programme 2016-2021: Prospectus'* document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations. Consequently, all our appraisals assume nil grant. We

recommend that the Authority revisits this assumption when it next reviews its charging schedule.

5.19 For shared ownership units, we have assumed that Registered Providers will sell initial equity stakes of between 40% to 50% and charge a rent of 2.75% on the retained equity, the latter reflecting the maximum rent RPs are permitted by the Homes and Communities Agency to charge purchasers. The rent on retained equity is capitalised using a yield of 5%. On the basis of these assumptions, the shared ownership units would generate revenue of approximately 70% of market value, which is also reflective of our experience on live developments.

Build costs

5.20 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. We note that the Authority's CIL Viability Study used median BCIS costs and this was accepted at Examination. However, it is unlikely that the medium cost will be sufficient to meet the quality and design aspirations of the Authority and consequently, we have adopted the 'upper quartile' BCIS cost. Base costs (**before** local adjustment) are as follows (see Appendix 4):

Table 5.20.1: Base BCIS build costs

Development type	Median cost per square metre	Mean cost per square metre	Upper quartile cost per square metre
Houses	£1,054	£1,082	£1,192
Houses (3 or less) – detached	£1,555	£1,827	£2,149
Houses (3 or less) – semi-detached	£1,208	£1,250	£1,397
Houses (3 or less) – terraced	£1,129	£1,573	£1,268
Flats	£1,078	£1,290	£1,454

5.21 The BICS provides a local adjustment factor by local authority area to reflect the differences in costs in comparison to the base costs in Table 3.15.1. The adjustment factors range from 111 to 121 (100 being the base costs), with most authorities being at the upper end of the range.

5.22 We have applied a local adjustment factor of 120 to the base costs. This is a cautious assumption, as many parts of the Park will not require this level of adjustment. The adjusted costs are summarised in Table 5.22.1.

Table 5.22.1: BCIS costs with local adjustment factor of 120 applied

Development type	Upper quartile cost per square metre
Houses	£1,265
Houses (3 or less) – detached	£2,579
Houses (3 or less) – semi-detached	£1,676
Houses (3 or less) – terraced	£1,522
Flats	£1,745

5.23 We have applied a 10% of base build costs allowance for external works, reflecting standard requirements as applied in live developments we have assessed, and an additional 7.5% of base build costs to allow for enhancements to landscaping and other costs, such as custom capped lamp posts to reduce light pollution. The latter is considered to be a generous uplift which ensures a rigorous approach; in reality, additional costs will be lower than this in most cases.

5.24 In addition, the base costs above are increased by an additional 6% for the requirements in Policy SD48. This allowance exceeds the amounts that are reported to be required in research by Sweett

Group and Zero Carbon Hub 'Cost analysis: meeting the zero carbon standard' (February 2014) which identifies the following typical costs:

- Detached house: £76 per square metre
- Semi-detached house: £62 per square metre
- Terraced house: £57 per square metre
- Flats: £43 per square metre

5.25 In contrast, the allowances in our appraisals range from a minimum of £87 per square metre to a maximum of £129 per square metre. The Local Plan is not seeking developments to meet zero carbon standard but the allowance future proofs the assessment as it takes account of future enhancements to sustainability requirements embedded in the Building Regulations. In the context of current regulations, this is considered to be a generous uplift which ensures a rigorous approach; in reality any additional costs will be lower than this in most cases.

5.26 On greenfield sites, we have incorporated an additional allowance of £15,000 per unit for utilities, site roads, ground works and other associated costs required on sites that have not been previously developed. This is based on appraisals that we have completed and reviewed of live developments which include allowances for utilities and other related costs.

Professional fees

5.27 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the higher end of the range for most schemes. This assumption is based on the level of fees applied in live developments that we have assessed on behalf of developers and local authorities.

Development finance

5.28 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions. This rate reflects the range of finance costs that have been incurred by developers as evidenced in viability assessments on the live developments that we have reviewed.

Marketing costs

5.29 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees, which reflects the assumptions applied on live developments that we have appraised or reviewed.

South Downs National Park CIL

5.30 As noted previously, the Authority adopted its CIL CS on 1 January 2017 and it came into effect on 1 April 2017. The rates of CIL are summarised in Table 5.30.1.

Table 5.30.1: CIL charging rates

Intended use of development	Area/type	CIL (£s per sqm GIA)
Residential	Zone 1	£150
	Zone 2	£200
Large format retail[16]		£120
All other types of development		Nil

5.31 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This will be the case for some development sites in the main settlements in SDNP. However, for the purposes of our appraisals, and taking a cautionary and rigorous approach, we have assumed that there is no deduction for existing floorspace. In reality, however, the CIL element of development costs would normally reduce to a greater or lesser extent as a result of 'netting off' existing floorspace.
Section 106 costs

5.32 On smaller sites, almost all contributions towards infrastructure will be secured through CIL, leaving residual requirements that will be needed to make a scheme acceptable in planning terms. The Authority's CIL Viability Study assumed a residual requirement of £3,000 per unit (applied to all tenures) to account for on-site obligations which will continue to be sought alongside CIL, the latter funding off-site infrastructure requirements. We have applied this allowance in our appraisals; the actual amounts sought will be determined on the basis of site-specific requirements and could vary to a degree. However, it is likely that in most cases, the amounts sought will be significantly lower and our assumption represents a worst case scenario.

5.33 The Authority considers that none of the site typologies will be of sufficient scale to warrant provision of a school(s) in their own right. Furthermore, provision of new school paces comes within the scope of CIL.

Accessibility standards

5.34 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) at an average cost of £521 per house and £924 per unit for flats[17]. At the current time, the Authority is not seeking to apply Category 2 or 3 requirements to any newly constructed dwellings in the Park. However, the costs are incorporated in order to ensure that any compulsory extension of standards over the plan period is accounted for. In the context of current regulations, this is considered to be a generous uplift which ensures a rigorous approach; in reality, any additional costs will be lower than this in most cases. In the context of current regulations, this is considered to be a generous uplift which ensures a rigorous approach; in reality, in most cases any additional costs will be lower than this.

Development and sales periods

5.35 Development and sales periods vary between different types of scheme. However, our sales periods are based on an assumption of a sales rate of 3 units per month. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 4-5 units per month might be expected. In comparison to other areas outside national parks, the amount of development is fairly limited and developers rarely need to compete with other developments. Lack of competition supports a strong sales rate which underpins scheme viability.

[16] Meaning convenience-based supermarkets and superstores and retail warehouses with a net retail selling space of over 280m2 providing shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix. Also retail outlets specialising in household goods (such as carpets, furniture and electrical), DIY items and other ranges of goods, catering for mainly car-borne customers.
[17] Based on DCLH '*Housing Standards Review: Cost Impacts'* September 2014

Developer's profit

5.36 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13-15% of development value[18]. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major house builders will set targets for minimum profit).

5.37 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.

5.38 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. Perceived risk in the UK housing market had been receding but the outcome of the referendum on the UK's membership of the European Union has resulted in a degree of uncertainty about the future trajectory of house prices. We have therefore adopted a profit margin of 20% of GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. This is considered to be a rigorous approach which ensures the robustness of the appraisal outputs.

5.39 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013). The position has also been tested and supported by numerous inspectors at planning appeals (see for example Former Holsworthy Showground – reference APP/W1145/Q/13/2204429).

Exceptional costs

5.40 The bulk of sites identified in the Authority's plan will be previously undeveloped, greenfield sites without encumbrances. For a very limited number of sites, exceptional costs can be an issue where they have been previously developed. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data to a degree, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land values

5.41 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways –

[18] This level of profit is unlikely to have been a reflection of 'normal' market conditions, given that the market subsequently crashed as a result – in part – of speculation on continued rapid increases in house prices.

as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study. Given the scale of the housing sites that the Authority anticipates bringing forward, a majority will be brought forward on land that has not been previously developed on the edge of existing settlements and would generally be unsuitable for other uses due to landscape impact and other National Park considerations. Open, greenfield or other forms of previously undeveloped or unused land have very low existing use values (typical agricultural land values are in the region of £21,000 per hectare). However, residential development generates significantly higher land values and this feeds into landowner expectations, which will exceed existing use value by a significant margin. Benchmark land values for greenfield sites are typically ten to fifteen times agricultural land values. This is reflected in the range identified in research undertaken by the Department for Communities and Local Government, which suggests greenfield land values range from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acre[19]). This range has been widely adopted for the purposes of CIL viability testing and we have seen a similar range of values applied in viability assessments on schemes submitted for planning in the south east.

5.42 The SDNPA CIL Viability Study adopted a benchmark land value of £370,000 to £500,000 per gross hectare for greenfield sites and £850,000 to £1,500,000 per gross hectare for previously developed commercial land. These were considered reasonable at examination in 2016. We have reflected this range of benchmark land values in our assessment, but also taken account of the special circumstances within the park, with a general presumption against any greenfield development due to its special status. Furthermore, it has now been 7 years since National Park status was confirmed, hence landowner expectations should have changed to reflect this. We have therefore adopted a greenfield benchmark land value of £300,000 per gross hectare, reflecting a mid-point in the CLG range. This is still over 14 times the typical agricultural land value, and therefore represents a reasonably cautious benchmark against standard assumptions.

5.43 For commercial land, we have adopted a land value of £850,000 per gross hectare based on an appraisal of development of industrial/storage space on one hectare of land, with a 40% site coverage (see Figure 5.43.1), and then applying an uplift in the resultant residual land value . The residual land value is a good proxy for, and typical of, the existing use value of sites in the National Park currently in industrial use. It also establishes the typical value of sites developed for an alternative (non-residential) use. This establishes whether residential development performs better (in terms of generating higher residual land values) than the alternatives of either retaining existing non-residential development, or development of commercial floorspace on a greenfield site. The rental data in Appendix 2 provides an indication of the spread of rents for industrial and storage space. The rents are therefore based on lettings of similar space in or around the National Park[20]. Costs are sourced from BCIS (see Appendix 4): we have adopted build costs relating to factories/offices – mixed facilities (class B1) reflective of the range of uses to which the rental data relates. The residual land value is circa £690,000 which is shown as the "residualised price" in Figure 5.43.1 and, in line with standard practice is shown net of stamp duty and acquisition fees, to which we have added a 20% uplift as an incentive to the landowner to sell, and rounded the resulting amount to £850,000 per gross hectare.

5.44 For rural exception sites, we have applied a lower benchmark land value of £100,000 per gross hectare. This is still five times agricultural land value, thus providing a competitive return to the landowner but recognises that affordable housing has a significantly lower value. We understand that in the Authority's experience, some sites will be brought forward by philanthropic land owners (e.g. large estates) or through land sold at low cost to Community Land owners. Our assumption therefore adopts a conservative position and more advantageous terms may be available for RPs.

[19] DCLG *'Cumulative impacts of regulations on house builders and landowners'* Research paper' 2011

[20] See Appendix 2 – the upper end of the range indicated by transactional data is £11.79 per square foot. We have adopted £13 per square foot to reflect a premium over second hand stock.

Figure 5.43.1: Appraisal of one hectare of industrial land

APPRAISAL SUMMARY — BNP PARIBAS REAL ESTATE

1 hectare of industrial - 40% site coverage

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary	**Units**	**ft²**	**Rate ft²**	**Initial MRV/Unit**	**Net Rent at Sale**	**Initial MRV**
Industrial unit	1	40,903	13.00	531,739	531,739	531,739
Investment Valuation						
Industrial unit						
Market Rent	531,739	YP @	5.7500%	17.3913		
(1yr Rent Free)		PV 1yr @	5.7500%	0.9456	8,744,808	
GROSS DEVELOPMENT VALUE				**8,744,808**		
Purchaser's Costs		5.80%	(507,199)			
				(507,199)		
NET DEVELOPMENT VALUE				**8,237,609**		
NET REALISATION				**8,237,609**		
OUTLAY						
ACQUISITION COSTS						
Residualised Price			690,137			
Stamp Duty		5.00%	34,507			
Agent Fee		1.00%	6,901			
Legal Fee		0.80%	5,521			
				737,066		
CONSTRUCTION COSTS						
Construction	**ft²**	**Rate ft²**	**Cost**			
Industrial unit	43,056 ft²	105.90 pf²	4,559,630	**4,559,630**		
Contingency		5.00%	227,982			
				227,982		
Other Construction						
External works		15.00%	683,945			
				683,945		
Municipal Costs						
S106			20,000			
				20,000		
PROFESSIONAL FEES						
Fees		7.00%	367,050			
				367,050		
MARKETING & LETTING						
Letting Agent Fee		10.00%	53,174			
Letting Legal Fee		5.00%	26,587			
				79,761		
DISPOSAL FEES						
Sales Agent Fee		1.00%	82,376			
				82,376		
FINANCE						
Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			26,074			
Construction			80,791			
Total Finance Cost				106,865		
TOTAL COSTS				**6,864,674**		
PROFIT						
				1,372,935		
Performance Measures						
Profit on Cost%		20.00%				
Profit on GDV%		15.70%				

6 Appraisal outputs

6.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 7 and appendices 2 and 3 and a sample appraisal model is provided at Appendix 6. We have appraised 17 development typologies at various sizes and mixes to reflect the types of development provisionally allocated in the plan, and also reflecting recently granted planning permissions in the Park. Each appraisal incorporates the Authority's Local Plan policies (including the rates of CIL in the adopted Charging Schedule) and the emerging affordable housing requirement of 50% affordable housing requirement (75%/25% split between rented and shared ownership). The affordable housing percentages and tenure mixes are tested alongside all other emerging Local Plan requirements to consider the cumulative impact of policy on the viability of developments in the Park.

6.2 The outputs from the appraisals are converted to land values per gross hectare to facilitate comparison to the benchmarks set out in paragraph 5.42. If a development typology generates a residual land value that exceeds the benchmark land value, then it can be judged to be a viable outcome. If the residual land value is lower than the benchmark land value, this indicates an unviable outcome and appraisal inputs may need to change (e.g. growth in values or reductions in policy requirements). Alternatively, the site may not come forward at the current time. In practice, developers often take a view on values increasing over the development period, so that they achieve a viable outcome as a result of securing higher unit values than initially predicted.

The appraisal results are presented in the next section using a series of tables, an example of which is provided below (Figure 6.3.1). In the table, the residual land values generated by each typology are shown at different values reflecting the range of residential values in settlements across the National Park (varying from £3,500 to £5,500 per square metre). These are shown under the appropriate settlement group (1 to 5). A red shaded cell indicates that the residual land value generated a scenario is lower than the benchmark land value. For example, Typology 16 at a value of £4,200 per square metre generates a residual land value of £278,988 per hectare, which falls below the benchmark land value of £300,000.

Figure 6.3.1: Example of data outputs

Aff Hsg %	40%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 771,722	- 367,250	- 322,141	- 119,895	180,902	579,737	679,451	878,869	1,177,991
3	3	- 804,340	- 365,493	- 316,555	- 97,128	228,768	661,491	769,678	986,040	1,310,582
4	4	325,129	726,896	771,702	972,588	1,273,915	1,675,682	1,776,122	1,977,008	2,278,335
5	5	292,416	675,614	718,347	909,943	1,197,341	1,580,535	1,676,335	1,867,932	2,155,329
6	6	246,506	603,633	643,464	822,026	1,089,870	1,446,998	1,536,281	1,714,846	1,982,691
8	7	277,661	652,476	694,278	881,686	1,162,797	1,537,615	1,631,318	1,818,726	2,099,840
9	8	282,947	660,767	702,902	891,812	1,175,176	1,552,996	1,647,449	1,836,359	2,119,723
11	9	269,462	639,622	680,904	865,984	1,143,606	1,513,768	1,606,309	1,791,389	2,069,010
12	10	37,073	562,598	619,774	882,535	1,276,682	1,802,207	1,933,586	2,196,350	2,590,493
14	30	49,970	400,163	434,781	609,878	872,523	1,222,717	1,309,451	1,482,803	1,742,832
15	80	- 3,726,318	- 2,742,744	- 2,667,008	- 2,175,220	- 1,437,540	- 453,965	- 208,072	279,757	1,007,145
16	80	- 649,242	- 62,308	- 10,530	278,988	711,380	1,282,785	1,424,150	1,706,602	2,130,280
17	200	- 7,614	378,297	412,915	603,948	887,210	1,261,856	1,355,257	1,541,221	1,818,030

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 641,925	- 80,808	- 18,236	258,665	673,627	1,226,913	1,365,237	1,641,885	2,056,847
7	6	- 485,962	291,442	369,821	755,139	1,333,104	2,103,731	2,296,386	2,681,704	3,259,669
10	8	- 4,342,124	- 3,211,961	- 3,113,539	- 2,548,458	- 1,700,831	- 570,668	- 288,133	273,092	1,108,879
13	25	455,684	917,511	963,165	1,194,078	1,539,685	1,996,911	2,111,219	2,339,831	2,682,751

6.3 The typologies are divided into two tables, as they have different benchmark land values. In the first table, the typologies are assumed to come forward on greenfield sites, while the four remaining typologies are assumed to come forward on previously development sites with a higher benchmark land value.

7 Assessment of the results

7.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values reflective of market conditions across the Park. These RLVs are then compared to benchmark land values for each site.

7.2 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Authority's policy requirements* and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements are levied, it is unlikely to come forward and policy requirements would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use. This does not appear to be a significant issue for the development typologies tested across most parts of the Park, although issues do emerge in the lowest value settlements (i.e. Group 5 settlements).

7.3 Local Plan requirements (other than affordable housing, which is tested as a variable amount) are embedded into the appraisals in line with the assumptions set out in Section 5 and the commentary at Appendix 1. This ensures that the cumulative impact of the whole Local Plan is taken into account when considering potential approaches to affordable housing.

7.4 The appraisals assume that CIL is applied to the entire development (with the exception of any affordable housing, which is eligible for social housing relief) and no existing floorspace is offset against the new floorspace. For all typologies categorised as greenfield (i.e. all except for numbers 2, 7, 10 and 13), this reflects the likely reality, as these sites will be previously undeveloped and may only have very small amounts of existing floorspace (e.g. agricultural buildings). In contrast, typologies 2, 7, 10 and 13 are assumed to have been previously developed, so our assumption that CIL applies to the entire newly developed floorspace represents a worst case scenario, with many developments on previously developed land benefiting from a reduction in liability.

7.5 Our assessment disregards the potential impact of Vacant Building Credit (VBC) as this can only ever be applied to reflect site-specific circumstances. The purpose of the Study is to establish the viable level of affordable housing in 'normal' circumstances where VBC does not apply; the application of VBC would only ever result in a reduction in provision of affordable housing (by virtue of applying the 40% requirement to a smaller part of a development, which would improve viability).

Option (a)

7.6 Option (a) proposed by SDNPA is the emerging Local Plan Policy SD28: Affordable Housing. This seeks 50% on all schemes providing 11 or more units and a sliding scale on smaller schemes from 3 units upwards, as summarised in Table 7.6.1.

Table 7.6.1: Option (a)

No of units	Affordable housing	Equivalent percentage
1-2	No requirement	N/A
3-4	1	3 unit scheme: 33.33% 4 unit scheme: 25%
5-7	2	5 unit scheme: 40% 6 unit scheme: 33.33% 7 unit scheme: 29%
8-9	3	8 unit scheme: 38% 9 unit scheme: 33.33%
10	4	40%
11+	50% rounded up to nearest whole number	50%

7.7 We have tested all the typologies which provide 10 or fewer units with the varying proportions shown in Table 7.6.1. Option (a) seeks 50% on all schemes providing 11 or more units and a sliding scale on

smaller schemes from 3 units upwards, as summarised in Table 7.6.1. The results are outlined in figures 7.7.1 to 7.7.4, which consider different levels of on-site affordable housing provision based on percentage proportions drawn from the sliding scale in Table 7.6.1. Our first observation on the proposed approach is that it results in anomalies within bands of units. For example, in the 5 – 7 unit banding, a 5 unit scheme has a 40% affordable housing contribution, yet a 7 unit scheme has only a 29% affordable housing contribution, despite being a bigger scheme. The Authority may wish to consider making changes to the sliding scale to even out some of these anomalies, recognising that there will not be a perfect fit without creating fractions of units[21].

7.8 Schemes of 2 to 3 units are not currently viable outside Category 1 and 2 settlements due to the higher build costs associated with delivering schemes of between 1 and 3 units. A similar issue emerges for smaller sites on previously developed land (2, 7 and 10), where either the high cost of building small schemes of up to and including 3 houses, or the cost of building flats impacts on viability in the lower value settlement groups (even at 25% affordable housing which is at the lower end of the sliding scale).

7.9 We suggest two potential options for this approach; firstly, implement in its current form on the basis that most scenarios show viable outcomes with the proposed affordable housing percentages; or secondly, only seek affordable housing requirements on schemes of 2 to 3 units at the proposed levels in settlement groups 1 and 2, where all typologies are viable at all levels of affordable housing within the range required by the emerging policy. Alternatively this option could be amended to start at a threshold of 4 units, with the following potential sub-options:

- **Sub-option A1:**
  - 3 units: meaningful financial contribution to be negotiated on a case-by-case basis;
  - 4-5 units: 1 affordable unit;
  - 6-7 units: 2 affordable units, at least one of which should be rented;
  - 8 units: 3 affordable units, at least one of which should be rented;
  - 9 units: 3 affordable units, at least two of which should be rented; and
  - 10 units: 4 affordable units, at least 2 of which should be rented.
- **Sub-option A2:**
  - 4-10 units greenfield: 40% affordable of which 75% should be rented;
  - 4-10 units PDL: 30% affordable of which 75% should be rented;
- **Sub-option A3:**
  - 4-10 units on greenfield: 30% affordable of which 75% should be rented

[21] An approach based on an affordable housing percentage based on habitable rooms rather than units could resolve this issue by, for example, creating a smaller affordable unit(s) than the market units.

Figure 7.7.1: 25% affordable housing (75% rented, 25% intermediate)

Aff Hsg %	25%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 499,009	- 23,915	24,502	258,737	610,096	1,078,567	1,195,680	1,429,915	1,781,274
3	3	- 508,451	6,914	59,080	313,220	694,426	1,202,700	1,329,773	1,583,907	1,965,113
4	4	596,015	1,067,928	1,116,365	1,352,324	1,706,259	2,178,172	2,296,153	2,532,112	2,886,047
5	5	550,783	1,000,882	1,047,075	1,272,125	1,609,702	2,059,801	2,172,324	2,397,374	2,734,950
6	6	487,296	906,775	949,829	1,159,569	1,474,180	1,893,660	1,998,528	2,208,268	2,522,880
8	7	530,374	970,631	1,015,818	1,235,945	1,566,139	2,006,398	2,116,462	2,336,591	2,666,784
9	8	537,687	981,471	1,027,018	1,248,910	1,581,748	2,025,534	2,136,479	2,358,371	2,691,209
11	9	519,039	953,827	998,451	1,215,848	1,541,939	1,976,730	2,085,427	2,302,821	2,628,915
12	10	389,970	1,007,247	1,068,810	1,377,450	1,840,408	2,457,689	2,612,009	2,920,649	3,383,607
14	30	244,929	654,251	690,418	895,080	1,202,071	1,610,307	1,711,646	1,914,325	2,218,343
15	80	- 3,202,051	- 2,052,504	- 1,977,815	- 1,403,042	- 540,882	600,172	883,548	1,450,147	2,289,573
16	80	- 339,250	341,376	393,311	730,717	1,231,253	1,894,691	2,059,668	2,389,624	2,882,271
17	200	201,315	649,455	684,934	905,999	1,236,537	1,673,232	1,782,389	1,998,684	2,321,619

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 263,607	389,965	456,662	781,604	1,269,023	1,918,909	2,081,385	2,406,328	2,893,747
7	6	32,833	938,009	1,021,458	1,474,042	2,152,922	3,058,098	3,284,394	3,736,977	4,415,865
10	8	- 3,607,743	- 2,280,262	- 2,178,539	- 1,514,798	- 519,183	797,027	1,124,264	1,778,747	2,760,467
13	25	712,792	1,252,596	1,300,293	1,570,194	1,973,405	2,507,980	2,641,624	2,908,912	3,309,844

Figure 7.7.2: 29% affordable housing (75% rented, 25% intermediate)

Aff Hsg %	29%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	571,739	- 115,471	- 67,677	158,219	495,645	945,542	1,058,023	1,282,967	1,620,392
3	3	- 587,358	- 92,324	- 40,473	204,157	570,251	1,058,381	1,180,410	1,424,475	1,790,576
4	4	523,778	976,990	1,024,455	1,251,058	1,590,965	2,044,177	2,157,476	2,384,084	2,723,992
5	5	481,883	914,143	959,415	1,175,545	1,499,736	1,931,997	2,040,062	2,256,188	2,580,384
6	6	423,084	825,940	868,131	1,069,557	1,371,698	1,774,550	1,875,262	2,076,691	2,378,829
8	7	462,984	885,791	930,073	1,141,477	1,458,582	1,881,388	1,987,091	2,198,493	2,515,597
9	8	469,756	895,950	940,586	1,153,683	1,473,330	1,899,522	2,006,072	2,219,169	2,538,813
11	9	452,485	870,039	913,772	1,122,551	1,435,718	1,853,273	1,957,662	2,166,440	2,479,607
12	10	295,862	888,675	949,066	1,245,474	1,690,080	2,282,893	2,431,097	2,727,502	3,172,111
14	30	192,940	586,495	622,248	819,026	1,114,192	1,506,965	1,604,394	1,799,253	2,091,540
15	80	- 3,341,855	- 2,236,568	- 2,161,600	- 1,608,956	- 779,991	320,758	593,223	1,138,157	1,948,376
16	80	- 421,914	233,959	285,659	610,652	1,092,621	1,731,553	1,890,197	2,207,485	2,681,913
17	200	145,629	577,146	612,396	825,452	1,143,661	1,563,532	1,668,499	1,876,694	2,187,328

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 364,494	264,728	330,095	642,158	1,110,247	1,734,382	1,890,409	2,202,472	2,670,571
7	6	- 105,167	765,594	847,686	1,282,337	1,934,303	2,803,598	3,020,928	3,455,571	4,107,545
10	8	- 3,803,586	- 2,528,713	- 2,427,875	- 1,790,443	- 834,291	434,426	748,695	1,377,233	2,320,050
13	25	644,230	1,163,241	1,210,392	1,469,897	1,857,746	2,371,695	2,500,182	2,757,157	3,142,618

Figure 7.7.3: 33% affordable housing (75% rented, 25% intermediate)

Aff Hsg %	33%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 644,459	- 207,027	- 160,209	57,691	381,194	812,526	920,357	1,136,019	1,459,521
3	3	- 666,258	- 191,653	- 140,864	95,088	446,076	914,056	1,031,054	1,265,043	1,616,031
4	4	451,541	886,047	932,544	1,149,797	1,475,676	1,910,177	2,018,804	2,236,057	2,561,936
5	5	412,987	827,404	871,754	1,078,961	1,389,775	1,804,193	1,907,796	2,115,007	2,425,817
6	6	358,875	745,101	786,432	979,545	1,269,215	1,655,441	1,751,999	1,945,111	2,234,778
8	7	395,594	800,950	844,330	1,047,007	1,351,025	1,756,379	1,857,717	2,060,397	2,364,412
9	8	401,826	810,429	854,157	1,058,457	1,364,910	1,773,513	1,875,664	2,079,964	2,386,418
11	9	385,931	786,252	829,094	1,029,254	1,329,495	1,729,818	1,829,898	2,030,058	2,330,298
12	10	201,758	770,103	829,323	1,113,495	1,539,752	2,108,097	2,250,185	2,534,354	2,960,614
14	30	140,951	518,738	554,079	742,972	1,026,312	1,403,623	1,497,142	1,684,180	1,964,737
15	80	- 3,481,660	- 2,420,632	- 2,345,384	- 1,814,871	- 1,019,100	41,344	302,899	826,011	1,607,179
16	80	- 504,579	126,542	178,007	490,047	953,988	1,568,416	1,720,725	2,025,346	2,481,554
17	200	89,943	504,837	539,857	744,905	1,050,455	1,453,831	1,554,593	1,754,704	2,053,038

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 465,382	139,481	203,519	502,702	951,481	1,549,846	1,699,443	1,998,625	2,447,395
7	6	- 243,641	593,180	673,921	1,090,624	1,715,692	2,549,106	2,757,454	3,174,165	3,799,224
10	8	- 3,999,419	- 2,777,164	- 2,677,210	- 2,066,088	1,149,399	71,835	373,136	975,729	1,879,623
13	25	575,668	1,073,885	1,120,491	1,369,599	1,742,088	2,235,411	2,358,741	2,605,402	2,975,394

Figure 7.7.4: 40% affordable housing (75% rented, 25% intermediate)

Aff Hsg %	40%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 771,722	- 367,250	- 322,141	- 119,895	180,902	579,737	679,451	878,869	1,177,991
3	3	- 804,340	- 365,493	- 316,555	- 97,128	228,768	661,491	769,678	986,040	1,310,582
4	4	325,129	726,896	771,702	972,588	1,273,915	1,675,682	1,776,122	1,977,008	2,278,335
5	5	292,416	675,614	718,347	909,943	1,197,341	1,580,535	1,676,335	1,867,932	2,155,329
6	6	246,506	603,633	643,464	822,026	1,089,870	1,446,998	1,536,281	1,714,846	1,982,691
8	7	277,661	652,476	694,278	881,686	1,162,797	1,537,615	1,631,318	1,818,726	2,099,840
9	8	282,947	660,767	702,902	891,812	1,175,176	1,552,996	1,647,449	1,836,359	2,119,723
11	9	269,462	639,622	680,904	865,984	1,143,606	1,513,768	1,606,309	1,791,389	2,069,010
12	10	37,073	562,598	619,774	882,535	1,276,682	1,802,207	1,933,586	2,196,350	2,590,493
14	30	49,970	400,163	434,781	609,878	872,523	1,222,717	1,309,451	1,482,803	1,742,832
15	80	- 3,726,318	- 2,742,744	- 2,667,008	- 2,175,220	- 1,437,540	- 453,965	- 208,072	279,757	1,007,145
16	80	- 649,242	- 62,308	- 10,530	278,988	711,380	1,282,785	1,424,150	1,706,602	2,130,280
17	200	- 7,614	378,297	412,915	603,948	887,210	1,261,856	1,355,257	1,541,221	1,818,030

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 641,925	- 80,808	- 18,236	258,665	673,627	1,226,913	1,365,237	1,641,885	2,056,847
7	6	- 485,962	291,442	369,821	755,139	1,333,104	2,103,731	2,296,386	2,681,704	3,259,669
10	8	- 4,342,124	- 3,211,961	- 3,113,539	- 2,548,458	- 1,700,831	- 570,668	- 288,133	273,092	1,108,879
13	25	455,684	917,511	963,165	1,194,078	1,539,685	1,996,911	2,111,219	2,339,831	2,682,751

7.10 Turning to sites at or above the 11 unit threshold figures 7.10.1 and 7.10.2 test the impact of 50% affordable housing (alongside all other Local Plan policies) at tenure mixes of 75% rented and 25% intermediate housing and an alternative mix of 50% rented and 50% intermediate[22].

[22] Although typologies 1 to 12 fall below the proposed threshold, the Authority has requested that we appraise all typologies with 50% affordable housing.

Figure 7.10.1: 50% affordable housing (75% rented / 25% intermediate)

Aff Hsg %	50%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	-953,537	-596,141	-553,463	-374,765	-106,708	247,185	335,296	511,498	775,812
3	3	-1,001,597	-613,831	-567,533	373,650	-82,826	300,687	396,277	587,457	874,221
4	4	144,537	499,542	541,928	719,430	985,685	1,340,685	1,429,437	1,606,939	1,873,193
5	5	120,174	458,767	499,197	668,489	922,434	1,261,026	1,345,675	1,514,971	1,768,916
6	6	85,981	401,541	439,218	596,999	833,666	1,149,225	1,228,114	1,385,896	1,622,566
8	7	109,184	440,371	479,918	645,511	893,903	1,225,090	1,307,889	1,473,482	1,721,874
9	8	113,123	446,965	486,824	653,746	904,126	1,237,968	1,321,430	1,488,350	1,738,732
11	9	103,078	430,154	469,207	532,744	878,051	1,205,128	1,286,896	1,450,433	1,695,740
12	10	-200,994	266,168	320,416	552,595	900,862	1,365,216	1,481,306	1,713,482	2,061,749
14	30	-81,135	230,772	264,356	419,743	652,825	963,600	1,041,293	1,195,121	1,425,824
15	80	-4,075,830	-3,202,904	-3,126,470	-2,690,006	-2,035,312	-1,162,385	-944,153	-507,691	144,953
16	80	-855,902	-334,651	-283,469	-22,843	362,960	872,218	999,073	1,251,254	1,627,429
17	200	-148,798	197,043	231,486	401,220	654,002	987,605	1,070,492	1,236,246	1,482,305

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	-894,144	-398,345	-339,146	-91,237	276,696	765,582	887,801	1,132,249	1,498,917
7	6	-832,138	-141,573	-65,512	275,865	786,555	1,467,490	1,637,717	1,978,180	2,488,879
10	8	-4,831,711	-3,833,094	-3,736,873	-3,237,564	-2,488,607	-1,489,990	-1,240,330	-741,022	7,827
13	25	294,279	694,122	738,412	943,333	1,250,540	1,656,199	1,757,614	1,960,444	2,264,698

Figure 7.10.2: 50% affordable housing (50% rented / 50% intermediate)

Aff Hsg %	50%
Rented %	50%
Intermediate %	50%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	-741,131	-322,725	-264,805	-55,602	254,586	667,148	770,294	976,574	1,285,991
3	3	-771,140	-317,196	-254,346	-27,371	308,717	756,338	868,239	1,092,043	1,427,755
4	4	355,520	771,116	828,650	1,036,448	1,348,145	1,763,737	1,867,636	2,075,435	2,387,127
5	5	321,403	717,785	772,661	970,852	1,268,141	1,664,523	1,763,617	1,961,808	2,259,093
6	6	273,523	642,940	694,084	878,792	1,155,853	1,525,270	1,617,626	1,802,335	2,079,396
8	7	306,013	693,730	747,405	941,260	1,232,048	1,619,763	1,716,692	1,910,548	2,201,335
9	8	311,529	702,349	756,455	951,865	1,244,981	1,635,801	1,733,505	1,928,915	2,222,032
11	9	297,463	680,364	733,371	924,823	1,211,997	1,594,896	1,690,620	1,882,072	2,169,246
12	10	77,784	621,393	695,457	967,263	1,374,969	1,918,578	2,054,481	2,326,287	2,733,993
14	30	117,922	485,537	533,332	717,139	992,098	1,355,747	1,446,660	1,628,485	1,901,222
15	80	-3,519,233	-2,486,463	-2,370,068	-1,853,683	-1,079,105	-46,335	208,901	718,080	1,475,334
16	80	-520,155	96,156	170,393	474,734	925,610	1,520,507	1,668,728	1,962,508	2,403,176
17	200	73,464	476,795	525,901	724,255	1,018,714	1,406,256	1,502,357	1,693,304	1,978,695

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	-599,481	-19,056	60,444	346,606	775,850	1,348,175	1,491,266	1,777,428	2,206,672
7	6	-421,731	381,306	485,360	883,930	1,481,785	2,278,933	2,478,218	2,876,796	3,474,651
10	8	-4,238,216	-3,069,164	-2,930,335	-2,345,809	-1,469,015	-299,953	-7,695	568,784	1,433,341
13	25	545,298	1,030,100	1,093,129	1,333,021	1,692,701	2,172,273	2,292,167	2,531,952	2,891,632

7.11 As indicated in Figure 7.10.1, the viability of some schemes on the basis of emerging Policy SD28 is challenging in the lower value settlement categories, although the outcome is highly dependent on the form of housing development. For example, typology 15 (which includes a high proportion of flats) is unviable until the very highest sale value is achieved. This is due to the higher cost of construction and the need to provide amenity areas which results in less efficient gross to net ratios. In contrast, typology 13 (comprising houses only) is viable from almost the lowest value in the range tested.

7.12 These results strongly suggest that the Authority could adopt a target of 50% affordable housing. Providing it is applied on a 'subject-to-viability' basis (which the emerging Local Plan confirms to be the

case), the lack of viability of some forms of development at the lower end of the value range should not result in a reduced target as these will become viable as a result of growth in values over the plan period. Furthermore, it is important to focus on the results of typologies which will yield significant amounts of housing (13 and 14 in particular, which are shown to be viable at present values across the Park). Adopting a lower target to ensure that it could be achieved on every site coming forward would result in sites that could have made a higher contribution to affordable housing failing to do so. It is also important to note that many of the inputs to the appraisals are cautious and may consequently understate that residual land values to a degree. A target of 50% affordable housing is also necessary to fulfil the National Park's social-economic duty, and the advice in the National Parks Vision and Circular that the focus of housing delivery should be affordable housing.

7.13 Typology 17, by virtue of being a site of significant scale has a longer build out period than other development typologies and as a consequence, bears greater finance costs. Despite this, the scheme still generates residual land values that exceed the benchmark land value at sales values of £4,200 per square metre or more (based on a 75% rented and 25% shared ownership tenure split). At a varied tenure mix of 50% rent and 50% shared ownership, the typology could generate residual land values exceeding the benchmark land value at sales values as low as £3,500 per square metre.

7.14 Although sites of 4 to 10 units are in some cases more viable than larger schemes and very small schemes (i.e. 3 or fewer units) the proposed graduated approach avoids the propensity for developers to build schemes just below the threshold and not optimising the use of sites. The proposed approaches avoid a 'cliff-edge' where developers face a full affordable housing requirement above a certain number of units. This encourages developers to build to the maximum potential of all sites.

Option (b)

7.15 Option (b) reflects Policy SD24: Affordable Housing in the South Downs Local Plan Preferred Options published in 2015. It is the predecessor to Option A with different thresholds for on-site or off-site (between 6 and 10 units) and on-site delivery (11 or more units), as summarised in Table 7.15.1. We have assumed that an off-site delivery option would be financially neutral for the developer (i.e. there is no financial benefit to delivering off-site to avoid encouraging developers to opt for this route).

Table 7.15.1: Alternative option (b)

No of units	Affordable housing
1-5	No requirement
6-10	40% on-site or off-site
11+	40% on-site affordable housing

7.16 The results of our appraisals incorporating 40% are provided in Figure 7.16.1 (75% rented housing, 25% intermediate) and Figure 7.16.2 (50% rented housing and 50% intermediate). Both sets of appraisals show that the 40% on-site requirement is financially viable in many typologies across the settlement categories. However, at a tenure split of 75% rented and 25% intermediate, schemes in the lowest value category struggle to generate a viable outcome. At these lower values, a switch in tenure mix to 50% rented and 50% intermediate can remedy viability issues.

Figure 7.16.1: 40% affordable housing (75% rented, 25% intermediate)

Aff Hsg %	40%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 771,722	- 367,250	- 322,141	- 119,895	180,902	579,737	679,451	878,869	1,177,991
3	3	- 804,340	- 365,493	- 316,555	- 97,128	228,768	661,491	769,678	986,040	1,310,582
4	4	325,129	726,896	771,702	972,588	1,273,915	1,675,682	1,776,122	1,977,008	2,278,335
5	5	292,416	675,614	718,347	909,943	1,197,341	1,580,535	1,676,335	1,867,932	2,155,329
6	6	246,506	603,633	643,464	822,026	1,089,870	1,446,998	1,536,281	1,714,846	1,982,691
8	7	277,661	652,476	694,278	881,686	1,162,797	1,537,615	1,631,318	1,818,726	2,099,840
9	8	282,947	660,767	702,902	891,812	1,175,176	1,552,996	1,647,449	1,836,359	2,119,723
11	9	269,462	639,622	680,904	865,984	1,143,606	1,513,768	1,606,309	1,791,389	2,069,010
12	10	37,073	562,598	619,774	882,535	1,276,682	1,802,207	1,933,586	2,196,350	2,590,493
14	30	49,970	400,163	434,781	609,878	872,523	1,222,717	1,309,451	1,482,803	1,742,832
15	80	- 3,726,318	- 2,742,744	- 2,667,008	- 2,175,220	- 1,437,540	- 453,965	- 208,072	279,757	1,007,145
16	80	- 649,242	- 62,308	- 10,530	278,988	711,380	1,282,785	1,424,150	1,706,602	2,130,280
17	200	- 7,614	378,297	412,915	603,948	887,210	1,261,856	1,355,257	1,541,221	1,818,030

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 641,925	- 80,808	- 18,236	258,665	673,627	1,226,913	1,365,237	1,641,885	2,056,847
7	6	- 485,962	291,442	369,821	755,139	1,333,104	2,103,731	2,296,386	2,681,704	3,259,669
10	8	- 4,342,124	- 3,211,961	- 3,113,539	- 2,548,458	- 1,700,831	- 570,668	- 288,133	273,092	1,108,879

Figure 7.16.2: 40% affordable housing (50% rented, 50% intermediate)

Aff Hsg %	40%
Rented %	50%
Intermediate %	50%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 601,797	- 148,516	- 91,216	133,542	468,755	915,710	1,027,452	1,250,924	1,586,138
3	3	- 619,977	- 128,182	- 66,007	177,383	541,078	1,026,010	1,147,241	1,389,711	1,753,405
4	4	493,917	944,158	1,001,080	1,226,201	1,563,879	2,014,120	2,126,683	2,351,804	2,689,482
5	5	453,402	882,829	937,123	1,151,834	1,473,903	1,903,333	2,010,687	2,225,402	2,547,471
6	6	396,539	796,753	847,354	1,047,462	1,347,622	1,747,837	1,847,890	2,047,997	2,348,158
8	7	435,123	855,161	908,267	1,118,286	1,433,313	1,853,351	1,958,359	2,168,378	2,483,407
9	8	441,674	865,075	918,607	1,130,306	1,447,859	1,871,260	1,977,111	2,188,813	2,506,363
11	9	424,971	839,790	892,238	1,099,648	1,410,763	1,825,583	1,929,288	2,136,700	2,447,814
12	10	257,853	846,782	919,807	1,214,270	1,655,967	2,244,895	2,392,126	2,686,592	3,128,289
14	30	208,310	603,976	649,961	847,795	1,144,295	1,535,837	1,633,722	1,829,493	2,123,150
15	80	- 3,281,040	- 2,169,591	- 2,061,887	- 1,506,162	- 672,575	432,750	706,736	1,253,264	2,064,678
16	80	- 380,643	279,471	349,541	675,228	1,160,030	1,799,266	1,958,980	2,275,331	2,749,444
17	200	168,641	601,224	647,855	861,288	1,178,374	1,597,364	1,700,883	1,907,825	2,216,008

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 406,194	219,506	297,898	607,927	1,072,956	1,692,995	1,848,004	2,158,024	2,623,053
7	6	- 157,634	708,169	809,788	1,241,585	1,889,292	2,752,886	2,968,789	3,400,594	4,048,293
10	8	- 3,867,328	- 2,600,815	- 2,468,309	- 1,835,048	885,166	376,027	688,237	1,312,668	2,249,298
13	25	664,500	1,186,294	1,246,939	1,506,147	1,893,414	2,409,770	2,538,859	2,797,038	3,184,306

7.17 Our appraisals indicate that Option (b) would not prevent most sites from being viably developed. In some cases, alternative tenures may need to be agreed. In others, the form of building may prevent schemes being viable until values increase and in these cases, a degree of flexibility on the overall percentage of affordable housing may be required at the development management stage.

Rural Exception sites

7.18 Rural exception sites are generally (but not exclusively) greenfield sites outside a settlement boundary where development would normally be refused. Development is sometimes permitted where the developer enters into a Section 106 agreement to provide the residential units as affordable housing, as

the benefits of delivery of this type of housing are judged to outweigh the harm caused to the rural area.

7.19 As a consequence of the planning presumption against the development of market housing, the land value is constrained, which assists in the delivery of the units as affordable. However, there may be instances where developments comprised solely of affordable housing do not generate positive land values. Unless grant or other subsidy is available to cover the shortfall, the schemes will either not come forward or could include an element of private housing to cross-subsidise delivery.

7.20 We have tested the following scenarios, using some of the relevant typologies (i.e. those assumed to be developed on greenfield sites and excluding the typologies assumed to come forward in the urban areas):

- Option (i): 100% affordable, 75% rented and 25% intermediate
- Option (ii): 100% affordable, 50% rented and 50% intermediate
- Option (iii): 80% affordable housing, 50% rented and 50% intermediate with 20% private housing.

7.21 Although revenues will be lower for 100% affordable housing schemes in comparison to private housing developments, there are a number of factors that assist in offsetting the lower revenue. Firstly, due to the presumption against development for speculative private housing, land values for rural exception sites are low, which again reduces a developer's costs. The second is that profit on affordable housing is applied at a significantly lower rate in comparison to market housing (as noted previously, the profit on affordable housing is typically 6% whereas market housing profit is 20%). Profit is a cost in the appraisal, so applying a lower rate of profit will reduce costs. Thirdly, there are cashflow differences that assist viability; typically a Registered Provider will pay the completed acquisition price over the build period rather than after practical completion. Receiving revenue earlier reduces the Developer's borrowing requirements, thus reducing finance costs. Fourthly, there are reductions in costs associated with marketing as all the units are sold in a single transaction to a Registered Provider. Fifthly, there will be some cost savings, reflecting alternative internal fit-out favoured by RPs (for the purposes of testing, we have assumed that a cost saving of 10% against the base cost can be achieved). Sixthly, for 100% affordable housing schemes, RPs are permitted to use 'Recycled Capital Grant Fund' and other forms of housing grant made available by the Homes and Communities Agency under the 'Shared Ownership and Affordable Homes Programme (2016-2021)'. For testing purposes, we have assumed that RPs are able to invest £30,000 per unit through a blend of grant funding sources (the amount of grant actually available is based on scheme-by-scheme negotiations between RPs and the HCA and also their individual investment decisions on the use of Recycled Capital Grant Fund).

7.22 To reflect the first point above, we have reduced the greenfield benchmark land value from £300,000 to £100,000 per gross hectare, which is still circa 5 times agricultural land values, thus providing the landowner with a competitive return for their land in comparison to existing use.

7.23 Figure 7.23.1 summarises the appraisal results for Option (i) - 100% affordable housing schemes with a tenure split of 75% rented and 25% intermediate. The smallest schemes generate negative residual land values due to their higher build costs, while all other typologies only become viable when sales values exceed £4,000 square metres or more. Typologies 12, 15 and 16 (mixed flatted and housing schemes) are unlikely to come forward on rural exception sites, so less weight can be placed on these results.

Figure 7.23.1: 100% AH, 75% rented, 25% intermediate

Aff Hsg %	100%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£100,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	1,011,199	-889,100	-858,577	-797,523	-705,946	583,847	-553,324	-492,270	-400,693
3	3	-1,064,136	-931,662	-898,540	-832,303	-732,944	-600,470	-567,355	-501,118	-401,759
4	4	21,650	97,863	127,548	186,914	275,969	394,706	424,391	483,762	572,813
5	5	-38,442	75,991	104,301	160,929	245,863	359,114	387,424	444,048	528,986
6	6	62,007	45,295	71,680	124,453	203,610	309,156	335,544	388,313	467,474
8	7	-46,016	66,123	93,817	149,204	232,282	343,057	370,747	426,135	509,213
9	8	-43,301	69,660	97,574	153,405	237,150	348,809	376,723	432,554	516,299
11	9	-50,224	60,643	87,992	142,690	224,737	334,133	361,485	416,183	498,230
12	10	-384,875	-223,987	-183,768	-103,435	15,726	171,263	210,089	287,748	404,232
14	30	-39,229	75,991	104,303	160,928	245,864	359,113	387,425	444,049	528,986
15	80	-3,596,151	-3,270,309	-3,188,848	-3,025,927	-2,781,544	-2,455,702	-2,374,241	-2,211,320	-1,966,938
16	80	-674,187	-477,634	-428,496	-330,219	-182,805	13,252	60,973	154,790	294,016
17	200	-75,413	52,983	83,634	144,379	234,833	355,078	385,074	445,042	534,994

7.24 When the tenure mix is varied from 75% rented/25% intermediate to a 50%/50% split between the two tenures (Option ii), the residual land values increase significantly and a range of typologies become viable even at the lowest sales value (see Figure 7.24.1). In all settlement categories, rural exception sites could therefore be developed without the need for subsidy from private housing.

Figure 7.24.1: 100% AH, 50% rented, 50% intermediate

Aff Hsg %	100%
Rented %	50%
Intermediate %	50%
Growth	Off

Residual values per gross hectare

Per ha:	£100,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	-721,212	-477,014	-415,959	-293,860	-110,706	128,359	187,294	305,166	481,973
3	3	-749,505	-484,557	-418,320	-285,846	-87,128	171,155	235,097	362,981	554,813
4	4	261,129	498,602	557,972	676,709	854,815	1,092,293	1,151,663	1,270,400	1,448,506
5	5	231,710	458,205	514,829	628,080	797,952	1,024,451	1,081,075	1,194,323	1,364,198
6	6	190,418	401,509	454,282	559,824	718,142	929,233	982,003	1,087,548	1,245,867
8	7	218,437	439,980	495,368	606,139	772,298	993,845	1,049,229	1,160,004	1,326,160
9	8	223,191	446,512	502,341	614,002	781,493	1,004,811	1,060,642	1,172,301	1,339,791
11	9	211,063	429,857	484,556	593,952	758,047	976,841	1,031,540	1,140,936	1,305,030
12	10	-3,948	307,162	384,817	540,131	773,100	1,083,724	1,161,382	1,316,692	1,549,661
14	30	231,708	458,206	514,830	628,079	797,952	1,024,450	1,081,074	1,194,323	1,364,197
15	80	-2,822,275	-2,170,590	-2,007,668	-1,681,826	-1,193,061	-541,376	-378,455	-53,057	417,121
16	80	-207,374	178,047	270,883	455,827	732,447	1,101,274	1,193,481	1,377,895	1,654,515
17	200	219,802	460,034	520,002	639,939	819,843	1,059,716	1,119,684	1,239,620	1,419,525

7.25 Turning to the final Option (iii), we have now incorporated 20% private housing in the appraisals to consider the impact this has on the viability of schemes in the lower value settlement categories. The cross subsidy from private housing does not result in a significant increase in the extent to which rural exception sites could be viably developed in comparison to the results at 100% affordable with a 50/50 tenure split, as summarised in Figure 7.25.1.

Figure 7.25.1: 80% AH (20% private), 50% rented, 50% intermediate

Aff Hsg %	80%
Rented %	50%
Intermediate %	50%
Growth	Off

Residual values per gross hectare

Per ha:	£100,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 495,977	- 182,217	- 122,457	33,943	265,977	575,359	652,708	807,394	1,039,428
3	3	- 505,163	- 164,749	- 99,903	69,325	321,076	656,741	740,660	908,492	1,160,244
4	4	490,140	801,793	861,163	1,016,990	1,250,730	1,558,359	1,634,596	1,787,065	2,015,765
5	5	449,801	747,048	803,671	952,295	1,175,228	1,469,228	1,541,940	1,687,358	1,905,489
6	6	393,184	670,209	722,981	861,494	1,069,266	1,344,129	1,411,894	1,547,421	1,750,715
8	7	431,600	722,350	777,734	923,108	1,141,171	1,429,017	1,500,138	1,642,378	1,855,741
9	8	438,123	731,198	787,029	933,566	1,153,373	1,443,425	1,515,116	1,658,498	1,873,568
11	9	421,491	708,628	763,326	906,894	1,122,248	1,406,678	1,476,916	1,617,391	1,828,103
12	10	287,210	694,865	772,042	975,866	1,281,609	1,689,260	1,791,175	1,994,316	2,294,466
14	30	361,547	641,519	693,746	832,244	1,039,993	1,315,250	1,383,270	1,518,825	1,721,979
15	80	- 2,434,147	- 1,637,415	- 1,494,951	- 1,096,585	- 499,036	293,542	488,259	874,282	1,444,874
16	80	- 9,834	456,443	540,776	767,264	1,101,995	1,540,773	1,649,696	1,867,433	2,192,173
17	200	353,378	646,475	700,274	844,255	1,059,172	1,344,640	1,415,878	1,558,354	1,771,792

7.26 The results indicate that a flexible approach to tenure mix should facilitate delivery of 100% affordable housing on rural exception sites, although these results are predicated on RPs using their Recycled Capital Grant Fund, perhaps in combination with HCA grant. In cases where grant funding is available at lower amounts than we have assumed, a modest proportion of private housing may be required to generate cross subsidy to deliver the affordable housing.

8 Conclusions

8.1 The NPPF states that the cumulative impact of local planning authority standards and policies "*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*". This report and its supporting appendices test this proposition in the South Downs National Park in relation to seventeen development typologies reflecting sites identified in the emerging Local Plan.

8.2 The conclusions we draw from our analysis of the appraisals are summarised as follows.

8.3 The appraisals incorporate the costs of all emerging Local Plan policies, as identified in Section 5 and Appendix 1. The appraisal results demonstrate that the cumulative impact of the emerging Local Plan will not threaten the ability of sites to be viably developed. We have incorporated specific allowances in the appraisals for the potential impact of design requirements, landscaping impacts, sustainability, infrastructure (through CIL and Section 106) and affordable housing. Many of the appraisal assumptions are at the pessimistic end of the reasonable range and schemes on the ground may consequently generate higher residual land values. With this context in mind, although some typologies emerge as unviable in some parts of the Park, there is sufficient flexibility in the application of core policy requirements to ensure that site-specific factors can be taken into account when applications come forward. This flexibility applies in particular to Policy SD 27 (housing mix), SD 28 (Affordable Housing) and SD 29 (Rural Exception Sites).

8.4 Policy SD 28 does not envisage differential targets for different parts of the Park and we agree that this is a sensible approach. Firstly, drawing boundaries to establish zones with different targets would be difficult, as the settlements with high and low values are not neatly clustered together. Furthermore, even in the lower value settlement categories, some types of development are viable (even though others are not) which undermines the argument for a lower affordable housing percentage. A single affordable housing target across the whole of the Park would also help to influence land values by being a clear and easily understood approach. Our assessment indicates that most development typologies providing 11 or more units can viably provide 50% affordable housing, with the exceptions being those at the very bottom of the value range. The unviable scenarios could come forward with alternative tenure mixes or with reduced affordable housing percentages if a proven viability case is submitted reflecting site-specific factors. We would also expect improvements in market values over the plan period to extend the range of viable typologies to these lower value cases.

8.5 The results of our appraisals are summarised at high level in tables 8.5.1 to 8.5.7 below. These tables include the development typologies that the Council expects to come forward over the plan period. The settlement categories are also grouped as category 1 and categories 2 to 4 as one. If all or a majority of results in each grouping are viable, the cell is shaded green and denoted with a 'V' (viable). Conversely, if all or a majority of results in a grouping are unviable, the cell is shaded red and denoted with 'NV' (not viable).

Table 8.5.1: Sites of 11 or more units (50% AH, 75%/25% rent to intermediate tenure)

Typology	Description	Units	Group 2-4	Group 1
12	Greenfield edge of settlement, flats & houses	10	V	V
13	Town-based infill, houses	25	V	V
14	Greenfield edge of settlement, houses	30	V	V
15	Scrubland, edge of settlement, flats & houses	80	NV	NV
16	Greenfield edge of settlement, flats & houses	80	NV	V
17	Agricultural, edge of town, houses	200	V	V

Table 8.5.2: Sites of 11 or more units (50% AH, 50%/50% rent to intermediate tenure)

Typology	Description	Units	Group 2-4	Group 1
12	Greenfield edge of settlement, flats & houses	10	V	V
13	Town-based infill, houses	25	V	V
14	Greenfield edge of settlement, houses	30	V	V
15	Scrubland, edge of settlement, flats & houses	80	NV	V
16	Greenfield edge of settlement, flats & houses	80	V	V
17	Agricultural, edge of town, houses	200	V	V

Table 8.5.3: Sites of 3 to 10 units (40% AH, 75%/25% rent to intermediate tenure)

Typology	Description	Units	Group 2-4	Group 1
2	Town-based infill, houses	3	NV	V
3	Greenfield edge of settlement, houses	3	NV	V
4	Greenfield edge of settlement, houses	4	V	V
5	Scrubland, edge of settlement, houses	5	V	V
6	Greenfield edge of settlement, houses	6	V	V
7	Town-based infill, flats & houses	6	NV	V
8	Greenfield edge of settlement, houses	7	V	V
9	Greenfield edge of settlement, houses	8	V	V
10	Town-based infill, flats	8	NV	V
11	Greenfield edge of settlement, houses	9	V	V

Table 8.5.4: Sites of 3 to 10 units (40% AH, 50%/50% rent to intermediate tenure)

Typology	Description	Units	Group 2-4	Group 1
2	Town-based infill, houses	3	NV	V
3	Greenfield edge of settlement, houses	3	NV	V
4	Greenfield edge of settlement, houses	4	V	V
5	Scrubland, edge of settlement, houses	5	V	V
6	Greenfield edge of settlement, houses	6	V	V
7	Town-based infill, flats & houses	6	V	V
8	Greenfield edge of settlement, houses	7	V	V
9	Greenfield edge of settlement, houses	8	V	V
10	Town-based infill, flats	8	NV	V
11	Greenfield edge of settlement, houses	9	V	V

Table 8.5.5: Sites of 3 to 10 units (29% AH, 75%/25% rent to intermediate tenure)

Typology	Description	Units	Group 2-4	Group 1
2	Town-based infill, houses	3	NV	V
3	Greenfield edge of settlement, houses	3	NV	V
4	Greenfield edge of settlement, houses	4	V	V
5	Scrubland, edge of settlement, houses	5	V	V
6	Greenfield edge of settlement, houses	6	V	V
7	Town-based infill, flats & houses	6	NV	V
8	Greenfield edge of settlement, houses	7	V	V
9	Greenfield edge of settlement, houses	8	V	V
10	Town-based infill, flats	8	V	V
11	Greenfield edge of settlement, houses	9	V	V

Table 8.5.6: Rural Exception Sites (50% AH, 75%/25% rent to intermediate tenure)

Typology	Description	Units	Group 2-4	Group 1
3	Greenfield edge of settlement, houses	3	NV	NV
4	Greenfield edge of settlement, houses	4	V	V
5	Scrubland, edge of settlement, houses	5	V	V
6	Greenfield edge of settlement, houses	6	V	V
8	Greenfield edge of settlement, houses	7	V	V
9	Greenfield edge of settlement, houses	8	V	V
11	Greenfield edge of settlement, houses	9	V	V
12	Greenfield edge of settlement, flats & houses	10	NV	V
14	Greenfield edge of settlement, houses	30	V	V

Table 8.5.7: Rural Exception Sites (50% AH, 50%/50% rent to intermediate tenure)

Typology	Description	Units	Group 2-4	Group 1
3	Greenfield edge of settlement, houses	3	NV	V
4	Greenfield edge of settlement, houses	4	V	V
5	Scrubland, edge of settlement, houses	5	V	V
6	Greenfield edge of settlement, houses	6	V	V
8	Greenfield edge of settlement, houses	7	V	V
9	Greenfield edge of settlement, houses	8	V	V
11	Greenfield edge of settlement, houses	9	V	V
12	Greenfield edge of settlement, flats & houses	10	V	V
14	Greenfield edge of settlement, houses	30	V	V

8.6 On schemes of 10 or fewer units, our appraisals indicate that the Authority could consider three potential options, as follows:

- **Sub-Option A1:**
  - 3 units: meaningful financial contribution to be negotiated on a case-by-case basis;
  - 4-5 units: 1 affordable unit;
  - 6-7 units: 2 affordable units, at least one of which should be rented;
  - 8 units: 3 affordable units, at least one of which should be rented;
  - 9 units: 3 affordable units, at least two of which should be rented;
  - 10 units: 4 affordable units, at least two of which should be rented.

- **Option A2:**
  - 4-10 units greenfield: 40% affordable of which 75% should be rented;
  - 4-10 units PDL: 30% affordable of which 75% should be rented.

- **Option A3:**
  - 4-10 units on greenfield: 30% affordable of which 75% should be rented.

8.7 The Authority's approach to rural exception is robust, although it relies to some extent on the flexibility in the tenure mix of the affordable housing. Sites in the higher values settlement categories will not require cross-subsidy from an element of private housing, but this may be needed in lower value settlement categories.

8.8 It should be noted that this study represents a high level assessment of viability using development typologies and that there are likely to be specific viability circumstances on individual sites which will require more detailed testing when applications are submitted. It is also important to consider that the strategic allocations will be delivered over extensive periods and will potentially benefit from growth in sales values, which would enhance viability.

8.9 The Authority needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Authority's proposed approach ensures that these objectives are balanced appropriately.

Appendix 1 - Policy analysis

Policy ref	Page	Policy name	Summary of requirements	SDNPA comments and analysis of policy costs	BNPPRE comments
SD2	43	Ecosystem services	Development permitted where they have an overall positive impact on the ability of the natural environment to contribute to goods and services. Must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.	Ecosystem services is a framework which translates into applied planning practice the concept of natural capital. This framework complements various policies throughout the LP. For example, where location-specific opportunities are available for a development to enhance cross-pollination, there would be an expectation that the proposal would include e.g. wildlife areas planted to specifically support this.	Landscaping costs incorporated into external works allowance. Further allowance added to account for custom lighting columns. Other costs associated with ecosystem services considered to be accounted for under other policies analysed in this table.
SD4	55	Landscape character	Development permitted only where conserves and enhances landscape character. Proposals to be accompanied by a Landscape Appraisal. Householder applications should be informed by the Landscape and Biodiversity Baseline Checklist.	Should be treated as more than a standard policy requirement, given the whole SDLP is landscape-led.	Landscaping costs incorporated into external works allowance
SD5	58	Design	Development proposals permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high-quality design that makes a positive contribution to the area. Supporting text states that purpose of policy is to ensure that all development is of the highest quality design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park.	Should be treated as more than a standard policy requirement, given the whole SDLP is landscape-led. May require a standard built cost uplift to reflect high benchmark set by this policy.	BICS 'upper quartile' costs applied to reflect potential additional costs.
SD6	61	Safeguarding views	Development proposals will be permitted where they conserve and enhance views and landmarks and do not harm the visual integrity, identity and scenic quality of the National Park. Supporting text refers to the Viewshed	Some site layouts and design specs (e.g. building heights, materials) will have to reflect need to safeguard views.	Layout issue; will not have an impact of development costs. Additional materials costs reflected through selection of upper quartile BCIS costs.

Policy ref	Page	Policy name	Summary of requirements	SDNPA comments and analysis of policy costs	BNPPRE comments
			Characterisation Study, and states that LVIA should be carried out in accordance with I.E.M.A.'s Guidelines, and should be proportionate to the size and likely impacts of the scheme.		
SD8	65	Dark night skies	Development proposals will need to demonstrate that all opportunities taken to reduce light pollution and to conserve and enhance dark night skies. Includes that building design avoids increased light spillage including suitable mitigation.	Increased cost associated with minimising light spillage can be anticipated, e.g. custom lighting columns.	Additional allowance added to external works to account for custom lighting columns.
SD9	70	Biodiversity and geodiversity	Development permitted where priority habitat restoration or creation as appropriate, net gain in biodiversity incorporated. Different levels of mitigation apply depending on whether an international, national or locally designated site is potentially affected.	Costs dependent on site specific opportunities & constraints.	Landscaping works can be tailored to delivering this objective.
SD10	74	International sites	Policy sets out HRA requirements in relation to SACs and SPAs in the National Park.	Policy requirements may be too specific to particular areas to be of relevance or realistic to cost.	Noted.
SD12	80	Historic environment	Development will be permitted where it conserves and enhances the historic environment. Part 6 of policy supports enabling development subject to certain tests.	Costs dependent on mitigation required with regards heritage assets. Enabling development likely to have greater costs associated with enabling restoration of the heritage asset.	If enabling development arguments are employed, it is unlikely that the affordable housing requirement will be invoked, as this would necessitate increased numbers of dwellings.
SD13	82	Listed buildings	Development permitted where they preserve & enhance the significance of the listed building and its setting, except where public benefit outweighs harm.	Additional costs only if affects a listed building.	Works required to a heritage asset would be deducted from the price paid for the building.
SD15	84	Conservation	Development proposals affecting a conservation	Additional costs only if affects a	As previously noted, we have adopted upper

Policy ref	Page	Policy name	Summary of requirements	SDNPA comments and analysis of policy costs	BNPPRE comments
		areas	area only permitted where they preserve or enhance historic interest, character or appearance. Several requirements for particular types of evidence regarding features to be enhanced/preserved.	conservation area. These are likely to be minimal in most cases, or covered by general design requirements throughout the whole National Park (see SD5).	quartile BCIS costs to allow for enhanced standards of design and materials.
SD17	91	Protection of the water environment	Development to conserve and enhance water quality and quantity, public access to waterways, seasonal functionality. Must incorporate measures to eliminate risk of pollution.	Additional costs likely to be minimal as other policies require Sustainable Drainage anyway.	Noted – no additional cost implications.
SD19	98	Transport and Accessibility	Developments likely to generate a significant number of journeys will be required to provide a transport assessment or transport statement. In town and village centres, development permitted where provides for improved footways and cycle routes, cycle parking, and measures to restrict traffic on historic streets.	Minimal additional costs given a TA/TS/TP is standard requirement on larger developments.	No additional cost implications.
SD20	100	Walking, cycling and equestrian routes	Development permitted where they contribute to non-motorised travel routes, and incorporate attractive, accessible public links through the site which are suitable for pedestrians, cyclists and equestrians as appropriate.	Minimal additional costs, as requirements are fairly standard and only apply to larger sites which are creating a new access road.	No additional cost implications.
SD22	106	Parking provision	Part 2 of policy requires that 'wherever feasible and where connections allow', electric vehicle charging points must be provided. Part 3 requires incorporation of appropriate sustainable drainage systems.	Charging points should be factored in as an additional cost (presumably not a large one).	This is becoming a standard requirement reflecting changing consumer demands.
SD27	129	Mix of homes	Specifies a mix of dwellings, for affordable and market, in terms of 1,2,3, and 4+ dwellings. Allows an alternative mix where local evidence (e.g. local housing needs survey) demonstrates this is appropriate. Part 3 of policy requires provision of flexible and adaptable older people's accommodation as part	The mix of dwelling sizes and types drives both the capacity of the site, and market values of units, and is therefore fundamental to testing for residual land values. Provision of older people's housing is required by policy but has in-built	The mix has been incorporated into the typologies tested in the study.

Policy ref	Page	Policy name	Summary of requirements	SDNPA comments and analysis of policy costs	BNPPRE comments
			of residential development. Clear evidence of types of homes proposed meeting older people's or specialist needs will be required where 5 or more homes.	flexibility, so it is not likely to present any additional costs.	
SD28	133	Affordable homes	Requires • 50% of homes to be affordable on sites of 11+, of which minimum 75% rented affordable tenures • Sliding scale of affordable housing provision for sites of 3-10 homes • Cascade mechanism to deal with cases where these targets cannot be met	This is the key policy to be tested for viability as part of the project brief.	Various affordable housing percentages and tenure mixes have been tested, as set out in Section 5.
SD29	137	Rural exception sites	Requires rural exception sites (i.e. outside of settlement boundary, and not allocated) to deliver 100% affordable homes with tenures determined by evidence of local aspiration and need.	This is a further key policy to be tested for viability as part of the project brief.	Typologies are tested at 100% affordable with varying tenure mixes and also incorporating 20% market housing.
SD38	162	Shops outside centres	Part 3 of policy requires that development proposals for new farm shops or extensions to existing farm shops will be permitted where demonstrated that at least 40% of goods sold are local, and 40% are regional.	Impact on development costs not likely to be significant.	Not relevant to the developments in the study.
SD41	170	Conversion of redundant agricultural or forestry buildings	Part 2(d) requires that where conversions proposal involving heritage assets, existing historic fabric and features of architectural or historic significance are retained.	Fairly niche area of development, and mostly small in scale.	Unlikely to result in developments that trigger the affordable housing requirement.
SD42	174	Infrastructure	Part 2 stipulates that development proposals will only be permitted where appropriate, necessary and reasonable infrastructure investment has been secured either in the form of suitable on-site or off-site works, and/or financial contributions to mitigate its impact.	A key policy area to feed into cost assumptions for all types of development. Care will need to be taken not to double count CIL and S106 – refer to the S123 list for further info.	Section 106 allowance of £3,000 per unit (reflective of the amount incorporated in to the viability testing underpinning the CIL charge) plus CIL charges at

Policy ref	Page	Policy name	Summary of requirements	SDNPA comments and analysis of policy costs	BNPPRE comments
			Part 3 requires financial contributions towards future infrastructure maintenance will be secured.		rates in the adopted Charging Schedule.
SD44	178	Telecom-munications and utilities infrastructure	Part 2 requires all new residential dwellings to be served by a superfast broadband connection, or an equivalent alternative technology, installed on an open access basis. All other non-residential buildings must also be provided with this standard of connection when available, unless demonstrated that this would not be deliverable.	Superfast broadband requirement is a potential additional element of cost to be factored in.	This would be a consumer requirement and developers would normally provide these services to ensure their developments are marketable.
SD45	181	Green infrastructure	Part 1 requires new development to maintain, enhance and provide new green infrastructure (i.e. wildlife corridors, green roofs, swales / flood storage features, public recreational routes, etc.) Part 3 requires mitigation where harm to green infrastructure is caused. Part 4 requires securing provision for future management of green infrastructure. Part 5 requires delivery of/towards strategic green infrastructure resources, tying in with the emerging Green Infrastructure Framework.	The policy refers to green infrastructure in the context of ecosystem services (contributing to the purposes of the National Park), in application this could translate to a range of on-site and off-site provision, as appropriate to the site.	These requirements can be accommodated within the gross areas of sites (gross to net ratios are very low). Additional allowance included in external works for extra-over requirements.
SD46	183	Provision and protection of open space	Part 1 requires residential development to provide open space on site or within proximity of the site, in line with adopted standards set out in Figure 7.8 (i.e. Table 1 p184).	Note this policy needs further work to better articulate how much open space is expected on sites.	Gross to net ratios are sufficiently low to facilitate the delivery of open space.
SD48	190	Climate change and sustainable use of resources	Part 2 requires development to achieve the following standards <u>subject to feasibility and viability</u>: Residential • 19% carbon reduction improvement against Approved Document Part L	Policy requirements go beyond mandatory building regulations and therefore may be seen as an additional cost. Presumably BNPP will refer to most recent cost analysis published by Government to factor in an over-above	These requirements are met through a specific allowance as set out in Section 5.

Policy ref	Page	Policy name	Summary of requirements	SDNPA comments and analysis of policy costs	BNPPRE comments
			(2013) • Consumption of no more than 110 litres of water per person per day Non-residential • BREEAM Very Good Part 3 requires development proposals to demonstrate how development addresses climate change mitigation through use of zero/low-carbon technologies, sustainable design/construction, and low carbon materials. Part 4 requires major development proposals to include an energy assessment to demonstrate how carbon dioxide emissions are to be minimised on-site.	cost per residential unit or per sqm.	
SD49	192	Flood risk management	Policy reflects national policy and guidance.	The policy does not go over and above standard requirements on development.	No additional costs beyond national requirements which are reflected in base costs.
SD50	194	Sustainable drainage systems	Requires that there is no net increase in surface water run-off, taking account of climate change. Suitable sustainable drainage systems a requirement for all major development, and where required by the Lead Local Flood Authority.	Policy does not go beyond standard requirements with regards sustainable drainage, but may need to consider some uplift in build costs if not fully reflected in BCIS.	No additional costs.
SD54	200	Pollution and air quality	Part 1 requires that development proposals will be permitted provided air, noise, light, water, odour or other pollutants do not have significant negative effect on people and the natural environment in the foreseeable future. Parts 2 and 3 require development impacting on an Air Quality Management Area (AQMA) to provide mitigation measures.	Part 1 is standard and not likely to have any significant cost implications. Part 2 relates to AQMAs of which there is only one in the SDNP (Lewes town).	No additional costs.
SD55	201	Contaminated	Proposals for sites on known or suspects	Standard DM policy. Normally site	Abnormal costs such as

Policy ref	Page	Policy name	Summary of requirements	SDNPA comments and analysis of policy costs	BNPPRE comments
		land	contamination, or potential to contaminate, will require submission of robust evidence regarding investigations and remedial measures to ensure removal of risk.	contamination treated as an abnormal on a site-by-site basis, so not likely to be any universal cost assumption.	these would be deducted from the land value offered to the landowner.

Appendix 2 - Transaction data

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county	Ttl area	Ave psm
453D27A2-EDE0-	450,000	20/12/2016	BN26 5TG	D	N	F		10	SMUGGLERS CLOSE	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	87	5,172.41
4C4EDFFF-4267-	475,000	21/10/2016	BN26 5TG	D	N	F		7	SMUGGLERS CLOSE	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	95	5,000.00
3E0330EF-AC3A-	590,000	06/09/2016	BN26 5TR	D	N	F	PLACE COTTAGE		SEAFORD ROAD	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	114	5,175.44
404A5AF3-60A3-	975,000	28/09/2016	BN26 5TS	D	N	F	BURNT HOUSE SOUTH		DUKES GREEN	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	169	5,769.23
39140479-8D45-	1,900,000	07/07/2016	BN26 5TT	D	N	F	PINGLES PLACE		SEAFORD ROAD	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	473	4,016.91
49B78529-EE3F-	720,000	21/02/2017	BN26 5UR	D	N	F	LITTLE PADDOCKS		SLOE LANE	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	159	4,528.30
453D27A2-EF15-	525,000	16/11/2016	BN26 5UX	D	N	F	TILINGS		WEST STREET	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	106	4,952.83
3B7E0B8F-C21D-	569,000	10/08/2016	BN26 5UZ	D	N	F	CHERRY COTTAGE, 7		WEST CLOSE	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	121	4,702.48
4C4EDFFF-4335-	555,000	03/03/2017	BN26 5XB	D	N	F	DOWNSIDE		NORTH ROAD	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	134	4,141.79
3B7E0B8F-C1AC-	810,000	18/07/2016	BN26 5XP	D	N	F		29	KINGS RIDE	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	218	3,715.60
453D27A2-F0BF-	505,000	08/12/2016	BN26 5XS	D	N	F	DOWNLANDS		THE FURLONGS	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	134	3,768.66
453D27A2-EE6D-	680,000	20/12/2016	BN26 5XS	D	N	F	ROSSMERE HOUSE		THE FURLONGS	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	172	3,953.49
39140479-8B7E-	550,000	28/06/2016	BN26 5XS	D	N	F	THE GARDEN HOUSE		THE FURLONGS	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	161	3,416.15
	715,692			**D Average**						ALFRISTON				2143	4,342
47844C7F-AD11-	375,000	08/12/2016	BN26 5UP	S	N	F	PEAR TREE COTTAGE		SLOE LANE	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	52	7,212
	375,000			**S Average**						ALFRISTON				52	7,212
49B78529-EFC8-	425,000	07/10/2016	BN26 5SU	T	N	F	ROPEWALK COTTAGE		ROPEWALK	ALFRISTON	POLEGATE	WEALDEN	EAST SUSSEX	90	4,722
	425,000			**T Average**						ALFRISTON				90	4,722
	673,600			**Grand Average**						ALFRISTON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
3914047A-6238-	699,950	04/07/2016	BN18 9LX	D	N	F	DOWNSLAND		TURNPIKE ROAD	AMBERLEY	ARUNDEL	HORSHAM	WEST SUSSEX	165	4,242
404A5AF4-3845-	915,000	14/10/2016	BN18 9NA	D	N	F	ORCHARD HOUSE		SCHOOL ROAD	AMBERLEY	ARUNDEL	HORSHAM	WEST SUSSEX	203	4,507
42A5A709-F281-	975,000	27/10/2016	BN18 9NH	D	N	F	STOTTS CORNER		HOG LANE	AMBERLEY	ARUNDEL	HORSHAM	WEST SUSSEX	142	6,866
3914047A-62D0-	1,015,000	17/06/2016	BN18 9NR	D	N	F	THE MILE HOUSE		CROSSGATES	AMBERLEY	ARUNDEL	HORSHAM	WEST SUSSEX	225	4,511
	901,238			**D Average**						AMBERLEY				735	4,905
3914047A-60E3-	380,000	20/06/2016	BN18 9LX	S	N	F	END COTTAGES		TURNPIKE ROAD	AMBERLEY	ARUNDEL	HORSHAM	WEST SUSSEX	99	3,838
	380,000			**S Average**						AMBERLEY				99	3,838
	796,990			**Grand Average**						AMBERLEY					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
3B7E0B8F-EC5B-	550,000	28/07/2016	GU34 4NZ	D	N	F		1	BROADVIEW CLOSE	BINSTED	ALTON	EAST HAMPSH	HAMPSHIRE	133	4,135
39140479-B469-	515,000	24/06/2016	GU34 4PB	D	N	F	IVY COTTAGE		THE STREET	BINSTED	ALTON	EAST HAMPSH	HAMPSHIRE	128	4,023
	532,500			**D Average**						BINSTED				261	4,080
3E0330EF-D2EB-	525,000	23/08/2016	GU34 4PF	S	N	F	NORTH VIEW		THE STREET	BINSTED	ALTON	EAST HAMPSH	HAMPSHIRE	143	3,671
	525,000			**S Average**						BINSTED				143	3,671
3E0330F0-4762-	550,000	25/08/2016	GU34 4PB	T	N	F	THE CHAWTON		THE STREET	BINSTED	ALTON	EAST HAMPSH	HAMPSHIRE	149	3,691
	550,000			**T Average**						BINSTED				149	3,691
	535,000			**Grand Average**						BINSTED					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
49B7852A-0E3A-	525,000	20/02/2017	GU31 5RY	D	N	F		18	HEATHERFIELD	BURITON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	108	4,861.11
453D27A3-1283-	500,000	15/11/2016	GU31 5RZ	D	N	F		30	PETERSFIELD ROAD	BURITON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	103	4,854.37
	512,500			**D Average**						BURITON				211	4,858
49B7852A-0D17-	360,000	03/02/2017	GU31 5RZ	T	N	F		8	PETERSFIELD ROAD	BURITON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	84	4,286
	360,000			**T Average**						BURITON				84	4,286
404A5AF3-860B-	337,000	28/09/2016	GU31 5SB	S	N	F		12	GLEBE ROAD	BURITON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	97	3,474
49B7852A-0D8B-	350,000	18/01/2017	GU31 5SD	S	N	F		31	GLEBE ROAD	BURITON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,500
	343,500			**S Average**						BURITON				197	3,487
	414,400			**Grand Average**						BURITON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
3914047A-62FE-	1,725,000	12/07/2016	RH20 1HB	D	N	F	BURTON MANOR	WESTBURTON LANE	BURY	PULBOROUGH	CHICHESTER	WEST SUSSEX	296	5,827.70
4E95D757-FE7E-	2,080,000	31/03/2017	RH20 1HB	D	N	F	FOXBURY	WESTBURTON LANE	BURY	PULBOROUGH	CHICHESTER	WEST SUSSEX	298	6,979.87
3914047A-62CE-	660,000	23/06/2016	RH20 1PA	D	N	F	FARRIERS	THE STREET	BURY	PULBOROUGH	CHICHESTER	WEST SUSSEX	186	3,548.39
4E95D757-FD9F-	765,000	25/04/2017	RH20 1PA	D	N	F	HOLLOW CROFT	THE STREET	BURY	PULBOROUGH	CHICHESTER	WEST SUSSEX	243	3,148.15
3B7E0B90-A10A-	1,400,000	01/08/2016	RH20 1PA	D	N	F	PRATTENDENS FARM	THE STREET	BURY	PULBOROUGH	CHICHESTER	WEST SUSSEX	333	4,204.20
369DFB16-6810-	840,000	26/05/2016	RH20 1PA	D	N	F	QUINCE COTTAGE	THE STREET	BURY	PULBOROUGH	CHICHESTER	WEST SUSSEX	294	2,857.14
369DFB16-6877-	749,300	17/05/2016	RH20 1PB	D	N	F	HIGH DYKE	CHURCH LANE	BURY	PULBOROUGH	CHICHESTER	WEST SUSSEX	173	4,331.21
3E0330F0-90CC-	515,000	31/08/2016	RH20 1PF	D	N	F	BURY HOUSE COTTAGE	THE STREET	BURY	PULBOROUGH	CHICHESTER	WEST SUSSEX	161	3,198.76
	1,091,788			**D Average**					BURY				1984	4,402
	1,091,788			**Grand Average**					BURY					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
369DFB16-27E8-	475,000	27/05/2016	GU34 1EE	S	N	F	10	CLEMENT COURT	CHAWTON	ALTON	EAST HAMPSH	HAMPSHIRE	159	2,987.42
3B7E0B8F-E9A3-	385,000	12/08/2016	GU34 1SQ	S	N	F	12	FERNEY CLOSE	CHAWTON	ALTON	EAST HAMPSH	HAMPSHIRE	86	4,476.74
	430,000			**S Average**					CHAWTON				245	3,510
4C4EDFFF-6629-	505,000	24/03/2017	GU34 1SA	T	N	F	THE OLD POST OFFICE	WINCHESTER ROAD	CHAWTON	ALTON	EAST HAMPSH	HAMPSHIRE	135	3,741
453D27A3-140A-	340,000	25/11/2016	GU34 1SE	T	N	F	5	THE TERRACE	CHAWTON	ALTON	EAST HAMPSH	HAMPSHIRE	69	4,928
	422,500			**T Average**					CHAWTON				204	4,142
	426,250			**Grand Average**					CHAWTON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
369DFB15-C42F-	539,600	27/05/2016	SO24 0NH	D	N	F	WATERCRESS LODGE, 21	PETERSFIELD ROAD	CHERITON	ALRESFORD	WINCHESTER	HAMPSHIRE	228	2,367
49B7852A-1001-	530,000	18/01/2017	SO24 0PY	D	N	F	CHURCH COTTAGE		CHERITON	ALRESFORD	WINCHESTER	HAMPSHIRE	92	5,761
39140479-B9E5-	495,000	08/07/2016	SO24 0QD	D	N	F	DERAMORE		CHERITON	ALRESFORD	WINCHESTER	HAMPSHIRE	124	3,992
	521,533			**D Average**					CHERITON				444	3,524
42A5A709-3D60-	410,000	28/10/2016	SO24 0NH	S	N	F	CANUTE HOUSE, 2B	PETERSFIELD ROAD	CHERITON	ALRESFORD	WINCHESTER	HAMPSHIRE	151	2,715
34428D7E-C95E-	542,000	04/05/2016	SO24 0NH	S	N	F	INGLEWOOD, 17	PETERSFIELD ROAD	CHERITON	ALRESFORD	WINCHESTER	HAMPSHIRE	140	3,871
	476,000			**S Average**					CHERITON				291	3,271
42A5A709-3F87-	250,000	06/07/2016	SO24 0NH	T	N	F	3	PETERSFIELD ROAD	CHERITON	ALRESFORD	WINCHESTER	HAMPSHIRE	68	3,676
	250,000			**T Average**					CHERITON				68	3,676
	461,100			**Grand Average**					CHERITON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
404A5AF4-3831-	550,000	17/10/2016	BN13 3UU	D	N	F	OLD WALLS	THE STREET	CLAPHAM	WORTHING	ARUN	WEST SUSSEX	198	2,778
404A5AF4-3A76-	379,000	17/10/2016	BN13 3XA	D	N	F	1	CLAPHAM CLOSE	CLAPHAM	WORTHING	ARUN	WEST SUSSEX	96	3,948
	464,500			**D Average**					CLAPHAM				294	3,160
49B7852A-B095-	365,000	01/02/2017	BN13 3UX	S	N	F	SPRINGBOURNE	RECTORY LANE	CLAPHAM	WORTHING	ARUN	WEST SUSSEX	118	3,093
3B7E0B90-A462-	365,000	25/07/2016	BN13 3UX	S	N	F	SUMMERFOLD	RECTORY LANE	CLAPHAM	WORTHING	ARUN	WEST SUSSEX	162	2,253
	365,000			**S Average**					CLAPHAM				280	2,607
	414,750			**Grand Average**					CLAPHAM					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
3E0330F0-90BA-	655,000	30/08/2016	GU29 0EZ	D	N	F	2	HIGH MEADOW	COCKING	MIDHURST	CHICHESTER	WEST SUSSEX	175	3,743
3B7E0B90-A072-	700,000	22/07/2016	GU29 0EZ	D	N	F	5	HIGH MEADOW	COCKING	MIDHURST	CHICHESTER	WEST SUSSEX	197	3,553
47844C80-86DB-	685,000	13/01/2017	GU29 0EZ	D	N	F	6	HIGH MEADOW	COCKING	MIDHURST	CHICHESTER	WEST SUSSEX	190	3,605
	680,000			**D Average**					COCKING				562	3,630
4C4EE000-1B64-	450,000	01/03/2017	GU29 0EU	T	N	F	3	LAMBERTS YARD	COCKING	MIDHURST	CHICHESTER	WEST SUSSEX	102	4,412
	450,000			**T Average**					COCKING				102	4,412
	622,500			**Grand Average**					COCKING					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
3E0330F0-94D5-	680,000	26/07/2016	RH20 1LF	D	N	F	PENN HOUSE		OLD LONDON ROAD	COLDWALTHAM	PULBOROUGH	HORSHAM	WEST SUSSEX	181	3,757
4E95D757-D286-	330,000	24/03/2017	RH20 1LJ	D	N	F		20	SILVERDALE	COLDWALTHAM	PULBOROUGH	HORSHAM	WEST SUSSEX	95	3,474
3E0330F0-95CA-	700,000	26/08/2016	RH20 1LL	D	N	F	NIGHTINGALES		LONDON ROAD	COLDWALTHAM	PULBOROUGH	HORSHAM	WEST SUSSEX	221	3,167
3914047A-61F2-	540,000	23/06/2016	RH20 1LW	D	N	F	PINE VIEW		CHURCH LANE	COLDWALTHAM	PULBOROUGH	HORSHAM	WEST SUSSEX	175	3,086
	562,500			**D Average**						COLDWALTHAM				672	3,348
47844C80-876F-	540,000	16/12/2016	RH20 1LF	S	N	F	LITTLE FOWLERS		OLD LONDON ROAD	COLDWALTHAM	PULBOROUGH	HORSHAM	WEST SUSSEX	170	3,176
42A5A709-F272-	294,950	17/10/2016	RH20 1LU	S	N	F		39	BROOKVIEW	COLDWALTHAM	PULBOROUGH	HORSHAM	WEST SUSSEX	74	3,986
	417,475			**S Average**						COLDWALTHAM				244	3,422
	514,158			**Grand Average**						COLDWALTHAM					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
3E0330EF-D608-	800,000	09/09/2016	SO21 2AB	D	N	F	WINDRUSH COTTAGE		SHEPHERDS LANE	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	117	6,838
3E0330EF-D6FF-	660,000	02/09/2016	SO21 2AD	D	N	F	SILKSTEDE PRIORS COTTAGE		SHEPHERDS LANE	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	69	9,565
42A5A709-3CF6-	950,000	31/10/2016	SO21 2AF	D	N	F	BRAMLEY HOUSE		FIELD WAY	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	390	2,436
3E0330EF-D6C5-	1,350,000	01/09/2016	SO21 2AP	D	N	F	CHERRY TREE HOUSE		CLIFF WAY	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	310	4,355
47844C7F-D795-	1,450,000	30/12/2016	SO21 2FF	D	N	F	ORCHARD RISE		COMPTON STREET	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	371	3,908
	1,042,000			**D Average**						COMPTON				1257	4,145
3B7E0B90-C0A9-	240,000	29/07/2016	SO21 2AZ	F	N	L		26	MARTINS FIELDS	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	69	3,478
49B7852A-1043-	226,000	18/11/2016	SO21 2AZ	F	N	L	30A		MARTINS FIELDS	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	65	3,477
3B7E0B8F-EF52-	65,000	25/07/2016	SO21 2DW	F	N	L	MOUNTAIN ASH		TILDEN ROAD	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	48	1,354
47844C7F-D6CD-	162,000	07/12/2016	SO21 2DW	F	N	L	MOUNTAIN ASH		TILDEN ROAD	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	49	3,306
3E0330EF-D6A9-	235,000	15/07/2016	SO21 2FD	F	N	L		10	LAURA CLOSE	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	60	3,917
3E0330EF-D6B0-	168,000	02/09/2016	SO21 2FD	F	N	L		17	LAURA CLOSE	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	42	4,000
	182,667			**F Average**						COMPTON				333	3,291
4E95D757-75D8-	420,000	15/03/2017	SO21 2AZ	S	N	F		31	MARTINS FIELDS	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	126	3,333
	420,000			**S Average**						COMPTON				126	3,333
453D27A3-124D-	222,000	18/11/2016	SO21 2AU	T	N	F		5	GODWINS FIELD	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	45	4,933
369DFB15-C1DA-	310,000	24/06/2016	SO21 2AX	T	N	F	12A		ATTWOODS DROVE	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	74	4,189
49B7852A-110E-	340,000	13/01/2017	SO21 2FD	T	N	F		21	LAURA CLOSE	COMPTON	WINCHESTER	WINCHESTER	HAMPSHIRE	109	3,119
	290,667			**T Average**						COMPTON				228	3,825
	506,533			**Grand Average**						COMPTON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
4E95D757-75D4-	280,000	31/03/2017	SO32 3ND	S	N	F	THE BUTTS		WARNFORD ROAD	CORHAMPTON	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	77	3,636
	280,000			**S Average**						CORHAMPTON				77	3,636
	280,000			**Grand Average**						CORHAMPTON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
47844C7F-AC91-	1,500,000	14/12/2016	BN6 8SY	D	N	F	CHICHESTER HOUSE, 11		HIGH STREET	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	349	4,298
4E95D757-53E9-	335,000	06/04/2017	BN6 8TG	D	N	F	DUMBRELLS COURT		NORTH END	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	96	3,490
369DFB15-9EDC-	710,000	03/06/2016	BN6 8TU	D	N	F		45	LEWES ROAD	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	202	3,515
47844C7F-ACEA-	900,000	06/01/2017	BN6 8TU	D	N	F		54	LEWES ROAD	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	162	5,556
3B7E0B8F-C0A7-	650,000	16/08/2016	BN6 8TU	D	N	F	HONEYCROFT, 47		LEWES ROAD	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	164	3,963
3B7E0B8F-C17F-	740,000	22/07/2016	BN6 8TY	D	N	F		65	LEWES ROAD	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	137	5,401
49B78529-EDB6-	912,000	10/02/2017	BN6 8UD	D	N	F		30	SHIRLEYS	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	163	5,595
39140479-8B70-	645,000	07/07/2016	BN6 8UL	D	N	F		8	BEACON ROAD	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	100	6,450
453D27A2-EFE9-	660,000	27/10/2016	BN6 8UP	D	N	F		36	EAST END LANE	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	134	4,925
3B7E0B8F-C4F4-	860,000	10/08/2016	BN6 8UR	D	N	F	STOCKS		EAST END LANE	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	218	3,945
404A5AF3-60B0-	648,750	22/09/2016	BN6 8XH	D	N	F	NEWTONS		SPATHAM LANE	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	130	4,990
3B7E0B8F-C3C0-	810,000	05/08/2016	BN6 8XL	D	N	F	FLEETS FARM		SPATHAM LANE	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	143	5,664
	780,896			**D Average**						DITCHLING				1998	4,690

369DFB15-9CA7-	250,000	11/05/2016	BN6 8UT	F	N	L		25	NEVILL COTTAGES	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	69	3,623
	250,000			**F Average**						DITCHLING				69	3,623
42A5A70A-1624-	875,000	28/10/2016	BN6 8XL	O	N	F	BERRYMEAD		SPATHAM LANE	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	210	4,167
	875,000			**O Average**						DITCHLING				210	4,167
369DFB15-9B66-	445,000	06/05/2016	BN6 8ST	S	N	F		18	EAST GARDENS	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	110	4,045
453D27A2-EE47-	255,000	09/12/2016	BN6 8UT	S	N	L		28	NEVILL COTTAGES	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	68	3,750
	350,000			**S Average**						DITCHLING				178	3,933
404A5AF3-605A-	320,000	31/08/2016	BN6 8TG	T	N	F	DUMBRELLS COURT		NORTH END	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	58	5,517
3E0330EF-ACA5-	470,000	26/08/2016	BN6 8TP	T	N	F	LITTLE CRANK		DITCHLING COMMON	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	104	4,519
42A5A709-1493-	375,000	19/08/2016	BN6 8UJ	T	N	F		11	THE TWITTEN	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	72	5,208
3B7E0B8F-C0E3-	325,000	18/08/2016	BN6 8UX	T	N	F		34	LONG PARK CORNER	DITCHLING	HASSOCKS	LEWES	EAST SUSSEX	82	3,963
	372,500			**T Average**						DITCHLING				316	4,715
	634,288			**Grand Average**						DITCHLING					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
3B7E0B8F-EDB9-	585,000	25/07/2016	SO32 3PA	D	N	F	YEW TREE COTTAGE	HIGH STREET	DROXFORD	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	226	2,588
47844C7F-D4EF-	340,000	20/12/2016	SO32 3PB	D	N	F	TUDOR LODGE	SOUTH HILL	DROXFORD	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	87	3,908
34428D7E-16C2-	645,000	20/05/2016	SO32 3QN	D	N	F	BURNHAM HOUSE	NORTHEND LANE	DROXFORD	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	160	4,031
39140479-B433-	945,000	06/06/2016	SO32 3QT	D	N	F	BROCKBRIDGE HILL COTTAGE	BROCKBRIDGE	DROXFORD	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	243	3,889
4C4EDFFF-66AC-	490,000	07/03/2017	SO32 3RB	D	N	F	CAMERON COTTAGE	THE SQUARE	DROXFORD	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	138	3,551
4E95D757-7356-	525,000	06/04/2017	SO32 3RF	D	N	F	DOVE COTTAGE	POLICE STATION LANE	DROXFORD	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	144	3,646
	588,333			**D Average**					DROXFORD				998	3,537
404A5AF3-8B0D-	172,000	07/10/2016	SO32 3QQ	F	N	L	9A	THE PARK	DROXFORD	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	56	3,071
	172,000			**F Average**					DROXFORD				56	3,071
3B7E0B8F-F1F0-I	405,000	22/07/2016	SO32 3PB	S	N	F	GROVE COTTAGE	SOUTH HILL	DROXFORD	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	108	3,750
	405,000			**S Average**					DROXFORD				108	3,750
4E95D757-730B-	290,000	20/04/2017	SO32 3QJ	T	N	F		3 SOUTHVIEW	DROXFORD	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	75	3,867
	290,000			**T Average**					DROXFORD				75	3,867
	488,556			**Grand Average**					DROXFORD					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
404A5AF4-382F-	780,000	29/09/2016	GU29 9AD	D	N	F	BEECHES	HOLLIST LANE	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	193	4,041
42A5A709-F57E-	850,000	04/11/2016	GU29 9AD	D	N	F	RIVENDELL	HOLLIST LANE	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	216	3,935
453D27A3-BA7A	980,000	17/11/2016	GU29 9AE	D	N	F	HOLLY END	UPPERFIELD	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	209	4,689
4C4EE000-60B0-	1,000,000	09/12/2016	GU29 9AE	D	N	F	ILEX HOUSE	UPPERFIELD	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	239	4,184
49B7852A-7B09-	470,000	30/01/2017	GU29 9AF	D	N	F		17 CANADA GROVE	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	126	3,730
42A5A709-B823-	295,000	14/11/2016	GU29 9AF	D	N	F		4 CANADA GROVE	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	73	4,041
369DFB16-68C2-	540,000	24/06/2016	GU29 9AP	D	N	F	BEECH MILL	DODSLEY LANE	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	122	4,426
	702,143			**D Average**					EASEBOURNE				1178	4,172
369DFB16-6936-	400,000	06/05/2016	GU29 0AL	S	N	F	VECTIS	EASEBOURNE STREET	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	87	4,598
3B7E0B90-A094-	650,000	22/07/2016	GU29 9BD	S	N	F		3 HIGH PATH	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	123	5,285
42A5A709-F1E1-	475,000	04/11/2016	GU29 9BE	S	N	F		5 DODSLEY GROVE	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	114	4,167
3E0330F0-9193-:	375,000	01/08/2016	GU29 9BJ	S	N	F		24 MONTAGUE ROAD	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	110	3,409
453D27A3-BB0E-	366,000	06/12/2016	GU29 9BQ	S	N	F		11 COWDRAY ROAD	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	89	4,112
47844C80-8B1F-	300,000	21/12/2016	GU29 9BQ	S	N	F		24 COWDRAY ROAD	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	83	3,614
3914047A-61FD-	395,000	01/07/2016	GU29 9RT	S	N	F		2 STRATHMOOR GARDENS	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	102	3,873
	423,000			**S Average**					EASEBOURNE				708	4,182
4C4EE000-1B13-	265,000	17/03/2017	GU29 9AR	T	N	F		4 DODSLEY LANE	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	72	3,681
4C4EE000-1B7A-	248,000	24/03/2017	GU29 9AT	T	N	F		18 LUTENER ROAD	EASEBOURNE	MIDHURST	CHICHESTER	WEST SUSSEX	71	3,493
	256,500			**T Average**					EASEBOURNE				143	3,587
	524,313			**Grand Average**					EASEBOURNE					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
42A5A709-10D8-	412,000	07/11/2016	BN20 0BL	D	N	F	FLINT COTTAGE		EASTBOURNE ROAD	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	67	6,149
453D27A3-8452-	430,000	02/12/2016	BN20 0HE	D	N	F		26	HILLSIDE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	89	4,831
453D27A3-8447-	485,750	11/11/2016	BN20 0HP	D	N	F		3	MICHEL DENE ROAD	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	116	4,188
39140479-8BB3-	392,000	22/06/2016	BN20 0HT	D	N	F		24	WENTHILL CLOSE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	111	3,532
4E95D757-D23A-	310,000	16/03/2017	BN20 0HT	D	N	F		26	WENTHILL CLOSE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	103	3,010
42A5A709-B8AE-	599,950	16/11/2016	BN20 0HT	D	N	F		3	WENTHILL CLOSE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	155	3,871
3E0330F0-5582-	410,000	08/09/2016	BN20 0JD	D	N	F		18	PEAKDEAN LANE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	93	4,409
4C4EDFFF-E34B-	475,000	08/03/2017	BN20 0JD	D	N	F		28	PEAKDEAN LANE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	111	4,279
4C4EDFFF-437F-	337,500	21/02/2017	BN20 0JF	D	N	F		19	SUSSEX GARDENS	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	83	4,066
49B78529-F0AC-	465,000	27/01/2017	BN20 0JF	D	N	F		22	SUSSEX GARDENS	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	112	4,152
42A5A709-B852-	285,000	18/10/2016	BN20 0JJ	D	N	F		6	DENE CLOSE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	66	4,318
3914047A-2AB4-	456,000	11/07/2016	BN20 0JJ	D	N	F		7	DENE CLOSE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	114	4,000
3914047A-2B3C-	650,000	30/06/2016	BN20 0JR	D	N	F	BELLE VIEW, 29		MICHEL DENE ROAD	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	82	7,927
3E0330F0-5550-	540,000	09/09/2016	BN20 0JX	D	N	F		3	HIGH CLOSE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	138	3,913
47844C80-4FEE-	575,000	18/01/2017	BN20 0JY	D	N	F		57	MICHEL DENE ROAD	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	83	6,928
4C4EDFFF-E33E-	340,000	24/02/2017	BN20 0JY	D	N	F		58	MICHEL DENE ROAD	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	83	4,096
42A5A709-B917-	515,000	15/11/2016	BN20 0JZ	D	N	F		69	MICHEL DENE ROAD	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	146	3,527
49B7852A-E1B9-	535,000	27/01/2017	BN20 0JZ	D	N	F		76	MICHEL DENE ROAD	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	152	3,520
42A5A709-B961-	475,000	28/10/2016	BN20 0JZ	D	N	F		79	MICHEL DENE ROAD	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	173	2,746
3E0330F0-5568-	415,000	02/09/2016	BN20 0JZ	D	N	F		82	MICHEL DENE ROAD	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	97	4,278
404A5AF4-0014-	400,000	30/09/2016	BN20 0LE	D	N	F		21	SUMMERDOWN LANE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	93	4,301
404A5AF4-002D-	415,000	11/10/2016	BN20 0LE	D	N	F		33	SUMMERDOWN LANE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	74	5,608
42A5A709-B874-	494,500	25/10/2016	BN20 0LG	D	N	F		15	ELVEN LANE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	156	3,170
	452,726			**D Average**						EAST DEAN				2497	4,170
49B7852A-7AE4-	197,000	03/02/2017	BN20 0HR	F	N	L		8	DOWNLANDS WAY	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	68	2,897
3B7E0B8F-C4EA-	237,500	15/07/2016	BN20 0JF	F	N	L		7	SUSSEX GARDENS	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	67	3,545
	217,250			**F Average**						EAST DEAN				135	3,219
453D27A3-B93F-	750,000	24/11/2016	PO18 0JA	S	N	F	YEW COTTAGE			EAST DEAN	CHICHESTER	CHICHESTER	WEST SUSSEX	120	6,250
404A5AF4-009B-	489,950	11/10/2016	BN20 0HU	S	N	F		5	DENESIDE	EAST DEAN	EASTBOURNE	WEALDEN	EAST SUSSEX	90	5,444
	619,975			**S Average**						EAST DEAN				210	5,905
	447,672			**Grand Average**						EAST DEAN					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
47844C80-42F0-	1,200,000	05/10/2016	GU32 1BF	D	N	F	CHERRYWOOD		DROXFORD ROAD	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	367	3270
47844C80-4303-	1,337,500	14/11/2016	GU32 1BF	D	N	F	HAWTHORN HOUSE		DROXFORD ROAD	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	420	3185
49B7852A-0FAB-	1,025,000	31/01/2017	GU32 1HF	D	N	F		19	LEYDENE PARK	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	289	3547
49B7852A-0F91-	1,000,000	23/02/2017	GU32 1HF	D	N	F		24	LEYDENE PARK	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	224	4464
39140479-B4DA-	780,000	01/07/2016	GU32 1PB	D	N	F	THE OLD DAIRY		COOMBE ROAD	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	142	5493
3B7E0B8F-EC51-	2,450,000	05/08/2016	GU32 1PG	D	N	F	THE OLD VICARAGE			EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	505	4851
3E0330EF-D53B-	1,491,000	08/09/2016	GU32 1PW	D	N	F	DRAYTON BRIDGE			EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	244	6111
3E0330F0-47FC-	675,000	26/08/2016	GU32 1PW	D	N	F	STONYCROFT			EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	156	4327
404A5AF3-879A-	726,000	05/10/2016	GU32 1QL	D	N	F	GIANTS COTTAGE		OXENBOURNE LANE	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	153	4745
	1,187,167			**D Average**						EAST MEON				2500	4,274
39140479-B536-	650,000	24/06/2016	GU32 1PF	S	N	F	KEWS COTTAGES		WORKHOUSE LANE	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	112	5,804
4C4EDFFF-D5FA-	445,000	01/03/2017	GU32 1PX	S	N	F	OLD BELL COTTAGE		HIGH STREET	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	115	3,870
3E0330EF-D08B-	370,000	12/08/2016	GU32 1PY	S	N	F		14	GLENTHORNE MEADOW	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	121	3,058
369DFB15-C04E-	707,500	20/05/2016	GU32 1QB	S	N	F	BROOK COTTAGES		HIGH STREET	EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	204	3,468
	543,125			**S Average**						EAST MEON				552	3,936
3E0330EF-D382-	337,500	01/08/2016	GU32 1QG	T	N	F	EAMES COTTAGES			EAST MEON	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	64	5,273
	337,500			**T Average**						EAST MEON				64	5,273
	942,464			**Grand Average**						EAST MEON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
47844C80-8922-	795,000	26/10/2016	GU27 3DA	D	N	F		2	BENIFOLD PLACE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	191	4,162
4C4EE000-1DB8-	565,000	09/12/2016	GU27 3DB	D	N	F	BLUEBELL HOUSE		TUDOR GARDENS	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	145	3,897
4C4EE000-1DAD-	450,000	21/11/2016	GU27 3DB	D	N	F	LILY LODGE		TUDOR GARDENS	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	111	4,054
49B7852A-AEEE-	450,000	14/09/2016	GU27 3DB	D	N	F	ROSE COTTAGE		TUDOR GARDENS	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	111	4,054
34428D7E-AFCF-	375,000	06/05/2016	GU27 3EE	D	N	F		11	MIDHURST ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	89	4,213
404A5AF4-3859-	695,000	17/10/2016	GU27 3EQ	D	N	F		15	GLEBE ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	101	6,881
404A5AF4-6F95-	650,000	30/09/2016	GU27 3EY	D	N	F		119	MIDHURST ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	113	5,752
3B7E0B90-A126-	375,000	02/08/2016	GU27 3HJ	D	N	F		2	PALINGS WAY	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	72	5,208
3E0330F0-9140-	1,200,000	22/09/2016	GU27 3JD	D	N	F	KINGSHOTT		ROPES LANE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	219	5,479
404A5AF4-0073-	450,000	21/10/2016	GU27 3JN	D	N	F		38	VANN ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	105	4,286
3914047A-61D8-	500,000	24/06/2016	GU27 3JN	D	N	F	HAZEL COTTAGE, 24		VANN ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	87	5,747
3E0330F0-934A-	490,000	18/08/2016	GU27 3JY	D	N	F		29	THE LEYS	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	120	4,083
49B7852A-AC55-	394,000	09/02/2017	GU27 3NT	D	N	F	LINDEN		HAWKSFOLD LANE WEST	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	89	4,427
42A5A709-F2BB-	400,000	26/08/2016	GU27 3PH	D	N	F		3	CHERRYLANDS CLOSE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	83	4,819
	556,357			**D Average**						FERNHURST				1636	4,761
4C4EE000-1CC8-	168,000	15/02/2017	GU27 3EP	F	N	L	FLAT 2		CROSSWAYS COURT	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	51	3,294
4C4EE000-1ACF-	178,000	24/02/2017	GU27 3HS	F	N	L		7	OLD GLEBE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	48	3,708
42A5A709-F381-	172,500	14/10/2016	GU27 3NZ	F	N	L		1	NAPPERS WOOD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	65	2,654
3B7E0B90-A27C-	260,000	29/07/2016	GU27 3NZ	F	N	L	2B		NAPPERS WOOD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	58	4,483
	194,625			**F Average**						FERNHURST				222	3,507
4E95D757-FE59-	249,000	14/03/2017	GU27 3EE	S	N	F	9B		MIDHURST ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	79	3,152
3B7E0B90-A05E-	340,000	04/08/2016	GU27 3EU	S	N	F		87	MIDHURST ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	64	5,313
369DFB16-68CF-	337,500	10/06/2016	GU27 3HP	S	N	F		1	ST MARGARETS COTTAGES	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	73	4,623
3914047A-616B-	378,000	22/07/2016	GU27 3HR	S	N	F		4	DALE COPSE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	77	4,909
3E0330F0-9178-	320,000	16/09/2016	GU27 3HX	S	N	F	HILL COTTAGE		HOGS HILL	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	90	3,556
404A5AF4-385D-	514,000	24/10/2016	GU27 3HY	S	N	F		1	THE GREEN	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	99	5,192
3E0330F0-566A-	340,000	29/07/2016	GU27 3JR	S	N	F		15	WEST CLOSE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	77	4,416
3E0330F0-5647-	390,000	22/08/2016	GU27 3JR	S	N	F		22	WEST CLOSE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	84	4,643
3E0330F0-9565-	425,000	19/08/2016	GU27 3NP	S	N	F	BADGERS COTTAGE, 75		VANN ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	69	6,159
404A5AF4-3A41-	315,000	30/09/2016	GU27 3PE	S	N	F		60	NAPPERS WOOD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	74	4,257
	360,850			**S Average**						FERNHURST				786	4,591
4C4EE000-1B40-	380,000	24/02/2017	GU27 3EN	T	N	F		65	MIDHURST ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	76	5,000
4E95D757-FF17-	225,000	14/03/2017	GU27 3EQ	T	N	F	LITTLE WISTERIA, 1A		GLEBE ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX		
42A5A709-F1ED-	242,000	27/10/2016	GU27 3HL	T	N	F		25	ASH GROVE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	51	4,745
4E95D757-FD49-	167,500	04/04/2017	GU27 3HL	T	N	L		9	ASH GROVE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	55	3,045
4E95D757-D259-	367,500	13/04/2017	GU27 3HY	T	N	F		12	THE GREEN	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	56	6,563
3B7E0B90-A137-	598,000	29/07/2016	GU27 3HY	T	N	F	HELFORD COTTAGE		THE GREEN	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	111	5,387
453D27A3-B8C0-	310,000	21/12/2016	GU27 3JL	T	N	F		18	CROSSFIELD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	123	2,520
34428D7E-AE17-	266,000	06/05/2016	GU27 3JL	T	N	F		24	CROSSFIELD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	89	2,989
3B7E0B90-A262-	447,500	24/08/2016	GU27 3JN	T	N	F		40	VANN ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	138	3,243
3E0330F0-915C-	257,500	09/05/2016	GU27 3JN	T	N	F		42	VANN ROAD	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	149	1,728
42A5A709-B950-	320,000	26/08/2016	GU27 3JR	T	N	F		31	WEST CLOSE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	77	4,156
34428D7E-7EE6-	291,000	04/05/2016	GU27 3NY	T	N	F		10	BISHOPS CLOSE	FERNHURST	HASLEMERE	CHICHESTER	WEST SUSSEX	80	3,638
	322,667			**T Average**						FERNHURST				929	4,168
	401,200			**Grand Average**						FERNHURST					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
369DFB16-6899-	557,500	26/05/2016	BN14 0RR	D	N	F	HIGHWALDE		STABLE LANE	FINDON	WORTHING	ARUN	WEST SUSSEX	149	3,742
369DFB16-6A72-	560,000	07/06/2016	BN14 0RR	D	N	F	SOUTHOVER		STABLE LANE	FINDON	WORTHING	ARUN	WEST SUSSEX	92	6,087
49B7852A-7B88-	525,000	07/02/2017	BN14 0RS	D	N	F		8	PONY FARM	FINDON	WORTHING	ARUN	WEST SUSSEX	150	3,500

3B7E0B90-A1E3-	925,000	01/08/2016	BN14 0RZ	D	N	F		16	CONVENT GARDENS	FINDON	WORTHING	ARUN	WEST SUSSEX	259	3,571
3B7E0B90-A188-	542,000	04/08/2016	BN14 0SD	D	N	F		14	NEPCOTE	FINDON	WORTHING	ARUN	WEST SUSSEX	113	4,796
404A5AF4-3963-	800,000	25/05/2016	BN14 0SH	D	N	F	WOODROW, 2		PADDOCK PLACE	FINDON	WORTHING	ARUN	WEST SUSSEX	254	3,150
4E95D757-FE83-	705,000	24/03/2017	BN14 0SS	D	N	F		8	NEPFIELD CLOSE	FINDON	WORTHING	ARUN	WEST SUSSEX	184	3,832
47844C80-87DF-	582,500	09/12/2016	BN14 0SS	D	N	F	NEPFIELD HOUSE, 16A		NEPFIELD CLOSE	FINDON	WORTHING	ARUN	WEST SUSSEX	158	3,687
42A5A709-F5D8-	535,000	20/10/2016	BN14 0TA	D	N	F		7	HIGH STREET	FINDON	WORTHING	ARUN	WEST SUSSEX	118	4,534
4C4EE000-1A9C-	470,000	09/03/2017	BN14 0TD	D	N	F		30	STEEP CLOSE	FINDON	WORTHING	ARUN	WEST SUSSEX	113	4,159
47844C80-87E7-	530,000	20/01/2017	BN14 0TR	D	N	F		21	SCHOOL HILL	FINDON	WORTHING	ARUN	WEST SUSSEX	195	2,718
34428D7E-AF14-	350,000	04/05/2016	BN14 0TR	D	N	F	THE GUN COTTAGE		SCHOOL HILL	FINDON	WORTHING	ARUN	WEST SUSSEX	91	3,846
3B7E0B90-A332-	420,000	04/08/2016	BN14 0TT	D	N	F		1	THE CHASE	FINDON	WORTHING	ARUN	WEST SUSSEX	96	4,375
47844C80-8890-	460,000	06/01/2017	BN14 0TT	D	N	F		28	THE CHASE	FINDON	WORTHING	ARUN	WEST SUSSEX	104	4,423
42A5A709-F1D8-	570,000	08/11/2016	BN14 0TU	D	N	F		3	SUMMERFIELDS	FINDON	WORTHING	ARUN	WEST SUSSEX	155	3,677
3E0330F0-9130-	365,000	31/08/2016	BN14 0UA	D	N	F		4	SHEPHERDS CROFT	FINDON	WORTHING	ARUN	WEST SUSSEX	155	2,355
404A5AF3-FFF0-	410,000	12/09/2016	BN14 0UH	D	N	F		3	TUDOR CLOSE	FINDON	WORTHING	ARUN	WEST SUSSEX	100	4,100
49B7852A-7B6B-	423,500	02/02/2017	BN14 0UJ	D	N	F		6	DOWNLAND CLOSE	FINDON	WORTHING	ARUN	WEST SUSSEX	95	4,458
3B7E0B90-678A-	359,000	28/07/2016	BN14 0UL	D	N	F		1	LIME ROAD	FINDON	WORTHING	ARUN	WEST SUSSEX	132	2,720
453D27A3-B989-	535,000	19/12/2016	BN14 0UY	D	N	F	MERRIE MEAD		HORSHAM ROAD	FINDON	WORTHING	ARUN	WEST SUSSEX	162	3,302
3914047A-6158-	755,000	12/07/2016	BN14 0XB	D	N	F		12	FOX LEA	FINDON	WORTHING	ARUN	WEST SUSSEX	186	4,059
404A5AF4-3A4B-	760,000	14/09/2016	BN14 0UE	D	N	F	THE WHITE HOUSE		STEEP LANE	FINDON	WORTHING	WORTHING	WEST SUSSEX	251	3,028
	551,795			**D Average**						FINDON				3312	3,665
4C4EE000-1C07-	202,500	02/03/2017	BN14 0SY	F	N	L	ELM COURT		HIGH STREET	FINDON	WORTHING	ARUN	WEST SUSSEX	55	3,682
3914047A-62A7-	178,500	11/07/2016	BN14 0SY	F	N	L	ELM COURT		HIGH STREET	FINDON	WORTHING	ARUN	WEST SUSSEX	32	5,578
3B7E0B90-A2C7-	188,000	01/08/2016	BN14 0UZ	F	N	L		5	THE LIMES	FINDON	WORTHING	ARUN	WEST SUSSEX	70	2,686
	189,667			**F Average**						FINDON				157	3,624
453D27A3-BBEE-	415,000	01/12/2016	BN14 0SN	S	N	F	MILLBROOK COTTAGES		NEPCOTE	FINDON	WORTHING	ARUN	WEST SUSSEX	117	3,547
34428D7E-AED6-	410,000	03/05/2016	BN14 0TT	S	N	F		18	THE CHASE	FINDON	WORTHING	ARUN	WEST SUSSEX	91	4,505
3E0330F0-90DE-	335,000	26/08/2016	BN14 0UA	S	N	F	STUMPS, 3		SOUTHVIEW ROAD	FINDON	WORTHING	ARUN	WEST SUSSEX	99	3,384
453D27A3-8476-	240,000	14/12/2016	BN14 0UR	S	N	F		26	BEECH ROAD	FINDON	WORTHING	ARUN	WEST SUSSEX	68	3,529
3B7E0B90-67C2-	350,000	29/07/2016	BN14 0UY	S	N	F	DOWNSIDE		HORSHAM ROAD	FINDON	WORTHING	ARUN	WEST SUSSEX	109	3,211
369DFB16-6A84-	299,950	07/06/2016	BN14 0XA	S	N	F		16	HOMEWOOD	FINDON	WORTHING	ARUN	WEST SUSSEX	86	3,488
	341,658			**S Average**						FINDON				570	3,596
404A5AF4-379F-	255,000	23/09/2016	BN14 0SF	T	N	F	ST. JOHNS COTTAGE		NEPCOTE LANE	FINDON	WORTHING	ARUN	WEST SUSSEX	82	3,110
49B7852A-AD27-	300,000	13/02/2017	BN14 0TH	T	N	F		14	THE WILLOWS	FINDON	WORTHING	ARUN	WEST SUSSEX	113	2,655
49B7852A-7BDA	290,000	24/01/2017	BN14 0TH	T	N	F		15	THE WILLOWS	FINDON	WORTHING	ARUN	WEST SUSSEX	111	2,613
42A5A709-F5F3-	260,000	26/10/2016	BN14 0TN	T	N	F		8	THE OVAL	FINDON	WORTHING	ARUN	WEST SUSSEX	68	3,824
369DFB16-6816-	310,000	25/05/2016	BN14 0UA	T	N	F	QUANTOCK		SOUTHVIEW ROAD	FINDON	WORTHING	ARUN	WEST SUSSEX	90	3,444
404A5AF4-37C8-	245,000	30/09/2016	BN14 0XA	T	N	F		31	HOMEWOOD	FINDON	WORTHING	ARUN	WEST SUSSEX	71	3,451
4C4EE000-1FAD-	285,000	14/02/2017	BN14 0XA	T	N	F		49	HOMEWOOD	FINDON	WORTHING	ARUN	WEST SUSSEX	100	2,850
	277,857			**T Average**						FINDON				635	3,063
	439,564			**Grand Average**						FINDON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
49B7852A-ACF1-	719,500	03/02/2017	RH20 1EH	D	N	F	STRAWBERRY TREES	SANDY LANE	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	142	5,067
369DFB16-66DB-	1,049,000	21/06/2016	RH20 1EH	D	N	F	THE KNOLL HOUSE	SANDY LANE	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	220	4,768
34428D7E-7EAC-	1,650,000	09/05/2016	RH20 1ES	D	N	F	COATES FARMHOUSE	COATES	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	238	6,933
404A5AF4-6F94-	900,000	30/09/2016	RH20 1ES	D	N	F	MANSBY	COATES	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	210	4,286
42A5A709-F2F6-	350,000	02/11/2016	RH20 1HJ	D	N	F		2 PADWICKS FIELD	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	91	3,846
34428D7E-B1D5-	830,000	16/05/2016	RH20 1HR	D	N	F	LITTLE LIMBOURNE	LIMBOURNE LANE	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	245	3,388
49B7852A-ACEF-	780,000	13/02/2017	RH20 1HS	D	N	F	COOMBE COTTAGE	THE FLEET	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	231	3,377
	896,929			**D Average**					FITTLEWORTH				1377	4,560
404A5AF4-3742-	355,000	30/09/2016	RH20 1HX	S	N	F		14 GREATPIN CROFT	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	88	4,034
49B7852A-AC66-	275,000	03/02/2017	RH20 1HX	S	N	F		6 GREATPIN CROFT	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	70	3,929

404A5AF4-3761-	318,000	02/09/2016	RH20 1JA	S	N	F		11	CHURCHFIELD	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	122	2,607
453D27A3-BA17	545,000	21/11/2016	RH20 1JB	S	N	F	ORCHARD BARN		SCHOOL LANE	FITTLEWORTH	PULBOROUGH	CHICHESTER	WEST SUSSEX	125	4,360
	373,250			**S Average**						FITTLEWORTH				405	3,686
	706,500			**Grand Average**						FITTLEWORTH					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
34428D7E-7E62-	425,000	16/05/2016	BN20 0AR	D	N	F	5	THE OUTLOOK	FRISTON	EASTBOURNE	WEALDEN	EAST SUSSEX	111	3,829
49B78529-EDA0-	860,000	16/01/2017	BN20 0EF	D	N	F	1	MILL CLOSE	FRISTON	EASTBOURNE	WEALDEN	EAST SUSSEX	212	4,057
3B7E0B90-66C3-	1,025,000	05/08/2016	BN20 0EP	D	N	F	21	WARREN LANE	FRISTON	EASTBOURNE	WEALDEN	EAST SUSSEX	242	4,236
3E0330F0-552D-	549,950	26/08/2016	BN20 0ES	D	N	F	28	THE BROW	FRISTON	EASTBOURNE	WEALDEN	EAST SUSSEX	150	3,666
42A5A709-123E-	800,000	16/11/2016	BN20 0EU	D	N	F	12	THE RIDGEWAY	FRISTON	EASTBOURNE	WEALDEN	EAST SUSSEX	157	5,096
404A5AF4-0017-	900,000	17/10/2016	BN20 0EZ	D	N	F	9	THE RIDGEWAY	FRISTON	EASTBOURNE	WEALDEN	EAST SUSSEX	164	5,488
47844C7F-AD17-	680,000	15/12/2016	BN20 0HA	D	N	F	4	WARREN LANE	FRISTON	EASTBOURNE	WEALDEN	EAST SUSSEX	175	3,886
	748,564			**D Average**					FRISTON				1211	4,327
49B7852A-7B32-	632,500	10/01/2017	BN20 0AX	S	N	F	GREY WALLS	CROWLINK LANE	FRISTON	EASTBOURNE	WEALDEN	EAST SUSSEX	151	4,188.74
	632,500			**S Average**					FRISTON				151	4,189
	734,056			**Grand Average**					FRISTON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
4C4EE000-1B91-	770,000	24/02/2017	PO18 9LB	D	N	F	4	ADMIRALS WALK	FUNTINGTON	CHICHESTER	CHICHESTER	WEST SUSSEX	162	4,753
4E95D757-FF2E-	810,000	21/03/2017	PO18 9LG	D	N	F	SADDLERS		FUNTINGTON	CHICHESTER	CHICHESTER	WEST SUSSEX	212	3,821
	790,000			**D Average**					FUNTINGTON				374	4,225
4E95D757-FD2C-	520,000	29/03/2017	PO18 9LF	S	N	F	SPRING COTTAGE, 7	WATERY LANE	FUNTINGTON	CHICHESTER	CHICHESTER	WEST SUSSEX	114	4,561
4C4EE000-1C64-	590,000	07/03/2017	PO18 9LJ	S	N	F	3	FUNTINGTON HALL COTTA	FUNTINGTON	CHICHESTER	CHICHESTER	WEST SUSSEX	113	5,221
47844C80-8A26-	339,950	20/09/2016	PO18 9LP	S	N	F	2	HARESFOOT CLOSE	FUNTINGTON	CHICHESTER	CHICHESTER	WEST SUSSEX	85	3,999
	483,317			**S Average**					FUNTINGTON				312	4,647
	605,990			**Grand Average**					FUNTINGTON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
369DFB16-346E-	472,500	25/05/2016	GU28 0NP	D	N	F	CACKLE HILL		GRAFFHAM	PETWORTH	CHICHESTER	WEST SUSSEX	95	4,974
4C4EE000-1D41-	458,000	07/03/2017	GU28 0NS	D	N	F	HEYDONS LOFT		GRAFFHAM	PETWORTH	CHICHESTER	WEST SUSSEX	58	7,897
3E0330F0-92BD-	1,300,000	06/09/2016	GU28 0PU	D	N	F	SHUTTLES		GRAFFHAM	PETWORTH	CHICHESTER	WEST SUSSEX	266	4,887
453D27A3-B8BC	685,000	29/11/2016	GU28 0QA	D	N	F	FAIRHURST	THE STREET	GRAFFHAM	PETWORTH	CHICHESTER	WEST SUSSEX	176	3,892
404A5AF4-3726-	530,000	20/09/2016	GU28 0QF	D	N	F	PANDORA		GRAFFHAM	PETWORTH	CHICHESTER	WEST SUSSEX	86	6,163
	689,100			**D Average**					GRAFFHAM				681	5,059
34428D7E-AF40-	410,000	04/05/2016	GU28 0QH	F	N	L	MILLBURGH HALL		GRAFFHAM	PETWORTH	CHICHESTER	WEST SUSSEX	136	3,015
	410,000			**F Average**					GRAFFHAM				136	3,015
49B7852A-ACDA	545,000	31/01/2017	GU28 0NL	S	N	F	MINNE COTTAGE		GRAFFHAM	PETWORTH	CHICHESTER	WEST SUSSEX	81	6,728
404A5AF4-3869-	483,500	07/10/2016	GU28 0NY	S	N	F	5	WOODCOTE COTTAGES	GRAFFHAM	PETWORTH	CHICHESTER	WEST SUSSEX	116	4,168
	514,250			**S Average**					GRAFFHAM				197	5,221
	610,500			**Grand Average**					GRAFFHAM					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
369DFB15-C33B-	392,500	21/06/2016	GU33 6AR	D	N	F	14	TODMORE	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	91	4,313
3B7E0B90-5977-	663,000	20/07/2016	GU33 6AS	D	N	F	WITHAM HOUSE	PETERSFIELD ROAD	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	182	3,643
47844C7F-D43F-	1,425,000	19/01/2017	GU33 6HE	D	N	F	GREATHAM MOOR		GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	309	4,612
	826,833			**D Average**					GREATHAM				582	4,262
49B7852A-0E14-	150,000	15/12/2016	GU33 6ET	F	N	L	12	HOPESWOOD	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	64	2,344
	150,000			**F Average**					GREATHAM				64	2,344
42A5A709-3B44-	412,500	04/11/2016	GU33 6AA	S	N	F	BROADLEIGH COTTAGES	PETERSFIELD ROAD	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	89	4,635
369DFB15-C2EF-	450,000	16/05/2016	GU33 6BH	S	N	F	WOOLMER COTTAGES	PETERSFIELD ROAD	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	92	4,891
4E95D757-C7D3	450,000	30/03/2017	GU33 6DL	S	N	F	13	SILVER BIRCH MEWS	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	100	4,500

369DFB16-2868-	295,000	27/05/2016	GU33 6EX	S	N	F		6	BAKERS FIELD	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	109	2,706
47844C80-8748-	425,000	19/12/2016	RH20 2ES	S	N	F	WAYSIDE COTTAGES		GREATHAM LANE	GREATHAM	PULBOROUGH	HORSHAM	WEST SUSSEX	131	3,244
	406,500			**S Average**						GREATHAM				521	3,901
369DFB16-27F2-	259,950	27/05/2016	GU33 6AD	T	N	F	WOODLANDS COTTAGES		PETERSFIELD ROAD	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	58	4,482
3E0330EF-D526-	415,000	12/08/2016	GU33 6AN	T	N	F	PINE VILLAS		LONGMOOR ROAD	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	107	3,879
47844C80-42A2-	250,000	04/01/2017	GU33 6DL	T	N	F		11	SILVER BIRCH MEWS	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	75	3,333
404A5AF3-F30A-	315,000	24/06/2016	GU33 6DL	T	Y	F		9	SILVER BIRCH MEWS	GREATHAM	LISS	EAST HAMPSH	HAMPSHIRE	102	3,088
	309,988			**T Average**						GREATHAM				342	3,626
	454,073			**Grand Average**						GREATHAM					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
369DFB15-C334-	735,000	03/06/2016	PO7 4RX	D	N	F	HAZELDENE	EAST STREET	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	458	1,605
47844C7F-D409-	5,300,000	25/01/2017	PO7 4RZ	D	N	F	WHITEDALE HOUSE	EAST STREET	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	1200	4,417
453D27A3-157D-	900,000	01/11/2016	PO7 4SG	D	N	F	OLD RUSHMERE	RUSHMERE LANE	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	245	3,673
3E0330EF-D4C4-	720,000	16/09/2016	PO7 4SN	D	N	F	WEAVERFIELD	WEST STREET	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	160	4,500
404A5AF4-5F2A-	675,000	18/10/2016	PO7 4QH	D	N	F	EDEN COTTAGE	BUNNS LANE	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	106	6,368
4E95D758-1E99-	1,115,000	31/03/2017	PO7 4RX	D	N	F	PADDOCK HOUSE	EAST STREET	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	244	4,570
	1,574,167			**D Average**					HAMBLEDON				2413	3,914
3E0330EF-D5A4-	860,000	26/09/2016	PO7 4SA	S	N	F	ROSECROFT COTTAGES	EAST STREET	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	219	3,927
453D27A3-1364-	287,500	15/11/2016	PO7 4SU	S	N	F		19 STEWARTS GREEN	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	93	3,091
4E95D757-73DA-	390,000	10/04/2017	PO7 4SX	S	N	F	ASHCOMBE HOUSE	GREEN LANE	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	91	4,286
	512,500			**S Average**					HAMBLEDON				403	3,815
3B7E0B8F-F018-	320,000	20/06/2016	PO7 4RP	T	N	F	WALNUT TREE COTTAGES	VICARAGE LANE	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	82	3,902
42A5A709-3E85-	302,500	15/11/2016	PO7 4RT	T	N	F		7 CHURCH LANE	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	69	4,384
39140479-B409-	440,000	20/06/2016	PO7 4RW	T	N	F	THE REST	WEST STREET	HAMBLEDON	WATERLOOVILLE	WINCHESTER	HAMPSHIRE	130	3,385
	354,167			**T Average**					HAMBLEDON				281	3,781
	1,003,750			**Grand Average**					HAMBLEDON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
4E95D757-72D5-	480,000	04/04/2017	GU33 6NL	D	N	F		1 GREENFIELD	HAWKLEY	LISS	EAST HAMPSH	HAMPSHIRE	89	5,393
	480,000			**D Average**					HAWKLEY				89	5,393
3914047A-1E40-	455,000	16/06/2016	GU33 6LZ	T	N	F		1 SUNNINGDALE COTTAGES	HAWKLEY	LISS	EAST HAMPSH	HAMPSHIRE	108	4,213
3E0330EF-D341-	388,500	18/08/2016	GU33 6NA	T	N	F	WISTERIA LODGE, 11	UPPER GREEN	HAWKLEY	LISS	EAST HAMPSH	HAMPSHIRE	78	4,981
	421,750			**T Average**					HAWKLEY				186	4,535
	441,167			**Grand Average**					HAWKLEY					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
404A5AF3-8933-	850,000	10/10/2016	SO21 1AU	D	N	F		4 SHELLEY CLOSE	ITCHEN ABBAS	WINCHESTER	WINCHESTER	HAMPSHIRE	175	4,857
3B7E0B8F-ECD1-	1,040,000	17/08/2016	SO21 1BA	D	N	F	DOWNS VIEW	OLD STATION ROAD	ITCHEN ABBAS	WINCHESTER	WINCHESTER	HAMPSHIRE	287	3,624
4C4EDFFF-67CC-	1,300,000	24/03/2017	SO21 1BQ	D	N	F	THE DOWER HOUSE	MAIN ROAD	ITCHEN ABBAS	WINCHESTER	WINCHESTER	HAMPSHIRE	254	5,118
4E95D757-75AC-	975,000	06/04/2017	SO21 1FJ	D	N	F		10 THE PADDOCK	ITCHEN ABBAS	WINCHESTER	WINCHESTER	HAMPSHIRE	187	5,214
4C4EDFFF-6779-	900,000	27/02/2017	SO21 1XA	D	N	F	SOUTHDOWNS, 1	LITTLE HAYES LANE	ITCHEN ABBAS	WINCHESTER	WINCHESTER	HAMPSHIRE	212	4,245
	1,013,000			**D Average**					ITCHEN ABBAS				1115	4,543
404A5AF3-8520-	360,000	10/10/2016	SO21 1BB	S	N	F		1 STATION HILL	ITCHEN ABBAS	WINCHESTER	WINCHESTER	HAMPSHIRE	74	4,865
4E95D757-741E-	585,000	03/04/2017	SO21 1XA	S	N	F		8 LITTLE HAYES LANE	ITCHEN ABBAS	WINCHESTER	WINCHESTER	HAMPSHIRE	141	4,149
	472,500			**S Average**					ITCHEN ABBAS				215	4,395
	858,571			**Grand Average**					ITCHEN ABBAS					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
3B7E0B90-BE89-	1,150,000	28/07/2016	BN7 3JX	D	N	F	BETHEL	KINGSTON RIDGE	KINGSTON	LEWES	LEWES	EAST SUSSEX	263	4,373
369DFB16-347E-	550,000	02/06/2016	BN7 3LG	D	N	F		11 LOCKITT WAY	KINGSTON	LEWES	LEWES	EAST SUSSEX	133	4,135
3B7E0B90-6797-	650,000	15/08/2016	BN7 3LH	D	N	F		16 ST PANCRAS GREEN	KINGSTON	LEWES	LEWES	EAST SUSSEX	148	4,392

3B7E0B90-67AE-	769,950	13/07/2016	BN7 3LH	D	N	F		5	ST PANCRAS GREEN	KINGSTON	LEWES	LEWES	EAST SUSSEX	193	3,989
42A5A709-11B0-	600,000	02/09/2016	BN7 3LN	D	N	F	WHITE GATES		CHURCH LANE	KINGSTON	LEWES	LEWES	EAST SUSSEX	116	5,172
4C4EDFFF-40BB-	1,090,000	20/03/2017	BN7 3LW	D	N	F	FIELD COTTAGE		CHURCH LANE	KINGSTON	LEWES	LEWES	EAST SUSSEX	305	3,574
4E95D757-56D4-	1,085,000	20/03/2017	BN7 3NP	D	N	F	COPPERS		WELLGREEN LANE	KINGSTON	LEWES	LEWES	EAST SUSSEX	208	5,216
47844C7F-ABD5-	1,075,500	03/01/2017	BN7 3NS	D	N	F	BELLE VUE LODGE		WELLGREEN LANE	KINGSTON	LEWES	LEWES	EAST SUSSEX	376	2,860
369DFB15-9EE5-	1,000,000	02/06/2016	BN7 3PB	D	N	F	THE ANVIL		THE STREET	KINGSTON	LEWES	LEWES	EAST SUSSEX	235	4,255
	885,606			**D Average**						KINGSTON				1977	4,032
404A5AF4-0072-	505,000	23/09/2016	BN7 3JU	S	N	F	KINGSTON RIDGE HOUSE		KINGSTON RIDGE	KINGSTON	LEWES	LEWES	EAST SUSSEX	139	3,633
	505,000			**S Average**						KINGSTON				139	3,633
47844C7F-AEB0-	320,000	09/09/2016	BN7 3PH	T	N	F	MAGNOLIA COTTAGE		BARN CLOSE	KINGSTON	LEWES	LEWES	EAST SUSSEX	64	5,000
	320,000			**T Average**						KINGSTON				64	5,000
	799,586			**Grand Average**						KINGSTON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
453D27A3-B9A3-	740,000	09/12/2016	PO18 0BB	D	N	F	LAVANT GATE			LAVANT	CHICHESTER	CHICHESTER	WEST SUSSEX	205	3,610
3E0330F0-9371-4	580,000	07/09/2016	PO18 0BQ	D	N	F	MEADOW LODGE			LAVANT	CHICHESTER	CHICHESTER	WEST SUSSEX	149	3,893
	660,000			**D Average**						LAVANT				354	3,729
453D27A3-B9FD-	132,000	11/11/2016	PO18 0FE	F	N	L		6	BLEACHES COURT	LAVANT	CHICHESTER	CHICHESTER	WEST SUSSEX	44	3,000
	132,000			**F Average**						LAVANT				44	3,000
4C4EE000-1F88-	290,000	17/02/2017	PO18 0AZ	S	N	F		89	SPRINGFIELD CLOSE	LAVANT	CHICHESTER	CHICHESTER	WEST SUSSEX	62	4,677
453D27A3-B8E1-	275,000	30/11/2016	PO18 0BU	S	N	F		21	ST NICHOLAS ROAD	LAVANT	CHICHESTER	CHICHESTER	WEST SUSSEX	81	3,395
4E95D758-2E6B-	320,000	07/04/2017	PO18 0DJ	S	N	F		29	LAVANT DOWN ROAD	LAVANT	CHICHESTER	CHICHESTER	WEST SUSSEX	88	3,636
4C4EE000-1D69-	285,000	23/09/2016	PO18 0DQ	S	N	F		3	GASTON WAY	LAVANT	CHICHESTER	CHICHESTER	WEST SUSSEX	76	3,750
3E0330F0-9378-4	380,000	18/08/2016	PO18 0FJ	S	N	F		29	MEADOW CLOSE	LAVANT	CHICHESTER	CHICHESTER	WEST SUSSEX	87	4,368
	310,000			**S Average**						LAVANT				394	3,934
42A5A709-F359-	293,000	02/11/2016	PO18 0EW	T	N	F	BISHOPS COURT		MIDHURST ROAD	LAVANT	CHICHESTER	CHICHESTER	WEST SUSSEX	100	2,930
	293,000			**T Average**						LAVANT				100	2,930
	366,111			**Grand Average**						LAVANT					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
47844C7F-AF67-	520,000	19/12/2016	BN7 1BT	D	N	F	2A		KING HENRYS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	113	4,601.77
369DFB16-33A7-	850,000	27/05/2016	BN7 1EG	D	N	F		1	HOUNDEAN RISE	LEWES	LEWES	LEWES	EAST SUSSEX	233	3,648.07
369DFB16-33C6-	1,190,000	13/05/2016	BN7 1EG	D	N	F		5	HOUNDEAN RISE	LEWES	LEWES	LEWES	EAST SUSSEX	155	7,677.42
39140479-8D10-	755,000	12/07/2016	BN7 1EN	D	N	F		5	MONTACUTE ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	155	4,870.97
42A5A709-11EA-	785,000	27/10/2016	BN7 1EQ	D	N	F		22	HOUNDEAN RISE	LEWES	LEWES	LEWES	EAST SUSSEX	147	5,340.14
369DFB16-34BD-	555,000	10/06/2016	BN7 1ER	D	N	F		15	BARONS DOWN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	149	3,724.83
3E0330EF-A9B8-	593,000	09/08/2016	BN7 1ER	D	N	F		5	BARONS DOWN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	157	3,777.07
404A5AF3-FF2F-	470,000	29/09/2016	BN7 1ET	D	N	F		48	BARONS DOWN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	110	4,272.73
3B7E0B8F-C334-	595,000	29/07/2016	BN7 1HL	D	N	F	ROSE COTTAGE		MOUNT STREET	LEWES	LEWES	LEWES	EAST SUSSEX	71	8,380.28
453D27A2-EDF7-	681,000	21/12/2016	BN7 1LN	D	N	F		53	CLUNY STREET	LEWES	LEWES	LEWES	EAST SUSSEX	154	4,422.08
4C4EDFFF-3FC2-	675,000	17/03/2017	BN7 1LR	D	N	F		32	THE GALLOPS	LEWES	LEWES	LEWES	EAST SUSSEX	109	6,192.66
3914047A-2AA0-	576,000	29/06/2016	BN7 1LX	D	N	F	FIVE PENNIES		SOUTH WAY	LEWES	LEWES	LEWES	EAST SUSSEX	183	3,147.54
3B7E0B90-6707-	760,000	01/08/2016	BN7 1PT	D	N	F	ABINGER, 1B		GUNDREDA ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	150	5,066.67
3B7E0B90-673C-	760,000	05/08/2016	BN7 1PU	D	N	F		46	GUNDREDA ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	152	5,000.00
4C4EDFFF-E304-	935,000	17/03/2017	BN7 1PX	D	N	F		40	GUNDREDA ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	177	5,282.49
453D27A2-EE09-	3,020,000	06/12/2016	BN7 1TN	D	N	F	RYKEHURST HOUSE		ROTTEN ROW	LEWES	LEWES	LEWES	EAST SUSSEX	513	5,886.94
39140479-8ECD-	1,725,000	01/07/2016	BN7 1TN	D	N	L	SUNNYMEAD		ROTTEN ROW	LEWES	LEWES	LEWES	EAST SUSSEX	167	10,329.34
4E95D757-540F-	310,000	10/03/2017	BN7 2EN	D	N	F		1	BOUGHEY PLACE	LEWES	LEWES	LEWES	EAST SUSSEX	85	3,647.06
39140479-8E5C-	1,025,000	10/06/2016	BN7 2FL	D	Y	F		14	CHANDLERS WHARF	LEWES	LEWES	LEWES	EAST SUSSEX	261	3,927.20
49B7852A-7B41-	875,000	03/02/2017	BN7 2JA	D	N	F	MALLING DEANERY		CHURCH LANE	LEWES	LEWES	LEWES	EAST SUSSEX	215	4,069.77
3B7E0B8F-C1CC-	930,000	12/07/2016	BN7 2RR	D	N	F	WAITWELL HOUSE		MALLING HILL	LEWES	LEWES	LEWES	EAST SUSSEX	266	3,496.24
49B78529-EFB0-	1,070,000	12/09/2016	BN7 3NB	D	N	F	BROUGHTON ASTLEY		KINGSTON ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	310	3,451.61

453D27A2-EDFF-	925,000	16/12/2016	BN7 3ND	D	N	F	KURING-GAI		KINGSTON ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	172	5,377.91
	894,783			**D Average**						LEWES				4204	4,895
49B78529-EE67-	475,000	17/02/2017	BN7 1BT	F	N	L		18	KING HENRYS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	7,308
404A5AF3-603D-	495,000	21/10/2016	BN7 1BT	F	N	L		18	KING HENRYS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	7,615
4E95D757-561F-	395,000	24/03/2017	BN7 1BY	F	N	L		33	KING HENRYS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	6,077
4E95D757-5620-	320,500	19/04/2017	BN7 1BY	F	N	L		33	KING HENRYS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,931
453D27A2-F02F-	227,000	04/11/2016	BN7 1DD	F	N	L		34	ELEANOR CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,492
3E0330EF-AA65-	225,000	30/08/2016	BN7 1DD	F	N	L		42	ELEANOR CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,462
3B7E0B8F-C277-	185,000	13/06/2016	BN7 1DL	F	N	L		10	DOWNS CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	65	2,846
453D27A2-ED68-	195,000	14/11/2016	BN7 1HD	F	N	L		35	WARREN DRIVE	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,000
34428D7D-F416-	192,000	06/05/2016	BN7 1HD	F	N	L		42	WARREN DRIVE	LEWES	LEWES	LEWES	EAST SUSSEX	65	2,954
3B7E0B8F-C10D-	370,000	01/08/2016	BN7 1HP	F	N	L		10-Nov	PRIORY CRESCENT	LEWES	LEWES	LEWES	EAST SUSSEX	65	5,692
453D27A3-D893-	195,000	08/11/2016	BN7 1HQ	F	N	L	PRIORY PLACE FLATS		PRIORY STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,000
42A5A709-13B1-	252,500	14/07/2016	BN7 1JB	F	N	L	FAIRHOLME		SOUTHOVER HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,885
3E0330EF-ABA0-	256,000	27/05/2016	BN7 1JB	F	N	L	FAIRHOLME		SOUTHOVER HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,938
404A5AF3-6221-	215,000	27/05/2016	BN7 1JB	F	N	L	FAIRHOLME		SOUTHOVER HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,308
47844C7F-AEBC-	193,000	16/09/2016	BN7 1JB	F	N	L	FAIRHOLME		SOUTHOVER HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	2,969
42A5A709-13BB-	237,950	08/07/2016	BN7 1JB	F	N	L	FAIRHOLME		SOUTHOVER HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,661
369DFB15-9D40-	302,000	20/05/2016	BN7 1ND	F	N	L	15A		NEVILL CRESCENT	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,646
39140479-8CC2-	345,000	06/05/2016	BN7 1SD	F	N	L	SOUTHDOWN HOUSE, 44		ST ANNES CRESCENT	LEWES	LEWES	LEWES	EAST SUSSEX	65	5,308
4E95D757-5500-	285,000	07/03/2017	BN7 1TX	F	N	L		12	GRANGE COURT	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,385
49B78529-EFA2-	375,000	30/09/2016	BN7 1XE	F	N	L	52C		HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	5,769
3E0330EF-AA37-	395,000	01/09/2016	BN7 1YE	F	N	L		170	HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	6,077
453D27A3-D8E4-	100,000	25/07/2016	BN7 2AN	F	N	L	34 - 36		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	1,538
453D27A3-D8E5-	100,000	25/07/2016	BN7 2AN	F	N	L	34 - 36		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	1,538
453D27A3-D8E6-	100,000	25/07/2016	BN7 2AN	F	N	L	34 - 36		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	1,538
453D27A3-D8E7-	100,000	25/07/2016	BN7 2AN	F	N	L	34 - 36		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	1,538
453D27A2-F02D-	215,000	25/11/2016	BN7 2AN	F	N	L		37	CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,308
49B7852A-CC79-	160,000	20/10/2016	BN7 2AN	F	N	F	49B		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	2,462
404A5AF3-6018-	235,000	30/09/2016	BN7 2AW	F	N	L	ST THOMAS' COURT		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,615
3E0330EF-A8FD-	235,000	15/09/2016	BN7 2AW	F	N	L	ST THOMAS' COURT		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,615
49B78529-EDFE-	162,500	03/02/2017	BN7 2AW	F	N	L	ST THOMAS' COURT		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	2,500
4C4EDFFF-407E-	250,000	07/03/2017	BN7 2AW	F	N	L	ST THOMAS' COURT		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,846
34428D7D-F4DB-	240,000	06/05/2016	BN7 2AW	F	N	L	ST THOMAS' COURT		CLIFFE HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,692
4C4EDFFF-421D-	250,000	23/02/2017	BN7 2DG	F	N	L	LEWES MANSIONS, 3A		FISHER STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,846
453D27A2-F002-	237,000	09/12/2016	BN7 2FJ	F	N	L		4	FOUNDRY PASSAGE	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,646
4E95D757-55FE-	222,500	24/02/2017	BN7 2FN	F	N	L	CLAYHILL COURT, 20		THE NURSERIES	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,423
49B78529-EF58-	285,000	02/02/2017	BN7 2FN	F	N	L	CLAYHILL COURT, 20		THE NURSERIES	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,385
49B78529-F02A-	270,000	20/12/2016	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,154
49B78529-F011-	250,000	04/11/2016	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,846
4C4EDFFF-4281-	302,500	28/11/2016	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,654
49B78529-F01F-	325,000	23/11/2016	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	5,000
47844C7F-AEB7-	299,950	09/09/2016	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,615
49B78529-F013-	305,000	28/11/2016	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,692
42A5A709-1406-	315,000	18/08/2016	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,846
49B78529-EFE1-	325,000	28/10/2016	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	5,000
49B78529-F03A-	316,000	23/01/2017	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,862
49B78529-F010-	382,500	11/11/2016	BN7 2FQ	F	N	L	THE OLD BREWERY		THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	5,885
39140479-8D2D-	300,000	14/07/2016	BN7 2GH	F	N	L	THE PRINTWORKS		ST NICHOLAS LANE	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,615
4C4EDFFF-419C-	274,500	27/02/2017	BN7 2GH	F	N	L	THE PRINTWORKS		ST NICHOLAS LANE	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,223
404A5AF3-6196-	190,000	05/10/2016	BN7 2HA	F	N	L	ORCHARD VALLEY COURT		ORCHARD ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	2,923
369DFB15-9CF5-	220,000	20/05/2016	BN7 2JJ	F	N	L		2	THE MEADOWS	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,385

3E0330EF-AA82-	299,950	01/09/2016	BN7 2LU	F	N	L		24	HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,615
49B78529-ED9A-	300,000	10/02/2017	BN7 2NS	F	N	L	195A - 195C		HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,615
4E95D757-53F7-	147,500	19/04/2017	BN7 2NW	F	N	L	CASTLE COURT		SPENCES LANE	LEWES	LEWES	LEWES	EAST SUSSEX	65	2,269
4E95D757-55E8-	253,000	06/04/2017	BN7 2QP	F	N	L		5	OFFHAM TERRACE	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,892
4E95D757-5483-	410,000	21/04/2017	BN7 2RF	F	N	L	GREYFRIARS COURT		COURT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	6,308
49B78529-EF0A-	420,000	12/01/2017	BN7 2RF	F	N	L	GREYFRIARS COURT		COURT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	6,462
49B78529-EDD0-	410,000	19/12/2016	BN7 2RF	F	N	L	GREYFRIARS COURT		COURT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	6,308
3B7E0B8F-C339-	405,000	01/08/2016	BN7 2RF	F	N	L	GREYFRIARS COURT		COURT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	6,231
3B7E0B8F-C16B-	395,000	25/08/2016	BN7 2RF	F	N	L	GREYFRIARS COURT		COURT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	6,077
453D27A2-EE29-	260,000	31/10/2016	BN7 2SA	F	N	F		86	COURT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	4,000
404A5AF3-6013-	169,950	05/09/2016	BN7 2TG	F	N	L		3	DE LA WARR GREEN	LEWES	LEWES	LEWES	EAST SUSSEX	65	2,615
39140479-8C80-	167,500	27/05/2016	BN7 2TT	F	N	L		188	BLOIS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	2,577
3E0330EF-A8D8-	220,000	02/09/2016	BN7 2UH	F	N	L	CLIFFE LEAS		FARNCOMBE ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	65	3,385
	269,148			**F Average**						LEWES				4095	4,141
39140479-8B92-	995,000	24/06/2016	BN7 1BJ	S	N	F		19	PRINCE EDWARDS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	200	4,975
404A5AF3-6030-	1,410,000	14/10/2016	BN7 1BT	S	N	F		16	KING HENRYS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	350	4,029
49B7852A-7B3E-	670,000	10/01/2017	BN7 1EH	S	N	F		67	HOUNDEAN RISE	LEWES	LEWES	LEWES	EAST SUSSEX	105	6,381
3B7E0B90-67DA-	395,000	08/07/2016	BN7 1EU	S	N	F		12	BERKELEY ROW	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,762
4C4EDFFF-E39C-	365,000	10/02/2017	BN7 1EU	S	N	F		7	BERKELEY ROW	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,476
4C4EDFFF-3FD3-	287,500	22/12/2016	BN7 1HD	S	N	F		39	WARREN DRIVE	LEWES	LEWES	LEWES	EAST SUSSEX	105	2,738
42A5A709-1452-	492,000	22/07/2016	BN7 1JY	S	N	F		1	WINTERBOURNE CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,686
3B7E0B90-6800-	310,000	02/06/2016	BN7 1JY	S	N	F		8	WINTERBOURNE CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	105	2,952
3E0330EF-A874-	325,000	24/08/2016	BN7 1LF	S	N	F		32	VALLEY ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,095
47844C7F-ACCC-	520,000	05/01/2017	BN7 1LS	S	N	F	HEATH STABLES		SPITAL ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,952
3B7E0B8F-C4F2-	342,000	18/07/2016	BN7 1LT	S	N	F		41	HAWKENBURY WAY	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,257
39140479-8B4E-	495,000	30/06/2016	BN7 1LY	S	N	F		59	SOUTH WAY	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,714
42A5A709-14B0-	340,000	11/11/2016	BN7 1NE	S	N	F		16	CROSS WAY	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,238
4E95D757-541B-	500,000	07/04/2017	BN7 1NP	S	N	F		40	HAMSEY CRESCENT	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,762
4C4EDFFF-4061-	485,000	16/03/2017	BN7 1NR	S	N	F		3	CABURN CRESCENT	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,619
3914047A-2AF6-	430,000	11/07/2016	BN7 1NU	S	N	F		17	MOUNT HARRY ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,095
3B7E0B8F-C49F-	470,000	03/08/2016	BN7 1NY	S	N	F		32	MOUNT HARRY ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,476
404A5AF3-5FA6-	380,000	30/09/2016	BN7 1PJ	S	N	F		15	MILDMAY ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,619
3B7E0B90-6733-	476,000	26/08/2016	BN7 1PP	S	N	F		13	FITZJOHNS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,533
49B7852A-7B54-	487,500	15/12/2016	BN7 1PS	S	N	F		14	FITZJOHNS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,643
4E95D757-54C6-	455,000	19/04/2017	BN7 1QD	S	N	F		18	HIGHDOWN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,333
3B7E0B90-67EE-	375,000	25/07/2016	BN7 1QE	S	N	F		43	HIGHDOWN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,571
3B7E0B8F-C4D0-	248,500	05/08/2016	BN7 1QE	S	N	F		48	HIGHDOWN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	2,367
404A5AF3-6011-	466,000	22/09/2016	BN7 1QE	S	N	F		51	HIGHDOWN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	4,438
42A5A709-B84A-	860,000	25/10/2016	BN7 1QU	S	N	F		38	THE AVENUE	LEWES	LEWES	LEWES	EAST SUSSEX	105	8,190
34428D7E-7E38-	850,000	03/05/2016	BN7 1QU	S	N	F		53	THE AVENUE	LEWES	LEWES	LEWES	EAST SUSSEX	105	8,095
42A5A709-10DE-	800,000	10/11/2016	BN7 1SB	S	N	F		32	ST ANNES CRESCENT	LEWES	LEWES	LEWES	EAST SUSSEX	105	7,619
47844C80-5030-	572,500	06/01/2017	BN7 1YY	S	N	F		20	NEW ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	5,452
4C4EDFFF-40B4-	295,000	10/03/2017	BN7 2BL	S	N	F		18	THE LYNCHETS	LEWES	LEWES	LEWES	EAST SUSSEX	105	2,810
453D27A2-EF8E-	327,500	13/12/2016	BN7 2EB	S	N	F		24	BECKETT WAY	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,119
453D27A3-83AC-	374,000	03/11/2016	BN7 2HH	S	N	F		9	SPENCES FIELD	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,562
47844C7F-AFA0-	310,000	16/01/2017	BN7 2JD	S	N	F		2	DEANERY CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	105	2,952
42A5A709-14B2-	295,000	28/11/2016	BN7 2JJ	S	N	F		26	THE MEADOWS	LEWES	LEWES	LEWES	EAST SUSSEX	105	2,810
3B7E0B8F-C0AB-	300,000	27/07/2016	BN7 2JN	S	N	F		1	CRANMER CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	105	2,857
3E0330EF-A817-	357,000	03/08/2016	BN7 2JN	S	N	F		10	CRANMER CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,400
42A5A709-10DB-	335,000	28/10/2016	BN7 2JN	S	N	F		2	CRANMER CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,190
4E95D757-53E3-	357,000	14/03/2017	BN7 2JN	S	N	F		7	CRANMER CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,400
3B7E0B8F-C0E4-	347,000	03/08/2016	BN7 2NX	S	N	F		2	GREEN WALL	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,305

39140479-8AEB-	1,800,000	28/06/2016	BN7 2QT	S	N	F		7	WALLANDS CRESCENT	LEWES	LEWES	LEWES	EAST SUSSEX	400	4,500
47844C7F-ABDE-	360,000	04/11/2016	BN7 2RL	S	N	F		6	MALLING HILL	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,429
49B78529-EEB2-	190,000	17/01/2017	BN7 2SL	S	N	F		49	STANSFIELD ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	1,810
47844C7F-AFB2-	270,000	06/01/2017	BN7 2TE	S	N	F		4	PELLBROOK ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	2,571
3E0330EF-AC7F-	290,500	15/09/2016	BN7 2TQ	S	N	F		3	FULLER ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	2,767
369DFB15-9C6F-	345,000	08/06/2016	BN7 2TY	S	N	F		114	CRISP ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	105	3,286
	485,341			**S Average**						LEWES				5255	4,064
4E95D757-56F1-	425,000	23/03/2017	BN7 1BG	T	N	F		27	RUFUS CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,474
369DFB15-9E9D-	450,000	27/05/2016	BN7 1DA	T	N	F		2	SEGRAVE CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,737
39140479-8B06-	599,950	11/07/2016	BN7 1DA	T	N	F		3	SEGRAVE CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	6,315
42A5A709-B944-	364,500	14/11/2016	BN7 1EU	T	N	F		1	BERKELEY ROW	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,837
47844C7F-AD91-	302,500	15/12/2016	BN7 1EX	T	N	F		17	BARONS WALK	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,184
47844C7F-AF8B-	285,500	20/12/2016	BN7 1HA	T	N	F		14	BISHOPS DRIVE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,005
3E0330EF-AC62-	272,000	16/08/2016	BN7 1HA	T	N	F		21	BISHOPS DRIVE	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,863
404A5AF3-5F10-	304,160	29/09/2016	BN7 1HD	T	N	F		8	WARREN DRIVE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,202
3E0330EF-ACA3-	210,000	25/08/2016	BN7 1HD	T	N	F		9	WARREN DRIVE	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,211
42A5A709-10F6-	525,000	21/10/2016	BN7 1HG	T	N	F		8	WINTERBOURNE MEWS	LEWES	LEWES	LEWES	EAST SUSSEX	95	5,526
3914047A-2AEE-	350,000	28/06/2016	BN7 1HH	T	N	F		11	PRIORY STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,684
404A5AF3-5FA0-	402,500	17/08/2016	BN7 1HT	T	N	F	11A		SOUTHOVER HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,237
3E0330F0-5523-	551,000	31/08/2016	BN7 1JJ	T	N	F		19	CLEVE TERRACE	LEWES	LEWES	LEWES	EAST SUSSEX	95	5,800
453D27A2-F124-	465,000	30/11/2016	BN7 1JL	T	N	F		26	THE COURSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,895
4C4EDFFF-4139-	340,000	24/02/2017	BN7 1JZ	T	N	F		34	WINTERBOURNE CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,579
3914047A-2ACE-	335,000	21/06/2016	BN7 1JZ	T	N	F		43	WINTERBOURNE CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,526
4C4EDFFF-E36D-	357,000	14/02/2017	BN7 1LA	T	N	F		2	HILLYFIELD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,758
3B7E0B8F-C156-	575,000	02/08/2016	BN7 1LN	T	N	F		37	CLUNY STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	6,053
3E0330F0-5674-	485,000	31/08/2016	BN7 1NE	T	N	F		13	CROSS WAY	LEWES	LEWES	LEWES	EAST SUSSEX	95	5,105
4E95D757-560F-	424,000	03/04/2017	BN7 1RP	T	N	F		34	WESTERN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,463
3914047A-2BEE-	330,000	17/06/2016	BN7 1RP	T	N	F		66	WESTERN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,474
453D27A3-84D3-	335,000	25/11/2016	BN7 1RP	T	N	F		88	WESTERN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,526
3E0330EF-A9D8-	320,000	24/08/2016	BN7 1RR	T	N	F		128	WESTERN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,368
404A5AF3-607A-	380,000	09/09/2016	BN7 1RR	T	N	F		130	WESTERN ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,000
49B78529-EE19-	368,000	07/02/2017	BN7 1RU	T	N	F		14	TANNERS BROOK	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,874
369DFB15-9F37-	800,000	24/06/2016	BN7 1SB	T	N	F		16	ST ANNES CRESCENT	LEWES	LEWES	LEWES	EAST SUSSEX	147	5,442
404A5AF4-00B0-	820,000	14/10/2016	BN7 1SB	T	N	F		8	ST ANNES CRESCENT	LEWES	LEWES	LEWES	EAST SUSSEX	117	7,009
3E0330F0-5577-	390,000	31/08/2016	BN7 1SJ	T	N	F		59	VALENCE ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,105
3E0330EF-A89B-	460,000	26/08/2016	BN7 1SP	T	N	F		2	DE MONTFORT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,842
4E95D757-D1BE-	625,000	20/03/2017	BN7 1SP	T	N	F		27	DE MONTFORT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	93	6,720
404A5AF3-5F65-	390,000	29/09/2016	BN7 1SP	T	N	F	NUNNERY STABLES		DE MONTFORT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,105
49B78529-F064-	400,000	26/01/2017	BN7 1SU	T	N	F		17	LEICESTER ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,211
3E0330F0-5565-	685,000	01/08/2016	BN7 1TH	T	N	F		17	DORSET ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	118	5,805
42A5A709-B983-	600,000	15/11/2016	BN7 1TS	T	N	F		26	GRANGE ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	140	4,286
39140479-8E8C-	795,000	12/07/2016	BN7 1TS	T	N	F		29	GRANGE ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	122	6,516
369DFB16-33D7-	425,000	10/06/2016	BN7 1XH	T	N	F		98	HIGH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,474
3914047A-2B1C-	285,000	04/07/2016	BN7 1YH	T	N	F		5	MOUNT PLACE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,000
49B78529-EDBB-	247,000	03/02/2017	BN7 1YJ	T	N	F		8	CASTLE DITCH LANE	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,600
453D27A2-EE8D-	296,000	14/12/2016	BN7 1YN	T	N	F		11	NEW ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,116
3B7E0B8F-C2F3-	534,454	01/08/2016	BN7 1YP	T	N	F		16	ST PETERS PLACE	LEWES	LEWES	LEWES	EAST SUSSEX	95	5,626
453D27A3-83D0-	546,000	02/12/2016	BN7 1YX	T	N	F		2	PADDOCK TERRACE	LEWES	LEWES	LEWES	EAST SUSSEX	95	5,747
404A5AF3-62B7-	454,000	22/08/2016	BN7 2AT	T	N	F		14	MORRIS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	78	5,821
369DFB16-33DF-	440,000	03/06/2016	BN7 2AT	T	N	F		21	MORRIS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	75	5,867
369DFB16-33B0-	495,000	16/05/2016	BN7 2AT	T	N	F		25	MORRIS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	80	6,188
3E0330F0-5599-	565,000	31/08/2016	BN7 2AT	T	N	F		32	MORRIS ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	80	7,063

4C4EDFFF-E2BF-	286,000	16/03/2017	BN7 2AZ	T	N	F		8	THOMAS STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,011
42A5A709-10E4-	385,000	12/10/2016	BN7 2BS	T	N	F		48	SOUTH STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,053
4E95D757-5447-	650,000	10/03/2017	BN7 2BX	T	N	F		9	WILLE COTTAGES	LEWES	LEWES	LEWES	EAST SUSSEX	95	6,842
4C4EDFFF-4109-	495,000	08/03/2017	BN7 2DG	T	N	F		11	FISHER STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	5,211
3914047A-2B28-	660,000	01/07/2016	BN7 2DL	T	N	F		21	ST JOHNS TERRACE	LEWES	LEWES	LEWES	EAST SUSSEX	141	4,681
3E0330EF-AC42-	570,000	13/09/2016	BN7 2DP	T	N	F		12	ST JOHNS HILL	LEWES	LEWES	LEWES	EAST SUSSEX	95	6,000
404A5AF3-5F13-	720,000	30/09/2016	BN7 2DU	T	N	F		8	TORONTO TERRACE	LEWES	LEWES	LEWES	EAST SUSSEX	125	5,760
453D27A2-EF00-	282,000	14/11/2016	BN7 2EB	T	N	F		19	BECKETT WAY	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,968
49B78529-EDAF-	242,000	31/01/2017	BN7 2ED	T	N	F		10	GODFREY CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,547
3E0330EF-AC34-	250,000	31/08/2016	BN7 2ED	T	N	F		3	GODFREY CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,632
3E0330EF-A8F3-	357,000	01/09/2016	BN7 2EG	T	N	F		6	OLD MALLING WAY	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,758
39140479-8AE3-	275,000	27/06/2016	BN7 2EH	T	N	F		16	HOOPERS CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,895
39140479-8EF0-	289,000	29/06/2016	BN7 2EL	T	N	F		9	LAMBERT PLACE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,042
369DFB15-9F2A-	285,000	10/06/2016	BN7 2EX	T	N	F		26	MONKS WAY	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,000
3E0330EF-AC6A-	375,000	22/09/2016	BN7 2EZ	T	N	F		12	MANTELL CLOSE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,947
453D27A2-EFFD-	400,000	28/10/2016	BN7 2FF	T	N	F		19	THE NURSERIES	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,211
4C4EDFFF-4196-	480,000	10/02/2017	BN7 2FF	T	N	F		25	THE NURSERIES	LEWES	LEWES	LEWES	EAST SUSSEX	95	5,053
3E0330EF-ABAE-	695,000	16/06/2016	BN7 2FL	T	Y	F		1	CHANDLERS WHARF	LEWES	LEWES	LEWES	EAST SUSSEX	119	5,840
49B78529-F02B-	900,000	25/11/2016	BN7 2FL	T	Y	F		10	CHANDLERS WHARF	LEWES	LEWES	LEWES	EAST SUSSEX	197	4,569
404A5AF3-6284-	880,000	01/09/2016	BN7 2FL	T	Y	F		11	CHANDLERS WHARF	LEWES	LEWES	LEWES	EAST SUSSEX	177	4,972
404A5AF3-629C-	800,000	18/10/2016	BN7 2FL	T	Y	F		12	CHANDLERS WHARF	LEWES	LEWES	LEWES	EAST SUSSEX	177	4,520
3E0330EF-ABD0-	751,750	27/07/2016	BN7 2FL	T	Y	F		2	CHANDLERS WHARF	LEWES	LEWES	LEWES	EAST SUSSEX	134	5,610
4E95D757-5691-	1,325,000	22/02/2017	BN7 2FL	T	Y	F		6	CHANDLERS WHARF	LEWES	LEWES	LEWES	EAST SUSSEX	268	4,944
4E95D757-567D-	1,375,000	10/02/2017	BN7 2FL	T	Y	F		7	CHANDLERS WHARF	LEWES	LEWES	LEWES	EAST SUSSEX	268	5,131
3B7E0B8F-C22D-	265,000	19/07/2016	BN7 2HD	T	N	F	3 MALLING FIELDS		SPENCES LANE	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,789
3914047A-2BCE-	362,500	10/06/2016	BN7 2HE	T	N	F		52	SPENCES LANE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,816
47844C7F-AF92-	330,000	26/01/2017	BN7 2JB	T	N	F		15	FITZGERALD ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,474
3E0330F0-BE40-	458,000	09/09/2016	BN7 2JT	T	N	F		18	LANSDOWN PLACE	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,821
453D27A2-EDB5	299,950	14/12/2016	BN7 2JY	T	N	F		4	ST NICHOLAS LANE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,157
404A5AF4-009A-	575,000	13/10/2016	BN7 2LJ	T	N	F		13	EAST STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	6,053
4E95D757-5413-	340,000	16/03/2017	BN7 2NT	T	N	F		1	MARKET LANE	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,579
404A5AF3-5FC8-	273,000	07/10/2016	BN7 2PX	T	N	F		3	LANCASTER STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,874
49B78529-F07D-	440,000	27/01/2017	BN7 2QB	T	N	F		13	SUN STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,632
3B7E0B8F-C0A8-	435,000	10/08/2016	BN7 2QE	T	N	F	18B		ST JOHN STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,579
42A5A709-B841-	550,000	24/11/2016	BN7 2RA	T	N	F		17	MALLING STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	5,789
42A5A709-1454-	340,000	11/10/2016	BN7 2RJ	T	N	F		84	MALLING STREET	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,579
4E95D757-53E6-	281,000	04/04/2017	BN7 2RN	T	N	F		28	THE SPINNEYS	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,958
4E95D757-5495-	540,000	17/03/2017	BN7 2RZ	T	N	F		106	COURT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	5,684
4E95D757-547B-	254,000	17/02/2017	BN7 2SA	T	N	F		28	COURT ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,674
404A5AF3-60A8-	309,000	30/08/2016	BN7 2SF	T	N	F		9	LEE ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,253
369DFB15-9ED5-	287,000	27/05/2016	BN7 2SL	T	N	F		14	STANSFIELD ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,021
39140479-8BF5-	324,000	06/05/2016	BN7 2TF	T	N	F		29	PELLBROOK ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,411
3B7E0B8F-C4DD-	385,000	02/08/2016	BN7 2TF	T	N	F		37	PELLBROOK ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	4,053
3B7E0B8F-C33E-	265,000	26/08/2016	BN7 2TF	T	N	F		7	PELLBROOK ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	2,789
3E0330EF-A873-	290,000	18/08/2016	BN7 2TW	T	N	F		20	HAYWARD ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,053
4C4EDFFF-404C-	325,000	21/03/2017	BN7 2UB	T	N	F		9	FITZROY ROAD	LEWES	LEWES	LEWES	EAST SUSSEX	95	3,421
	457,855			**T Average**						LEWES				9496	4,388
	455,005			**Grand Average**						LEWES					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
47844C80-4267-	720,000	13/01/2017	GU33 7AH	D	N	F		30	ST MARYS ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	173	4,162
47844C80-42DE-	360,000	18/08/2016	GU33 7AQ	D	N	F		97	STATION ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	140	2,571

453D27A3-DD00	420,000	12/12/2016	GU33 7AW	D	N	F		174	STATION ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	73	5,753
453D27A3-783C-	410,000	01/12/2016	GU33 7BT	D	N	F		19	SHERWOOD CLOSE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	83	4,940
369DFB16-2858-	951,850	27/05/2016	GU33 7DD	D	N	F	TICH COTTAGE		WARREN ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	165	5,769
4C4EDFFF-D5FB-	406,500	24/03/2017	GU33 7DH	D	N	F		30	SYERS ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	107	3,799
3E0330EF-D63C-	375,250	19/08/2016	GU33 7DL	D	N	F		14	PATRICKS COPSE ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	95	3,950
39140479-B3D3-	625,000	08/07/2016	GU33 7DR	D	N	F	ORCHARD HOLT		LIMES CLOSE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	185	3,378
3E0330EF-D51F-	175,000	23/08/2016	GU33 7DX	D	N	F	THE CHAPEL		MILL ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	33	5,303
47844C7F-D20D-	370,000	06/01/2017	GU33 7EE	D	N	F		18	WILLOW ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	92	4,022
34428D7E-1560-	320,000	03/05/2016	GU33 7EE	D	N	F		4	WILLOW ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	86	3,721
453D27A3-13B0-	430,000	17/11/2016	GU33 7EH	D	N	F		7	GREENFIELDS	LISS	LISS	EAST HAMPSH	HAMPSHIRE	132	3,258
453D27A3-13DE-	355,000	16/12/2016	GU33 7EH	D	N	F		9	GREENFIELDS	LISS	LISS	EAST HAMPSH	HAMPSHIRE	98	3,622
369DFB15-C54F-	352,000	03/05/2016	GU33 7EP	D	N	F		2	MIDDLE MEADOW	LISS	LISS	EAST HAMPSH	HAMPSHIRE	87	4,046
3B7E0B90-5A16-	945,000	29/07/2016	GU33 7HF	D	N	F	HEATHERBRAE		ST PATRICKS LANE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	252	3,750
42A5A709-40C5-	358,000	07/11/2016	GU33 7HR	D	N	F		4	KELSEY CLOSE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	107	3,346
453D27A3-184D-	376,000	24/11/2016	GU33 7HS	D	N	F		24	BIRCH CLOSE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	95	3,958
4C4EDFFF-6825-	710,000	10/03/2017	GU33 7HU	D	N	F	REEDS COTTAGE		REEDS LANE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	93	7,634
3914047A-1E14-	630,000	24/06/2016	GU33 7RA	D	N	F		2	FOREST CORNER	LISS	LISS	EAST HAMPSH	HAMPSHIRE	137	4,599
39140479-B4B1-	625,000	01/07/2016	GU33 7RS	D	N	F		3	POTTERS FIELD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	166	3,765
4C4EDFFF-67C6-	500,000	09/03/2017	GU33 7RX	D	N	F		6	OLD SCHOOL ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	118	4,237
404A5AF3-8839-	427,000	30/09/2016	GU33 7SN	D	N	F		7	HAWKS MEAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	113	3,779
	492,800			**D Average**						LISS				2630	4,122
49B7852A-7051-	390,000	14/02/2017	GU33 6JB	F	N	L	OLD STOCKS OAK		FARNHAM ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	98	3,980
3E0330EF-D25B-	133,000	16/09/2016	GU33 6JU	F	N	L	GREENTREES HOUSE		FARNHAM ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	41	3,244
3E0330F0-4760-	138,000	06/07/2016	GU33 7JX	F	N	L		1	LONGMEAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	38	3,632
49B7852A-0EA3-	175,000	20/12/2016	GU33 7JY	F	N	L		16	BRIDGE MEADOWS	LISS	LISS	EAST HAMPSH	HAMPSHIRE	52	3,365
47844C80-42C7-	145,000	06/01/2017	GU33 7RJ	F	N	L		26	LINDEN DRIVE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	40	3,625
42A5A709-AB10-	125,000	29/07/2016	GU33 7RJ	F	N	L		28	LINDEN DRIVE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	40	3,125
47844C80-42A7-	130,000	04/01/2017	GU33 7RJ	F	N	L		29	LINDEN DRIVE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	39	3,333
	176,571			**F Average**						LISS				348	3,552
49B7852A-0ED2-	300,000	03/02/2017	GU33 7AY	S	N	F		19	THE OVAL	LISS	LISS	EAST HAMPSH	HAMPSHIRE	97	3,093
47844C7F-D516-	430,000	06/01/2017	GU33 7BW	S	N	F		37	NEWFIELD ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	109	3,945
3E0330EF-D4D7-	495,000	30/08/2016	GU33 7DH	S	N	F		26	SYERS ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	156	3,173
404A5AF3-F29F-	308,000	30/09/2016	GU33 7DH	S	N	F		7	SYERS ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	78	3,949
4C4EDFFF-6A62-	315,000	22/02/2017	GU33 7DQ	S	N	F		41	MINT ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	67	4,701
47844C80-4269-	303,500	05/12/2016	GU33 7DY	S	N	F		9	SHOTTERFIELD TERRACE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	85	3,571
42A5A709-AB33-	397,500	29/06/2016	GU33 7FA	S	N	F		3	FREYA MEWS	LISS	LISS	EAST HAMPSH	HAMPSHIRE	115	3,457
369DFB16-2855-	415,000	17/05/2016	GU33 7FA	S	Y	F		4	FREYA MEWS	LISS	LISS	EAST HAMPSH	HAMPSHIRE	115	3,609
4C4EDFFF-6A71-	300,000	03/03/2017	GU33 7HP	S	N	F		6	SILVER BIRCH CLOSE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	84	3,571
34428D7E-1BAB-	315,000	13/05/2016	GU33 7HS	S	N	F		20	BIRCH CLOSE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	95	3,316
3B7E0B8F-EB3C-	402,500	05/07/2016	GU33 7LP	S	N	F		36	RUSHFIELD ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	113	3,562
3E0330F0-474B-	365,000	31/08/2016	GU33 7LU	S	N	F		1	NEW COTTAGES	LISS	LISS	EAST HAMPSH	HAMPSHIRE	112	3,259
39140479-B368-	335,000	16/06/2016	GU33 7LW	S	N	F		33	RUSHFIELD ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	76	4,408
3E0330F0-476E-	325,000	30/08/2016	GU33 7AT	S	N	F		11	PINE WALK	LISS FOREST	LISS	EAST HAMPSH	HAMPSHIRE	45	7,222
42A5A709-3C64-	300,000	22/11/2016	GU33 7BP	S	N	F		100	FOREST ROAD	LISS FOREST	LISS	EAST HAMPSH	HAMPSHIRE	71	4,225
42A5A709-3C61-	285,200	24/11/2016	GU33 7BX	S	N	F		164	FOREST ROAD	LISS FOREST	LISS	EAST HAMPSH	HAMPSHIRE	85	3,355
	349,481			**S Average**						LISS				1503	3,720
404A5AF3-887C-	417,500	16/09/2016	GU33 6JL	T	N	F		4	HOMEFIELD COTTAGES	LISS	LISS	EAST HAMPSH	HAMPSHIRE	104	4,014
49B7852A-705D-	350,000	06/01/2017	GU33 6LH	T	N	F	FLEXCOMBE FARM COTTAGES		FLEXCOMBE LANE	LISS	LISS	EAST HAMPSH	HAMPSHIRE	75	4,667
453D27A3-0FBD-	255,000	21/12/2016	GU33 7AF	T	N	F		13	YORKWOOD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	78	3,269
42A5A709-3C82-	265,000	25/11/2016	GU33 7DH	T	N	F		10	SYERS ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	78	3,397
404A5AF3-8876-	268,000	29/07/2016	GU33 7HJ	T	N	F		13	DENNIS WAY	LISS	LISS	EAST HAMPSH	HAMPSHIRE	83	3,229
42A5A709-AABD	350,000	04/11/2016	GU33 7JX	T	N	F		4	LONGMEAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	95	3,684

3E0330EF-D511-	330,000	23/08/2016	GU33 7RE	T	N	F		29	UPPER MOUNT	LISS	LISS	EAST HAMPSH	HAMPSHIRE	77	4,286
369DFB15-C2A4-	241,500	26/05/2016	GU33 7TZ	T	N	F	BEECHWOOD COURT		NEWFIELD ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	63	3,833
39140479-B44F-	244,000	24/06/2016	GU33 7TZ	T	N	F	BEECHWOOD COURT		NEWFIELD ROAD	LISS	LISS	EAST HAMPSH	HAMPSHIRE	64	3,813
	302,333			**T Average**						LISS				717	3,795
	377,598			**Grand Average**						LISS					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
34428D7E-AEAD	930,000	13/05/2016	GU28 9BN	D	N	F	BRAMBLE TYE	SHEPHERDS LANE	LODSWORTH	PETWORTH	CHICHESTER	WEST SUSSEX	241	3,859
49B7852A-AD00	1,525,000	03/02/2017	GU28 9BT	D	N	F	HOPEWELL HOUSE	HOLLIHURST ROAD	LODSWORTH	PETWORTH	CHICHESTER	WEST SUSSEX	390	3,910
404A5AF4-37C1-	925,000	14/10/2016	GU28 9BZ	D	N	F	JASMINE COTTAGE	THE STREET	LODSWORTH	PETWORTH	CHICHESTER	WEST SUSSEX	201	4,602
369DFB16-67FD-	600,000	17/06/2016	GU28 9DA	D	N	F	THE OLD READING ROOM		LODSWORTH	PETWORTH	CHICHESTER	WEST SUSSEX	119	5,042
3B7E0B90-A2FD-	1,160,000	28/07/2016	GU28 9DD	D	N	F	CHURCH COTTAGE	CHURCH LANE	LODSWORTH	PETWORTH	CHICHESTER	WEST SUSSEX	196	5,918
3E0330F0-92B4-	1,325,000	21/09/2016	GU28 9DR	D	N	F	OLD BRICKYARD		LODSWORTH	PETWORTH	CHICHESTER	WEST SUSSEX	255	5,196
	1,077,500			**D Average**					LODSWORTH				1402	4,611
	1,077,500			**Grand Average**					LODSWORTH					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
49B7852A-0F00-	550,000	09/02/2017	GU34 3DL	D	N	F	THE OLD BARN	GOSPORT ROAD	LOWER FARRING	ALTON	EAST HAMPSH	HAMPSHIRE	128	4,297
3E0330F0-4783-	692,500	26/08/2016	GU34 3DP	D	N	F	OLD SIDINGS	BRIGHTSTONE LANE	LOWER FARRING	ALTON	EAST HAMPSH	HAMPSHIRE	133	5,207
47844C80-4312-	470,000	18/01/2017	GU34 3DR	D	N	F	THE ORCHARDS	UPPER FARRINGDON ROA	LOWER FARRING	ALTON	EAST HAMPSH	HAMPSHIRE	103	4,563
42A5A709-AADB	590,000	21/11/2016	GU34 3DY	D	N	F		22 SHIRNALL MEADOW	LOWER FARRING	ALTON	EAST HAMPSH	HAMPSHIRE	166	3,554
	575,625			**D Average**					LOWER FARRINGDON				530	4,344
	575,625			**Grand Average**					LOWER FARRINGDON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
3E0330EF-D571-	845,000	26/08/2016	SO32 3NH	D	N	F	HOLLY COTTAGE	HIGH STREET	MEONSTOKE	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	172	4,913
404A5AF3-8ADB	775,000	21/10/2016	SO32 3NH	D	N	F	THE OLD FORGE	HIGH STREET	MEONSTOKE	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	150	5,167
	810,000			**D Average**					MEONSTOKE				322	5,031
404A5AF3-89D1-	365,000	17/06/2016	SO32 3AE	S	N	F		9 OXENDOWN	MEONSTOKE	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	122	2,992
47844C7F-D88B-	605,035	25/08/2016	SO32 3NH	S	N	F	MEON COTTAGE	HIGH STREET	MEONSTOKE	SOUTHAMPTON	WINCHESTER	HAMPSHIRE	131	4,619
	485,018			**S Average**					MEONSTOKE				253	3,834
	647,509			**Grand Average**					MEONSTOKE					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
3E0330F0-928D-	775,000	25/08/2016	GU29 0BP	D	N	F		9 HURST PARK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	130	5,961.54
4C4EE000-1E0F-	915,000	21/12/2016	GU29 0FB	D	Y	F		14 BRACKENWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	248	3,689.52
42A5A709-F48B-	980,000	30/06/2016	GU29 0FB	D	Y	F		15 BRACKENWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	246	3,983.74
49B7852A-AF40-	899,999	14/11/2016	GU29 0FB	D	Y	F		17 BRACKENWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	214	4,205.60
49B7852A-AEB5-	795,000	30/09/2016	GU29 0FB	D	Y	F		18 BRACKENWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	214	3,714.95
49B7852A-AF88-	885,000	30/11/2016	GU29 0FB	D	Y	F		21 BRACKENWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	246	3,597.56
4C4EE000-1EA0-	900,000	24/06/2016	GU29 0FB	D	Y	F		22 BRACKENWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	246	3,658.54
4E95D758-0020-	930,000	30/03/2017	GU29 0FB	D	Y	F		3 BRACKENWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	246	3,780.49
4E95D758-0033-	899,995	13/04/2017	GU29 0FB	D	Y	F		4 BRACKENWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	246	3,658.52
47844C80-89B8-	875,000	30/06/2016	GU29 0FB	D	Y	F	SNOWBERRY HOUSE, 19	BRACKENWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	214	4,088.79
49B7852A-AE7D-	799,999	25/07/2016	GU29 0FD	D	Y	F		2 SIR GEOFFREY TODD WALK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	214	3,738.31
49B7852A-E940-	800,000	19/12/2016	GU29 0FD	D	N	F		3 SIR GEOFFREY TODD WALK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	214	3,738.32
49B7852A-AE25-	570,000	15/02/2017	GU29 9EL	D	N	F	NORTH BANK	JUNE LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	112	5,089.29
453D27A3-B9D6	472,000	02/12/2016	GU29 9FD	D	N	F		3 EGREMONT MEWS	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	105	4,495.24
42A5A709-F5EB-	630,000	28/10/2016	GU29 9HH	D	N	F	HEATHFIELD COTTAGE	BEPTON ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	214	2,943.93
404A5AF3-FF98-	357,000	19/08/2016	GU29 9HL	D	N	F		57 HEATHFIELD PARK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	72	4,958.33
42A5A709-B854-	303,000	25/10/2016	GU29 9HL	D	N	F		64 HEATHFIELD PARK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	79	3,835.44
3B7E0B90-6705-	375,000	22/08/2016	GU29 9JF	D	N	F		130 THE FAIRWAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	71	5,281.69

369DFB16-6A61-	460,000	24/06/2016	GU29 9JG	D	N	F		10	GOODWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	125	3,680.00
4E95D757-FE7F-	490,000	19/04/2017	GU29 9JG	D	N	F		17	GOODWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	132	3,712.12
3B7E0B90-A102-	500,000	01/08/2016	GU29 9JR	D	N	F		54	PETERSFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	116	4,310.34
4C4EDFFF-E3B7-	570,000	09/02/2017	GU29 9JZ	D	N	F		16	GUILLARDS OAK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	130	4,384.62
369DFB16-3489-	800,000	21/06/2016	GU29 9LB	D	N	F	STAFFIELD		CARRON LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	211	3,791.47
4C4EE000-1D1D-	1,100,000	27/02/2017	GU29 9LF	D	N	F	OAKHURST HOUSE		CARRON LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	285	3,859.65
453D27A3-B8C1-	612,000	21/11/2016	GU29 9LG	D	N	F	OAKHURST		CARRON LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	106	5,773.58
3B7E0B90-A132-	550,000	27/07/2016	GU29 9LH	D	N	F		3	HEATHERWOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	98	5,612.24
4C4EE000-1BB2-	310,000	22/02/2017	GU29 9LN	D	N	F		9	PINEWOOD WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	73	4,246.58
3E0330F0-927D-	395,000	18/08/2016	GU29 9QB	D	N	F		1	ST JOHNS CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	90	4,388.89
404A5AF4-37FE-	360,000	29/09/2016	GU29 9QB	D	N	F		7	ST JOHNS CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	106	3,396.23
3B7E0B90-A463-	475,000	19/08/2016	GU29 9QW	D	N	F		11	CAVALIER CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	126	3,769.84
4E95D757-FED9-	395,000	30/03/2017	GU29 9QW	D	N	F		2	CAVALIER CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	114	3,464.91
42A5A709-B867-	307,500	26/10/2016	GU29 9QZ	D	N	F		16	PITSHAM WOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	74	4,155.41
34428D7E-7E43-	274,500	17/05/2016	GU29 9QZ	D	N	F		21	PITSHAM WOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	57	4,815.79
369DFB16-33C5-	325,000	28/06/2016	GU29 9QZ	D	N	F		5	PITSHAM WOOD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	58	5,603.45
4C4EE000-1D10-	704,000	09/03/2017	GU29 9RP	D	N	F		15	ASHFIELD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	158	4,455.70
47844C80-8865-	410,000	17/01/2017	GU29 9ST	D	N	F		1	CHARTWELL MEWS	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	103	3,980.58
	616,666			**D Average**						MIDHURST				5493	4,042
49B7852A-AFE8-	460,000	16/12/2016	GU29 0EX	F	Y	L	KING EDWARD VII APARTMEN		KINGS DRIVE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	7,077
49B7852A-B02F-	435,000	13/01/2017	GU29 0EX	F	Y	L	KING EDWARD VII APARTMEN		KINGS DRIVE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	6,692
47844C80-8A3A-	500,000	08/09/2016	GU29 0EX	F	Y	L	KING EDWARD VII APARTMEN		KINGS DRIVE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	7,692
4C4EE000-1ECC-	825,000	30/11/2016	GU29 0EY	F	Y	L	KING EDWARD VII APARTMEN		KINGS DRIVE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	12,692
3B7E0B90-A422-	220,000	08/06/2016	GU29 0EY	F	Y	L	KING EDWARD VII APARTMEN		KINGS DRIVE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,385
47844C80-899A-	855,000	22/07/2016	GU29 0EY	F	Y	L	KING EDWARD VII APARTMEN		KINGS DRIVE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	13,154
47844C80-89B5-	295,000	08/08/2016	GU29 0EY	F	Y	L	KING EDWARD VII APARTMEN		KINGS DRIVE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	4,538
3E0330F0-94C5-	705,000	21/07/2016	GU29 0EY	F	Y	L	KING EDWARD VII APARTMEN		KINGS DRIVE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	10,846
42A5A709-F426-	200,000	08/08/2016	GU29 9DF	F	N	L		1	CASTLE GARDENS	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,077
404A5AF4-3732-	125,000	11/10/2016	GU29 9DQ	F	N	L	BURGAGE HOUSE		KNOCKHUNDRED ROW	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	1,923
4E95D757-FE5E-	320,000	04/04/2017	GU29 9DR	F	N	L	THE CLOCK HOUSE		NORTH STREET	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	4,923
49B7852A-ADCA	198,000	02/12/2016	GU29 9EL	F	N	L	2 THE COACH HOUSE		JUNE LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,046
369DFB16-68CD-	247,000	13/05/2016	GU29 9FG	F	N	L	CLEVEDON		ASHFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,800
42A5A709-F3C3-	215,000	18/11/2016	GU29 9FG	F	N	L	CLEVEDON		ASHFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,308
4E95D757-FEA6-	75,980	29/03/2017	GU29 9FH	F	N	L		39	FOREST ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	1,169
47844C80-88FA-	400,000	17/01/2017	GU29 9FN	F	N	L		14	ANGEL YARD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	6,154
404A5AF4-393B-	350,000	29/09/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	5,385
404A5AF4-393C-	304,950	31/08/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	4,692
3914047A-639C-	233,950	17/05/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,599
3E0330F0-93F4-	329,950	26/08/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	5,076
4C4EE000-1D2D-	334,950	28/02/2017	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	5,153
3E0330F0-93F5-	350,450	31/08/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	5,392
42A5A709-F44C-	349,950	28/10/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	5,384
3E0330F0-93F2-	345,000	26/08/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	5,308
404A5AF4-393D-	229,950	11/07/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,538
3E0330F0-93F6-	258,950	22/08/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,984
3E0330F0-93F3-	330,000	29/07/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	5,077
3914047A-639B-	332,000	28/06/2016	GU29 9FU	F	N	L	TURNER HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	5,108
4E95D757-FFD7-	307,500	24/02/2017	GU29 9FW	F	Y	L	REGENCY HOUSE		ST MARGARETS WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	4,731
49B7852A-AC10-	220,000	14/02/2017	GU29 9HF	F	N	L	CLAREMONT		BEPTON ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,385
4C4EE000-1B17-	165,000	17/03/2017	GU29 9HW	F	N	L		14	SPRING MEADOW	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,538
47844C80-87A4-	180,000	19/12/2016	GU29 9HW	F	N	L		2	SPRING MEADOW	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,769
47844C80-87A7-	150,000	19/12/2016	GU29 9HW	F	N	L		8	SPRING MEADOW	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,308

49B7852A-AD74	180,000	24/02/2017	GU29 9JE	F	N	L		ADELAIDE HOUSE	THE FAIRWAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,769
49B7852A-AD10	254,000	27/01/2017	GU29 9JE	F	N	L		PERTH HOUSE	THE FAIRWAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,908
404A5AF4-3AFA-	184,000	07/10/2016	GU29 9JE	F	N	L		PERTH HOUSE	THE FAIRWAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,831
4E95D757-FEE5-	126,500	13/03/2017	GU29 9JH	F	N	L			51 PETERSFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	1,946
4C4EE000-1E17-	210,000	16/12/2016	GU29 9LT	F	N	L		THE OLD COURT HOUSE	GRANGE ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,231
4C4EE000-1E4D-	225,000	12/01/2017	GU29 9LT	F	N	L		THE OLD COURT HOUSE	GRANGE ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,462
4E95D757-FF8C-	165,000	16/12/2016	GU29 9LU	F	N	L		HATTON HOUSE	BEPTON ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,538
404A5AF4-3A05-	250,000	07/07/2016	GU29 9LU	F	N	L		THE GABLES	BEPTON ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,846
42A5A709-F334-	100,000	19/09/2016	GU29 9ND	F	N	L		THE STOCK EXCHANGE	RUMBOLDS HILL	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	1,538
404A5AF4-3828-	152,500	16/09/2016	GU29 9ND	F	N	L		THE STOCK EXCHANGE	RUMBOLDS HILL	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,346
49B7852A-ADDC	300,000	16/02/2017	GU29 9NL	F	N	L		GATE HOUSE	EDINBURGH SQUARE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	4,615
42A5A709-F42A-	215,000	04/11/2016	GU29 9NL	F	N	L		GATE HOUSE	EDINBURGH SQUARE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,308
404A5AF4-76E2-	205,000	05/05/2016	GU29 9NQ	F	N	L		APSLEY HOUSE	WEST STREET	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,154
404A5AF4-3889-	235,000	21/10/2016	GU29 9PF	F	N	L		PIPPBROOK	CHICHESTER ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,615
4C4EE000-1AB3-	175,000	28/02/2017	GU29 9PF	F	N	L		PONDVIEW	CHICHESTER ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,692
47844C80-878C-	134,500	06/01/2017	GU29 9PX	F	N	L		BROOKSIDE	THE WHARF	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,069
47844C80-8A52-	189,950	02/09/2016	GU29 9QA	F	N	L			22 HEATHFIELD GREEN	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,922
47844C80-888E-	182,500	21/12/2016	GU29 9QA	F	N	L			24 HEATHFIELD GREEN	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,808
42A5A709-F35D-	213,000	30/09/2016	GU29 9QA	F	N	L			32 HEATHFIELD GREEN	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,277
34428D7E-B106-	185,000	18/05/2016	GU29 9QA	F	N	L			50 HEATHFIELD GREEN	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	2,846
4C4EE000-1AC7-	113,000	27/01/2017	GU29 9QP	F	N	L			51 OAKWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	1,738
49B7852A-AC4F-	117,950	27/01/2017	GU29 9QP	F	N	L			53 OAKWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	1,815
4E95D757-FD52-	129,950	06/01/2017	GU29 9QP	F	N	L			77 OAKWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	1,999
4E95D757-FDF0-	238,000	10/04/2017	GU29 9UA	F	N	L			1 COWDRAY COURT	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	65	3,662
	268,937			**F Average**						MIDHURST				3705	4,137
49B7852A-AD78	350,000	15/02/2017	GU29 9EB	S	N	F		MILLBROOK COURT	LAMBERTS LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	83	4,217
453D27A3-BAC4	412,500	10/06/2016	GU29 9EL	S	Y	F		ST. MARGARETS COTTAGES	JUNE LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	123	3,354
47844C80-8992-	420,000	11/07/2016	GU29 9EL	S	Y	F		ST. MARGARETS COTTAGES	JUNE LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	123	3,415
404A5AF4-375D-	325,000	30/09/2016	GU29 9EP	S	N	F			9 NINE ACRES	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	84	3,869
4E95D757-FF9C-	400,000	08/12/2016	GU29 9FY	S	Y	F			18 GILBERT HANNAM CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	106	3,774
453D27A3-B7E6-	225,000	20/12/2016	GU29 9HD	S	N	F		ROSE COTTAGE	BEPTON ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	101	2,228
404A5AF3-FFAA-	250,000	03/10/2016	GU29 9HZ	S	N	F			23 BOURNE WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	55	4,545
34428D7E-7E3D-	315,000	09/05/2016	GU29 9HZ	S	N	F			5 BOURNE WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	3,938
3914047A-2AD4-	312,000	24/06/2016	GU29 9HZ	S	N	F			50 BOURNE WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	90	3,467
4E95D757-FE29-	390,000	31/03/2017	GU29 9JS	S	N	F		CRANWELL	ASHFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	106	3,679
3914047A-60F0-	300,000	27/05/2016	GU29 9JX	S	N	F		ST HELIER	ASHFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	98	3,061
49B7852A-AC4E-	410,000	31/01/2017	GU29 9LB	S	N	F		SILVERDELL	CARRON LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	97	4,227
453D27A3-B906-	275,000	22/11/2016	GU29 9PG	S	N	F			16 TAYLORS RISE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	75	3,667
4C4EE000-1BBA-	300,000	10/03/2017	GU29 9PH	S	N	F			1 TAYLORS FIELD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	77	3,896
3E0330F0-9122-	250,000	01/09/2016	GU29 9QP	S	N	F			65 OAKWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	55	4,545
42A5A709-F60A-	305,000	27/10/2016	GU29 9TB	S	N	F			65 POPLAR WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	94	3,245
404A5AF4-3686-	345,000	21/09/2016	GU29 9TD	S	N	F			100 POPLAR WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	82	4,207
	328,500			**S Average**						MIDHURST				1529	3,652
42A5A709-F47D-	500,000	01/06/2016	GU29 0FD	T	Y	F			14 SIR GEOFFREY TODD WALK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	117	4,274
42A5A709-F480-	525,000	20/06/2016	GU29 0FD	T	Y	F			15 SIR GEOFFREY TODD WALK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	117	4,487
42A5A709-F219-	560,000	04/11/2016	GU29 9DE	T	N	F		DUCK LANE COTTAGE	DUCK LANE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	126	4,444
49B7852A-AFD1-	565,000	21/12/2016	GU29 9FY	T	Y	F			1 GILBERT HANNAM CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	137	4,124
369DFB16-33C1-	290,000	20/05/2016	GU29 9HL	T	N	F			65 HEATHFIELD PARK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	84	3,452
49B7852A-7B0F-	355,000	18/11/2016	GU29 9HN	T	N	F			19 HEATHFIELD PARK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	85	4,176
3E0330F0-5530-	425,000	16/09/2016	GU29 9HN	T	N	F			25 HEATHFIELD PARK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	101	4,208
47844C80-4EF4-	450,000	15/12/2016	GU29 9HN	T	N	F			31 HEATHFIELD PARK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	132	3,409
3E0330F0-5560-	320,000	17/08/2016	GU29 9HN	T	N	F			9 HEATHFIELD PARK	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	86	3,721

404A5AF3-FF78-	280,000	06/10/2016	GU29 9HZ	T	N	F		10	BOURNE WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	78	3,590
404A5AF4-3A86-	295,000	11/07/2016	GU29 9JD	T	N	F		21	THE FAIRWAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	3,688
3E0330F0-9147-	185,000	26/08/2016	GU29 9JH	T	N	F		19	PETERSFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	47	3,936
4C4EE000-1C26-	290,000	24/02/2017	GU29 9JH	T	N	F		29	PETERSFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	3,625
47844C80-8B96-	480,000	20/01/2017	GU29 9JH	T	N	F		55	PETERSFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	140	3,429
49B7852A-ADAD	380,000	08/12/2016	GU29 9JJ	T	N	F		11	THE ROCKERIES	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	83	4,578
47844C80-88B4-	465,000	10/01/2017	GU29 9JJ	T	N	F		16	THE ROCKERIES	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	126	3,690
3E0330F0-9149-	400,000	19/08/2016	GU29 9JS	T	N	F		35	ASHFIELD ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	5,000
34428D7E-AF09-	327,500	23/05/2016	GU29 9PD	T	N	F		1	SOUTH STREET	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	86	3,808
404A5AF4-37D7-	375,000	18/10/2016	GU29 9PD	T	N	F		3	SOUTH STREET	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	93	4,032
369DFB16-676E-	425,000	06/06/2016	GU29 9PF	T	N	F	BRANKSOME		CHICHESTER ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	169	2,515
404A5AF4-3897-	370,000	14/10/2016	GU29 9PF	T	N	F	HOLLY COTTAGE		CHICHESTER ROAD	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	89	4,157
49B7852A-B084-	380,000	17/02/2017	GU29 9PS	T	N	F		6	HEATHFIELD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	126	3,016
3B7E0B90-A4AF-	360,000	01/08/2016	GU29 9PS	T	N	F		7	HEATHFIELD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	127	2,835
4C4EE000-1A95-	247,500	03/03/2017	GU29 9QN	T	N	F		29	CLAREMONT WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	3,094
47844C80-871F-	293,000	09/01/2017	GU29 9QP	T	N	F		40	OAKWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	3,663
404A5AF4-36DA-	231,500	04/10/2016	GU29 9QS	T	N	F		18	OAKWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	57	4,061
42A5A709-F1C2-	225,000	04/11/2016	GU29 9QS	T	N	F		27	OAKWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	50	4,500
47844C80-86F2-	240,000	02/12/2016	GU29 9QS	T	N	F		31	OAKWOOD CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	51	4,706
47844C80-CCAF-	247,000	30/06/2016	GU29 9QY	T	N	F		1	RAILWAY TERRACE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	82	3,012
369DFB16-6842-	435,000	21/06/2016	GU29 9ST	T	N	F		3	CHARTWELL MEWS	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	142	3,063
4E95D758-008A-	317,000	21/04/2017	GU29 9TA	T	N	F		54	POPLAR WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	92	3,446
3914047A-6551-	308,500	11/07/2016	GU29 9TB	T	N	F		27	POPLAR WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	3,856
404A5AF4-3AD8-	325,000	30/09/2016	GU29 9TB	T	N	F		49	POPLAR WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	4,063
4C4EE000-6032-	255,000	24/02/2017	GU29 9TD	T	N	F		114	POPLAR WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	3,188
369DFB16-6840-	203,000	13/05/2016	GU29 9TF	T	N	F		23	HAWTHORN CLOSE	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	68	2,985
453D27A3-B7FB-	260,000	18/11/2016	GU29 9TG	T	N	F		33	BARLAVINGTON WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	64	4,063
3914047A-60EF-	296,000	21/07/2016	GU29 9TQ	T	N	F		18	BARLAVINGTON WAY	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	79	3,747
404A5AF4-37C9-	295,000	30/09/2016	GU29 9UA	T	N	L		3	COWDRAY COURT	MIDHURST	MIDHURST	CHICHESTER	WEST SUSSEX	80	3,688
	346,868			**T Average**						MIDHURST				3554	3,709
	380,371			**Grand Average**						MIDHURST					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
3B7E0B90-A111-	1,000,000	08/08/2016	GU30 7JY	D	N	F	WALNUT TREE COTTAGE	COOKS POND ROAD	MILLAND	LIPHOOK	CHICHESTER	WEST SUSSEX	194	5,155
47844C80-8742-	600,000	24/01/2017	GU30 7LU	D	N	F	HEATHSIDE	FERNHURST ROAD	MILLAND	LIPHOOK	CHICHESTER	WEST SUSSEX	143	4,196
404A5AF4-39BC-	380,000	16/06/2016	GU30 7NB	D	N	F	16	WEST MEADE	MILLAND	LIPHOOK	CHICHESTER	WEST SUSSEX	123	3,089
	660,000			**D Average**					MILLAND				460	4,304
	660,000			**Grand Average**					MILLAND					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
3E0330F0-92AD-	325,000	09/09/2016	GU28 9HN	D	N	F	18A	LUFFS MEADOW	NORTHCHAPEL	PETWORTH	CHICHESTER	WEST SUSSEX	84	3,869
	325,000			**D Average**					NORTHCHAPEL				84	3,869
369DFB16-66E8-	300,000	31/05/2016	GU28 9EL	T	N	F	CYLINDER COTTAGES	FISHER STREET	NORTHCHAPEL	PETWORTH	CHICHESTER	WEST SUSSEX		
369DFB16-67C0-	248,000	27/05/2016	GU28 9HN	T	N	F	3	LUFFS MEADOW	NORTHCHAPEL	PETWORTH	CHICHESTER	WEST SUSSEX	87	2,851
3E0330F0-9254-	245,000	19/08/2016	GU28 9HN	T	N	F	41	LUFFS MEADOW	NORTHCHAPEL	PETWORTH	CHICHESTER	WEST SUSSEX	93	2,634
	264,333			**T Average**					NORTHCHAPEL				180	2,739
	279,500			**Grand Average**					NORTHCHAPEL					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
3914047A-1E39-	900,000	08/07/2016	GU31 4AH	D	N	F	84	STATION ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	6,000.00
42A5A709-AB61-	905,000	15/11/2016	GU31 4AP	D	N	F	8	RAMSHILL	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	6,033.33
3914047A-1E75-	605,000	30/06/2016	GU31 4BB	D	N	F	19	SHEAR HILL	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,033.33

3E0330F0-4781-	910,000	18/07/2016	GU31 4BU	D	N	F	HEWLETTS		LOVE LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	6,066.67
3E0330EF-D30D-	775,000	01/09/2016	GU31 4BW	D	N	F	BLUE CEDAR		LOVE LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	5,166.67
39140479-B4D6-	552,000	29/06/2016	GU31 4BW	D	N	F	KU-RING-GAI		LOVE LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,680.00
49B7852A-D06A	560,000	10/02/2017	GU31 4BZ	D	N	F		27	PULENS LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,733.33
3B7E0B8F-EBBE-	1,100,000	17/08/2016	GU31 4DA	D	N	F	THE OLD MILL		OLD MILL LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	7,333.33
4C4EDFFF-6C89-	525,000	23/02/2017	GU31 4DE	D	N	F		84	PULENS LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,500.00
453D27A3-13D9	625,000	25/11/2016	GU31 4DJ	D	N	F		15	GEDDES WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,166.67
453D27A3-134A	760,000	24/11/2016	GU31 4DN	D	N	F		5	ROTHER CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	5,066.67
39140479-B54C-	680,000	11/07/2016	GU31 4EE	D	N	F		15	HOME WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,533.33
49B7852A-0FEB-	742,500	13/01/2017	GU31 4EH	D	N	F	44A		HEATH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,950.00
49B7852A-70D6	1,450,000	10/02/2017	GU31 4EJ	D	N	F		56	HEATH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	9,666.67
47844C80-4308-	1,350,000	12/10/2016	GU31 4EJ	D	N	F	DOWNSVIEW, 58		HEATH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	9,000.00
4E95D757-C7DB	675,000	27/03/2017	GU31 4FL	D	N	F		3	LEACHMAN WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,500.00
47844C80-42ED-	635,000	26/08/2016	GU31 4FN	D	Y	F		5	REEVES DRIVE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	147	4,319.73
47844C80-42FB-	645,000	30/09/2016	GU31 4FN	D	Y	F		6	REEVES DRIVE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	147	4,387.76
47844C80-42F7-	670,000	23/09/2016	GU31 4FN	D	Y	F		7	REEVES DRIVE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	146	4,589.04
47844C80-42CB-	600,000	24/06/2016	GU31 4FP	D	Y	F		12	WHITTINGTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	108	5,555.56
4E95D757-C801-	835,000	27/01/2017	GU31 4FP	D	Y	F		14	WHITTINGTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	5,566.67
3914047A-1E7B-	625,000	24/06/2016	GU31 4FP	D	Y	F		24	WHITTINGTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	147	4,251.70
404A5AF3-F2F6-	885,000	24/06/2016	GU31 4FP	D	Y	F		26	WHITTINGTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	204	4,338.24
404A5AF3-F2F7-	650,000	27/05/2016	GU31 4FP	D	Y	F		28	WHITTINGTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	146	4,452.05
47844C80-42E4-	800,000	26/08/2016	GU31 4FP	D	Y	F		7	WHITTINGTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	204	3,921.57
47844C80-42DD	749,995	26/08/2016	GU31 4FP	D	Y	F		9	WHITTINGTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	204	3,676.45
453D27A3-1471-	817,500	01/12/2016	GU31 4LB	D	N	F	MERE COTTAGE, 117		SUSSEX ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	5,450.00
49B7852A-7086-	680,000	21/09/2016	GU31 4LD	D	N	F		5	RUSSELL WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,533.33
39140479-B4D9-	335,000	08/07/2016	GU31 4LG	D	N	F		9	AVON CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,233.33
3E0330EF-D426-	372,500	12/08/2016	GU31 4LQ	D	N	F		14	ORWELL ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,483.33
3914047A-7F08-	370,000	30/06/2016	GU31 4LQ	D	N	F		14	ORWELL ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,466.67
3B7E0B8F-ECCA-	300,000	28/07/2016	GU31 4LS	D	N	F		11	KENNET ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,000.00
39140479-B4CD-	400,000	21/06/2016	GU31 4LS	D	N	F		9	KENNET ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,666.67
42A5A709-3BA9	567,000	21/10/2016	GU31 4NR	D	N	F		26	LOWER MEAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,780.00
42A5A709-3C20-	675,000	07/11/2016	GU31 4NR	D	N	F		59	LOWER MEAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,500.00
369DFB15-BEF7-	485,000	03/06/2016	GU31 4PB	D	N	F		16	UPPER WARDOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,233.33
49B7852A-0DE1-	475,000	19/01/2017	GU31 4PP	D	N	F		18	HENWOOD DOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,166.67
47844C7F-D2AE-	485,000	21/12/2016	GU31 4PR	D	N	F		39	BEPTON DOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,233.33
404A5AF3-8935-	599,999	31/08/2016	GU31 4PW	D	N	F		30	MARDEN WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,999.99
4C4EDFFF-D681-	595,000	09/03/2017	GU31 4PW	D	N	F		32	MARDEN WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,966.67
47844C80-4313-	781,000	04/01/2017	GU31 4PW	D	N	F		67	MARDEN WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	5,206.67
47844C80-426B-	570,000	10/01/2017	GU31 4PW	D	N	F		93	MARDEN WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,800.00
4E95D757-72A7-	430,000	04/04/2017	GU31 4PY	D	N	F		69	MOGGS MEAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,866.67
3E0330EF-D0D5-	495,000	26/08/2016	GU31 4QA	D	N	F		6	UPPER HEYSHOTT	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,300.00
369DFB15-C33E-	570,000	24/06/2016	GU31 4QE	D	N	F		38	HANGER WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,800.00
39140479-B48E-	710,000	30/06/2016	GU31 4QE	D	N	F		8	HANGER WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,733.33
3E0330EF-D1EA-	398,500	21/07/2016	GU31 4RQ	D	N	F		1	WOODLARK GARDENS	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,656.67
3B7E0B90-598B-	470,000	27/07/2016	GU31 4SN	D	N	F		25	LUKER DRIVE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,133.33
3B7E0B90-59CF-	920,000	11/08/2016	GU32 2AF	D	N	F	1D		TOWN LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	6,133.33
39140479-B56C-	850,599	30/06/2016	GU32 2DZ	D	N	F		1	BELL HILL RIDGE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	5,670.66
3B7E0B90-5A0E-	700,000	19/08/2016	GU32 2EB	D	N	F		65	WOODBURY AVENUE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,666.67
3E0330F0-476F-	655,000	07/09/2016	GU32 2EB	D	N	F	73A		WOODBURY AVENUE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,366.67
42A5A709-AB0B	545,950	20/10/2016	GU32 2EG	D	N	F		26	BUCKMORE AVENUE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,639.67
42A5A709-3C31-	480,000	28/10/2016	GU32 2EX	D	N	F		24	LYNTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,200.00
42A5A709-AB5B	572,500	01/08/2016	GU32 2EZ	D	N	F		30	OAKLANDS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,816.67

369DFB15-C2F4-	585,000	28/06/2016	GU32	2HG	D	N	F		3	TILMORE ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,900.00
453D27A3-15A8	712,000	10/11/2016	GU32	2HU	D	N	F		5	THE PURROCKS	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,746.67
3E0330F0-4809-	620,000	17/08/2016	GU32	2JG	D	N	F		2	STAFFORD ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,133.33
369DFB16-2865-	370,000	09/05/2016	GU32	2JG	D	N	F		64	STAFFORD ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,466.67
369DFB16-27F4-	700,000	17/05/2016	GU32	2JH	D	N	F	TOPWOOD		TILMORE GARDENS	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	4,666.67
4C4EDFFF-683F-	465,000	15/03/2017	GU32	3BX	D	N	F		21	STONEHAM CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,100.00
4C4EDFFF-D646-	932,500	14/12/2016	GU32	3LF	D	N	F		62	BOROUGH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	6,216.67
3B7E0B8F-E904-	375,000	05/08/2016	GU32	3LP	D	N	F		132	BOROUGH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,500.00
42A5A709-AB93	387,500	24/10/2016	GU32	3ND	D	N	F	120A		BOROUGH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	2,583.33
47844C7F-D309-	470,000	18/01/2017	GU32	3PS	D	N	F		2	WILLOWDALE CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	150	3,133.33
	648,185				**D Average**						PETERSFIELD				9853	4,276
3E0330EF-D230-	325,000	01/08/2016	GU31	4AZ	F	N	L		94	GRENEHURST WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	5,417
3B7E0B8F-EBB3-	185,000	05/08/2016	GU31	4DR	F	N	L		11	BOWEN LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,083
47844C80-4280-	440,000	19/12/2016	GU31	4EB	F	N	L	FITZHAMON HOUSE		IDSWORTH DOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	7,333
49B7852A-704A-	490,000	30/01/2017	GU31	4EB	F	N	L	FITZHAMON HOUSE		IDSWORTH DOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	8,167
4C4EDFFF-D5F7-	395,000	31/01/2017	GU31	4EB	F	N	L	FITZHAMON HOUSE		IDSWORTH DOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	6,583
4E95D757-73A0-	305,000	21/12/2016	GU31	4LF	F	N	L	HEATH COURT		SUSSEX ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	5,083
3E0330F0-477C-	499,950	31/08/2016	GU31	4PU	F	N	L	CHILGROVE HOUSE		MARDEN WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	8,333
369DFB16-27F0-	375,000	10/05/2016	GU31	4PU	F	N	L	CHILGROVE HOUSE		MARDEN WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	6,250
3E0330F0-47A1-	185,000	12/08/2016	GU31	4QA	F	N	L		57	UPPER HEYSHOTT	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,083
4E95D757-C7AC-	262,000	17/03/2017	GU31	4QJ	F	N	L		10	COLLINGWOOD WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	4,367
4C4EDFFF-D5F5-	253,000	07/10/2016	GU31	4QN	F	N	L		35	BARENTIN WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	4,217
49B7852A-7044-	260,000	03/02/2017	GU31	4QT	F	N	L		21	HANBURY SQUARE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	4,333
369DFB15-C1E5-	197,500	06/06/2016	GU32	2AB	F	N	L		69	SANDRINGHAM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,292
42A5A709-AAD3	211,500	24/10/2016	GU32	3AG	F	N	L	CASTLE GARDEN		SWAN STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,525
404A5AF3-F27E-	196,000	15/09/2016	GU32	3AG	F	N	L	CASTLE GARDEN		SWAN STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,267
42A5A709-AADA	205,000	05/10/2016	GU32	3AG	F	N	L	CASTLE GARDEN		SWAN STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,417
42A5A709-AAD2	200,000	18/11/2016	GU32	3AG	F	N	L	CASTLE GARDEN		SWAN STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,333
404A5AF3-F325-	195,000	25/08/2016	GU32	3AG	F	N	L	CASTLE GARDEN		SWAN STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,250
453D27A3-780F-	207,500	05/12/2016	GU32	3AG	F	N	L	CASTLE GARDEN		SWAN STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,458
42A5A709-AB01	304,000	18/11/2016	GU32	3BF	F	N	L	ELMOR LODGE, 5		CHARLES STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	5,067
404A5AF3-F2D1-	176,000	03/06/2016	GU32	3BF	F	N	L	ELMOR LODGE, 5		CHARLES STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,933
404A5AF3-F2D3-	155,000	01/06/2016	GU32	3BF	F	N	L	ELMOR LODGE, 5		CHARLES STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,583
47844C80-42AB-	192,500	13/01/2017	GU32	3DL	F	N	L	PARK COURT		PARK ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,208
42A5A709-3AE0-	225,000	11/11/2016	GU32	3DW	F	N	L		11	MEON CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,750
453D27A3-139A	170,000	31/10/2016	GU32	3DW	F	N	L		2	MEON CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,833
4C4EDFFF-D649-	135,000	28/10/2016	GU32	3EH	F	N	L		46	CHARLES STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,250
39140479-B4A9-	135,000	27/05/2016	GU32	3EJ	F	N	L	BYRON COURT, 7		CHARLES STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,250
453D27A3-1446-	240,000	25/11/2016	GU32	3EP	F	N	L		18	CREMORNE PLACE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	4,000
42A5A709-3A83-	100,000	07/10/2016	GU32	3EQ	F	N	L	LAVANT COURT		CHARLES STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	1,667
39140479-B2FC-	105,000	08/07/2016	GU32	3EQ	F	N	L	LAVANT COURT		CHARLES STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	1,750
404A5AF3-8749-	180,000	07/10/2016	GU32	3EQ	F	N	L	LAVANT COURT		CHARLES STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,000
404A5AF3-86AA	95,000	17/10/2016	GU32	3EQ	F	N	L	LAVANT COURT		CHARLES STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	1,583
42A5A709-AB06	230,000	14/11/2016	GU32	3ET	F	N	L		70	STATION ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,833
49B7852A-7060-	215,000	24/01/2017	GU32	3ET	F	N	L		70	STATION ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,583
3914047A-1E32-	385,000	28/06/2016	GU32	3FD	F	N	L	SWAN COURT		SWAN STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	6,417
39140479-B4B7-	243,000	07/07/2016	GU32	3HB	F	N	L	WINTON COURT		WINTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	4,050
369DFB16-2800-	212,500	02/06/2016	GU32	3HE	F	N	L	ASHCROFT COURT		WINTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,542
47844C80-426F-	167,000	12/01/2017	GU32	3HZ	F	N	L	70C		STATION ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,783
47844C7F-D269-	140,000	10/01/2017	GU32	3JH	F	N	L	ST PETERS COURT		HYLTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,333
42A5A709-AB1B	172,500	18/11/2016	GU32	3JP	F	N	L	DOLPHIN COURT		HIGH STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,875
404A5AF4-5EA0-	198,000	12/06/2016	GU32	3JP	F	N	L	DOLPHIN COURT		HIGH STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,300

4E95D757-C7BA-	192,500	31/03/2017	GU32	3NX	F	N	L	BROOKFIELD		BOROUGH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	3,208
369DFB15-C1E4-	175,000	23/05/2016	GU32	3QY	F	N	L		11	KINGS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,917
3E0330EF-D30C-	165,000	26/08/2016	GU32	3QY	F	N	L		23	KINGS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,750
42A5A709-3B2C-	134,750	14/10/2016	GU32	3QZ	F	N	L		12	DUKES CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	2,246
369DFB15-C241-	108,500	27/05/2016	GU32	3QZ	F	N	L	31A		DUKES CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	60	1,808
	224,754				**F Average**						PETERSFIELD				2760	3,746
42A5A709-AB99-	535,000	15/11/2016	GU31	4DA	S	N	F	LEY HOUSE		OLD MILL LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	5,350
4E95D757-72C8-	414,000	27/03/2017	GU31	4EG	S	N	F	FESTIVAL COURT		HEATH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,140
47844C80-4283-	375,000	10/01/2017	GU31	4EH	S	N	F	LYNCHMERE COTTAGE, 25		HEATH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,750
47844C7F-D2C4-	276,000	16/12/2016	GU31	4ER	S	N	F		65	DURFORD ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	2,760
4C4EDFFF-D632-	400,000	22/07/2016	GU31	4HN	S	N	F		45	HEATH ROAD EAST	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,000
453D27A3-135D-	382,000	25/11/2016	GU31	4HW	S	N	F		20	TORBERRY DRIVE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,820
49B7852A-0E96-	698,000	21/02/2017	GU31	4HW	S	N	F		5	TORBERRY DRIVE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	6,980
42A5A70A-1AD3	390,000	11/11/2016	GU31	4JS	S	N	F		56	THE CAUSEWAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,900
369DFB15-C228-	435,000	27/05/2016	GU31	4JS	S	N	F		72	THE CAUSEWAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,350
34428D7E-1426-	395,000	20/05/2016	GU31	4LN	S	N	F		165	THE CAUSEWAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,950
404A5AF3-F26B-	362,500	03/08/2016	GU31	4LN	S	N	F		197	THE CAUSEWAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,625
39140479-B4EA-	354,000	25/07/2016	GU31	4LQ	S	N	F		12	ORWELL ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,540
369DFB15-BF0D-	445,000	17/05/2016	GU31	4NX	S	N	F		13	MOGGS MEAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,450
404A5AF3-83DE-	375,000	16/09/2016	GU31	4NY	S	N	F		20	LOWER WARDOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,750
3E0330EF-D20C-	394,000	19/08/2016	GU31	4PR	S	N	F		15	BEPTON DOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,940
42A5A709-39BF-	450,000	17/11/2016	GU31	4PR	S	N	F		6	BEPTON DOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,500
404A5AF3-86B1-	437,500	17/10/2016	GU31	4PS	S	N	F		25	HEAD DOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,375
39140479-B5F2-	442,000	23/06/2016	GU31	4PW	S	N	F		26	MARDEN WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,420
404A5AF3-8612-	368,000	22/09/2016	GU31	4PY	S	N	F		81	MOGGS MEAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,680
34428D7E-156D-	465,000	10/05/2016	GU31	4PZ	S	N	F		8	LOWER HEYSHOTT	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,650
369DFB15-C137-	295,000	10/06/2016	GU31	4RA	S	N	F		14	RYEFIELD CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	2,950
453D27A3-1241-	301,500	01/12/2016	GU31	4RE	S	N	F		12	STONECHAT CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,015
3B7E0B90-5983-	420,000	29/07/2016	GU31	4SR	S	N	F		12	HOBBS SQUARE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,200
49B7852A-0E3B-	192,500	20/01/2017	GU32	2AA	S	N	L		36	SANDRINGHAM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	1,925
3E0330F0-4752-	605,000	19/08/2016	GU32	2ED	S	N	F		11	WOODBURY AVENUE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	6,050
3B7E0B8F-EC66-	490,000	29/07/2016	GU32	2EE	S	N	F		6	WOODBURY AVENUE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,900
3B7E0B90-598D-	395,000	10/08/2016	GU32	2EH	S	N	F		5	BELL HILL	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,950
453D27A3-782A-	482,000	24/11/2016	GU32	2EY	S	N	F	3B		OAKLANDS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,820
47844C7F-D1C9-	420,000	19/12/2016	GU32	2HN	S	N	F		8	HIGHFIELD ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,200
42A5A709-AAD6	395,000	04/11/2016	GU32	2HY	S	N	F		16	RESERVOIR LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,950
404A5AF3-868D-	315,000	20/10/2016	GU32	2JB	S	N	F		14	SELBORNE CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,150
4C4EDFFF-6759-	320,000	01/03/2017	GU32	2JG	S	N	F		38	STAFFORD ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,200
3E0330F0-B444-	250,000	02/09/2016	GU32	2JG	S	N	F		70	STAFFORD ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	2,500
4C4EDFFF-D631-	537,000	18/10/2016	GU32	2JL	S	N	F		8	KIMBERS	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	5,370
39140479-B228-	425,000	11/07/2016	GU32	3AX	S	N	F		7	GLOUCESTER CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,250
3B7E0B8F-E9A8-	375,000	21/07/2016	GU32	3AZ	S	N	F		2	BUCKINGHAM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,750
3E0330EF-D3DC-	425,000	15/08/2016	GU32	3BA	S	N	F		23	NOREUIL ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,250
3B7E0B90-59AC-	370,000	12/07/2016	GU32	3BB	S	N	F		3	QUEENS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,700
453D27A3-11FA-	300,000	22/11/2016	GU32	3BB	S	N	F		63	QUEENS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,000
47844C7F-D313-	352,000	06/01/2017	GU32	3BD	S	N	F		6	QUEENS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,520
42A5A709-3BD3	390,000	14/10/2016	GU32	3BE	S	N	F		22	QUEENS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,900
369DFB16-199B-	325,000	16/06/2016	GU32	3BP	S	N	F		74	RUSHES ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,250
404A5AF3-88E3-	365,000	09/09/2016	GU32	3BP	S	N	F		76	RUSHES ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,650
39140479-B537-	420,000	29/06/2016	GU32	3BQ	S	N	F		20	PRINCES ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,200
42A5A709-AB98	315,000	11/11/2016	GU32	3BQ	S	N	F		6	PRINCES ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,150
4C4EDFFF-646F-	340,000	24/02/2017	GU32	3BW	S	N	F		22	RUSHES ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,400

453D27A3-7878-	350,000	18/11/2016	GU32 3BX	S	N	F		30	STONEHAM CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,500
453D27A3-780C-	287,000	11/11/2016	GU32 3DP	S	N	F	OAKWELL COTTAGES		CHAPEL STREET	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	2,870
49B7852A-0EBE-	635,000	06/02/2017	GU32 3ES	S	N	F		32	STATION ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	6,350
404A5AF3-F33C-	400,000	12/10/2016	GU32 3EX	S	N	F		46	BARHAM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	4,000
47844C7F-D47C-	375,000	25/11/2016	GU32 3EZ	S	N	F		11	LYNDUM CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	3,750
453D27A3-10A7-	285,000	16/11/2016	GU32 3LP	S	N	F		153	BOROUGH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	2,850
34428D7E-1643-	215,000	03/05/2016	GU32 3NE	S	N	L		64	GRANGE ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	100	2,150
	391,698			**S Average**						PETERSFIELD				5300	3,917
42A5A709-3960-	490,000	11/11/2016	GU31 4AZ	T	N	F		52	GRENEHURST WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	6,125
4E95D757-748F-	335,000	03/04/2017	GU31 4ET	T	N	F		10	CLARE GARDENS	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,188
42A5A709-3CF0-	322,500	10/11/2016	GU31 4ET	T	N	F		18	CLARE GARDENS	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,031
369DFB15-C3AB-	285,000	27/05/2016	GU31 4ET	T	N	F		5	CLARE GARDENS	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,563
369DFB15-C774-	295,000	27/05/2016	GU31 4EU	T	N	F		104	CLARE GARDENS	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,688
369DFB15-C600-	279,950	27/05/2016	GU31 4EU	T	N	F		114	CLARE GARDENS	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,499
49B7852A-0CF1-	260,000	06/02/2017	GU31 4HG	T	N	F		14	BROOM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,250
4C4EDFFF-6618-	272,000	03/03/2017	GU31 4HQ	T	N	F		8	BRACKEN ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,400
453D27A3-1267-	285,000	25/11/2016	GU31 4HX	T	N	F		103	RIVAL MOOR ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,563
39140479-B59B-	276,000	04/07/2016	GU31 4HX	T	N	F		125	RIVAL MOOR ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,450
47844C7F-D3C7-	300,000	12/12/2016	GU31 4HX	T	N	F		131	RIVAL MOOR ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,750
4C4EDFFF-6717-	282,500	28/02/2017	GU31 4HZ	T	N	F		41	THORN CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,531
3B7E0B8F-ED96-	720,000	02/08/2016	GU31 4JE	T	N	F		13	HEATH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	9,000
3E0330F0-474D-	359,995	29/07/2016	GU31 4JX	T	N	F		15	SUSSEX ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,500
3914047A-1E92-	407,500	17/06/2016	GU31 4JX	T	N	F		25	SUSSEX ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	5,094
404A5AF4-6E22-	230,000	29/06/2016	GU31 4JX	T	N	F	THE COTTAGE, 4		SUSSEX ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	2,875
404A5AF3-887B-	348,000	27/09/2016	GU31 4LN	T	N	F		187	THE CAUSEWAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,350
404A5AF3-F281-	385,000	23/09/2016	GU31 4LN	T	N	F		193	THE CAUSEWAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,813
4E95D757-70A3-	420,000	18/04/2017	GU31 4NR	T	N	F		3	LOWER MEAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	5,250
453D27A3-0FCA-	425,000	01/12/2016	GU31 4NR	T	N	F		7	LOWER MEAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	5,313
369DFB15-BED0-	284,410	10/06/2016	GU31 4NY	T	N	F		18	LOWER WARDOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,555
3B7E0B8F-E809-	322,000	05/08/2016	GU31 4PA	T	N	F		41	LOWER WARDOWN	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,025
4E95D757-C7A6-	390,000	18/04/2017	GU31 4QG	T	N	F		17	DICKINS LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,875
3E0330F0-475D-	307,000	26/08/2016	GU31 4QL	T	N	F		12	CHARLTON DRIVE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,838
369DFB15-C12F-	260,000	27/05/2016	GU31 4RE	T	N	F		31	STONECHAT CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,250
3B7E0B8F-EA9E-	198,000	25/07/2016	GU31 4RE	T	N	F		33	STONECHAT CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	2,475
453D27A3-1248-	330,000	01/12/2016	GU31 4RF	T	N	F		27	LINNET CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,125
4C4EDFFF-65DD-	185,000	10/03/2017	GU31 4RF	T	N	F		9	LINNET CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	2,313
47844C7F-D340-	275,000	16/01/2017	GU32 2AA	T	N	F		22	SANDRINGHAM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,438
453D27A3-12D6-	255,000	11/11/2016	GU32 2AA	T	N	F		28	SANDRINGHAM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,188
3914047A-1E31-	450,000	30/06/2016	GU32 2AA	T	N	F		4	SANDRINGHAM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	5,625
404A5AF3-87A4-	170,000	30/09/2016	GU32 2AB	T	N	F		49	SANDRINGHAM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	2,125
3B7E0B90-596F-	347,500	29/07/2016	GU32 2AE	T	N	F		28	OSBORNE ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,344
49B7852A-70C5-	355,000	20/01/2017	GU32 2AE	T	N	F		3	OSBORNE ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,438
453D27A3-14A3-	395,000	11/11/2016	GU32 2AE	T	N	F		5	OSBORNE ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,938
42A5A709-3AD9	342,500	04/11/2016	GU32 2AF	T	N	F		39	TOWN LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,281
3914047A-1E0C-	480,000	20/06/2016	GU32 2AJ	T	N	F	LAUNDRY COTTAGE		MILL LANE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	6,000
404A5AF3-86A8-	310,000	08/09/2016	GU32 2EN	T	N	F		24	PENNS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,875
3E0330EF-D274-	310,000	10/08/2016	GU32 2EN	T	N	F		30	PENNS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,875
404A5AF3-86F5-	372,500	19/08/2016	GU32 2EN	T	N	F		33	PENNS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,656
404A5AF3-8866-	365,000	07/09/2016	GU32 2EN	T	N	F		43	PENNS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,563
3B7E0B8F-EB31-	250,000	22/07/2016	GU32 2HE	T	N	F		29	BALMORAL WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,125
4E95D757-72CC-	192,000	03/03/2017	GU32 2HE	T	N	F		9	BALMORAL WAY	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	2,400
404A5AF3-87F4-	285,000	05/10/2016	GU32 2HL	T	N	F		29	HIGHFIELD ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,563

39140479-B2E7-	340,000	01/07/2016	GU32 2HN	T	N	F		16	HIGHFIELD ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,250
39140479-B2B2-	330,000	17/06/2016	GU32 3AH	T	N	F		3	MAGDALEN ROW	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,125
4C4EDFFF-65B4-	380,000	10/03/2017	GU32 3BW	T	N	F		26	RUSHES ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,750
4C4EDFFF-67CB-	290,000	20/12/2016	GU32 3DA	T	N	F		2	WINCHESTER ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,625
42A5A709-3B1A-	235,000	14/10/2016	GU32 3DW	T	N	L		28	MEON CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	2,938
42A5A709-3C25-	187,500	20/10/2016	GU32 3EP	T	N	L		11	CREMORNE PLACE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	2,344
369DFB15-C33A-	389,600	19/05/2016	GU32 3EX	T	N	F		16	BARHAM ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,870
4C4EDFFF-D610-	360,000	17/02/2017	GU32 3FH	T	N	F		4	WILLIS TERRACE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,500
42A5A709-3C80-	360,000	22/11/2016	GU32 3JY	T	N	F		18	HYLTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,500
47844C7F-D557-	430,850	10/11/2016	GU32 3JY	T	N	F		26	HYLTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	5,386
453D27A3-1369-	460,000	01/12/2016	GU32 3JY	T	N	F		28	HYLTON ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	5,750
39140479-B384-	280,000	07/07/2016	GU32 3LD	T	N	F		12	BOROUGH ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,500
404A5AF3-F337-	233,333	12/08/2016	GU32 3LG	T	N	F		16	THE MEAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	2,917
404A5AF3-F273-	325,000	29/07/2016	GU32 3LG	T	N	F		30	THE MEAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,063
3E0330EF-D3C6-	415,000	22/07/2016	GU32 3LQ	T	N	F		29	BOROUGH HILL	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	5,188
47844C80-4286-	338,000	20/01/2017	GU32 3LX	T	N	F		24	CRANFORD ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,225
4E95D757-C79E-	412,500	30/03/2017	GU32 3PG	T	N	F		46	WINCHESTER ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	5,156
34428D7E-1735-	350,000	19/05/2016	GU32 3PJ	T	N	F		4	RAMSDEAN ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,375
49B7852A-0E98-	390,000	18/01/2017	GU32 3PL	T	N	F		66	WINCHESTER ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	4,875
404A5AF3-8719-	315,000	20/09/2016	GU32 3QY	T	N	F		10	KINGS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,938
3B7E0B8F-EC31-	198,000	26/08/2016	GU32 3QY	T	N	F		7	KINGS ROAD	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	2,475
453D27A3-1385-	140,250	22/11/2016	GU32 3QZ	T	N	L		15	DUKES CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	1,753
42A5A709-3B5F-	250,000	21/10/2016	GU32 3YR	T	N	F		22	YORK CLOSE	PETERSFIELD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	80	3,125
	325,663			**T Average**						PETERSFIELD				5360	4,071
	411,472			**Grand Average**						PETERSFIELD					

price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county	Ttl area	Ave psm
770,000	27/03/2017	GU28 0BN	D	N	F	SHEEPDOWN		ANGEL STREET		PETWORTH	CHICHESTER	WEST SUSSEX	140	5,500
480,000	12/08/2016	GU28 0BP	D	N	F	WOODPECKERS		SHEEPDOWN CLOSE		PETWORTH	CHICHESTER	WEST SUSSEX	163	2,945
1,400,000	06/05/2016	GU28 0BT	D	N	F	QUARRY HILL		GROVE LANE		PETWORTH	CHICHESTER	WEST SUSSEX	258	5,426
440,000	10/11/2016	GU28 0BX	D	N	F		52	SHEEPDOWN DRIVE		PETWORTH	CHICHESTER	WEST SUSSEX	93	4,731
655,000	14/10/2016	GU28 0DX	D	N	F	THE HOUSE IN POUND STREET		POUND STREET		PETWORTH	CHICHESTER	WEST SUSSEX	228	2,873
360,000	29/11/2016	GU28 0EU	D	N	F		1	DOWNVIEW ROAD		PETWORTH	CHICHESTER	WEST SUSSEX	87	4,138
384,000	16/12/2016	GU28 0EW	D	N	F		13	ROTHERMEAD		PETWORTH	CHICHESTER	WEST SUSSEX	134	2,866
435,000	06/05/2016	GU28 0EW	D	N	F		3	ROTHERMEAD		PETWORTH	CHICHESTER	WEST SUSSEX	142	3,063
895,000	25/01/2017	GU28 0JJ	D	N	F	THE GARDEN HOUSE		HASLINGBOURNE LANE		PETWORTH	CHICHESTER	WEST SUSSEX	174	5,144
350,000	12/12/2016	GU28 0JQ	D	N	F	COUNCIL COTTAGES		HEATH END		PETWORTH	CHICHESTER	WEST SUSSEX	103	3,398
490,000	02/08/2016	GU28 0JS	D	N	L	BURTON HILL		BURTON PARK ROAD		PETWORTH	CHICHESTER	WEST SUSSEX	135	3,630
1,150,000	26/09/2016	GU28 0JU	D	N	F	TALL TIMBERS		BURTON PARK ROAD		PETWORTH	CHICHESTER	WEST SUSSEX	203	5,665
595,000	27/10/2016	GU28 9NL	D	N	F	NORTH END HOUSE		NORTH STREET		PETWORTH	CHICHESTER	WEST SUSSEX	202	2,946
775,000	25/08/2016	GU29 0BP	D	N	F		9	HURST PARK		MIDHURST	CHICHESTER	WEST SUSSEX	130	5,962
655,643			**D Average**						PETWORTH				2192	4,188
155,250	25/11/2016	GU28 0EQ	F	N	L		42	WYNDHAM ROAD	PETWORTH		CHICHESTER	WEST SUSSEX	63	2,464
217,950	26/08/2016	GU28 0FE	F	N	L	MORGAN COURT		STATION ROAD	PETWORTH		CHICHESTER	WEST SUSSEX	69	3,159
185,000	08/07/2016	GU28 0FE	F	N	L	MORGAN COURT		STATION ROAD	PETWORTH		CHICHESTER	WEST SUSSEX	48	3,854
165,000	03/06/2016	GU28 0HU	F	N	L		4	PARK RISE	PETWORTH		CHICHESTER	WEST SUSSEX	73	2,260
145,000	20/10/2016	GU28 0SZ	F	N	L		1	WOODPECKER COURT	PETWORTH		CHICHESTER	WEST SUSSEX	52	2,788
145,000	20/10/2016	GU28 0SZ	F	N	L		2	WOODPECKER COURT	PETWORTH		CHICHESTER	WEST SUSSEX	52	2,788
168,867			**F Average**						PETWORTH				357	2,838
508,750	26/10/2016	GU28 0BT	S	N	F		11	GROVE LANE	PETWORTH		CHICHESTER	WEST SUSSEX	143	3,558
690,000	12/09/2016	GU28 9ND	S	N	F	GREYHOUND		LONDON ROAD	PETWORTH		CHICHESTER	WEST SUSSEX	135	5,111
265,000	15/09/2016	GU28 9NP	S	N	F		61	HAMPERS GREEN	PETWORTH		CHICHESTER	WEST SUSSEX	91	2,912

	270,000	05/09/2016	GU28 9NP	S	N	F		80	HAMPERS GREEN	PETWORTH		CHICHESTER	WEST SUSSEX	89	3,034
	240,000	13/09/2016	GU28 9NS	S	N	L		18	NORTHEND CLOSE	PETWORTH		CHICHESTER	WEST SUSSEX	70	3,429
	345,000	21/02/2017	GU28 9NS	S	N	F		35	NORTHEND CLOSE	PETWORTH		CHICHESTER	WEST SUSSEX	75	4,600
	386,458			**S Average**						PETWORTH				603	3,845
	625,000	15/08/2016	GU28 0AB	T	N	F	LITTLE DENMANS		EAST STREET	PETWORTH		CHICHESTER	WEST SUSSEX	144	4,340.28
	375,000	19/07/2016	GU28 0AS	T	N	F		3	NEW STREET	PETWORTH		CHICHESTER	WEST SUSSEX	98	3,826.53
	832,500	05/09/2016	GU28 0BG	T	N	F	RYDE HOUSE		ANGEL STREET	PETWORTH		CHICHESTER	WEST SUSSEX	168	4,955.36
	275,000	30/09/2016	GU28 0DE	T	N	F	TYRRELLS COTTAGE		NORTH STREET	PETWORTH		CHICHESTER	WEST SUSSEX	90	3,055.56
	243,000	26/08/2016	GU28 0EQ	T	N	F		62	WYNDHAM ROAD	PETWORTH		CHICHESTER	WEST SUSSEX	86	2,825.58
	233,000	24/02/2017	GU28 0EX	T	N	F		5	STATION ROAD	PETWORTH		CHICHESTER	WEST SUSSEX	71	3,281.69
	240,000	30/09/2016	GU28 0EY	T	N	F		12	WILLOW WALK	PETWORTH		CHICHESTER	WEST SUSSEX	87	2,758.62
	253,750	06/02/2017	GU28 0EY	T	N	F		2	WILLOW WALK	PETWORTH		CHICHESTER	WEST SUSSEX	90	2,819.44
	250,000	23/11/2016	GU28 0EY	T	N	F		8	WILLOW WALK	PETWORTH		CHICHESTER	WEST SUSSEX	89	2,808.99
	369,694			**T Average**						PETWORTH				923	3,605
	452,520			**Grand Average**											

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
369DFB16-6745-	163,750	27/05/2016	BN45 7BH	F	N	L	MILL COURT	POYNINGS ROAD	POYNINGS	BRIGHTON	MID SUSSEX	WEST SUSSEX	46	3,560
	163,750			**F Average**					POYNINGS				46	3,560
42A5A709-F5B7-	350,000	13/10/2016	BN45 7AQ	S	N	F	ARDEN COTTAGE	THE STREET	POYNINGS	BRIGHTON	MID SUSSEX	WEST SUSSEX	64	5,469
	350,000			**S Average**					POYNINGS				64	5,469
3E0330F0-5573-:	357,500	23/09/2016	BN45 7AT	T	N	F	DYKE COTTAGES	THE STREET	POYNINGS	BRIGHTON	MID SUSSEX	WEST SUSSEX	59	6,059
	357,500			**T Average**					POYNINGS				59	6,059
	290,417			**Grand Average**					POYNINGS					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
453D27A3-B9BA	485,000	30/11/2016	BN45 7EE	D	N	F	MANOR BARN	PYECOMBE STREET	PYECOMBE	BRIGHTON	MID SUSSEX	WEST SUSSEX	86	5,640
3B7E0B90-A090-	315,000	01/08/2016	BN45 7EE	D	N	F	ROSEMARY COTTAGE	PYECOMBE STREET	PYECOMBE	BRIGHTON	MID SUSSEX	WEST SUSSEX	58	5,431
4C4EE000-1F89-:	640,000	03/03/2017	BN45 7FE	D	N	F	DOLPHIN COTTAGE	CHURCH LANE	PYECOMBE	BRIGHTON	MID SUSSEX	WEST SUSSEX	107	5,981
	480,000			**D Average**					PYECOMBE				251	5,737
369DFB16-6A7B-	429,000	16/05/2016	BN45 7FB	S	N	F		10 THE WYSHE	PYECOMBE	BRIGHTON	MID SUSSEX	WEST SUSSEX	84	5,107
4E95D757-FD99-	387,000	31/03/2017	BN45 7FB	S	N	F		7 THE WYSHE	PYECOMBE	BRIGHTON	MID SUSSEX	WEST SUSSEX	76	5,092
	408,000			**S Average**					PYECOMBE				160	5,100
	451,200			**Grand Average**					PYECOMBE					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
404A5AF4-36BE-	1,450,000	29/09/2016	GU31 5BL	D	N	F	VICARAGE FARM	SLADE LANE	ROGATE	PETERSFIELD	CHICHESTER	WEST SUSSEX	221	6,561
42A5A709-B907-	1,190,000	27/10/2016	GU31 5DH	D	N	F	BRIDLEWAY HOUSE		ROGATE	PETERSFIELD	CHICHESTER	WEST SUSSEX	231	5,152
	1,320,000			**D Average**					ROGATE				452	5,841
49B7852A-AF0D-	295,000	07/10/2016	GU31 5DE	T	N	F		16 TERWICK RISE	ROGATE	PETERSFIELD	CHICHESTER	WEST SUSSEX	59	5,000
3914047A-60EE-	1,650,000	04/07/2016	GU31 5EF	T	N	F	FYNING HOUSE		ROGATE	PETERSFIELD	CHICHESTER	WEST SUSSEX	337	4,896
	972,500			**T Average**					ROGATE				396	4,912
	1,146,250			**Grand Average**					ROGATE					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
4C4EDFFF-D684-	883,500	03/03/2017	GU34 3JB	D	N	F	WHEELWRIGHTS	GRACIOUS STREET	SELBORNE	ALTON	EAST HAMPSH	HAMPSHIRE	252	3,506
453D27A3-1343-	490,000	04/11/2016	GU34 3JL	D	N	F	WAKES COTTAGES	HIGH STREET	SELBORNE	ALTON	EAST HAMPSH	HAMPSHIRE	129	3,798
4C4EDFFF-D5E2-	727,500	03/03/2017	GU34 3JQ	D	N	F	COURTYARD HOUSE	THE PLESTOR	SELBORNE	ALTON	EAST HAMPSH	HAMPSHIRE	212	3,432
	700,333			**D Average**					SELBORNE				593	3,543
47844C80-42A0-	335,000	09/12/2016	GU34 3LP	F	N	L	THE KILN	SOTHERINGTON LANE	SELBORNE	ALTON	EAST HAMPSH	HAMPSHIRE	84	3,988
	335,000			**F Average**					SELBORNE				84	3,988
3B7E0B8F-E9E0-	300,000	29/07/2016	GU34 3JA	S	N	F	NEW ROAD COTTAGES	SELBORNE ROAD	SELBORNE	ALTON	EAST HAMPSH	HAMPSHIRE	74	4,054

3E0330F0-4770-4	645,000	21/08/2016	GU34 3JA	S	N	F	NEW ROAD COTTAGES	SELBORNE ROAD	SELBORNE	ALTON	EAST HAMPSH	HAMPSHIRE	193	3,342
	472,500			**S Average**					SELBORNE				267	3,539
	563,500			**Grand Average**					SELBORNE					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
453D27A3-7874-	450,000	13/12/2016	GU31 4BE	D	N	F	16	LONDON ROAD	SHEET	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	89	5,056
3E0330F0-4765-4	600,000	15/08/2016	GU31 4DH	D	N	F	44	PULENS CRESCENT	SHEET	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	126	4,762
404A5AF3-87E2-	277,000	13/10/2016	GU31 4DL	D	N	F	13	COPSE CLOSE	SHEET	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	144	1,924
3914047A-1E22-	567,500	21/07/2016	GU32 2AP	D	N	F	ROTHERSIDE	FARNHAM ROAD	SHEET	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	124	4,577
	473,625			**D Average**					SHEET				483	3,922
39140479-B4BD-	295,000	24/06/2016	GU32 2AH	T	N	F	16	VILLAGE STREET	SHEET	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	50	5,900
	295,000			**T Average**					SHEET				50	5,900
	437,900			**Grand Average**					SHEET					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
47844C80-8813-	1,200,000	05/01/2017	PO18 0EX	D	N	F	FLAMBARDS		SINGLETON	CHICHESTER	CHICHESTER	WEST SUSSEX	250	4,800
369DFB16-66BA-	650,000	07/06/2016	PO18 0EX	D	N	F	THE COACH HOUSE		SINGLETON	CHICHESTER	CHICHESTER	WEST SUSSEX	189	3,439
	925,000			**D Average**					SINGLETON				439	4,214
	925,000			**Grand Average**					SINGLETON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
4C4EE000-1CB9-	530,000	02/03/2017	GU31 5LD	D	N	F	ROCK COTTAGE		SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	144	3,681
	530,000			**D Average**					SOUTH HARTING				144	3,681
4C4EE000-1B3A-	315,000	02/03/2017	GU31 5PX	F	N	F	5	THE SQUARE	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	105	3,000
42A5A709-F325-	182,500	04/11/2016	GU31 5QW	F	N	L	30	WARREN SIDE	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	80	2,281
	248,750			**F Average**					SOUTH HARTING				185	2,689
404A5AF4-3711-	300,000	15/09/2016	GU31 5LE	S	N	F	44	CULVERS	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	84	3,571.43
4E95D757-FE11-	300,000	10/03/2017	GU31 5LG	S	N	F	5	CULVERS	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	84	3,571.43
3914047A-2BCD-	300,000	20/06/2016	GU31 5LJ	S	N	F	21	SOUTH ACRE	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	82	3,658.54
3914047A-61F3-	1,190,000	24/06/2016	GU31 5QB	S	N	F	FFOWLERS BUCKE	THE STREET	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	502	2,370.52
49B7852A-AD08-	445,000	16/02/2017	GU31 5QH	S	N	F	BROOKSIDE COTTAGES		SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	128	3,476.56
4C4EE000-1D3A-	615,000	16/02/2017	GU31 5QH	S	N	F	COBBLERS COTTAGE		SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	128	4,804.69
	525,000			**S Average**					SOUTH HARTING				1008	3,125
4E95D757-FD77-	259,500	10/04/2017	GU31 5LB	T	N	F	19	PEASE CROFT	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	79	3,285
4C4EDFFF-E3A7-	360,000	20/03/2017	GU31 5LJ	T	N	F	28	SOUTH ACRE	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	77	4,675
49B7852A-AD9C	635,000	26/01/2017	GU31 5NP	T	N	F	THE MEADS	MEAD COTTAGES	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	146	4,349
3E0330F0-90B3-4	650,000	06/09/2016	GU31 5PY	T	N	F	THE GRANARY	NORTH LANE	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	161	4,037
3914047A-61D0-	570,000	22/07/2016	GU31 5QD	T	N	F	THE OLD SCHOOL HOUSE	THE STREET	SOUTH HARTING	PETERSFIELD	CHICHESTER	WEST SUSSEX	161	3,540
	494,900			**T Average**					SOUTH HARTING				624	3,966
	475,143			**Grand Average**					SOUTH HARTING					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
42A5A709-F4FC-	500,000	02/08/2016	GU29 0NQ	D	N	F	ORCHARD HOUSE	THE STREET	STEDHAM	MIDHURST	CHICHESTER	WEST SUSSEX	90	5,556
404A5AF4-3697-	440,500	11/07/2016	GU29 0NZ	D	N	F	BANCOURT	SCHOOL LANE	STEDHAM	MIDHURST	CHICHESTER	WEST SUSSEX	104	4,236
	470,250			**D Average**					STEDHAM				194	4,848
4C4EE000-1DB3-	350,000	21/11/2016	GU29 0QJ	S	N	F	ST. CUTHMANS		STEDHAM	MIDHURST	CHICHESTER	WEST SUSSEX	166	2,108
	350,000			**S Average**					STEDHAM				166	2,108
369DFB16-6789-	439,500	17/06/2016	GU29 0NP	T	N	F	6	YARBOROUGH TERRACE	STEDHAM	MIDHURST	CHICHESTER	WEST SUSSEX	99	4,439
4E95D757-FFB5-	400,000	27/01/2017	GU29 0PT	T	N	F	2	BRIDGEFOOT COTTAGE	STEDHAM	MIDHURST	CHICHESTER	WEST SUSSEX	92	4,348
453D27A3-BB36-	266,000	07/07/2016	GU29 0PT	T	N	F	3	BRIDGEFOOT COTTAGE	STEDHAM	MIDHURST	CHICHESTER	WEST SUSSEX	54	4,926
	368,500			**T Average**					STEDHAM				245	4,512
	399,333			**Grand Average**					STEDHAM					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
4C4EDFFF-683A-	1,250,000	06/03/2017	GU32 1AE	D	N	F	THE ISLAND LODGE			STEEP	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	298	4,195
49B7852A-707A-	875,000	10/02/2017	GU32 1AE	D	N	F	UNDERHANGERS			STEEP	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	183	4,781
42A5A709-AB1F-	467,500	11/11/2016	GU32 1AG	D	N	F	WEATHERBURY		STONER HILL	STEEP	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	219	2,135
369DFB16-27EE-	585,000	23/05/2016	GU32 1AH	D	N	F	STONERWOOD PARK		RIDGE COMMON LANE	STEEP	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	127	4,606
3E0330F0-4767-	1,200,000	31/08/2016	GU32 2DF	D	N	F		75	CHURCH ROAD	STEEP	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	276	4,348
453D27A3-77F9-	302,500	28/11/2016	GU32 2DJ	D	N	F	FAIR RISING		MILL LANE	STEEP	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	148	2,044
3E0330EF-D3B9-	680,000	14/09/2016	GU32 2DW	D	N	F		15	CHURCH ROAD	STEEP	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	169	4,024
	765,714			**D Average**						STEEP				1420	3,775
	765,714			**Grand Average**						STEEP					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
404A5AF3-8829-	1,050,000	11/10/2016	GU32 1AS	D	N	F	FOX HOLLOW		RIDGE COMMON LANE	STROUD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	210	5,000
404A5AF3-F2A3-	435,000	30/09/2016	GU32 3PL	D	N	F	58E		WINCHESTER ROAD	STROUD	PETERSFIELD	EAST HAMPSH	HAMPSHIRE	137	3,175
	742,500			**D Average**						STROUD				347	4,280
	742,500			**Grand Average**						STROUD					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
42A5A70A-1AC7	870,250	04/11/2016	SO21 1FB	D	N	F	HIGHCROFT		LOVE LANE	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	136	6,398.90
3E0330EF-D2FE-	685,000	04/08/2016	SO21 1NJ	D	N	F	SARSEN STONE		THE AVENUE	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	189	3,624.34
42A5A709-3EB1-	555,000	04/11/2016	SO21 1PY	D	N	F	HILLCROFT		HAZELEY ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	86	6,453.49
3B7E0B8F-EBE6-	785,000	05/08/2016	SO21 1PY	D	N	F	THE RIDGE		HAZELEY ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	187	4,197.86
42A5A709-3FE4-	395,000	25/07/2016	SO21 1QA	D	N	F	MANOR BARNS		HAZELEY ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	46	8,586.96
42A5A709-3FE8-	870,000	20/07/2016	SO21 1QA	D	N	F	MANOR BARNS		HAZELEY ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	123	7,073.17
42A5A709-3FFA-	1,295,000	28/07/2016	SO21 1QA	D	N	F	MANOR BARNS		HAZELEY ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	329	3,936.17
42A5A709-3FA5-	725,000	11/07/2016	SO21 1QA	D	N	F	MANOR BARNS		HAZELEY ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	168	4,315.48
4E95D757-77B0-	750,000	20/03/2017	SO21 1QG	D	N	F	CRANTOCK		QUEEN STREET	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	123	6,097.56
453D27A3-12FD-	690,000	02/12/2016	SO21 1QN	D	N	F	BROOK		DROVE CLOSE	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	116	5,948.28
42A5A709-3E23-	630,000	11/11/2016	SO21 1RN	D	N	F		15	MAIN ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	188	3,351.06
453D27A3-1503-	815,000	09/12/2016	SO21 1RN	D	N	F	ROSEWOOD		MAIN ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	125	6,520.00
	755,438			**D Average**						TWYFORD				1816	4,992
3E0330EF-D714-	215,000	25/07/2016	SO21 1NH	F	N	L		2	HIGH STREET	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	63	3,413
	215,000			**F Average**						TWYFORD				63	3,413
3B7E0B8F-E915-	405,000	27/07/2016	SO21 1NN	S	N	F		10	CHURCHFIELDS	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	100	4,050
47844C7F-D461-	405,000	06/01/2017	SO21 1QG	S	N	F	DOVE COTTAGE		QUEEN STREET	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	94	4,309
404A5AF3-88A3-	760,000	04/10/2016	SO21 1QG	S	N	F	TREVILLIONS		QUEEN STREET	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	145	5,241
369DFB15-C380-	447,500	27/05/2016	SO21 1QQ	S	N	F	ELM COTTAGE		SCHOOL ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	95	4,711
4C4EDFFF-638C-	542,000	03/03/2017	SO21 1QQ	S	N	F	FINCHES		SCHOOL ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	115	4,713
369DFB15-C42E-	1,200,000	21/06/2016	SO21 1RH	S	N	F	MANOR HOUSE		HIGH STREET	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	399	3,008
	626,583			**S Average**						TWYFORD				948	3,966
3B7E0B8F-F1E4-	171,000	04/08/2016	SO21 1QG	T	N	F	LITTLECOT		QUEEN STREET	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	43	3,977
453D27A3-1526-	415,000	11/07/2016	SO21 1QG	T	N	F	PURROCK COTTAGE		QUEEN STREET	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	82	5,061
4E95D757-75F2-	780,000	07/04/2017	SO21 1QG	T	N	F	TRINITY COTTAGE		QUEEN STREET	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	125	6,240
42A5A709-3AB8-	298,000	01/11/2016	SO21 1QQ	T	N	F		12	SCHOOL ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	87	3,425
3E0330EF-D31E-	520,000	21/09/2016	SO21 1QQ	T	N	F	TREVENNEN		SCHOOL ROAD	TWYFORD	WINCHESTER	WINCHESTER	HAMPSHIRE	155	3,355
	436,800			**T Average**						TWYFORD				492	4,439
	634,323			**Grand Average**						TWYFORD					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
369DFB16-66FD-	352,500	26/05/2016	RH20 3BP	D	N	F	BIRCHDOWN		LONDON ROAD	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	113	3,119
34428D7E-B030-	430,000	06/05/2016	RH20 3GN	D	N	F		8	LAMORNA CLOSE	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	108	3,981

4C4EE000-1CC7-	770,000	13/03/2017	RH20 4AX	D	N	F	WHITE ACRES		GLASEBY LANE	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	223	3,453
4E95D757-FF36-	470,000	21/04/2017	RH20 4AZ	D	N	F	BARN COTTAGE		LONDON ROAD	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	108	4,352
404A5AF4-3A44-	599,995	30/09/2016	RH20 4EP	D	Y	F		44	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	211	2,844
3E0330F0-94C9-	619,995	06/05/2016	RH20 4EP	D	Y	F		48	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	183	3,388
49B7852A-AF05-	599,995	13/10/2016	RH20 4EP	D	Y	F		51	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	211	2,844
404A5AF4-3A49-	639,995	27/06/2016	RH20 4EP	D	Y	F		52	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	211	3,033
3914047A-64AC-	669,995	27/05/2016	RH20 4EP	D	Y	F		53	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	212	3,160
404A5AF4-3A2F-	304,995	26/08/2016	RH20 4EP	D	Y	F		54	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	78	3,910
3E0330F0-94BE-	304,995	24/06/2016	RH20 4EP	D	Y	F		55	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	78	3,910
3E0330F0-94CB-	564,995	24/06/2016	RH20 4EP	D	Y	F		56	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	158	3,576
3E0330F0-94BD-	459,995	24/06/2016	RH20 4EP	D	Y	F		57	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	127	3,622
3914047A-649A-	629,995	24/06/2016	RH20 4EP	D	Y	F		58	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	183	3,443
404A5AF4-3A48-	374,995	30/09/2016	RH20 4EP	D	Y	F		66	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	93	4,032
4C4EE000-1EDA-	560,000	24/02/2017	RH20 4EP	D	Y	F		68	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	183	3,060
49B7852A-AFC5-	374,995	11/11/2016	RH20 4EP	D	Y	F		69	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	93	4,032
49B7852A-AFD2-	374,995	25/11/2016	RH20 4EP	D	Y	F		70	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	93	4,032
	505,691			**D Average**						WASHINGTON				2666	3,414
369DFB16-6758-	289,950	10/06/2016	RH20 3BS	S	N	F		15	SPRING GARDENS	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	90	3,221.67
453D27A3-B8D5	280,000	28/10/2016	RH20 3BW	S	N	F		16	MONTPELIER GARDENS	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	73	3,835.62
34428D7E-AE03-	340,000	26/05/2016	RH20 4AL	S	N	F	SETTATREES		LONDON ROAD	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	88	3,863.64
3914047A-628C-	357,500	17/06/2016	RH20 4AL	S	N	F	SETTATREES		LONDON ROAD	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	105	3,404.76
49B7852A-AD47-	310,000	24/02/2017	RH20 4AN	S	N	F	LIMBE		THE HOLT	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	105	2,952.38
42A5A709-F384-	435,000	01/11/2016	RH20 4AR	S	N	F	CHANCTONBURY HOUSE		CHANCTONBURY CLOSE	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	111	3,918.92
3914047A-64A1-	299,995	24/06/2016	RH20 4EP	S	Y	F		59	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	78	3,846.09
3E0330F0-94D3-	299,995	12/08/2016	RH20 4EP	S	Y	F		60	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	78	3,846.09
404A5AF4-3A46-	299,995	30/09/2016	RH20 4EP	S	Y	F		64	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	78	3,846.09
404A5AF4-3A39-	299,995	26/09/2016	RH20 4EP	S	Y	F		65	JOHN IRELAND WAY	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	78	3,846.09
	321,243			**S Average**						WASHINGTON				884	3,634
47844C80-8746-	295,000	19/12/2016	RH20 3BN	T	N	F	MONTPELIER COTTAGES		OLD LONDON ROAD	WASHINGTON	PULBOROUGH	HORSHAM	WEST SUSSEX	54	5,463
	295,000			**T Average**						WASHINGTON				54	5,463
	434,823			**Grand Average**						WASHINGTON					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
404A5AF4-37AB-	800,000	29/09/2016	RH20 1NA	D	N	F	PADDOCK VIEW		COLEBROOK LANE	WATERSFIELD	PULBOROUGH	HORSHAM	WEST SUSSEX	232	3,448
453D27A3-B8AF-	450,000	20/12/2016	RH20 1ND	D	N	F	THYME COTTAGE		LONDON ROAD	WATERSFIELD	PULBOROUGH	HORSHAM	WEST SUSSEX	122	3,689
369DFB16-66AB-	572,500	14/06/2016	RH20 1NE	D	N	F	WILLOW COTTAGE		SANDY LANE	WATERSFIELD	PULBOROUGH	HORSHAM	WEST SUSSEX	135	4,241
4E95D757-FE3E-	295,000	28/03/2017	RH20 1SA	D	N	F		17	CHAPEL CLOSE	WATERSFIELD	PULBOROUGH	HORSHAM	WEST SUSSEX	84	3,512
	529,375			**D Average**						WATERSFIELD				573	3,695
47844C80-8868-	255,000	16/01/2017	RH20 1SA	T	N	F		12	CHAPEL CLOSE	WATERSFIELD	PULBOROUGH	HORSHAM	WEST SUSSEX	69	3,696
	255,000			**T Average**						WATERSFIELD				69	3,696
	474,500			**Grand Average**						WATERSFIELD					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon		street	locality	town	district	county		
369DFB16-8F63-	610,000	10/05/2016	PO18 8DD	D	N	F	MOONRAKER		NEWELLS LANE	WEST ASHLING	CHICHESTER	CHICHESTER	WEST SUSSEX	180	3,389
49B7852A-AD62-	950,000	24/01/2017	PO18 8DD	D	N	F	NEWELLS FARM BARN		NEWELLS LANE	WEST ASHLING	CHICHESTER	CHICHESTER	WEST SUSSEX	211	4,502
3E0330F0-9124-	457,500	05/09/2016	PO18 8DF	D	N	F	THE CHACE GARDENS		NEWELLS LANE	WEST ASHLING	CHICHESTER	CHICHESTER	WEST SUSSEX	128	3,574
3B7E0B90-A253-	905,000	29/07/2016	PO18 8DN	D	N	F	MALT BARN HOUSE		SOUTHBROOK ROAD	WEST ASHLING	CHICHESTER	CHICHESTER	WEST SUSSEX	210	4,310
34428D7E-B004-	725,000	27/05/2016	PO18 8DS	D	N	F	WHITE HOUSE		DOWN STREET	WEST ASHLING	CHICHESTER	CHICHESTER	WEST SUSSEX	173	4,191
369DFB16-6741-	895,000	20/05/2016	PO18 8DY	D	N	F	ROSEMARY COTTAGE			WEST ASHLING	CHICHESTER	CHICHESTER	WEST SUSSEX	141	6,348
404A5AF4-379D-	370,000	16/09/2016	PO18 8FB	D	N	F	REGENCY LODGE		GREENFIELD LANE	WEST ASHLING	CHICHESTER	CHICHESTER	WEST SUSSEX	87	4,253
	701,786			**D Average**						WEST ASHLING				1130	4,347
42A5A709-F187-	245,000	13/10/2016	PO18 8DG	T	N	F	EDITH COTTAGES		MILL ROAD	WEST ASHLING	CHICHESTER	CHICHESTER	WEST SUSSEX	76	3,224

3914047A-63F2-	220,000	21/06/2016	PO18 8DR	T	N	F		18	HEATHER CLOSE	WEST ASHLING	CHICHESTER	CHICHESTER	WEST SUSSEX	70	3,143
	232,500			**T Average**						WEST ASHLING				146	3,185
	597,500			**Grand Average**						WEST ASHLING					

unique_id	price_paid	deed_date	postcode	property_t	new_build	estate_typ	paon	street	locality	town	district	county		
453D27A3-16EB-	816,000	14/12/2016	GU32 1HZ	D	N	F	THE BUNGALOW		WEST MEON	PETERSFIELD	WINCHESTER	HAMPSHIRE	167	4,886
4C4EDFFF-6A52-	357,500	10/03/2017	GU32 1JG	D	N	F	WARNFORD CORNER		WEST MEON	PETERSFIELD	WINCHESTER	HAMPSHIRE	130	2,750
39140479-B5F5-	460,000	12/07/2016	GU32 1LD	D	N	F	WINTERGREEN	CHURCH LANE	WEST MEON	PETERSFIELD	WINCHESTER	HAMPSHIRE	139	3,309
453D27A3-1521-	453,500	18/11/2016	GU32 1LE	D	N	F		8 KNAPPS HARD	WEST MEON	PETERSFIELD	WINCHESTER	HAMPSHIRE	145	3,128
49B7852A-0E2E-	690,000	30/01/2017	GU32 1LN	D	N	F	THE OLD STORE HOUSE		WEST MEON	PETERSFIELD	WINCHESTER	HAMPSHIRE	121	5,702
4E95D757-72E0-	630,750	04/04/2017	GU32 1LX	D	N	F	LAVENDER COTTAGE		WEST MEON	PETERSFIELD	WINCHESTER	HAMPSHIRE	140	4,505
	567,958			**D Average**					WEST MEON				842	4,047
3B7E0B8F-F23A-	430,000	19/07/2016	GU32 1JL	S	N	F	LITTLE ROSE COTTAGE		WEST MEON	PETERSFIELD	WINCHESTER	HAMPSHIRE	93	4,624
4C4EDFFF-68BC-	705,000	20/12/2016	GU32 1JW	S	N	F	LIPPEN COTTAGES		WEST MEON	PETERSFIELD	WINCHESTER	HAMPSHIRE	135	5,222
	567,500			**S Average**					WEST MEON				228	4,978
369DFB15-C297-	375,000	10/06/2016	GU32 1JF	T	N	F		2 JUBILEE COTTAGES	WEST MEON	PETERSFIELD	WINCHESTER	HAMPSHIRE	88	4,261
	375,000			**T Average**					WEST MEON				88	4,261
	546,417			**Grand Average**					WEST MEON					

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
42	£7.20	£7.33	9

LEASE COMPARABLES

SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	33	£3.56	£7.20	£8.50	£11.79
Achieved Rent Per SF	27	£4.62	£7.33	£8.50	£25.94
Net Effective Rent Per SF	24	£4.62	£7.42	£8.50	£25.94
Asking Rent Discount	19	-10.7%	-0.9%	0.0%	4.8%
TI Allowance	-	-	-	-	-
Rent Free Months	10	0	2	0	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	37	1	9	7	34
Deal Size	42	212	2,143	1,885	6,300
Lease Deal in Years	27	0.5	5.0	5.0	10.0
Floor Number	42	GRND	GRND	GRND	MEZZ

Copyrighted report licensed to BNP Paribas Real Estate UK - 575842.

Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	**Belmore Ln**	★★★☆☆	1,642	GRND	01/08/2017	New	£9.74/fri	Achieved
2	**Towergate Business Centre** Coopers Pl @ Coombe Lane	★★☆☆☆	1,434	GRND,1	09/06/2017	New	£9.77/fri	Effective
3	**Brooks Rd**	★☆☆☆☆	1,146	GRND	15/04/2017	New	£10.90/fri	Asking
4	**Blacknest Rd**	★★☆☆☆	2,345	GRND,M	15/03/2017	New	£8.50/fri	Effective
3	**Brooks Rd**	★☆☆☆☆	1,146	GRND	15/02/2017	New	£10.91/fri	Effective
5	**Lycroft Farm** Park Ln	★★★☆☆	495	GRND	23/11/2016	New	£10.90	Asking
6	**Lycroft Farm** Park Ln	★☆☆☆☆	868	GRND	22/11/2016	New	£7.60	Achieved
7	**Malling Industrial Estate** 7 Brooks Rdg	★★☆☆☆	1,146	GRND	01/11/2016	New	£10.91/fri	Effective
8	**Unit 5-14** South St	★★★☆☆	2,350	GRND	16/10/2016	New	£8.50/fri	Effective
9	**Wyndham Business Park**	★★★☆☆	525	GRND	07/10/2016	New	£10.00/iro	Effective
10	**Midhurst Rd**	★★★☆☆	6,300	GRND	01/10/2016	New	£7.50/fri	Asking
8	**Unit 5-14** South St	★★★☆☆	4,704	GRND	14/09/2016	New	£8.50/fri	Effective
11	**Blacknest Industrial Park** Blacknest Rd	★★☆☆☆	2,318	GRND,M	29/08/2016	New	-	-
9	**Wyndham Business Park**	★★★☆☆	500	GRND	16/08/2016	New	£10.10/iro	Effective
12	**Hardham Business Park** Mill Ln	★★☆☆☆	560	GRND	07/07/2016	New	£11.79/iri	Asking
13	**Unit 2 Wayfield Farm Pye...**	★★★☆☆	3,200	GRND	02/07/2016	New	£6.00/fri	Asking
14	**Combe Ln**	★★★☆☆	5,222	GRND	02/05/2016	New	£7.23/fri	Asking
15	**Unit 1 Brooks Rd**	★★☆☆☆	1,951	GRND,M	01/05/2016	New	£7.69/fri	Effective
16	**5a Washington**	★★★☆☆	368	GRND	01/05/2016	New	£7.71	Asking
9	**Station Rd**	★★★☆☆	500	GRND	18/03/2016	New	£10.30/iro	Effective
17	**Chilcomb Manor Farm**	★★☆☆☆	221	GRND	01/03/2016	New	£7.24	Effective

Lease Comps Summary

			Lease				Rents	
	Property Name - Address	Rating	SF Leased	Floor	Sign Date	Type	Rent	Rent Type
18	**Park Ln**	★★☆☆☆	2,375	GRND,M	01/03/2016	New	£4.80/iro	Effective
19	**Lycroft Farm** Park Ln	★☆☆☆☆	1,100	GRND	17/02/2016	New	£7.09/iro	Effective
20	**Brookes Rd**	★★★☆☆	2,707	GRND,M	14/01/2016	New	£4.62	Effective
21	**Lascombe Estate** Highfield Ln	★★☆☆☆	1,964	GRND	04/01/2016	New	£8.91/fri	Asking
22	**Workshop** Station Rd	★★☆☆☆	3,191	GRND,1	04/01/2016	New	£6.26/fri	Asking
23	**Warehouse** Station Rd	★★★☆☆	2,703	GRND,M	04/01/2016	New	£5.17/fri	Asking
24	**Bury Mill Farm- A29** London Rd	★★★☆☆	3,406	GRND	15/12/2015	New	£5.81/fri	Effective
25	**Westergate Rd**	★★★☆☆	212	GRND	14/12/2015	New	£25.94	Effective
15	**Brooks Rd**	★★☆☆☆	2,707	GRND,M	01/12/2015	New	£4.62/fri	Achieved
26	**6 Shoreham Rd**	★★★☆☆	1,136	GRND	01/12/2015	New	£8.80/fri	Effective
26	**7 Shoreham Rd**	★★★☆☆	1,136	GRND	01/12/2015	New	£8.80/fri	Effective
8	**Unit 5-14** South St	★★★☆☆	2,358	GRND	24/11/2015	New	£7.00/fri	Effective
27	**Midhurst Rd**	★★☆☆☆	1,510	GRND	15/11/2015	New	£9.27/fri	Asking
28	**Unit B Charlton Mill Way**	★★★☆☆	5,435	GRND,M	13/11/2015	New	£5.51/fri	Effective
29	**Blacknest Rd**	★☆☆☆☆	3,324	GRND,M	09/11/2015	New	£5.49	Effective
9	**Station Rd**	★★★☆☆	500	GRND	01/11/2015	New	£10.50	Asking
30	**Brooks Rd**	★★★☆☆	5,085	GRND,1	28/10/2015	New	£6.59/fri	Asking
9	**Wyndham Business Park**	★★★☆☆	500	GRND	27/10/2015	New	£9.84/fri	Effective
31	**Crowshall Farm** Chilgrove Rd	★★★☆☆	5,560	GRND	01/10/2015	New	£3.56	Asking
8	**Unit 5-14** South St, Cliffe Industrial Es..	★★★☆☆	2,352	GRND	18/09/2015	New	£7.00/fri	Effective
25	**Westergate Rd**	★★★☆☆	1,819	GRND	10/08/2015	New	£9.62/fri	Effective

Copyrighted report licensed to BNP Paribas Real Estate UK - 575842.

Appendix 3 - LHAs and Affordable rent values

All data below sourced from https://lha-direct.voa.gov.uk/search.aspx

Brighton / Adur / Worthing

Directgov

Tell us what you think (Opens a short survey on another website)

Local Housing Allowance rates

Local Housing Allowance Rates for the Adur Local Authority

Here is the Local Housing Allowance (LHA) rate based on the details you have given.

Where you get more than one set of LHA rates returned you can select 'Previous' and try a full postcode search (e.g. CB24 2AE). If in any doubt as to which LHA rate applies, contact the housing benefit department at the local authority.

Weekly LHA rate for June 2017

Brighton and Hove BRMA

Shared Accommodation Rate:	**£82.66 per week**
One Bedroom Rate:	**£153.02 per week**
Two Bedrooms Rate:	**£192.48 per week**
Three Bedrooms Rate:	**£230.28 per week**
Four Bedrooms Rate:	**£339.36 per week**

Downloads about the Brighton and Hove Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(383.7 KB, (PDF))
- Information about the BRMA (325.7 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Brighton and Hove

Worthing BRMA

Shared Accommodation Rate:	**£69.19 per week**
One Bedroom Rate:	**£120.06 per week**
Two Bedrooms Rate:	**£153.02 per week**
Three Bedrooms Rate:	**£185.29 per week**
Four Bedrooms Rate:	**£246.00 per week**

Downloads about the Worthing Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(296.0 KB, (PDF))
- Information about the BRMA (455.4 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Worthing

East Hampshire

Directgov

Tell us what you think (Opens a short survey on another website)

Local Housing Allowance rates

Local Housing Allowance Rates for the East Hampshire Local Authority

Here is the Local Housing Allowance (LHA) rate based on the details you have given.

Where you get more than one set of LHA rates returned you can select 'Previous' and try a full postcode search (e.g. CB24 2AE). If in any doubt as to which LHA rate applies, contact the housing benefit department at the local authority.

Weekly LHA rate for June 2017

Basingstoke BRMA

Shared Accommodation Rate:	**£68.17 per week**
One Bedroom Rate:	**£134.02 per week**
Two Bedrooms Rate:	**£161.98 per week**
Three Bedrooms Rate:	**£192.28 per week**
Four Bedrooms Rate:	**£266.65 per week**

Downloads about the Basingstoke Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(2433.7 KB, (PDF))
- Information about the BRMA (878.4 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Basingstoke

Blackwater Valley BRMA

Shared Accommodation Rate:	**£79.92 per week**
One Bedroom Rate:	**£141.24 per week**
Two Bedrooms Rate:	**£176.56 per week**
Three Bedrooms Rate:	**£210.70 per week**
Four Bedrooms Rate:	**£312.00 per week**

Downloads about the Blackwater Valley Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(2936.0 KB, (PDF))
- Information about the BRMA (877.1 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Blackwater Valley

Arun / Chichester

Directgov

Tell us what you think (Opens a short survey on another website)

Local Housing Allowance rates

Local Housing Allowance Rates for the Arun Local Authority

Here is the Local Housing Allowance (LHA) rate based on the details you have given.

Where you get more than one set of LHA rates returned you can select 'Previous' and try a full postcode search (e.g. CB24 2AE). If in any doubt as to which LHA rate applies, contact the housing benefit department at the local authority.

Weekly LHA rate for June 2017

Chichester BRMA

Shared Accommodation Rate:	**£73.58 per week**
One Bedroom Rate:	**£134.02 per week**
Two Bedrooms Rate:	**£168.00 per week**
Three Bedrooms Rate:	**£198.11 per week**
Four Bedrooms Rate:	**£268.03 per week**

Downloads about the Chichester Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(618.0 KB, (PDF))
- Information about the BRMA (349.8 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Chichester

Worthing BRMA

Shared Accommodation Rate:	**£69.19 per week**
One Bedroom Rate:	**£120.06 per week**
Two Bedrooms Rate:	**£153.02 per week**
Three Bedrooms Rate:	**£185.29 per week**
Four Bedrooms Rate:	**£246.00 per week**

Downloads about the Worthing Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(296.0 KB, (PDF))
- Information about the BRMA (455.4 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Worthing

Wealden / Lewes / Mid Sussex / Horsham

Directgov

Tell us what you think (Opens a short survey on another website)

Local Housing Allowance rates

Local Housing Allowance Rates for the Wealden Local Authority

Here is the Local Housing Allowance (LHA) rate based on the details you have given.

Where you get more than one set of LHA rates returned you can select 'Previous' and try a full postcode search (e.g. CB24 2AE). If in any doubt as to which LHA rate applies, contact the housing benefit department at the local authority.

Weekly LHA rate for June 2017

Brighton and Hove BRMA

Shared Accommodation Rate:	**£82.66 per week**
One Bedroom Rate:	**£153.02 per week**
Two Bedrooms Rate:	**£192.48 per week**
Three Bedrooms Rate:	**£230.28 per week**
Four Bedrooms Rate:	**£339.36 per week**

Downloads about the Brighton and Hove Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(383.7 KB, (PDF))
- Information about the BRMA (325.7 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Brighton and Hove

Crawley & Reigate BRMA

Shared Accommodation Rate:	**£79.55 per week**
One Bedroom Rate:	**£151.50 per week**
Two Bedrooms Rate:	**£185.81 per week**
Three Bedrooms Rate:	**£222.54 per week**
Four Bedrooms Rate:	**£309.67 per week**

Downloads about the Crawley & Reigate Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(1068.1 KB, (PDF))
- Information about the BRMA (456.6 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Crawley & Reigate

Eastbourne

Directgov

Tell us what you think (Opens a short survey on another website)

Local Housing Allowance rates

Local Housing Allowance Rates for the Eastbourne Local Authority

Here is the Local Housing Allowance (LHA) rate based on the details you have given.

Where you get more than one set of LHA rates returned you can select 'Previous' and try a full postcode search (e.g. CB24 2AE). If in any doubt as to which LHA rate applies, contact the housing benefit department at the local authority.

Weekly LHA rate for June 2017

Eastbourne BRMA

Shared Accommodation Rate:	**£67.00 per week**
One Bedroom Rate:	**£116.53 per week**
Two Bedrooms Rate:	**£151.50 per week**
Three Bedrooms Rate:	**£182.45 per week**
Four Bedrooms Rate:	**£235.34 per week**

Downloads about the Eastbourne Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(284.5 KB, (PDF))
- Information about the BRMA (453.3 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Eastbourne

Winchester

Directgov

Tell us what you think (Opens a short survey on another website)

Local Housing Allowance rates

Local Housing Allowance Rates for the Winchester Local Authority

Here is the Local Housing Allowance (LHA) rate based on the details you have given.

Where you get more than one set of LHA rates returned you can select 'Previous' and try a full postcode search (e.g. CB24 2AE). If in any doubt as to which LHA rate applies, contact the housing benefit department at the local authority.

Weekly LHA rate for June 2017

Basingstoke BRMA

Shared Accommodation Rate:	**£68.17 per week**
One Bedroom Rate:	**£134.02 per week**
Two Bedrooms Rate:	**£161.98 per week**
Three Bedrooms Rate:	**£192.28 per week**
Four Bedrooms Rate:	**£266.65 per week**

Downloads about the Basingstoke Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(2433.7 KB, (PDF))
- Information about the BRMA (878.4 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Basingstoke

Portsmouth BRMA

Shared Accommodation Rate:	**£69.04 per week**
One Bedroom Rate:	**£116.53 per week**
Two Bedrooms Rate:	**£144.36 per week**
Three Bedrooms Rate:	**£172.60 per week**
Four Bedrooms Rate:	**£240.00 per week**

Downloads about the Portsmouth Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(613.4 KB, (PDF))
- Information about the BRMA (932.7 KB, (PDF))

- List of Rents - view a graph of the rents used to set the LHA rate for Portsmouth

Appendix 4 - BCIS

BCIS® RICS

£/m2 study

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

Last updated: 27-May-2017 12:19

At 2Q2017 prices (based on a Tender Price Index of 286) and UK mean location (Location index 100).

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810.1 Estate housing							
Generally (15)	1,082	528	923	1,054	1,192	3,486	1882
Single storey (15)	1,207	615	1,039	1,168	1,368	2,037	317
2-storey (15)	1,054	528	915	1,030	1,161	2,074	1427
3-storey (15)	1,066	686	872	1,010	1,193	2,185	135
4-storey or above (20)	2,224	1,160	-	2,026	-	3,486	3
810.11 Estate housing detached (15)	1,244	817	993	1,245	1,413	2,026	19
810.12 Estate housing semi detached							
Generally (15)	1,085	543	934	1,061	1,198	2,037	444
Single storey (15)	1,256	758	1,073	1,256	1,394	2,037	78
2-storey (15)	1,050	543	921	1,027	1,163	1,898	347
3-storey (15)	1,004	737	831	984	1,093	1,583	19
810.13 Estate housing terraced							
Generally (15)	1,099	528	923	1,058	1,219	3,486	406
Single storey (15)	1,191	812	989	1,101	1,420	1,862	54
2-storey (15)	1,080	528	920	1,056	1,190	2,074	292
3-storey (15)	1,068	702	872	1,004	1,144	2,185	59
4-storey or above (5)	3,486	-	-	-	-	-	1
816. Flats (apartments)							
Generally (15)	1,290	630	1,078	1,227	1,454	4,374	944
1-2 storey (15)	1,225	716	1,054	1,183	1,351	2,359	227
3-5 storey (15)	1,268	630	1,068	1,218	1,439	2,510	636
6+ storey (15)	1,656	944	1,349	1,584	1,747	4,374	77
820.1 'One-off' housing detached (3 units or less)							
Generally (15)	1,827	757	1,302	1,555	2,149	5,362	135
Single storey (15)	1,400	757	1,201	1,307	1,541	2,321	45
2-storey (15)	1,819	875	1,362	1,618	2,239	3,555	60
3-storey (15)	2,170	1,025	1,622	2,086	2,456	3,969	22
4-storey or above (15)	3,451	1,531	2,380	3,341	4,582	5,362	7

© RICS 2017

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
820.2 'One-off' housing semi-detached (3 units or less) (15)	1,250	823	1,077	1,208	1,397	1,884	133
820.3 'One-off' housing terraced (3 units or less) (15)	1,573	1,021	1,058	1,129	1,268	5,787	16

© RICS 2017

BCIS® RICS®

£/m2 study

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

Last updated: 22-Jul-2017 12:20

› Rebased to East Sussex

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,066	244	601	866	1,264	3,933	135
Up to 500m2 GFA (20)	1,255	714	871	1,115	1,635	2,312	21
500 to 2000m2 GFA (20)	1,121	244	645	958	1,259	3,933	58
Over 2000m2 GFA (20)	939	358	517	733	1,183	2,344	56
282.1 Advance factories							
Generally (15)	854	441	598	847	1,043	1,517	37
Up to 500m2 GFA (15)	1,043	847	889	1,001	1,165	1,376	8
500 to 2000m2 GFA (15)	850	441	580	824	1,090	1,517	21
Over 2000m2 GFA (15)	674	484	507	653	757	1,043	8
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (15)	1,314	464	765	1,357	1,607	2,344	16
Up to 500m2 GFA (20)	2,060	1,719	-	2,150	-	2,312	3
500 to 2000m2 GFA (15)	1,145	464	979	1,252	1,463	1,570	5
Over 2000m2 GFA (15)	1,140	625	727	878	1,470	2,344	8
282.2 Purpose built factories							
Generally (25)	1,159	244	608	1,001	1,480	3,933	78
Up to 500m2 GFA (25)	1,345	714	927	1,149	1,823	2,050	7
500 to 2000m2 GFA (25)	1,259	244	641	873	1,565	3,933	27
Over 2000m2 GFA (25)	1,068	324	580	1,003	1,419	2,173	44
282.22 Purpose built factories/Offices - mixed facilities (15)	1,087	444	840	914	1,222	2,323	15
284. Warehouses/stores							
Generally (15)	926	259	560	770	1,080	4,214	52
Up to 500m2 GFA (15)	1,689	626	925	1,195	2,011	4,214	8
500 to 2000m2 GFA (15)	935	444	639	917	1,205	1,578	14
Over 2000m2 GFA (15)	719	259	548	599	848	1,460	30
284.1 Advance warehouses/stores (15)	682	399	545	573	851	1,250	15
284.2 Purpose built warehouses/stores							

© RICS 2017

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,015	259	605	830	1,231	4,214	35
Up to 500m2 GFA (15)	1,949	626	1,152	1,536	2,451	4,214	6
500 to 2000m2 GFA (15)	907	444	617	818	1,154	1,578	12
Over 2000m2 GFA (15)	762	259	554	721	875	1,438	17
284.5 Cold stores/refrigerated stores (20)	1,191	876	-	944	-	1,753	3

© RICS 2017

Appendix 5 - Results

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 95,354	- 59,614	- 55,346	- 37,477	- 10,671	24,718	33,530	51,150	77,581
2	Town based in-fill	3	0.1	- 89,414	- 39,834	- 33,915	- 9,124	27,670	76,558	88,780	113,225	149,892
3	Greenfield, edge of settlement	3	0.2	- 150,239	- 92,075	- 85,130	- 56,048	- 12,424	45,103	59,442	88,119	131,133
4	Greenfield, edge of settlement	4	0.2	28,907	99,908	108,386	143,886	197,137	268,137	285,887	321,388	374,639
5	Greenfield, edge of settlement	5	0.3	30,044	114,692	124,799	167,122	230,608	315,257	336,419	378,743	442,229
6	Greenfield, edge of settlement	6	0.3	25,794	120,462	131,765	179,100	250,100	344,768	368,434	415,769	486,770
7	Town based in-fill	6	0.1	- 99,857	- 16,989	- 7,861	33,104	94,387	176,099	196,526	237,382	298,666
8	Greenfield, edge of settlement	7	0.4	38,214	154,130	167,971	225,929	312,866	428,782	457,761	515,719	602,656
9	Greenfield, edge of settlement	8	0.4	45,249	178,786	194,730	261,499	361,650	495,187	528,572	595,340	695,493
10	Town based in-fill	8	0.1	- 483,171	- 383,309	- 373,687	- 323,756	- 248,861	- 148,999	- 124,033	- 74,102	783
11	Greenfield, edge of settlement	9	0.5	46,385	193,569	211,143	284,735	395,123	542,308	579,103	652,695	763,083
12	Greenfield, edge of settlement	10	0.3	- 66,998	88,723	106,805	184,198	300,287	455,072	493,769	571,161	687,250
13	Town based in-fill	25	0.8	236,900	578,435	615,343	786,110	1,042,117	1,380,166	1,464,678	1,633,703	1,887,240
14	Greenfield, edge of settlement	30	1.5	- 121,703	346,157	396,534	629,615	979,237	1,445,400	1,561,940	1,792,682	2,138,736
15	Scrubland, edge of settlement	80	1.1	- 4,658,091	- 3,660,461	- 3,573,109	- 3,074,293	- 2,326,071	- 1,328,440	- 1,079,032	- 580,218	165,661
16	Greenfield, edge of settlement	80	2.0	- 1,711,804	- 669,302	- 566,937	- 45,686	725,919	1,744,435	1,998,145	2,502,509	3,254,858
17	Greenfield, edge of settlement	200	8.0	- 1,190,387	1,576,348	1,851,886	3,209,757	5,232,014	7,900,844	8,563,934	9,889,968	11,858,437

Aff Hsg %	50%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 953,537	- 596,141	- 553,463	- 374,765	- 106,708	247,185	335,296	511,498	775,812
3	3	- 1,001,597	- 613,831	- 567,533	- 373,650	- 82,826	300,687	396,277	587,457	874,221
4	4	144,537	499,542	541,928	719,430	985,685	1,340,685	1,429,437	1,606,939	1,873,193
5	5	120,174	458,767	499,197	668,489	922,434	1,261,026	1,345,675	1,514,971	1,768,916
6	6	85,981	401,541	439,218	596,999	833,666	1,149,225	1,228,114	1,385,896	1,622,566
8	7	109,184	440,371	479,918	645,511	893,903	1,225,090	1,307,889	1,473,482	1,721,874
9	8	113,123	446,965	486,824	653,746	904,126	1,237,968	1,321,430	1,488,350	1,738,732
11	9	103,078	430,154	469,207	632,744	878,051	1,205,128	1,286,896	1,450,433	1,695,740
12	10	- 200,994	266,168	320,416	552,595	900,862	1,365,216	1,481,306	1,713,482	2,061,749
14	30	- 81,135	230,772	264,356	419,743	652,825	963,600	1,041,293	1,195,121	1,425,824
15	80	- 4,075,830	- 3,202,904	- 3,126,470	- 2,690,006	- 2,035,312	- 1,162,385	- 944,153	- 507,691	144,953
16	80	- 855,902	- 334,651	- 283,469	- 22,843	362,960	872,218	999,073	1,251,254	1,627,429
17	200	- 148,798	197,043	231,486	401,220	654,002	987,605	1,070,492	1,236,246	1,482,305

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 894,144	- 398,345	- 339,146	- 91,237	276,696	765,582	887,801	1,132,249	1,498,917
7	6	- 832,138	- 141,573	- 65,512	275,865	786,555	1,467,490	1,637,717	1,978,180	2,488,879
10	8	- 4,831,711	- 3,833,094	- 3,736,873	- 3,237,564	- 2,488,607	- 1,489,990	- 1,240,330	- 741,022	7,827
13	25	284,279	694,122	738,412	943,333	1,250,540	1,656,199	1,757,614	1,960,444	2,264,688

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 74,113	- 32,273	- 26,481	- 5,560	25,459	66,715	77,029	97,657	128,599
2	Town based in-fill	3	0.1	- 59,948	- 1,906	6,044	34,661	77,585	134,817	149,127	177,743	220,667
3	Greenfield, edge of settlement	3	0.2	- 115,671	- 47,579	- 38,152	- 4,106	46,308	113,451	130,236	163,806	214,163
4	Greenfield, edge of settlement	4	0.2	71,104	154,223	165,730	207,290	269,629	352,747	373,527	415,087	477,425
5	Greenfield, edge of settlement	5	0.3	80,351	179,446	193,165	242,713	317,035	416,131	440,904	490,452	564,773
6	Greenfield, edge of settlement	6	0.3	82,057	192,882	208,225	263,638	346,756	457,581	485,288	540,700	623,819
7	Town based in-fill	6	0.1	- 50,608	45,757	58,243	106,072	177,814	273,472	297,386	345,216	416,958
8	Greenfield, edge of settlement	7	0.4	107,104	242,805	261,592	329,441	431,217	566,917	600,842	668,692	770,467
9	Greenfield, edge of settlement	8	0.4	124,611	280,940	302,582	380,746	497,992	654,321	693,402	771,566	888,813
10	Town based in-fill	8	0.1	- 423,822	- 306,916	- 293,033	- 234,581	- 146,902	- 29,995	- 770	56,878	143,334
11	Greenfield, edge of settlement	9	0.5	133,858	306,164	330,017	416,170	545,399	717,703	760,779	846,932	976,161
12	Greenfield, edge of settlement	10	0.3	25,928	207,131	231,819	322,421	458,323	639,526	684,827	775,429	911,331
13	Town based in-fill	25	0.8	454,415	858,417	910,941	1,110,851	1,410,584	1,810,227	1,910,139	2,109,960	2,409,693
14	Greenfield, edge of settlement	30	1.5	176,883	728,305	799,997	1,075,709	1,488,146	2,033,621	2,169,990	2,442,727	2,851,833
15	Scrubland, edge of settlement	80	1.1	- 4,021,980	- 2,841,672	- 2,708,649	- 2,118,495	- 1,233,263	- 52,955	238,744	820,663	1,686,095
16	Greenfield, edge of settlement	80	2.0	- 1,040,310	192,312	340,786	949,469	1,851,220	3,041,013	3,337,456	3,925,015	4,806,353
17	Greenfield, edge of settlement	200	8.0	587,709	3,814,361	4,207,204	5,794,040	8,149,708	11,250,046	12,018,857	13,546,431	15,829,562

Aff Hsg %	50%
Rented %	50%
Intermediate %	50%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 741,131	- 322,725	- 264,805	- 55,602	254,586	667,148	770,294	976,574	1,285,991
3	3	- 771,140	- 317,196	- 254,346	- 27,371	308,717	756,338	868,239	1,092,043	1,427,755
4	4	355,520	771,116	828,650	1,036,448	1,348,145	1,763,737	1,867,636	2,075,435	2,387,127
5	5	321,403	717,785	772,661	970,852	1,268,141	1,664,523	1,763,617	1,961,808	2,259,093
6	6	273,523	642,940	694,084	878,792	1,155,853	1,525,270	1,617,626	1,802,335	2,079,396
8	7	306,013	693,730	747,405	941,260	1,232,048	1,619,763	1,716,692	1,910,548	2,201,335
9	8	311,529	702,349	756,455	951,865	1,244,981	1,635,801	1,733,505	1,928,915	2,222,032
11	9	297,463	680,364	733,371	924,823	1,211,997	1,594,896	1,690,620	1,882,072	2,169,246
12	10	77,784	621,393	695,457	967,263	1,374,969	1,918,578	2,054,481	2,326,287	2,733,993
14	30	117,922	485,537	533,332	717,139	992,098	1,355,747	1,446,660	1,628,485	1,901,222
15	80	- 3,519,233	- 2,486,463	- 2,370,068	- 1,853,683	- 1,079,105	- 46,335	208,901	718,080	1,475,334
16	80	- 520,155	96,156	170,393	474,734	925,610	1,520,507	1,668,728	1,962,508	2,403,176
17	200	73,464	476,795	525,901	724,255	1,018,714	1,406,256	1,502,357	1,693,304	1,978,695

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 599,481	- 19,056	60,444	346,606	775,850	1,348,175	1,491,266	1,777,428	2,206,672
7	6	- 421,731	381,306	485,360	883,930	1,481,785	2,278,933	2,478,218	2,876,796	3,474,651
10	8	- 4,238,216	- 3,069,164	- 2,930,335	- 2,345,809	- 1,469,015	- 299,953	- 7,695	568,784	1,433,341
13	25	545,298	1,030,100	1,093,129	1,333,021	1,692,701	2,172,273	2,292,167	2,531,952	2,891,632

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	-77,172	-36,725	-32,214	-11,989	18,090	57,974	67,945	87,887	117,799
2	Town based in-fill	3	0.1	-64,192	-8,081	-1,824	25,867	67,363	122,691	136,524	164,188	205,685
3	Greenfield, edge of settlement	3	0.2	-120,651	-54,824	-47,483	-14,569	34,315	99,224	115,452	147,906	196,587
4	Greenfield, edge of settlement	4	0.2	65,026	145,379	154,340	194,518	254,783	335,136	355,224	395,402	455,667
5	Greenfield, edge of settlement	5	0.3	73,104	168,903	179,587	227,486	299,335	395,134	419,084	466,983	538,832
6	Greenfield, edge of settlement	6	0.3	73,952	181,090	193,039	246,608	326,961	434,099	460,884	514,454	594,807
7	Town based in-fill	6	0.1	-58,315	34,973	44,379	90,617	159,972	252,448	275,566	321,805	391,160
8	Greenfield, edge of settlement	7	0.4	97,181	228,367	242,997	308,590	406,979	538,165	570,961	636,554	734,944
9	Greenfield, edge of settlement	8	0.4	113,179	264,307	281,161	356,725	470,070	621,198	658,980	734,544	847,889
10	Town based in-fill	8	0.1	-434,212	-321,196	-311,354	-254,846	-170,083	-57,067	-28,813	27,309	110,888
11	Greenfield, edge of settlement	9	0.5	121,258	287,830	306,407	389,693	514,623	681,196	722,839	806,125	931,055
12	Greenfield, edge of settlement	10	0.3	12,358	187,533	206,591	294,178	425,561	600,736	644,529	732,117	863,498
13	Town based in-fill	25	0.8	379,737	764,592	802,637	995,065	1,283,071	1,664,092	1,759,349	1,949,859	2,235,626
14	Greenfield, edge of settlement	30	1.5	74,954	600,245	652,172	914,817	1,308,785	1,834,075	1,964,176	2,224,205	2,614,248
15	Scrubland, edge of settlement	80	1.1	-4,258,650	-3,134,564	-3,048,009	-2,485,966	-1,642,903	-518,817	-237,796	319,722	1,151,023
16	Greenfield, edge of settlement	80	2.0	-1,298,483	-124,616	-21,061	557,977	1,422,759	2,565,570	2,848,300	3,413,204	4,260,561
17	Greenfield, edge of settlement	200	8.0	-60,909	3,026,376	3,303,323	4,831,584	7,097,677	10,094,848	10,842,059	12,329,769	14,544,241

Aff Hsg %	40%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	-771,722	-367,250	-322,141	-119,895	180,902	579,737	679,451	878,869	1,177,991
3	3	-804,340	-365,493	-316,555	-97,128	228,768	661,491	769,678	986,040	1,310,582
4	4	325,129	726,896	771,702	972,588	1,273,915	1,675,682	1,776,122	1,977,008	2,278,335
5	5	292,416	675,614	718,347	909,943	1,197,341	1,580,535	1,676,335	1,867,932	2,155,329
6	6	246,506	603,633	643,464	822,026	1,089,870	1,446,998	1,536,281	1,714,846	1,982,691
8	7	277,661	652,476	694,278	881,686	1,162,797	1,537,615	1,631,318	1,818,726	2,099,840
9	8	282,947	660,767	702,902	891,812	1,175,176	1,552,996	1,647,449	1,836,359	2,119,723
11	9	269,462	639,622	680,904	865,984	1,143,606	1,513,768	1,606,309	1,791,389	2,069,010
12	10	37,073	562,598	619,774	882,535	1,276,682	1,802,207	1,933,586	2,196,350	2,590,493
14	30	49,970	400,163	434,781	609,878	872,523	1,222,717	1,309,451	1,482,803	1,742,832
15	80	-3,726,318	-2,742,744	-2,667,008	-2,175,220	-1,437,540	-453,965	-208,072	279,757	1,007,145
16	80	-649,242	-62,308	-10,530	278,988	711,380	1,282,785	1,424,150	1,706,602	2,130,280
17	200	-7,614	378,297	412,915	603,948	887,210	1,261,856	1,355,257	1,541,221	1,818,030

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	-641,925	-80,808	-18,236	258,665	673,627	1,226,913	1,365,237	1,641,885	2,056,847
7	6	-485,962	291,442	369,821	755,139	1,333,104	2,103,731	2,296,386	2,681,704	3,259,669
10	8	-4,342,124	-3,211,961	-3,113,539	-2,548,458	-1,700,831	-570,668	-288,133	273,092	1,108,879
13	25	455,684	917,511	963,165	1,194,078	1,539,685	1,996,911	2,111,219	2,339,831	2,682,751

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 60,180	- 14,852	- 9,122	13,354	46,876	91,571	102,745	125,092	158,614
2	Town based in-fill	3	0.1	- 40,619	21,951	29,790	60,793	107,296	169,299	184,800	215,802	262,305
3	Greenfield, edge of settlement	3	0.2	- 92,997	- 19,227	- 9,901	26,608	81,162	153,901	172,086	208,457	263,011
4	Greenfield, edge of settlement	4	0.2	98,783	188,832	200,216	245,240	312,776	402,824	425,337	470,361	537,896
5	Greenfield, edge of settlement	5	0.3	113,351	220,707	234,281	287,958	368,476	475,833	502,672	556,350	636,868
6	Greenfield, edge of settlement	6	0.3	118,962	239,026	254,206	314,238	404,287	524,351	554,367	614,399	704,447
7	Town based in-fill	6	0.1	- 18,916	84,980	97,175	148,990	226,715	330,346	356,255	408,071	485,795
8	Greenfield, edge of settlement	7	0.4	152,293	299,306	317,893	391,400	501,659	648,673	685,426	758,932	869,193
9	Greenfield, edge of settlement	8	0.4	176,670	346,030	367,443	452,122	579,144	748,504	790,844	875,525	1,002,545
10	Town based in-fill	8	0.1	- 386,733	- 260,082	- 246,831	- 183,505	- 88,517	37,603	68,824	131,267	224,930
11	Greenfield, edge of settlement	9	0.5	191,237	377,906	401,507	494,842	634,843	821,512	868,179	961,515	1,101,516
12	Greenfield, edge of settlement	10	0.3	85,951	282,261	306,602	404,757	551,989	748,298	797,375	895,531	1,042,763
13	Town based in-fill	25	0.8	553,750	988,578	1,039,116	1,255,123	1,577,845	2,008,142	2,115,716	2,330,865	2,653,588
14	Greenfield, edge of settlement	30	1.5	312,465	905,964	974,942	1,271,692	1,716,442	2,303,756	2,450,584	2,744,240	3,184,726
15	Scrubland, edge of settlement	80	1.1	- 3,749,760	- 2,479,533	- 2,356,442	- 1,721,328	- 768,657	494,572	807,698	1,432,302	2,359,632
16	Greenfield, edge of settlement	80	2.0	- 761,286	558,943	699,082	1,350,456	2,320,060	3,598,531	3,917,959	4,550,662	5,498,887
17	Greenfield, edge of settlement	200	8.0	1,349,129	4,809,794	5,182,836	6,890,302	9,426,988	12,778,912	13,607,063	15,262,603	17,728,060

Aff Hsg %	40%
Rented %	50%
Intermediate %	50%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 601,797	- 148,516	- 91,216	133,542	468,755	915,710	1,027,452	1,250,924	1,586,138
3	3	- 619,977	- 128,182	- 66,007	177,383	541,078	1,026,010	1,147,241	1,389,711	1,753,405
4	4	493,917	944,158	1,001,080	1,226,201	1,563,879	2,014,120	2,126,683	2,351,804	2,689,482
5	5	453,402	882,829	937,123	1,151,834	1,473,903	1,903,333	2,010,687	2,225,402	2,547,471
6	6	396,539	796,753	847,354	1,047,462	1,347,622	1,747,837	1,847,890	2,047,997	2,348,158
8	7	435,123	855,161	908,267	1,118,286	1,433,313	1,853,351	1,958,359	2,168,378	2,483,407
9	8	441,674	865,075	918,607	1,130,306	1,447,859	1,871,260	1,977,111	2,188,813	2,506,363
11	9	424,971	839,790	892,238	1,099,648	1,410,763	1,825,583	1,929,288	2,136,700	2,447,814
12	10	257,853	846,782	919,807	1,214,270	1,655,967	2,244,895	2,392,126	2,686,592	3,128,289
14	30	208,310	603,976	649,961	847,795	1,144,295	1,535,837	1,633,722	1,829,493	2,123,150
15	80	- 3,281,040	- 2,169,591	- 2,061,887	- 1,506,162	- 672,575	432,750	706,736	1,253,264	2,064,678
16	80	- 380,643	279,471	349,541	675,228	1,160,030	1,799,266	1,958,980	2,275,331	2,749,444
17	200	168,641	601,224	647,855	861,288	1,178,374	1,597,364	1,700,883	1,907,825	2,216,008

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 406,194	219,506	297,898	607,927	1,072,956	1,692,995	1,848,004	2,158,024	2,623,053
7	6	- 157,634	708,169	809,788	1,241,585	1,889,292	2,752,886	2,968,789	3,400,594	4,048,293
10	8	- 3,867,328	- 2,600,815	- 2,468,309	- 1,835,048	- 885,166	376,027	688,237	1,312,668	2,249,298
13	25	664,500	1,186,294	1,246,939	1,506,147	1,893,414	2,409,770	2,538,859	2,797,038	3,184,306

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 58,992	- 13,836	- 9,081	13,308	46,702	91,229	102,361	124,623	158,018
2	Town based in-fill	3	0.1	- 38,972	23,341	29,844	60,729	107,056	168,824	184,267	215,151	261,478
3	Greenfield, edge of settlement	3	0.2	- 91,062	- 17,573	- 9,835	26,533	80,881	153,345	171,461	207,692	262,040
4	Greenfield, edge of settlement	4	0.2	101,143	190,850	200,295	245,149	312,429	402,136	424,562	469,415	536,695
5	Greenfield, edge of settlement	5	0.3	116,164	223,114	234,375	287,849	368,062	475,012	501,749	555,223	635,436
6	Greenfield, edge of settlement	6	0.3	122,110	241,719	254,312	314,117	403,823	523,432	553,334	613,139	702,845
7	Town based in-fill	6	0.1	- 16,774	86,698	96,510	148,129	225,558	328,798	354,607	406,226	483,656
8	Greenfield, edge of settlement	7	0.4	156,148	302,603	318,023	391,251	501,093	647,548	684,162	757,389	867,231
9	Greenfield, edge of settlement	8	0.4	181,110	349,828	367,592	451,951	578,490	747,208	789,387	873,747	1,000,286
10	Town based in-fill	8	0.1	- 385,254	- 259,083	- 249,021	- 185,935	- 91,307	34,378	65,480	127,686	220,994
11	Greenfield, edge of settlement	9	0.5	196,131	382,092	401,672	494,652	634,123	820,084	866,575	959,555	1,099,026
12	Greenfield, edge of settlement	10	0.3	90,779	286,344	306,377	404,159	550,833	746,398	795,290	893,071	1,039,746
13	Town based in-fill	25	0.8	522,574	950,751	989,930	1,204,018	1,524,026	1,948,020	2,054,018	2,266,015	2,584,010
14	Greenfield, edge of settlement	30	1.5	269,914	854,333	907,809	1,200,018	1,638,333	2,221,694	2,366,371	2,655,727	3,089,759
15	Scrubland, edge of settlement	80	1.1	- 3,859,208	- 2,608,668	- 2,522,910	- 1,897,640	- 959,734	286,748	595,021	1,211,566	2,129,230
16	Greenfield, edge of settlement	80	2.0	- 885,161	414,210	517,492	1,161,002	2,115,924	3,381,537	3,695,659	4,323,899	5,263,646
17	Greenfield, edge of settlement	200	8.0	1,053,659	4,472,551	4,754,089	6,442,526	8,963,338	12,288,852	13,120,182	14,769,569	17,230,046

Aff Hsg %	30%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 589,917	- 138,360	- 90,808	133,085	467,024	912,290	1,023,607	1,246,230	1,580,179
3	3	- 607,083	- 117,156	- 65,569	176,888	539,209	1,022,301	1,143,073	1,384,616	1,746,936
4	4	505,717	954,251	1,001,476	1,225,745	1,562,144	2,010,678	2,122,808	2,347,077	2,683,477
5	5	464,658	892,457	937,500	1,151,398	1,472,248	1,900,047	2,006,996	2,220,893	2,541,743
6	6	407,033	805,729	847,706	1,047,056	1,346,078	1,744,774	1,844,447	2,043,796	2,342,816
8	7	446,136	864,581	908,638	1,117,860	1,431,693	1,850,136	1,954,748	2,163,969	2,477,803
9	8	452,774	874,570	918,979	1,129,877	1,446,225	1,868,021	1,973,469	2,184,366	2,500,714
11	9	435,846	849,093	892,604	1,099,227	1,409,163	1,822,410	1,925,722	2,132,345	2,442,281
12	10	272,338	859,032	919,130	1,212,478	1,652,498	2,239,195	2,385,869	2,679,214	3,119,237
14	30	179,943	569,556	605,206	800,012	1,092,222	1,481,129	1,577,581	1,770,485	2,059,839
15	80	- 3,376,807	- 2,282,584	- 2,207,546	- 1,660,435	- 839,768	250,905	520,643	1,060,120	1,863,076
16	80	- 442,580	207,105	258,746	580,501	1,057,962	1,690,769	1,847,829	2,161,950	2,631,823
17	200	131,707	559,069	594,261	805,316	1,120,417	1,536,107	1,640,023	1,846,196	2,153,756

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 389,716	233,414	298,444	607,291	1,070,558	1,688,243	1,842,672	2,151,510	2,614,777
7	6	- 139,786	722,486	804,249	1,234,405	1,879,652	2,739,981	2,955,055	3,385,220	4,030,467
10	8	- 3,852,537	- 2,590,828	- 2,490,206	- 1,859,352	- 913,065	343,783	654,803	1,276,862	2,209,941
13	25	627,089	1,140,901	1,187,916	1,444,822	1,828,832	2,337,624	2,464,822	2,719,218	3,100,812

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 46,247	2,533	8,123	32,190	68,291	116,426	128,460	152,527	188,628
2	Town based in-fill	3	0.1	- 21,292	45,781	53,536	86,924	137,005	203,780	220,474	253,862	303,943
3	Greenfield, edge of settlement	3	0.2	- 70,321	8,997	18,095	57,263	116,016	194,353	213,937	253,106	311,858
4	Greenfield, edge of settlement	4	0.2	126,462	223,440	234,702	283,191	355,924	452,902	477,146	525,635	598,367
5	Greenfield, edge of settlement	5	0.3	146,349	261,967	275,395	333,204	419,917	535,536	564,440	622,249	708,962
6	Greenfield, edge of settlement	6	0.3	155,868	285,171	300,188	364,839	461,816	591,120	623,446	688,097	785,075
7	Town based in-fill	6	0.1	12,597	124,204	136,106	191,910	275,615	387,222	415,123	470,927	554,631
8	Greenfield, edge of settlement	7	0.4	197,482	355,808	374,195	453,358	572,103	730,429	770,010	849,173	967,917
9	Greenfield, edge of settlement	8	0.4	228,728	411,120	432,304	523,500	660,295	842,687	888,286	979,483	1,116,278
10	Town based in-fill	8	0.1	- 349,644	- 213,247	- 200,628	- 132,430	- 30,132	104,784	138,407	205,654	306,526
11	Greenfield, edge of settlement	9	0.5	248,615	449,649	472,996	573,513	724,288	925,321	975,580	1,076,096	1,226,872
12	Greenfield, edge of settlement	10	0.3	145,974	357,389	381,386	487,093	645,655	857,070	909,925	1,015,632	1,174,194
13	Town based in-fill	25	0.8	653,084	1,118,740	1,167,289	1,399,394	1,745,107	2,206,057	2,321,294	2,551,769	2,897,482
14	Greenfield, edge of settlement	30	1.5	448,047	1,083,622	1,149,887	1,467,674	1,944,356	2,573,889	2,731,178	3,045,754	3,517,618
15	Scrubland, edge of settlement	80	1.1	- 3,477,541	- 2,117,394	- 2,004,234	- 1,324,160	- 304,051	1,041,360	1,376,653	2,040,091	3,033,168
16	Greenfield, edge of settlement	80	2.0	- 482,264	925,574	1,057,378	1,751,442	2,788,639	4,156,050	4,497,903	5,176,307	6,191,421
17	Greenfield, edge of settlement	200	8.0	2,110,549	5,805,227	6,158,469	7,986,564	10,704,268	14,302,618	15,195,269	16,970,253	19,621,818

Aff Hsg %	30%
Rented %	50%
Intermediate %	50%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 462,473	25,329	81,230	321,904	682,915	1,164,263	1,284,600	1,525,274	1,886,284
3	3	- 468,808	59,982	120,633	381,755	773,438	1,295,689	1,426,250	1,687,372	2,079,055
4	4	632,308	1,117,199	1,173,511	1,415,954	1,779,618	2,264,508	2,385,730	2,628,173	2,991,837
5	5	585,397	1,047,868	1,101,580	1,332,816	1,679,668	2,142,143	2,257,760	2,488,995	2,835,848
6	6	519,558	950,570	1,000,625	1,216,131	1,539,388	1,970,399	2,078,154	2,293,656	2,616,917
8	7	564,234	1,016,595	1,069,129	1,295,309	1,634,580	2,086,939	2,200,028	2,426,207	2,765,476
9	8	571,819	1,027,801	1,080,759	1,308,750	1,650,736	2,106,719	2,220,714	2,448,708	2,790,694
11	9	552,478	999,219	1,051,103	1,274,474	1,609,529	2,056,270	2,167,955	2,391,325	2,726,383
12	10	437,923	1,072,167	1,144,157	1,461,279	1,936,964	2,571,211	2,729,774	3,046,896	3,522,581
14	30	298,698	722,414	766,591	978,449	1,296,237	1,715,926	1,820,785	2,030,503	2,345,079
15	80	- 3,042,848	- 1,852,720	- 1,753,705	- 1,158,640	- 266,044	911,190	1,204,571	1,785,080	2,654,022
16	80	- 241,132	462,787	528,689	875,721	1,394,320	2,078,025	2,248,951	2,588,154	3,095,710
17	200	263,819	725,653	769,809	998,320	1,338,033	1,787,827	1,899,409	2,121,282	2,452,727

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 212,918	457,812	535,361	869,237	1,370,052	2,037,805	2,204,743	2,538,619	3,039,434
7	6	104,976	1,035,032	1,134,216	1,599,248	2,296,791	3,226,847	3,459,359	3,924,391	4,621,926
10	8	- 3,496,439	- 2,132,466	- 2,006,283	- 1,324,296	- 301,316	1,047,837	1,384,075	2,056,541	3,065,255
13	25	783,701	1,342,488	1,400,747	1,679,272	2,094,128	2,647,268	2,785,553	3,062,123	3,476,979

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	Greenfield, edge of settlement	2	0.1	-40,810	8,927	13,855	38,439	75,316	124,483	136,776	161,360	198,236
2	Town based in-fill	3	0.1	-13,750	54,652	61,488	95,592	146,749	214,957	232,010	266,115	317,271
3	Greenfield, edge of settlement	3	0.2	-61,474	19,403	27,423	67,433	127,447	207,466	227,470	267,480	327,495
4	Greenfield, edge of settlement	4	0.2	137,262	236,322	246,250	295,780	370,075	469,134	493,899	543,429	617,724
5	Greenfield, edge of settlement	5	0.3	159,226	277,326	289,163	348,213	436,788	554,889	584,413	643,464	732,038
6	Greenfield, edge of settlement	6	0.3	170,267	302,346	315,585	381,625	480,685	612,764	645,784	711,823	810,883
7	Town based in-fill	6	0.1	24,421	138,424	148,640	205,642	291,144	405,147	433,647	490,649	576,151
8	Greenfield, edge of settlement	7	0.4	215,115	376,839	393,050	473,912	595,205	756,930	797,361	878,225	999,518
9	Greenfield, edge of settlement	8	0.4	249,040	435,349	454,023	547,177	686,909	873,218	919,795	1,012,950	1,152,682
10	Town based in-fill	8	0.1	-336,295	-196,970	-186,687	-117,025	-12,530	125,027	159,372	228,063	331,100
11	Greenfield, edge of settlement	9	0.5	271,003	476,354	496,935	599,611	753,623	958,972	1,010,309	1,112,985	1,266,997
12	Greenfield, edge of settlement	10	0.3	169,200	385,155	406,163	514,140	676,106	892,061	946,050	1,054,027	1,215,992
13	Town based in-fill	25	0.8	665,413	1,136,910	1,177,223	1,412,972	1,764,982	2,231,947	2,348,688	2,582,171	2,932,395
14	Greenfield, edge of settlement	30	1.5	464,873	1,108,421	1,163,446	1,485,220	1,967,881	2,609,227	2,768,568	3,087,249	3,565,271
15	Scrubland, edge of settlement	80	1.1	-3,459,766	-2,082,771	-1,997,810	-1,309,313	-276,567	1,085,074	1,424,518	2,098,541	3,104,079
16	Greenfield, edge of settlement	80	2.0	-471,839	951,296	1,055,751	1,760,028	2,809,089	4,197,227	4,543,016	5,234,596	6,265,438
17	Greenfield, edge of settlement	200	8.0	2,167,376	5,918,727	6,203,111	8,053,467	10,821,057	14,482,858	15,395,534	17,209,370	19,915,851

Aff Hsg %	20%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	-408,102	89,275	138,551	384,390	753,157	1,244,833	1,367,762	1,613,601	1,982,358
3	3	-409,826	129,351	182,820	449,551	849,644	1,383,105	1,516,467	1,783,198	2,183,297
4	4	686,309	1,181,610	1,231,250	1,478,898	1,850,374	2,345,670	2,469,494	2,717,146	3,088,618
5	5	636,903	1,109,303	1,156,650	1,392,852	1,747,151	2,219,555	2,337,652	2,573,854	2,928,153
6	6	567,558	1,007,822	1,051,949	1,272,082	1,602,282	2,042,546	2,152,613	2,372,743	2,702,944
8	7	614,613	1,076,684	1,122,999	1,354,034	1,700,587	2,162,657	2,278,175	2,509,213	2,855,766
9	8	622,601	1,088,372	1,135,057	1,367,943	1,717,272	2,183,046	2,299,488	2,532,376	2,881,706
11	9	602,230	1,058,564	1,104,301	1,332,468	1,674,718	2,131,050	2,245,132	2,473,299	2,815,549
12	10	507,601	1,155,466	1,218,489	1,542,421	2,028,317	2,676,183	2,838,149	3,162,081	3,647,977
14	30	309,916	738,947	775,631	990,146	1,311,921	1,739,484	1,845,712	2,058,166	2,376,847
15	80	-3,027,295	-1,822,424	-1,748,084	-1,145,649	-241,996	949,439	1,246,453	1,836,223	2,716,069
16	80	-235,920	475,648	527,875	880,014	1,404,545	2,098,614	2,271,508	2,617,298	3,132,719
17	200	270,922	739,841	775,389	1,006,683	1,352,632	1,810,357	1,924,442	2,151,171	2,489,481

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	-137,497	546,516	614,880	955,917	1,467,489	2,149,574	2,320,098	2,661,145	3,172,707
7	6	203,509	1,153,531	1,238,668	1,713,679	2,426,200	3,376,223	3,613,724	4,088,743	4,801,256
10	8	-3,362,949	-1,969,695	-1,866,872	-1,170,245	-125,300	1,250,271	1,593,724	2,280,632	3,311,003
13	25	798,495	1,364,292	1,412,668	1,695,567	2,117,978	2,678,336	2,818,425	3,098,605	3,518,874

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
				Residential sales values (per sqm) and residual land values								
1	Greenfield, edge of settlement	2	0.1	- 32,314	19,711	25,240	51,028	89,708	141,282	154,176	179,963	218,643
2	Town based in-fill	3	0.1	- 1,963	69,611	77,281	113,055	166,715	238,261	256,148	291,921	345,581
3	Greenfield, edge of settlement	3	0.2	- 47,647	36,953	45,952	87,919	150,870	234,804	255,788	297,755	360,706
4	Greenfield, edge of settlement	4	0.2	154,141	258,047	269,188	321,141	399,071	502,978	528,955	580,908	658,838
5	Greenfield, edge of settlement	5	0.3	179,348	303,228	316,510	378,449	471,359	595,238	626,207	688,147	781,056
6	Greenfield, edge of settlement	6	0.3	192,772	331,315	346,169	415,440	519,347	657,890	692,524	761,796	865,703
7	Town based in-fill	6	0.1	43,846	163,427	175,038	234,829	324,515	444,096	473,992	533,783	623,468
8	Greenfield, edge of settlement	7	0.4	242,670	412,309	430,497	515,317	642,546	812,184	854,594	939,413	1,066,642
9	Greenfield, edge of settlement	8	0.4	280,786	476,211	497,163	594,876	741,446	936,872	985,728	1,083,441	1,230,010
10	Town based in-fill	8	0.1	- 312,556	- 166,412	- 154,426	- 81,354	27,859	171,964	207,990	280,042	388,120
11	Greenfield, edge of settlement	9	0.5	305,993	521,392	544,486	652,184	813,733	1,029,131	1,082,980	1,190,679	1,352,228
12	Greenfield, edge of settlement	10	0.3	205,996	432,519	456,168	569,430	739,320	965,843	1,022,473	1,135,734	1,305,626
13	Town based in-fill	25	0.8	752,419	1,248,902	1,295,463	1,543,665	1,912,368	2,403,971	2,526,872	2,772,674	3,141,377
14	Greenfield, edge of settlement	30	1.5	583,629	1,261,280	1,324,831	1,663,657	2,171,895	2,844,023	3,011,771	3,347,267	3,850,510
15	Scrubland, edge of settlement	80	1.1	- 3,205,321	- 1,755,255	- 1,652,027	- 926,993	158,316	1,588,149	1,941,998	2,647,881	3,706,704
16	Greenfield, edge of settlement	80	2.0	- 203,241	1,292,206	1,415,555	2,152,429	3,256,459	4,713,569	5,077,846	5,801,954	6,883,955
17	Greenfield, edge of settlement	200	8.0	2,869,011	6,800,659	7,134,101	9,082,826	11,981,548	15,824,198	16,778,938	18,677,141	21,515,576

Aff Hsg %	20%
Rented %	50%
Intermediate %	50%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 323,139	197,110	252,400	510,275	897,084	1,412,825	1,541,758	1,799,633	2,186,431
3	3	- 317,645	246,354	306,345	586,126	1,005,798	1,565,361	1,705,252	1,985,033	2,404,705
4	4	770,705	1,290,235	1,345,942	1,605,707	1,995,357	2,514,892	2,644,777	2,904,542	3,294,191
5	5	717,393	1,212,911	1,266,038	1,513,797	1,885,434	2,380,952	2,504,830	2,752,589	3,124,226
6	6	642,574	1,104,383	1,153,896	1,384,800	1,731,157	2,192,966	2,308,414	2,539,319	2,885,675
8	7	693,344	1,178,026	1,229,992	1,472,334	1,835,845	2,320,527	2,441,698	2,684,037	3,047,548
9	8	701,964	1,190,527	1,242,908	1,487,191	1,853,614	2,342,180	2,464,320	2,708,603	3,075,025
11	9	679,984	1,158,648	1,209,968	1,449,299	1,808,295	2,286,957	2,406,622	2,645,953	3,004,952
12	10	617,989	1,297,556	1,368,504	1,708,289	2,217,961	2,897,528	3,067,419	3,407,201	3,916,877
14	30	389,086	840,853	883,221	1,109,105	1,447,930	1,896,016	2,007,847	2,231,511	2,567,007
15	80	- 2,804,656	- 1,535,848	- 1,445,524	- 811,119	138,526	1,389,630	1,699,248	2,316,896	3,243,366
16	80	- 101,620	646,103	707,778	1,076,215	1,628,229	2,356,785	2,538,923	2,900,977	3,441,977
17	200	358,626	850,082	891,763	1,135,353	1,497,693	1,978,025	2,097,367	2,334,643	2,689,447

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 19,632	696,109	772,815	1,130,548	1,667,148	2,382,615	2,561,481	2,919,215	3,455,815
7	6	365,385	1,361,895	1,458,652	1,956,910	2,704,290	3,700,800	3,949,929	4,448,188	5,195,568
10	8	- 3,125,561	- 1,664,117	- 1,544,257	- 813,535	278,593	1,719,637	2,079,903	2,800,424	3,881,202
13	25	902,903	1,498,682	1,554,555	1,852,398	2,294,841	2,884,766	3,032,247	3,327,209	3,769,652

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 22,630	31,497	36,665	63,570	103,928	157,739	171,192	198,097	238,455
2	Town based in-fill	3	0.1	11,312	85,961	93,131	130,455	186,442	261,090	279,753	317,078	373,065
3	Greenfield, edge of settlement	3	0.2	- 31,885	56,134	64,545	108,332	174,013	261,586	283,480	327,267	392,948
4	Greenfield, edge of settlement	4	0.2	173,380	281,793	292,205	346,411	427,721	536,133	563,237	617,443	698,752
5	Greenfield, edge of settlement	5	0.3	202,286	331,538	343,951	408,577	505,515	634,766	667,078	731,704	828,642
6	Greenfield, edge of settlement	6	0.3	218,425	362,975	376,858	449,134	557,546	702,096	738,233	810,508	918,920
7	Town based in-fill	6	0.1	65,383	190,149	200,770	263,154	356,730	481,496	512,688	575,071	668,646
8	Greenfield, edge of settlement	7	0.4	274,082	451,076	468,076	556,573	689,318	866,314	910,562	999,059	1,131,805
9	Greenfield, edge of settlement	8	0.4	316,970	520,871	540,454	642,403	795,329	999,229	1,050,204	1,152,153	1,305,079
10	Town based in-fill	8	0.1	- 287,337	- 134,856	- 124,354	- 48,114	65,323	215,676	253,265	328,441	441,205
11	Greenfield, edge of settlement	9	0.5	345,876	570,615	592,199	704,569	873,123	1,097,861	1,154,045	1,266,415	1,434,969
12	Greenfield, edge of settlement	10	0.3	247,621	483,966	505,948	624,120	801,379	1,037,723	1,096,810	1,214,982	1,392,240
13	Town based in-fill	25	0.8	808,250	1,323,067	1,364,517	1,621,926	2,005,936	2,515,873	2,643,358	2,898,327	3,280,780
14	Greenfield, edge of settlement	30	1.5	659,834	1,362,509	1,419,084	1,770,422	2,297,428	2,996,759	3,170,763	3,518,771	4,040,782
15	Scrubland, edge of settlement	80	1.1	- 3,060,324	- 1,556,874	- 1,472,711	- 720,986	400,928	1,883,072	2,249,047	2,981,000	4,078,928
16	Greenfield, edge of settlement	80	2.0	- 58,517	1,488,382	1,593,856	2,357,214	3,502,254	5,012,917	5,390,375	6,145,291	7,267,231
17	Greenfield, edge of settlement	200	8.0	3,277,065	7,355,188	7,644,238	9,664,408	12,678,582	16,676,862	17,668,381	19,649,170	22,601,655

Aff Hsg %	10%
Rented %	75%
Intermediate %	25%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 226,296	314,968	366,651	635,704	1,039,279	1,577,386	1,711,918	1,980,971	2,384,546
3	3	- 212,570	374,224	430,301	722,213	1,160,085	1,743,909	1,889,868	2,181,780	2,619,652
4	4	866,902	1,408,964	1,461,024	1,732,055	2,138,604	2,680,666	2,816,184	3,087,215	3,493,760
5	5	809,145	1,326,150	1,375,804	1,634,307	2,022,058	2,539,063	2,668,313	2,926,815	3,314,567
6	6	728,082	1,209,917	1,256,194	1,497,112	1,858,487	2,340,319	2,460,776	2,701,693	3,063,068
8	7	783,091	1,288,789	1,337,359	1,590,208	1,969,480	2,475,181	2,601,605	2,854,454	3,233,729
9	8	792,425	1,302,177	1,351,135	1,606,008	1,988,322	2,498,071	2,625,509	2,880,383	3,262,697
11	9	768,613	1,268,032	1,315,998	1,565,709	1,940,273	2,439,692	2,564,545	2,814,255	3,188,819
12	10	742,863	1,451,897	1,517,845	1,872,361	2,404,137	3,113,170	3,290,429	3,644,946	4,176,721
14	30	439,889	908,339	946,056	1,180,281	1,531,619	1,997,839	2,113,842	2,345,847	2,693,855
15	80	- 2,677,784	- 1,362,265	- 1,288,622	- 630,863	350,812	1,647,688	1,967,916	2,608,375	3,569,062
16	80	- 29,258	744,191	796,928	1,178,607	1,751,127	2,506,458	2,695,187	3,072,646	3,633,616
17	200	409,633	919,399	955,530	1,208,051	1,584,823	2,084,608	2,208,548	2,456,146	2,825,207

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	113,124	859,609	931,306	1,304,553	1,864,419	2,610,904	2,797,533	3,170,781	3,730,647
7	6	544,860	1,584,576	1,673,087	2,192,954	2,972,748	4,012,464	4,272,401	4,792,259	5,572,054
10	8	- 2,873,372	- 1,348,563	- 1,243,539	- 481,139	653,228	2,156,758	2,532,646	3,284,412	4,412,055
13	25	969,900	1,587,681	1,637,421	1,946,311	2,407,123	3,019,048	3,172,030	3,477,992	3,936,937

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	Greenfield, edge of settlement	2	0.1	- 18,382	36,889	42,358	69,865	111,124	166,138	179,892	207,398	248,659
2	Town based in-fill	3	0.1	17,123	93,441	101,028	139,187	196,425	272,742	291,822	329,981	387,220
3	Greenfield, edge of settlement	3	0.2	- 24,971	64,909	73,810	118,576	185,724	275,256	297,639	342,405	409,553
4	Greenfield, edge of settlement	4	0.2	181,819	292,655	303,674	359,092	442,219	553,055	580,765	636,182	719,309
5	Greenfield, edge of settlement	5	0.3	212,348	344,488	357,624	423,695	522,800	654,941	687,975	754,046	853,151
6	Greenfield, edge of settlement	6	0.3	229,677	377,459	392,150	466,041	576,877	724,659	761,603	835,494	946,330
7	Town based in-fill	6	0.1	75,095	202,651	213,970	277,748	373,415	500,970	532,860	596,637	692,304
8	Greenfield, edge of settlement	7	0.4	287,859	468,811	486,799	577,275	712,988	893,940	939,178	1,029,654	1,165,367
9	Greenfield, edge of settlement	8	0.4	332,843	541,301	562,024	666,253	822,597	1,031,055	1,083,169	1,187,399	1,343,743
10	Town based in-fill	8	0.1	- 275,467	- 119,577	- 108,223	- 30,278	85,430	239,145	277,573	354,430	469,716
11	Greenfield, edge of settlement	9	0.5	363,371	593,133	615,975	730,856	903,178	1,132,940	1,190,380	1,305,262	1,477,583
12	Greenfield, edge of settlement	10	0.3	266,020	507,647	530,951	651,765	832,986	1,074,615	1,135,021	1,255,836	1,437,056
13	Town based in-fill	25	0.8	851,753	1,379,064	1,423,637	1,687,292	2,079,629	2,601,886	2,732,450	2,993,578	3,385,271
14	Greenfield, edge of settlement	30	1.5	719,210	1,438,939	1,499,776	1,859,640	2,399,436	3,114,158	3,292,366	3,648,780	4,183,402
15	Scrubland, edge of settlement	80	1.1	- 2,933,102	- 1,393,116	- 1,299,819	- 529,826	616,439	2,131,099	2,505,956	3,255,670	4,377,382
16	Greenfield, edge of settlement	80	2.0	74,724	1,657,226	1,771,307	2,553,415	3,724,279	5,271,087	5,657,790	6,427,600	7,576,489
17	Greenfield, edge of settlement	200	8.0	3,624,446	7,796,091	8,109,733	10,179,088	13,258,827	17,345,778	18,360,083	20,384,029	23,402,550

Aff Hsg %	10%
Rented %	50%
Intermediate %	50%
Growth	Off

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 183,815	368,891	423,580	698,647	1,111,243	1,661,377	1,798,915	2,073,983	2,486,588
3	3	- 166,476	432,725	492,063	790,504	1,238,159	1,835,040	1,984,261	2,282,701	2,730,356
4	4	909,097	1,463,277	1,518,372	1,795,460	2,211,095	2,765,275	2,903,823	3,180,911	3,596,546
5	5	849,392	1,377,954	1,430,496	1,694,779	2,091,200	2,619,762	2,751,900	3,016,183	3,412,603
6	6	765,590	1,258,197	1,307,166	1,553,469	1,922,922	2,415,528	2,538,678	2,784,981	3,154,434
8	7	822,455	1,339,460	1,390,854	1,649,357	2,037,109	2,554,115	2,683,365	2,941,867	3,329,620
9	8	832,107	1,353,253	1,405,060	1,665,632	2,056,492	2,577,638	2,707,923	2,968,497	3,359,357
11	9	807,492	1,318,074	1,368,833	1,624,124	2,007,061	2,517,644	2,645,290	2,900,581	3,283,518
12	10	798,059	1,522,942	1,592,854	1,955,295	2,498,959	3,223,845	3,405,064	3,767,509	4,311,169
14	30	479,474	959,292	999,851	1,239,760	1,599,624	2,076,105	2,194,910	2,432,520	2,788,934
15	80	- 2,566,464	- 1,218,976	- 1,137,341	- 463,598	539,385	1,864,712	2,192,712	2,848,711	3,830,209
16	80	37,362	828,613	885,653	1,276,708	1,862,139	2,635,544	2,828,895	3,213,800	3,788,245
17	200	453,056	974,511	1,013,717	1,272,386	1,657,353	2,168,222	2,295,010	2,548,004	2,925,319

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	171,234	934,405	1,010,278	1,391,869	1,964,254	2,727,425	2,918,220	3,299,810	3,872,196
7	6	625,795	1,688,758	1,783,079	2,314,565	3,111,789	4,174,753	4,440,500	4,971,977	5,769,202
10	8	- 2,754,673	- 1,195,769	- 1,082,231	- 302,784	854,301	2,391,446	2,775,730	3,544,298	4,697,159
13	25	1,022,104	1,654,877	1,708,365	2,024,751	2,495,555	3,122,263	3,278,941	3,592,294	4,062,325

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	-101,594	-53,315	-45,913	-21,773	14,234	61,839	73,741	97,543	133,247
2	Town based in-fill	3	0.1	-98,086	-31,111	-20,843	12,468	61,999	128,039	144,550	177,569	227,100
3	Greenfield, edge of settlement	3	0.2	-160,379	-81,807	-69,761	-30,475	28,056	105,531	124,900	163,638	221,743
4	Greenfield, edge of settlement	4	0.2	72,937	168,848	183,553	231,508	303,441	399,351	423,328	471,284	543,216
5	Greenfield, edge of settlement	5	0.3	82,521	196,867	214,398	271,572	357,331	471,676	500,262	557,436	643,195
6	Greenfield, edge of settlement	6	0.3	84,458	212,338	231,944	295,885	391,795	519,676	551,645	615,586	711,496
7	Town based in-fill	6	0.1	-99,429	12,338	28,504	83,694	166,478	276,856	304,451	359,640	442,424
8	Greenfield, edge of settlement	7	0.4	110,067	266,651	290,658	368,950	486,388	642,971	682,117	760,409	877,846
9	Greenfield, edge of settlement	8	0.4	128,028	308,414	336,071	426,264	561,553	741,939	787,036	877,229	1,012,518
10	Town based in-fill	8	0.1	-573,960	-439,063	-420,682	-353,235	-252,061	-117,165	-83,441	-15,993	83,991
11	Greenfield, edge of settlement	9	0.5	137,613	336,433	366,917	466,328	615,443	814,265	863,971	963,381	1,112,498
12	Greenfield, edge of settlement	10	0.3	3,420	212,510	244,169	348,713	505,531	714,619	766,892	871,437	1,028,253
13	Town based in-fill	25	0.8	373,046	832,638	899,060	1,128,856	1,473,478	1,928,478	2,042,227	2,269,728	2,610,978
14	Greenfield, edge of settlement	30	1.5	66,090	693,387	784,049	1,097,697	1,568,171	2,195,285	2,350,542	2,661,058	3,126,830
15	Scrubland, edge of settlement	80	1.1	-5,301,815	-3,959,431	-3,785,889	-3,114,697	-2,107,908	-765,523	-429,927	237,899	1,230,639
16	Greenfield, edge of settlement	80	2.0	-1,616,117	-214,175	-21,950	669,545	1,702,166	3,066,989	3,404,311	4,078,953	5,090,917
17	Greenfield, edge of settlement	200	8.0	-130,902	3,557,415	4,064,091	5,886,971	8,593,174	12,169,836	13,062,146	14,835,776	17,476,163

Aff Hsg %	50%
Rented %	75%
Intermediate %	25%
Growth	On

Residual values per gross hectare

Per ha: £300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	-1,015,944	-533,151	-459,129	-217,733	142,335	618,390	737,406	975,428	1,332,467
3	3	-1,069,196	-545,382	-465,072	-203,166	187,041	703,539	832,665	1,090,918	1,478,290
4	4	364,683	844,239	917,763	1,157,538	1,517,203	1,996,754	2,116,639	2,356,419	2,716,079
5	5	330,085	787,467	857,593	1,086,286	1,429,324	1,886,705	2,001,050	2,229,743	2,572,780
6	6	281,525	707,795	773,148	986,283	1,305,983	1,732,252	1,838,818	2,051,953	2,371,653
8	7	314,476	761,859	830,450	1,054,142	1,389,679	1,837,059	1,948,905	2,172,597	2,508,131
9	8	320,070	771,036	840,178	1,065,659	1,403,883	1,854,849	1,967,591	2,193,072	2,531,296
11	9	305,806	747,630	815,371	1,036,284	1,367,652	1,809,478	1,919,936	2,140,846	2,472,217
12	10	10,260	637,529	732,507	1,046,140	1,516,592	2,143,858	2,300,677	2,614,310	3,084,760
14	30	44,060	462,258	522,699	731,798	1,045,447	1,463,523	1,567,028	1,774,039	2,084,554
15	80	-4,639,088	-3,464,502	-3,312,653	-2,725,360	-1,844,420	-669,833	-376,186	208,162	1,076,809
16	80	-808,058	-107,088	-10,975	334,773	851,083	1,533,495	1,702,155	2,039,477	2,545,458
17	200	-16,363	444,677	508,011	735,871	1,074,147	1,521,229	1,632,768	1,854,472	2,184,520

Previously developed sites

Per ha: £850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	-980,860	-311,114	-208,426	124,679	619,990	1,280,388	1,445,495	1,775,690	2,271,001
7	6	-828,575	102,813	237,532	697,448	1,387,314	2,307,130	2,537,089	2,996,997	3,686,863
10	8	-5,739,597	-4,390,629	-4,206,820	-3,532,346	-2,520,615	-1,171,646	-834,409	-159,925	839,914
13	25	447,655	999,166	1,078,872	1,354,628	1,768,173	2,314,173	2,450,673	2,723,673	3,133,173

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	Greenfield, edge of settlement	2	0.1	-80,353	-25,975	-17,047	10,000	50,215	103,835	117,240	144,050	184,266
2	Town based in-fill	3	0.1	-68,620	6,722	18,934	56,126	111,914	186,298	204,895	242,087	297,876
3	Greenfield, edge of settlement	3	0.2	-125,811	-37,312	-22,784	21,167	86,615	173,878	195,694	239,325	304,773
4	Greenfield, edge of settlement	4	0.2	115,134	223,163	240,897	294,911	375,932	483,961	510,968	564,982	646,004
5	Greenfield, edge of settlement	5	0.3	132,830	261,622	282,765	347,162	443,757	572,550	604,748	669,144	765,739
6	Greenfield, edge of settlement	6	0.3	140,720	284,758	308,403	380,423	488,451	632,489	668,498	740,517	848,546
7	Town based in-fill	6	0.1	-50,179	74,846	94,499	156,662	249,905	374,230	405,311	467,474	560,716
8	Greenfield, edge of settlement	7	0.4	178,958	355,325	384,279	472,463	604,737	781,105	825,197	913,381	1,045,656
9	Greenfield, edge of settlement	8	0.4	207,390	410,568	443,923	545,512	697,895	901,073	951,866	1,053,455	1,205,838
10	Town based in-fill	8	0.1	-514,610	-362,670	-340,028	-264,058	-150,102	1,812	39,267	114,177	226,543
11	Greenfield, edge of settlement	9	0.5	225,086	449,028	485,792	597,762	765,719	989,661	1,045,647	1,157,618	1,325,574
12	Greenfield, edge of settlement	10	0.3	95,412	330,919	369,183	486,936	663,566	899,073	957,951	1,075,704	1,252,335
13	Town based in-fill	25	0.8	590,562	1,112,620	1,194,659	1,454,499	1,841,944	2,358,539	2,487,688	2,745,985	3,133,431
14	Greenfield, edge of settlement	30	1.5	362,978	1,075,536	1,187,512	1,543,791	2,077,175	2,782,276	2,958,552	3,311,102	3,839,929
15	Scrubland, edge of settlement	80	1.1	-4,665,704	-3,140,641	-2,921,430	-2,158,899	-1,015,102	502,846	878,792	1,629,704	2,743,060
16	Greenfield, edge of settlement	80	2.0	-944,621	641,087	878,168	1,659,543	2,823,679	4,357,844	4,740,710	5,499,708	6,638,204
17	Greenfield, edge of settlement	200	8.0	1,632,410	5,785,857	6,410,311	8,460,369	11,501,820	15,515,518	16,509,704	18,490,363	21,449,974

Aff Hsg %	50%
Rented %	50%
Intermediate %	50%
Growth	On

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	-803,528	-259,745	-170,471	100,001	502,152	1,038,354	1,172,404	1,440,504	1,842,655
3	3	-838,739	-248,748	-151,892	141,111	577,431	1,159,189	1,304,627	1,595,503	2,031,823
4	4	575,671	1,115,813	1,204,485	1,474,555	1,879,659	2,419,806	2,554,838	2,824,909	3,230,018
5	5	531,318	1,046,490	1,131,061	1,388,649	1,775,027	2,290,198	2,418,992	2,676,576	3,062,958
6	6	469,067	949,194	1,028,011	1,268,076	1,628,170	2,108,297	2,228,326	2,468,392	2,828,486
8	7	511,308	1,015,215	1,097,940	1,349,894	1,727,821	2,231,728	2,357,705	2,609,659	2,987,589
9	8	518,476	1,026,420	1,109,808	1,363,780	1,744,738	2,252,682	2,379,666	2,633,638	3,014,596
11	9	500,191	997,840	1,079,537	1,328,361	1,701,598	2,199,247	2,323,659	2,572,485	2,945,720
12	10	286,236	992,757	1,107,548	1,460,807	1,990,699	2,697,220	2,873,853	3,227,112	3,757,004
14	30	241,986	717,024	791,675	1,029,194	1,384,784	1,854,851	1,972,368	2,207,401	2,559,952
15	80	-4,082,491	-2,748,061	-2,556,251	-1,889,037	-888,214	439,991	768,943	1,425,991	2,400,178
16	80	-472,311	320,543	439,084	829,771	1,411,840	2,178,922	2,370,355	2,749,854	3,319,102
17	200	204,051	723,232	801,289	1,057,546	1,437,727	1,939,440	2,063,713	2,311,295	2,681,247

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	-686,196	67,224	189,337	561,255	1,119,143	1,862,980	2,048,950	2,420,868	2,978,756
7	6	-418,160	623,714	787,490	1,305,514	2,082,544	3,118,582	3,377,589	3,895,613	4,672,635
10	8	-5,146,102	-3,626,699	-3,400,282	-2,640,580	-1,501,023	18,125	392,673	1,141,771	2,265,427
13	25	708,675	1,335,144	1,433,591	1,745,399	2,210,333	2,830,247	2,985,225	3,295,182	3,760,117

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 61,470	- 5,975	2,265	29,626	70,665	125,386	139,066	166,425	207,466
2	Town based in-fill	3	0.1	- 42,425	34,079	45,395	83,350	140,283	216,194	235,172	273,127	330,060
3	Greenfield, edge of settlement	3	0.2	- 95,079	- 4,764	8,577	53,104	119,895	208,950	231,213	275,741	342,531
4	Greenfield, edge of settlement	4	0.2	152,647	262,892	279,326	334,449	417,132	527,378	554,939	610,062	692,745
5	Greenfield, edge of settlement	5	0.3	177,553	308,989	328,581	394,299	492,876	624,312	657,171	722,889	821,466
6	Greenfield, edge of settlement	6	0.3	190,738	337,731	359,643	433,140	543,385	690,379	727,127	800,623	910,869
7	Town based in-fill	6	0.1	- 7,010	119,964	137,970	201,407	296,564	423,440	455,159	518,596	613,754
8	Greenfield, edge of settlement	7	0.4	240,202	420,188	447,019	537,012	672,002	851,989	896,985	986,979	1,121,969
9	Greenfield, edge of settlement	8	0.4	277,945	485,291	516,200	619,874	775,384	982,731	1,034,568	1,138,240	1,293,751
10	Town based in-fill	8	0.1	- 463,691	- 308,632	- 288,279	- 210,750	- 94,456	59,756	97,980	174,428	289,099
11	Greenfield, edge of settlement	9	0.5	302,851	531,388	565,456	679,724	851,128	1,079,665	1,136,800	1,251,068	1,422,471
12	Greenfield, edge of settlement	10	0.3	176,873	417,214	452,562	572,733	752,988	993,327	1,053,413	1,173,582	1,353,837
13	Town based in-fill	25	0.8	722,483	1,249,006	1,322,467	1,585,729	1,977,571	2,498,933	2,629,274	2,889,955	3,280,976
14	Greenfield, edge of settlement	30	1.5	543,036	1,261,690	1,361,957	1,721,284	2,260,273	2,973,901	3,151,803	3,507,607	4,041,313
15	Scrubland, edge of settlement	80	1.1	- 4,299,053	- 2,761,262	- 2,571,281	- 1,802,385	- 649,043	876,347	1,255,430	2,011,628	3,134,517
16	Greenfield, edge of settlement	80	2.0	- 573,777	1,017,025	1,225,461	2,010,719	3,182,823	4,730,750	5,117,047	5,889,185	7,036,621
17	Greenfield, edge of settlement	200	8.0	2,646,100	6,824,243	7,376,849	9,443,443	12,521,101	16,600,256	17,612,792	19,628,558	22,640,235

Aff Hsg %	40%
Rented %	75%
Intermediate %	25%
Growth	On

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 614,699	- 59,754	22,653	296,256	706,651	1,253,858	1,390,660	1,664,254	2,074,659
3	3	- 633,862	- 31,760	57,181	354,027	799,301	1,393,001	1,541,421	1,838,274	2,283,541
4	4	763,237	1,314,461	1,396,632	1,672,244	2,085,662	2,636,891	2,774,697	3,050,309	3,463,727
5	5	710,213	1,235,955	1,314,325	1,577,197	1,971,505	2,497,248	2,628,685	2,891,556	3,285,865
6	6	635,793	1,125,771	1,198,810	1,443,801	1,811,284	2,301,262	2,423,757	2,668,744	3,036,230
8	7	686,292	1,200,536	1,277,196	1,534,320	1,920,006	2,434,254	2,562,816	2,819,940	3,205,625
9	8	694,863	1,213,228	1,290,500	1,549,684	1,938,460	2,456,827	2,586,419	2,845,601	3,234,376
11	9	673,002	1,180,862	1,256,569	1,510,498	1,891,395	2,399,255	2,526,222	2,780,150	3,161,048
12	10	530,620	1,251,641	1,357,687	1,718,199	2,258,963	2,979,981	3,160,238	3,520,747	4,061,511
14	30	362,024	841,126	907,971	1,147,523	1,506,849	1,982,601	2,101,202	2,338,405	2,694,209
15	80	- 3,761,671	- 2,416,104	- 2,249,871	- 1,577,087	- 567,913	766,804	1,098,501	1,760,175	2,742,702
16	80	- 286,889	508,512	612,730	1,005,359	1,591,411	2,365,375	2,558,523	2,944,593	3,518,311
17	200	330,762	853,030	922,106	1,180,430	1,565,138	2,075,032	2,201,599	2,453,570	2,830,029

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 424,247	340,790	453,945	833,503	1,402,834	2,161,938	2,351,722	2,731,269	3,300,600
7	6	- 58,419	999,696	1,149,747	1,678,393	2,471,365	3,528,664	3,792,990	4,321,636	5,114,616
10	8	- 4,636,905	- 3,086,319	- 2,882,794	- 2,107,496	- 944,559	597,564	979,800	1,744,281	2,890,987
13	25	866,979	1,498,808	1,586,960	1,902,874	2,373,086	2,998,719	3,155,129	3,467,946	3,937,171

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 44,477	15,675	25,035	54,802	99,451	158,982	173,866	203,632	248,281
2	Town based in-fill	3	0.1	- 18,852	63,998	76,983	118,275	180,215	262,802	283,448	324,741	386,681
3	Greenfield, edge of settlement	3	0.2	- 67,425	30,402	45,634	94,078	166,742	263,627	287,849	336,292	408,956
4	Greenfield, edge of settlement	4	0.2	186,405	306,344	325,202	385,171	475,126	595,066	625,050	685,021	774,976
5	Greenfield, edge of settlement	5	0.3	217,799	360,793	383,275	454,772	562,017	705,010	740,759	812,257	919,502
6	Greenfield, edge of settlement	6	0.3	235,748	395,667	420,810	500,770	620,710	780,629	820,609	900,569	1,020,508
7	Town based in-fill	6	0.1	31,938	169,971	190,766	259,782	363,306	501,339	535,847	604,863	708,388
8	Greenfield, edge of settlement	7	0.4	295,314	491,128	521,915	619,822	766,683	962,496	1,011,450	1,109,357	1,256,217
9	Greenfield, edge of settlement	8	0.4	341,435	567,015	602,482	715,272	884,457	1,110,037	1,166,432	1,279,222	1,448,406
10	Town based in-fill	8	0.1	- 416,211	- 247,517	- 223,755	- 139,410	- 12,889	153,631	195,216	278,386	403,140
11	Greenfield, edge of settlement	9	0.5	372,830	621,463	660,555	784,873	971,348	1,219,981	1,282,140	1,406,457	1,592,932
12	Greenfield, edge of settlement	10	0.3	250,467	511,941	552,573	683,311	879,417	1,140,891	1,206,260	1,336,996	1,533,102
13	Town based in-fill	25	0.8	896,495	1,472,992	1,558,946	1,844,366	2,272,345	2,842,982	2,985,641	3,270,960	3,698,939
14	Greenfield, edge of settlement	30	1.5	780,547	1,567,409	1,684,728	2,078,158	2,664,630	3,443,495	3,638,211	4,027,644	4,611,792
15	Scrubland, edge of settlement	80	1.1	- 3,790,164	- 2,106,231	- 1,879,714	- 1,037,748	222,060	1,880,851	2,290,670	3,110,309	4,334,484
16	Greenfield, edge of settlement	80	2.0	- 36,581	1,695,570	1,939,121	2,795,522	4,070,339	5,760,022	6,178,962	7,016,839	8,273,461
17	Greenfield, edge of settlement	200	8.0	4,038,315	8,587,854	9,238,829	11,484,270	14,838,702	19,253,066	20,351,667	22,535,232	25,806,273

Aff Hsg %	40%
Rented %	50%
Intermediate %	50%
Growth	On

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 444,775	156,750	250,350	548,018	994,505	1,589,821	1,738,660	2,036,318	2,482,806
3	3	- 449,499	202,680	304,230	627,185	1,111,610	1,757,513	1,918,990	2,241,945	2,726,371
4	4	932,024	1,531,722	1,626,010	1,925,857	2,375,631	2,975,329	3,125,252	3,425,104	3,874,879
5	5	871,195	1,443,170	1,533,101	1,819,087	2,248,067	2,820,042	2,963,037	3,249,026	3,678,006
6	6	785,826	1,318,891	1,402,701	1,669,234	2,069,032	2,602,097	2,735,363	3,001,896	3,401,694
8	7	843,754	1,403,224	1,491,185	1,770,921	2,190,522	2,749,990	2,889,856	3,169,591	3,589,193
9	8	853,587	1,417,538	1,506,205	1,788,181	2,211,143	2,775,092	2,916,081	3,198,054	3,621,016
11	9	828,510	1,381,030	1,467,901	1,744,162	2,158,551	2,711,070	2,849,200	3,125,461	3,539,850
12	10	751,401	1,535,822	1,657,720	2,049,933	2,638,251	3,422,672	3,618,779	4,010,989	4,599,307
14	30	520,365	1,044,939	1,123,152	1,385,439	1,776,420	2,295,663	2,425,474	2,685,096	3,074,528
15	80	- 3,316,393	- 1,842,952	- 1,644,750	- 908,029	194,303	1,645,745	2,004,337	2,721,520	3,792,673
16	80	- 18,291	847,785	969,560	1,397,761	2,035,170	2,880,011	3,089,481	3,508,419	4,136,730
17	200	504,789	1,073,482	1,154,854	1,435,534	1,854,838	2,406,633	2,543,958	2,816,904	3,225,784

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 188,516	639,984	769,825	1,182,754	1,802,152	2,628,020	2,834,479	3,247,408	3,866,806
7	6	266,151	1,416,424	1,589,714	2,164,847	3,027,553	4,177,826	4,465,393	5,040,525	5,903,232
10	8	- 4,162,109	- 2,475,173	- 2,237,553	- 1,394,095	- 128,893	1,536,306	1,952,156	2,783,856	4,031,396
13	25	1,075,794	1,767,591	1,870,735	2,213,239	2,726,814	3,411,579	3,582,770	3,925,152	4,438,726

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 21,347	40,787	49,802	80,721	127,097	188,932	204,390	235,309	281,685
2	Town based in-fill	3	0.1	13,053	98,835	111,341	154,232	218,568	304,349	325,795	368,685	433,021
3	Greenfield, edge of settlement	3	0.2	- 29,779	71,270	85,943	136,259	211,735	312,368	337,527	387,844	463,320
4	Greenfield, edge of settlement	4	0.2	232,357	356,937	375,100	437,390	530,825	655,406	686,550	748,841	842,275
5	Greenfield, edge of settlement	5	0.3	272,584	421,110	442,764	517,028	628,422	776,948	814,080	888,342	999,737
6	Greenfield, edge of settlement	6	0.3	297,017	463,124	487,342	570,395	694,975	861,081	902,608	985,662	1,110,241
7	Town based in-fill	6	0.1	84,217	227,591	247,435	319,120	426,651	570,024	605,867	677,554	785,083
8	Greenfield, edge of settlement	7	0.4	370,337	573,726	603,380	705,075	857,617	1,061,007	1,111,854	1,213,549	1,366,091
9	Greenfield, edge of settlement	8	0.4	427,862	662,169	696,330	813,484	989,215	1,223,522	1,282,098	1,399,253	1,574,983
10	Town based in-fill	8	0.1	- 353,420	- 178,200	- 155,876	- 68,266	62,268	235,043	278,237	364,624	494,206
11	Greenfield, edge of settlement	9	0.5	468,089	726,342	763,995	893,121	1,086,811	1,345,064	1,409,628	1,538,754	1,732,444
12	Greenfield, edge of settlement	10	0.3	350,327	621,917	660,957	796,752	1,000,444	1,272,035	1,339,933	1,475,728	1,679,421
13	Town based in-fill	25	0.8	1,071,919	1,665,374	1,745,874	2,040,871	2,481,664	3,069,389	3,216,320	3,510,182	3,950,975
14	Greenfield, edge of settlement	30	1.5	1,019,984	1,829,992	1,939,866	2,344,870	2,950,331	3,752,517	3,953,064	4,354,157	4,955,797
15	Scrubland, edge of settlement	80	1.1	- 3,296,291	- 1,563,094	- 1,356,672	- 490,074	798,523	2,501,271	2,923,148	3,766,904	5,026,799
16	Greenfield, edge of settlement	80	2.0	462,023	2,237,742	2,462,512	3,342,899	4,653,414	6,394,510	6,826,162	7,688,229	8,981,330
17	Greenfield, edge of settlement	200	8.0	5,391,844	10,067,142	10,670,863	12,984,892	16,441,607	21,012,826	22,145,028	24,409,432	27,788,673

Aff Hsg %	30%
Rented %	75%
Intermediate %	25%
Growth	On

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 213,465	407,870	498,021	807,206	1,270,968	1,889,317	2,043,904	2,353,089	2,816,851
3	3	- 198,528	475,134	572,951	908,392	1,411,567	2,082,456	2,250,183	2,585,624	3,088,800
4	4	1,161,785	1,784,683	1,875,500	2,186,949	2,654,125	3,277,028	3,432,750	3,744,203	4,211,374
5	5	1,090,337	1,684,440	1,771,057	2,068,111	2,513,687	3,107,794	3,256,320	3,553,370	3,998,950
6	6	990,057	1,543,747	1,624,473	1,901,316	2,316,584	2,870,271	3,008,693	3,285,540	3,700,805
8	7	1,058,105	1,639,217	1,723,943	2,014,499	2,450,333	3,031,448	3,176,726	3,467,283	3,903,117
9	8	1,069,655	1,655,422	1,740,826	2,033,709	2,473,037	3,058,804	3,205,246	3,498,132	3,937,457
11	9	1,040,198	1,614,093	1,697,766	1,984,714	2,415,137	2,989,032	3,132,508	3,419,454	3,849,876
12	10	1,050,981	1,865,751	1,982,870	2,390,255	3,001,333	3,816,106	4,019,799	4,427,184	5,038,262
14	30	679,989	1,219,995	1,293,244	1,563,246	1,966,887	2,501,678	2,635,376	2,902,772	3,303,864
15	80	- 2,884,255	- 1,367,707	- 1,187,088	- 428,815	698,708	2,188,612	2,557,755	3,296,041	4,398,449
16	80	231,012	1,118,871	1,231,256	1,671,449	2,326,707	3,197,255	3,413,081	3,844,114	4,490,665
17	200	673,981	1,258,393	1,333,858	1,623,111	2,055,201	2,626,603	2,768,128	3,051,179	3,473,584

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	130,534	988,345	1,113,406	1,542,317	2,185,677	3,043,488	3,257,948	3,686,849	4,330,210
7	6	701,806	1,896,588	2,061,955	2,659,337	3,555,423	4,750,197	5,048,892	5,646,283	6,542,361
10	8	- 3,534,203	- 1,781,999	- 1,558,758	- 682,656	622,683	2,350,434	2,782,367	3,646,242	4,942,060
13	25	1,286,302	1,998,449	2,095,048	2,449,045	2,977,997	3,683,266	3,859,584	4,212,218	4,741,170

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 8,601	56,963	66,880	99,602	148,686	214,130	230,491	263,213	312,296
2	Town based in-fill	3	0.1	30,487	121,274	135,032	180,426	248,517	339,305	362,002	407,396	475,487
3	Greenfield, edge of settlement	3	0.2	- 9,039	97,595	113,736	166,989	246,869	353,377	380,003	433,257	513,138
4	Greenfield, edge of settlement	4	0.2	257,675	389,526	409,507	475,433	574,321	706,172	739,134	805,060	903,948
5	Greenfield, edge of settlement	5	0.3	302,769	459,963	483,784	562,382	680,278	837,472	876,771	955,368	1,073,264
6	Greenfield, edge of settlement	6	0.3	330,775	506,576	533,217	621,117	752,968	928,770	972,720	1,060,621	1,192,472
7	Town based in-fill	6	0.1	113,354	265,095	287,032	362,902	476,708	628,449	666,384	742,253	856,059
8	Greenfield, edge of settlement	7	0.4	411,671	626,931	659,552	767,182	928,627	1,143,887	1,197,702	1,305,332	1,466,778
9	Greenfield, edge of settlement	8	0.4	475,479	723,461	761,041	885,033	1,071,019	1,319,002	1,380,997	1,504,988	1,690,975
10	Town based in-fill	8	0.1	- 317,811	- 132,365	- 107,483	- 14,760	122,590	305,449	351,164	442,593	579,737
11	Greenfield, edge of settlement	9	0.5	520,573	793,899	835,319	971,982	1,176,976	1,450,302	1,518,633	1,655,296	1,860,291
12	Greenfield, edge of settlement	10	0.3	405,522	692,963	735,965	879,685	1,095,266	1,382,708	1,454,568	1,598,289	1,813,870
13	Town based in-fill	25	0.8	1,202,428	1,832,641	1,921,893	2,234,234	2,702,745	3,327,425	3,483,596	3,795,936	4,264,447
14	Greenfield, edge of settlement	30	1.5	1,198,116	2,059,281	2,181,943	2,612,526	3,252,083	4,104,713	4,317,869	4,744,184	5,383,655
15	Scrubland, edge of settlement	80	1.1	- 2,914,624	- 1,071,820	- 837,998	82,241	1,445,058	3,245,354	3,693,874	4,587,821	5,918,123
16	Greenfield, edge of settlement	80	2.0	859,298	2,741,972	2,994,865	3,927,983	5,316,999	7,158,834	7,617,212	8,533,970	9,905,300
17	Greenfield, edge of settlement	200	8.0	6,433,988	11,385,410	12,057,415	14,507,386	18,166,308	22,990,613	24,191,116	26,580,101	30,162,013

Aff Hsg %	30%
Rented %	50%
Intermediate %	50%
Growth	On

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 86,012	569,627	668,799	996,025	1,486,858	2,141,299	2,304,907	2,632,132	3,122,956
3	3	- 60,259	650,631	758,238	1,113,258	1,645,796	2,355,843	2,533,354	2,888,381	3,420,918
4	4	1,288,377	1,947,631	2,047,536	2,377,163	2,871,603	3,530,858	3,695,671	4,025,298	4,519,739
5	5	1,211,076	1,839,851	1,935,137	2,249,529	2,721,111	3,349,889	3,507,085	3,821,472	4,293,055
6	6	1,102,582	1,688,588	1,777,392	2,070,391	2,509,894	3,095,900	3,242,400	3,535,403	3,974,906
8	7	1,176,202	1,791,230	1,884,434	2,191,948	2,653,220	3,268,248	3,422,007	3,729,521	4,190,793
9	8	1,188,697	1,808,653	1,902,602	2,212,582	2,677,548	3,297,504	3,452,494	3,762,470	4,227,437
11	9	1,156,828	1,764,219	1,856,265	2,159,961	2,615,503	3,222,894	3,374,741	3,678,437	4,133,981
12	10	1,216,565	2,078,889	2,207,894	2,639,056	3,285,799	4,148,123	4,363,704	4,794,866	5,441,609
14	30	798,744	1,372,854	1,454,629	1,741,684	2,168,056	2,736,475	2,878,580	3,162,789	3,589,104
15	80	- 2,550,296	- 937,843	- 733,248	71,961	1,264,426	2,839,685	3,232,140	4,014,343	5,178,358
16	80	429,649	1,370,986	1,497,433	1,963,991	2,658,500	3,579,417	3,808,606	4,266,985	4,952,650
17	200	804,248	1,423,176	1,507,177	1,813,423	2,270,788	2,873,827	3,023,889	3,322,513	3,770,252

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	304,865	1,212,743	1,350,324	1,804,263	2,485,171	3,393,049	3,620,019	4,073,958	4,754,867
7	6	944,617	2,209,125	2,391,930	3,024,180	3,972,563	5,237,071	5,553,196	6,185,446	7,133,829
10	8	- 3,178,106	- 1,323,647	- 1,074,835	- 147,600	1,225,903	3,054,488	3,511,639	4,425,931	5,797,375
13	25	1,442,914	2,199,169	2,306,272	2,681,080	3,243,294	3,992,910	4,180,315	4,555,123	5,117,336

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	18,516	87,466	97,340	131,816	183,528	252,479	269,716	304,191	355,904
2	Town based in-fill	3	0.1	67,938	163,590	177,288	225,113	296,852	392,504	416,417	464,243	535,982
3	Greenfield, edge of settlement	3	0.2	35,025	147,238	163,307	219,413	303,574	415,788	443,841	499,947	584,108
4	Greenfield, edge of settlement	4	0.2	312,067	450,982	470,874	540,332	644,518	783,433	818,161	887,619	991,805
5	Greenfield, edge of settlement	5	0.3	367,615	533,232	556,947	639,756	763,968	929,584	970,988	1,053,797	1,178,009
6	Greenfield, edge of settlement	6	0.3	403,297	588,517	615,040	707,650	846,565	1,031,785	1,078,090	1,170,699	1,309,615
7	Town based in-fill	6	0.1	175,346	335,216	356,899	436,835	556,738	716,608	756,575	836,511	956,414
8	Greenfield, edge of settlement	7	0.4	500,471	727,264	759,740	873,137	1,043,231	1,270,024	1,326,723	1,440,119	1,610,214
9	Greenfield, edge of settlement	8	0.4	577,779	839,046	876,459	1,007,094	1,203,045	1,464,313	1,529,630	1,660,264	1,856,215
10	Town based in-fill	8	0.1	- 243,150	- 47,769	- 23,472	73,182	217,674	410,330	458,494	554,821	699,313
11	Greenfield, edge of settlement	9	0.5	633,327	921,296	962,533	1,106,518	1,322,495	1,610,464	1,682,457	1,826,441	2,042,418
12	Greenfield, edge of settlement	10	0.3	523,779	826,621	869,350	1,020,771	1,247,901	1,550,743	1,626,453	1,777,874	2,005,004
13	Town based in-fill	25	0.8	1,421,356	2,081,106	2,168,150	2,495,193	2,985,758	3,639,844	3,803,366	4,130,410	4,620,974
14	Greenfield, edge of settlement	30	1.5	1,496,930	2,398,294	2,517,774	2,968,455	3,638,370	4,531,133	4,754,325	5,200,707	5,870,280
15	Scrubland, edge of settlement	80	1.1	- 2,293,529	- 364,926	- 142,065	810,764	2,235,966	4,113,802	4,583,261	5,514,802	6,907,546
16	Greenfield, edge of settlement	80	2.0	1,489,819	3,452,221	3,695,708	4,668,519	6,121,270	8,048,508	8,528,096	9,487,274	10,926,039
17	Greenfield, edge of settlement	200	8.0	8,127,020	13,300,878	13,951,102	16,515,507	20,349,617	25,409,636	26,669,859	29,181,694	32,937,111

Aff Hsg %	20%
Rented %	75%
Intermediate %	25%
Growth	On

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	185,158	874,659	973,400	1,318,155	1,835,284	2,524,785	2,697,158	3,041,914	3,559,043
3	3	233,501	981,585	1,088,714	1,462,756	2,023,826	2,771,918	2,958,939	3,332,981	3,894,051
4	4	1,560,334	2,254,910	2,354,369	2,701,660	3,222,588	3,917,165	4,090,807	4,438,093	4,959,026
5	5	1,470,460	2,132,928	2,227,789	2,559,025	3,055,873	3,718,336	3,883,952	4,215,187	4,712,035
6	6	1,344,324	1,961,723	2,050,135	2,358,834	2,821,882	3,439,284	3,593,632	3,902,332	4,365,383
8	7	1,429,918	2,077,897	2,170,686	2,494,677	2,980,660	3,628,640	3,790,637	4,114,626	4,600,611
9	8	1,444,447	2,097,616	2,191,148	2,517,734	3,007,611	3,660,783	3,824,074	4,150,660	4,640,537
11	9	1,407,394	2,047,325	2,138,962	2,458,929	2,938,878	3,578,809	3,738,794	4,058,758	4,538,707
12	10	1,571,338	2,479,863	2,608,051	3,062,312	3,743,704	4,652,229	4,879,360	5,333,621	6,015,013
14	30	997,953	1,598,863	1,678,516	1,978,970	2,425,580	3,020,756	3,169,550	3,467,138	3,913,520
15	80	- 2,006,838	- 319,310	- 124,306	709,419	1,956,470	3,599,576	4,010,353	4,825,452	6,044,103
16	80	744,909	1,726,110	1,847,854	2,334,260	3,060,635	4,024,254	4,264,048	4,743,637	5,463,019
17	200	1,015,877	1,662,610	1,743,888	2,064,438	2,543,702	3,176,205	3,333,732	3,647,712	4,117,139

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	679,384	1,635,901	1,772,877	2,251,131	2,968,521	3,925,038	4,164,175	4,642,428	5,359,819
7	6	1,461,215	2,793,471	2,974,162	3,640,290	4,639,482	5,971,730	6,304,794	6,970,922	7,970,114
10	8	- 2,431,501	- 477,689	- 234,722	731,823	2,176,743	4,103,303	4,584,943	5,548,213	6,993,134
13	25	1,705,627	2,497,328	2,601,780	2,994,231	3,582,909	4,367,813	4,564,039	4,956,491	5,545,168

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	26,894	98,250	108,725	144,403	197,920	269,277	287,116	322,794	376,312
2	Town based in-fill	3	0.1	79,560	178,550	193,081	242,576	316,818	415,808	440,555	490,050	564,292
3	Greenfield, edge of settlement	3	0.2	48,659	164,788	181,836	239,901	326,997	443,126	472,159	530,222	617,320
4	Greenfield, edge of settlement	4	0.2	328,946	472,708	493,812	565,693	673,514	817,276	853,217	925,099	1,032,920
5	Greenfield, edge of settlement	5	0.3	387,738	559,134	584,294	669,992	798,539	969,933	1,012,782	1,098,480	1,227,026
6	Greenfield, edge of settlement	6	0.3	425,802	617,485	645,624	741,466	885,228	1,076,910	1,124,831	1,220,672	1,364,434
7	Town based in-fill	6	0.1	194,771	360,220	383,297	466,022	590,109	755,557	796,920	879,644	1,003,730
8	Greenfield, edge of settlement	7	0.4	528,027	762,734	797,189	914,542	1,090,571	1,325,278	1,383,955	1,501,309	1,677,338
9	Greenfield, edge of settlement	8	0.4	609,523	879,908	919,601	1,054,793	1,257,581	1,527,966	1,595,562	1,730,755	1,933,543
10	Town based in-fill	8	0.1	- 219,410	- 17,211	8,667	108,355	257,889	457,267	507,111	606,801	756,334
11	Greenfield, edge of settlement	9	0.5	668,317	966,334	1,010,083	1,159,092	1,382,605	1,680,622	1,755,128	1,904,137	2,127,650
12	Greenfield, edge of settlement	10	0.3	560,576	873,984	919,356	1,076,060	1,311,116	1,624,524	1,702,877	1,859,580	2,094,636
13	Town based in-fill	25	0.8	1,508,362	2,191,537	2,284,739	2,624,102	3,133,144	3,811,869	3,981,550	4,320,912	4,829,956
14	Greenfield, edge of settlement	30	1.5	1,615,685	2,551,153	2,679,159	3,144,744	3,839,538	4,765,930	4,997,528	5,460,725	6,155,519
15	Scrubland, edge of settlement	80	1.1	- 2,039,084	- 37,410	200,877	1,187,748	2,660,976	4,609,857	5,092,952	6,056,476	7,501,762
16	Greenfield, edge of settlement	80	2.0	1,754,633	3,788,374	4,049,970	5,055,446	6,563,659	8,557,644	9,055,463	10,051,100	11,537,139
17	Greenfield, edge of settlement	200	8.0	8,812,089	14,170,379	14,869,102	17,530,502	21,493,915	26,728,161	28,028,029	30,624,970	34,517,753

Aff Hsg %	20%
Rented %	50%
Intermediate %	50%
Growth	On

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	268,938	982,504	1,087,248	1,444,031	1,979,201	2,692,767	2,871,163	3,227,936	3,763,116
3	3	324,395	1,098,588	1,212,239	1,599,338	2,179,981	2,954,174	3,147,723	3,534,816	4,115,466
4	4	1,644,730	2,363,541	2,469,061	2,828,464	3,367,571	4,086,381	4,266,085	4,625,493	5,164,600
5	5	1,550,954	2,236,535	2,337,177	2,679,966	3,194,155	3,879,733	4,051,129	4,393,918	4,908,103
6	6	1,419,341	2,058,282	2,152,079	2,471,552	2,950,759	3,589,700	3,749,437	4,068,907	4,548,114
8	7	1,508,648	2,179,240	2,277,682	2,612,978	3,115,918	3,786,510	3,954,157	4,289,453	4,792,394
9	8	1,523,808	2,199,771	2,299,002	2,636,982	3,143,953	3,819,916	3,988,906	4,326,887	4,833,857
11	9	1,485,148	2,147,409	2,244,629	2,575,760	3,072,455	3,734,716	3,900,284	4,231,415	4,728,110
12	10	1,681,729	2,621,953	2,758,068	3,228,179	3,933,348	4,873,572	5,108,630	5,578,740	6,283,909
14	30	1,077,123	1,700,769	1,786,106	2,096,496	2,559,692	3,177,287	3,331,685	3,640,483	4,103,680
15	80	- 1,784,199	- 32,734	175,767	1,039,280	2,328,354	4,033,625	4,456,333	5,299,417	6,564,042
16	80	877,316	1,894,187	2,024,985	2,527,723	3,281,830	4,278,822	4,527,732	5,025,550	5,768,569
17	200	1,101,511	1,771,297	1,858,638	2,191,313	2,686,739	3,341,020	3,503,504	3,828,121	4,314,719

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	795,605	1,785,503	1,930,812	2,425,761	3,168,180	4,158,079	4,405,549	4,900,498	5,642,917
7	6	1,623,091	3,001,834	3,194,145	3,883,513	4,917,572	6,296,307	6,640,999	7,330,366	8,364,418
10	8	- 2,194,103	- 172,111	86,668	1,083,552	2,578,890	4,572,669	5,071,111	6,068,006	7,563,343
13	25	1,810,034	2,629,844	2,741,687	3,148,922	3,759,773	4,574,243	4,777,861	5,185,094	5,795,947

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	Greenfield, edge of settlement	2	0.1	58,079	134,146	144,878	182,910	239,959	316,024	335,041	373,074	430,123
2	Town based in-fill	3	0.1	122,824	228,347	243,234	295,995	375,136	480,659	507,040	559,801	638,943
3	Greenfield, edge of settlement	3	0.2	99,414	223,207	240,672	302,568	395,413	519,206	550,154	612,051	704,895
4	Greenfield, edge of settlement	4	0.2	391,776	545,026	566,649	643,273	758,210	911,460	949,772	1,026,398	1,141,335
5	Greenfield, edge of settlement	5	0.3	462,647	645,353	671,130	762,484	899,514	1,082,220	1,127,897	1,219,250	1,356,280
6	Greenfield, edge of settlement	6	0.3	509,578	713,910	742,739	844,906	998,155	1,202,488	1,253,571	1,355,738	1,508,987
7	Town based in-fill	6	0.1	266,476	442,843	466,364	554,548	686,824	863,192	907,283	995,467	1,127,743
8	Greenfield, edge of settlement	7	0.4	630,606	880,801	916,101	1,041,200	1,228,847	1,479,042	1,541,591	1,666,689	1,854,336
9	Greenfield, edge of settlement	8	0.4	727,695	1,015,924	1,056,589	1,200,704	1,416,875	1,705,104	1,777,161	1,921,275	2,137,447
10	Town based in-fill	8	0.1	- 132,881	81,509	107,411	213,679	373,081	585,617	638,751	745,018	904,421
11	Greenfield, edge of settlement	9	0.5	798,565	1,116,250	1,161,072	1,319,914	1,558,179	1,875,864	1,955,286	2,114,128	2,352,392
12	Greenfield, edge of settlement	10	0.3	697,233	1,031,324	1,077,744	1,244,789	1,495,359	1,829,451	1,912,974	2,080,019	2,330,588
13	Town based in-fill	25	0.8	1,770,792	2,495,216	2,589,291	2,949,515	3,489,852	4,210,300	4,390,412	4,750,636	5,290,973
14	Greenfield, edge of settlement	30	1.5	1,973,877	2,966,596	3,095,682	3,588,901	4,326,407	5,309,750	5,555,586	6,047,257	6,784,763
15	Scrubland, edge of settlement	80	1.1	- 1,290,766	821,615	1,057,579	2,104,764	3,658,172	5,720,294	6,231,627	7,254,294	8,788,294
16	Greenfield, edge of settlement	80	2.0	2,509,987	4,662,876	4,922,993	5,989,446	7,589,125	9,701,888	10,230,031	11,286,318	12,864,033
17	Greenfield, edge of settlement	200	8.0	10,845,004	16,520,598	17,221,789	20,046,121	24,249,372	29,806,446	31,189,969	33,948,202	38,085,549

Aff Hsg %	10%
Rented %	75%
Intermediate %	25%
Growth	On

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	580,795	1,341,459	1,448,778	1,829,105	2,399,590	3,160,244	3,350,412	3,730,739	4,301,235
3	3	662,757	1,488,044	1,604,477	2,017,121	2,636,086	3,461,373	3,667,694	4,080,338	4,699,303
4	4	1,958,882	2,725,132	2,833,243	3,216,365	3,791,052	4,557,302	4,748,860	5,131,988	5,706,674
5	5	1,850,588	2,581,412	2,684,522	3,049,935	3,598,054	4,328,882	4,511,587	4,877,001	5,425,120
6	6	1,698,592	2,379,700	2,475,797	2,816,353	3,327,183	4,008,294	4,178,571	4,519,127	5,029,957
8	7	1,801,730	2,516,575	2,617,432	2,974,856	3,510,990	4,225,835	4,404,545	4,761,969	5,298,103
9	8	1,819,237	2,539,810	2,641,474	3,001,759	3,542,188	4,262,759	4,442,903	4,803,188	5,343,617
11	9	1,774,589	2,480,557	2,580,161	2,933,143	3,462,619	4,168,586	4,345,080	4,698,062	5,227,538
12	10	2,091,698	3,093,973	3,233,231	3,734,368	4,486,077	5,488,352	5,738,921	6,240,058	6,991,764
14	30	1,315,918	1,977,731	2,063,788	2,392,601	2,884,272	3,539,833	3,703,724	4,031,505	4,523,175
15	80	- 1,129,421	718,913	925,381	1,841,669	3,200,900	5,005,257	5,452,674	6,347,507	7,689,757
16	80	1,254,994	2,331,438	2,461,497	2,994,723	3,794,562	4,850,944	5,115,015	5,643,159	6,432,017
17	200	1,355,625	2,065,075	2,152,724	2,505,765	3,031,172	3,725,806	3,898,746	4,243,525	4,760,694

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	1,228,243	2,283,467	2,432,338	2,959,955	3,751,365	4,806,588	5,070,401	5,598,008	6,389,428
7	6	2,220,632	3,690,362	3,886,369	4,621,235	5,723,532	7,193,263	7,560,695	8,295,561	9,397,859
10	8	- 1,328,809	815,095	1,074,106	2,136,791	3,730,813	5,856,173	6,387,510	7,450,185	9,044,207
13	25	2,124,951	2,994,259	3,107,149	3,539,417	4,187,822	5,052,360	5,268,494	5,700,764	6,349,167

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	Greenfield, edge of settlement	2	0.1	62,269	139,537	150,570	189,204	247,155	324,424	343,741	382,375	440,327
2	Town based in-fill	3	0.1	128,635	235,826	251,131	304,727	385,120	492,311	519,109	572,705	653,098
3	Greenfield, edge of settlement	3	0.2	106,230	231,981	249,936	312,812	407,125	532,876	564,313	627,188	721,501
4	Greenfield, edge of settlement	4	0.2	400,217	555,890	578,117	655,954	772,709	928,382	967,300	1,045,137	1,161,892
5	Greenfield, edge of settlement	5	0.3	472,709	658,304	684,804	777,602	916,799	1,102,395	1,148,793	1,241,592	1,380,789
6	Greenfield, edge of settlement	6	0.3	520,830	728,394	758,031	861,813	1,017,486	1,225,051	1,276,942	1,380,723	1,536,397
7	Town based in-fill	6	0.1	276,188	455,344	479,563	569,143	703,510	882,666	927,456	1,017,034	1,151,402
8	Greenfield, edge of settlement	7	0.4	644,384	898,537	934,826	1,061,902	1,252,517	1,506,669	1,570,208	1,697,284	1,887,898
9	Greenfield, edge of settlement	8	0.4	743,567	1,036,354	1,078,160	1,224,553	1,444,143	1,736,930	1,810,128	1,956,521	2,176,111
10	Town based in-fill	8	0.1	- 121,011	96,575	123,317	231,266	393,188	609,085	663,059	771,008	932,931
11	Greenfield, edge of settlement	9	0.5	816,059	1,138,769	1,184,847	1,346,201	1,588,233	1,910,943	1,991,621	2,152,976	2,395,008
12	Greenfield, edge of settlement	10	0.3	715,631	1,055,006	1,102,747	1,272,434	1,526,965	1,866,341	1,951,185	2,120,873	2,375,404
13	Town based in-fill	25	0.8	1,814,296	2,550,431	2,647,586	3,013,969	3,563,545	4,296,312	4,479,504	4,845,888	5,395,464
14	Greenfield, edge of settlement	30	1.5	2,033,254	3,043,026	3,176,374	3,676,875	4,426,993	5,427,149	5,677,188	6,177,265	6,927,383
15	Scrubland, edge of settlement	80	1.1	- 1,163,544	983,088	1,228,058	2,292,913	3,870,676	5,964,861	6,484,951	7,525,131	9,082,991
16	Greenfield, edge of settlement	80	2.0	2,640,565	4,828,607	5,097,968	6,182,908	7,807,423	9,956,456	10,493,714	11,568,231	13,168,977
17	Greenfield, edge of settlement	200	8.0	11,187,538	16,955,349	17,680,788	20,552,032	24,818,309	30,462,495	31,864,943	34,669,840	38,873,494

Aff Hsg %	10%
Rented %	50%
Intermediate %	50%
Growth	On

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	622,690	1,395,371	1,505,697	1,892,038	2,471,554	3,244,245	3,437,410	3,823,750	4,403,266
3	3	708,201	1,546,539	1,666,239	2,085,412	2,714,166	3,552,504	3,762,087	4,181,252	4,810,007
4	4	2,001,083	2,779,450	2,890,586	3,279,770	3,863,543	4,641,910	4,836,499	5,225,683	5,809,461
5	5	1,890,835	2,633,216	2,739,218	3,110,408	3,667,196	4,409,581	4,595,174	4,966,368	5,523,156
6	6	1,736,100	2,427,979	2,526,769	2,872,710	3,391,621	4,083,503	4,256,474	4,602,411	5,121,323
8	7	1,841,097	2,567,249	2,670,930	3,034,005	3,578,619	4,304,768	4,486,308	4,849,382	5,393,994
9	8	1,858,918	2,590,886	2,695,399	3,061,383	3,610,358	4,342,326	4,525,319	4,891,303	5,440,277
11	9	1,813,465	2,530,599	2,632,993	2,991,558	3,529,408	4,246,541	4,425,825	4,784,390	5,322,240
12	10	2,146,894	3,165,018	3,308,240	3,817,302	4,580,896	5,599,023	5,853,556	6,362,618	7,126,212
14	30	1,355,503	2,028,684	2,117,583	2,451,250	2,951,328	3,618,099	3,784,792	4,118,177	4,618,255
15	80	- 1,018,101	860,202	1,074,550	2,006,299	3,386,842	5,219,254	5,674,332	6,584,490	7,947,617
16	80	1,320,282	2,414,303	2,548,984	3,091,454	3,903,711	4,978,228	5,246,857	5,784,116	6,584,488
17	200	1,398,442	2,119,419	2,210,099	2,569,004	3,102,289	3,807,812	3,983,118	4,333,730	4,859,187

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	1,286,354	2,358,263	2,511,311	3,047,270	3,851,199	4,923,108	5,191,088	5,727,048	6,530,977
7	6	2,301,566	3,794,536	3,996,361	4,742,854	5,862,582	7,355,552	7,728,802	8,475,287	9,595,015
10	8	- 1,210,110	965,751	1,233,168	2,312,656	3,931,876	6,090,850	6,630,594	7,710,081	9,329,312
13	25	2,177,155	3,060,517	3,177,103	3,616,763	4,276,254	5,155,575	5,375,405	5,815,065	6,474,557

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	Greenfield, edge of settlement	2	0.1	-108,321	-74,063	-70,167	-53,037	-27,344	6,818	15,262	32,153	57,488
2	Town based in-fill	3	0.1	-107,404	-59,879	-54,474	-30,711	4,863	51,725	63,440	86,871	122,017
3	Greenfield, edge of settlement	3	0.2	-171,344	-115,590	-109,249	-81,372	-39,557	15,970	29,714	57,202	98,433
4	Greenfield, edge of settlement	4	0.2	3,146	71,203	78,944	112,972	164,015	232,072	249,086	283,115	334,156
5	Greenfield, edge of settlement	5	0.3	-678	80,469	89,698	130,268	191,121	272,259	292,544	333,113	393,966
6	Greenfield, edge of settlement	6	0.3	-8,675	82,188	92,510	137,881	205,938	296,681	319,366	364,737	432,794
7	Town based in-fill	6	0.1	-114,073	-34,641	-26,374	13,156	71,898	150,222	169,802	208,964	267,706
8	Greenfield, edge of settlement	7	0.4	-3,898	107,266	119,905	175,459	258,791	369,902	397,679	453,233	536,565
9	Greenfield, edge of settlement	8	0.4	-3,248	124,797	139,357	203,357	299,357	427,357	459,356	523,355	619,355
10	Town based in-fill	8	0.1	-477,136	-381,415	-372,829	-324,969	-253,178	-157,458	-133,527	-85,667	-13,876
11	Greenfield, edge of settlement	9	0.5	-7,117	134,064	150,112	220,652	326,463	467,543	502,814	573,354	679,165
12	Greenfield, edge of settlement	10	0.3	-113,386	36,562	53,041	127,225	238,500	386,867	423,958	498,142	609,417
13	Town based in-fill	25	0.8	114,807	442,388	475,808	639,600	885,285	1,210,838	1,291,894	1,454,008	1,697,178
14	Greenfield, edge of settlement	30	1.5	-290,706	160,467	206,083	429,642	764,979	1,212,097	1,323,876	1,547,415	1,879,318
15	Scrubland, edge of settlement	80	1.1	-4,746,822	-3,789,940	-3,712,774	-3,234,333	-2,516,670	-1,559,788	-1,320,567	-842,125	-124,464
16	Greenfield, edge of settlement	80	2.0	-1,992,324	-992,304	-900,560	-400,550	344,588	1,326,499	1,569,867	2,056,603	2,780,146
17	Greenfield, edge of settlement	200	8.0	-2,186,146	482,270	729,755	2,046,569	3,999,285	6,572,477	7,209,321	8,481,317	10,382,863

Aff Hsg %	50%
Rented %	75%
Intermediate %	25%
Growth	Values -5%

Residual values per gross hectare

Per ha: £300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	2	-1,083,213	-740,628	-701,666	-530,369	-273,438	68,181	152,623	321,526	574,880
3	3	-1,142,295	-770,602	-728,324	-542,481	-263,716	106,468	198,091	381,346	656,217
4	4	15,728	356,014	394,721	564,861	820,074	1,160,360	1,245,428	1,415,573	1,670,781
5	5	-2,713	321,875	358,791	521,071	764,485	1,089,038	1,170,176	1,332,452	1,575,866
6	6	-28,916	273,960	308,367	459,605	686,459	988,935	1,064,554	1,215,789	1,442,646
8	7	-11,138	306,475	342,586	501,312	739,404	1,056,862	1,136,225	1,294,951	1,533,043
9	8	-8,119	311,994	348,392	508,393	748,393	1,068,391	1,148,390	1,308,389	1,548,388
11	9	-15,816	297,919	333,581	490,337	725,472	1,038,984	1,117,363	1,274,119	1,509,255
12	10	-340,158	109,687	159,124	381,676	715,501	1,160,601	1,271,874	1,494,426	1,828,251
14	30	-193,804	106,978	137,389	286,428	509,986	808,065	882,584	1,031,610	1,252,879
15	80	-4,153,469	-3,316,197	-3,248,677	-2,830,041	-2,202,087	-1,364,815	-1,155,497	-736,860	-108,906
16	80	-996,162	-496,152	-450,280	-200,275	172,294	663,250	784,933	1,028,302	1,390,073
17	200	-273,268	60,284	91,219	255,821	499,911	821,560	901,165	1,060,165	1,297,858

Previously developed sites

Per ha: £850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
2	3	-1,074,042	-598,792	-544,738	-307,108	48,634	517,248	634,399	868,712	1,220,165
7	6	-950,611	-288,679	-219,783	109,631	599,150	1,251,847	1,415,017	1,741,366	2,230,885
10	8	-4,771,361	-3,814,154	-3,728,291	-3,249,688	-2,531,782	-1,574,575	-1,335,274	-856,670	-138,765
13	25	137,768	530,866	570,970	767,519	1,062,343	1,453,005	1,550,273	1,744,809	2,036,613

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 87,081	- 46,722	- 41,301	- 21,122	9,019	48,814	58,763	78,660	108,506
2	Town based in-fill	3	0.1	- 77,938	- 21,950	- 14,429	13,375	54,779	109,984	123,785	151,388	192,793
3	Greenfield, edge of settlement	3	0.2	- 136,776	- 71,095	- 62,271	- 29,431	19,552	84,317	100,508	132,890	181,463
4	Greenfield, edge of settlement	4	0.2	45,343	125,518	136,288	176,376	236,507	316,681	336,725	376,813	436,944
5	Greenfield, edge of settlement	5	0.3	49,638	145,223	158,065	205,858	277,547	373,133	397,029	444,821	516,511
6	Greenfield, edge of settlement	6	0.3	47,709	154,609	168,970	222,419	302,594	409,494	436,219	489,668	569,843
7	Town based in-fill	6	0.1	- 64,823	28,350	39,989	86,124	155,326	247,595	270,662	316,797	385,999
8	Greenfield, edge of settlement	7	0.4	65,047	195,941	213,526	278,972	377,142	508,036	540,759	606,206	704,376
9	Greenfield, edge of settlement	8	0.4	76,160	226,951	247,209	322,605	435,698	586,489	624,186	699,583	812,675
10	Town based in-fill	8	0.1	- 417,788	- 305,022	- 292,175	- 235,792	- 151,219	- 38,454	- 10,263	45,476	128,870
11	Greenfield, edge of settlement	9	0.5	80,456	246,658	268,985	352,086	476,738	642,939	684,490	767,591	892,242
12	Greenfield, edge of settlement	10	0.3	- 20,093	154,972	178,055	265,448	396,536	571,321	615,018	702,409	833,498
13	Town based in-fill	25	0.8	332,322	722,370	771,407	965,712	1,255,078	1,640,899	1,737,354	1,930,265	2,219,631
14	Greenfield, edge of settlement	30	1.5	10,238	542,616	609,547	875,735	1,275,018	1,802,504	1,934,156	2,197,460	2,592,417
15	Scrubland, edge of settlement	80	1.1	- 4,110,711	- 2,971,150	- 2,848,315	- 2,278,534	- 1,423,864	- 284,303	580	562,410	1,401,310
16	Greenfield, edge of settlement	80	2.0	- 1,320,829	- 127,970	11,818	599,925	1,474,652	2,627,669	2,914,444	3,485,184	4,336,128
17	Greenfield, edge of settlement	200	8.0	- 399,734	2,735,807	3,105,170	4,644,299	6,930,557	9,943,967	10,686,963	12,170,251	14,378,728

Aff Hsg %	50%
Rented %	50%
Intermediate %	50%
Growth	Values -5%

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 870,807	- 467,223	- 413,009	- 211,216	90,193	488,135	587,631	786,602	1,085,059
3	3	- 911,838	- 473,967	- 415,143	- 196,208	130,349	562,111	670,053	885,931	1,209,751
4	4	226,716	627,588	681,442	881,878	1,182,535	1,583,407	1,683,627	1,884,063	2,184,720
5	5	198,552	580,894	632,259	823,430	1,110,189	1,492,531	1,588,114	1,779,285	2,066,043
6	6	159,028	515,362	563,233	741,398	1,008,646	1,364,980	1,454,063	1,632,228	1,899,476
8	7	185,849	559,831	610,073	797,064	1,077,549	1,451,531	1,545,025	1,732,016	2,012,504
9	8	190,401	567,378	618,023	806,511	1,089,245	1,466,222	1,560,465	1,748,956	2,031,688
11	9	178,791	548,129	597,745	782,414	1,059,418	1,428,754	1,521,089	1,705,758	1,982,760
12	10	- 60,280	464,915	534,166	796,344	1,189,608	1,713,964	1,845,053	2,107,228	2,500,495
14	30	6,825	361,744	406,364	583,823	850,012	1,201,670	1,289,437	1,464,973	1,728,278
15	80	- 3,596,872	- 2,599,756	- 2,492,275	- 1,993,718	- 1,245,881	- 248,765	507	492,109	1,226,146
16	80	- 660,415	- 63,985	5,909	299,963	737,326	1,313,835	1,457,222	1,742,592	2,168,064
17	200	- 49,967	341,976	388,146	580,537	866,320	1,242,996	1,335,870	1,521,281	1,797,341

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 779,378	- 219,503	- 144,290	133,747	547,787	1,099,840	1,237,854	1,513,880	1,927,930
7	6	- 540,196	236,253	333,241	717,697	1,294,380	2,063,290	2,255,518	2,639,974	3,216,657
10	8	- 4,177,876	- 3,050,225	- 2,921,753	- 2,357,922	- 1,512,191	- 384,539	- 102,629	454,757	1,288,696
13	25	398,786	866,844	925,688	1,158,854	1,506,094	1,969,079	2,084,825	2,316,318	2,663,557

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	Greenfield, edge of settlement	2	0.1	-92,734	-54,064	-49,998	-30,663	-1,661	36,492	46,025	65,090	93,687
2	Town based in-fill	3	0.1	-85,780	-32,135	-26,495	323	39,995	92,892	106,116	132,563	172,235
3	Greenfield, edge of settlement	3	0.2	-145,976	-83,043	-76,426	-44,959	2,210	64,264	79,778	110,806	157,346
4	Greenfield, edge of settlement	4	0.2	34,112	110,933	119,011	157,421	215,037	291,858	311,062	349,473	407,088
5	Greenfield, edge of settlement	5	0.3	36,249	127,836	137,466	183,260	251,949	343,536	366,434	412,226	480,917
6	Greenfield, edge of settlement	6	0.3	32,734	135,161	145,933	197,146	273,967	376,395	402,001	453,216	530,036
7	Town based in-fill	6	0.1	-78,545	10,959	19,348	63,553	129,860	218,270	240,372	284,577	350,883
8	Greenfield, edge of settlement	7	0.4	46,712	172,129	185,318	248,027	342,090	467,508	498,862	561,571	655,634
9	Greenfield, edge of settlement	8	0.4	55,037	199,521	214,713	286,955	395,317	539,800	575,921	648,162	756,524
10	Town based in-fill	8	0.1	-435,425	-327,377	-318,778	-264,753	-183,718	-75,671	-48,659	5,290	85,195
11	Greenfield, edge of settlement	9	0.5	57,174	216,423	233,169	312,793	432,230	591,479	631,291	710,916	830,352
12	Greenfield, edge of settlement	10	0.3	-45,247	122,858	139,990	223,727	349,331	516,804	558,672	642,409	768,014
13	Town based in-fill	25	0.8	233,226	601,338	635,195	819,251	1,095,335	1,460,899	1,552,007	1,734,225	2,007,550
14	Greenfield, edge of settlement	30	1.5	-126,788	377,417	423,630	674,848	1,051,676	1,554,113	1,679,721	1,929,884	2,302,947
15	Scrubland, edge of settlement	80	1.1	-4,418,689	-3,343,501	-3,269,170	-2,731,575	-1,925,185	-849,997	-581,200	-43,605	752,142
16	Greenfield, edge of settlement	80	2.0	-1,653,347	-530,460	-439,651	120,094	950,509	2,046,284	2,319,576	2,862,803	3,673,337
17	Greenfield, edge of settlement	200	8.0	-1,255,820	1,724,851	1,971,247	3,436,376	5,619,437	8,501,824	9,216,524	10,645,922	12,777,778

Aff Hsg %	40%
Rented %	75%
Intermediate %	25%
Growth	Values -5%

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	-927,335	-540,636	-499,976	-306,631	-16,609	364,920	460,250	650,900	936,870
3	3	-973,170	-553,620	-509,503	-299,728	14,731	428,426	531,850	738,704	1,048,976
4	4	170,560	554,663	595,055	787,104	1,075,186	1,459,289	1,555,311	1,747,366	2,035,442
5	5	144,994	511,342	549,864	733,038	1,007,797	1,374,146	1,465,735	1,648,905	1,923,668
6	6	109,115	450,538	486,443	657,155	913,224	1,254,650	1,340,004	1,510,719	1,766,788
8	7	133,462	491,798	529,479	708,648	977,401	1,335,736	1,425,320	1,604,489	1,873,241
9	8	137,594	498,802	536,783	717,387	988,293	1,349,499	1,439,802	1,620,405	1,891,311
11	9	127,053	480,940	518,154	695,096	960,512	1,314,398	1,402,869	1,579,813	1,845,226
12	10	-135,741	368,573	419,971	671,182	1,047,994	1,550,413	1,676,017	1,927,228	2,304,043
14	30	-84,525	251,612	282,420	449,899	701,117	1,036,075	1,119,814	1,286,589	1,535,298
15	80	-3,866,352	-2,925,564	-2,860,524	-2,390,129	-1,684,537	-743,747	-508,550	-38,155	658,124
16	80	-826,674	-265,230	-219,825	60,047	475,254	1,023,142	1,159,788	1,431,401	1,836,669
17	200	-156,978	215,606	246,406	429,547	702,430	1,062,728	1,152,065	1,330,740	1,597,222

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	-857,796	-321,351	-264,946	3,228	399,954	928,918	1,061,156	1,325,633	1,722,349
7	6	-654,544	91,328	161,236	529,610	1,082,166	1,818,914	2,003,097	2,371,471	2,924,028
10	8	-4,354,247	-3,273,770	-3,187,778	-2,647,534	-1,837,184	-756,708	-486,591	52,899	851,946
13	25	279,871	721,605	762,234	983,101	1,314,402	1,753,079	1,862,408	2,081,070	2,409,059

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	-75,741	-32,191	-26,905	-5,131	27,147	70,089	80,825	102,295	134,503
2	Town based in-fill	3	0.1	-62,207	-1,792	5,463	35,249	79,927	139,499	154,391	184,177	228,856
3	Greenfield, edge of settlement	3	0.2	-118,321	-47,446	-38,843	-3,406	49,056	118,942	136,413	171,356	223,770
4	Greenfield, edge of settlement	4	0.2	67,869	154,385	164,887	208,144	273,030	359,546	381,174	424,432	489,319
5	Greenfield, edge of settlement	5	0.3	76,495	179,639	192,160	243,732	321,091	424,235	450,022	501,594	578,952
6	Greenfield, edge of settlement	6	0.3	77,744	193,097	207,100	264,777	351,292	466,646	495,484	553,161	639,676
7	Town based in-fill	6	0.1	-39,146	60,967	72,144	121,928	196,603	296,168	321,060	370,843	445,517
8	Greenfield, edge of settlement	7	0.4	101,824	243,069	260,214	330,837	436,771	578,015	613,327	683,949	789,883
9	Greenfield, edge of settlement	8	0.4	118,528	281,244	300,995	382,353	504,390	667,106	707,785	789,143	911,180
10	Town based in-fill	8	0.1	-387,945	-266,262	-254,254	-193,412	-102,151	19,259	49,255	109,247	199,236
11	Greenfield, edge of settlement	9	0.5	127,154	306,499	328,269	417,941	552,450	731,796	776,632	866,305	1,000,814
12	Greenfield, edge of settlement	10	0.3	28,978	217,585	240,001	334,305	475,761	664,368	711,520	805,823	947,279
13	Town based in-fill	25	0.8	407,238	825,323	871,674	1,080,716	1,391,238	1,804,948	1,908,375	2,115,230	2,425,512
14	Greenfield, edge of settlement	30	1.5	112,491	683,135	746,401	1,031,723	1,459,707	2,026,415	2,167,583	2,449,920	2,873,425
15	Scrubland, edge of settlement	80	1.1	-3,909,800	-2,688,469	-2,577,603	-1,966,938	-1,050,939	168,013	469,086	1,071,231	1,965,732
16	Greenfield, edge of settlement	80	2.0	-1,116,151	158,762	286,334	916,002	1,850,415	3,084,952	3,392,105	4,005,464	4,917,216
17	Greenfield, edge of settlement	200	8.0	170,892	3,518,819	3,862,294	5,510,612	7,964,007	11,202,449	12,005,840	13,601,162	15,981,371

Aff Hsg %	40%
Rented %	50%
Intermediate %	50%
Growth	Values -5%

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	-757,411	-321,911	-269,052	-51,307	271,473	700,893	808,250	1,022,955	1,345,027
3	3	-788,807	-316,308	-258,956	-22,703	327,040	792,945	909,420	1,142,375	1,491,799
4	4	339,347	771,924	824,434	1,040,722	1,365,150	1,797,728	1,905,872	2,122,161	2,446,594
5	5	305,980	718,557	768,640	974,928	1,284,363	1,696,940	1,800,086	2,006,375	2,315,809
6	6	259,148	643,658	690,334	882,591	1,170,972	1,555,486	1,651,614	1,843,870	2,132,252
8	7	290,927	694,483	743,468	945,249	1,247,917	1,651,472	1,752,363	1,954,141	2,256,809
9	8	296,320	703,110	752,488	955,883	1,260,976	1,667,766	1,769,463	1,972,858	2,277,950
11	9	282,564	681,108	729,486	928,758	1,227,667	1,626,213	1,725,850	1,925,122	2,224,031
12	10	86,934	652,756	720,003	1,002,916	1,427,282	1,993,104	2,134,561	2,417,470	2,841,836
14	30	74,994	455,424	497,601	687,815	973,138	1,350,943	1,445,055	1,633,280	1,915,617
15	80	-3,421,075	-2,352,411	-2,255,403	-1,721,070	-919,572	147,012	410,450	937,327	1,720,016
16	80	-558,076	79,381	143,167	458,001	925,208	1,542,476	1,696,053	2,002,732	2,458,608
17	200	21,362	439,852	482,787	688,826	995,501	1,400,306	1,500,730	1,700,145	1,997,671

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	-622,066	-17,924	54,631	352,490	799,272	1,394,990	1,543,914	1,841,772	2,288,555
7	6	-326,217	508,056	601,202	1,016,064	1,638,355	2,468,069	2,675,499	3,090,361	3,712,644
10	8	-3,879,451	-2,662,624	-2,542,537	-1,934,124	-1,021,509	192,593	492,550	1,092,474	1,992,355
13	25	488,686	990,387	1,046,008	1,296,859	1,669,485	2,165,938	2,290,050	2,538,276	2,910,615

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 77,146	- 34,065	- 29,830	- 8,288	23,687	66,167	76,788	98,027	129,887
2	Town based in-fill	3	0.1	- 64,156	- 4,392	1,463	30,929	75,127	134,058	148,790	178,256	222,453
3	Greenfield, edge of settlement	3	0.2	- 120,608	- 50,496	- 43,602	- 8,545	43,424	112,559	129,842	164,408	216,259
4	Greenfield, edge of settlement	4	0.2	65,078	150,663	159,077	201,870	266,059	351,644	373,040	415,832	480,021
5	Greenfield, edge of settlement	5	0.3	73,167	175,202	185,234	236,252	312,778	414,814	440,322	491,341	567,868
6	Greenfield, edge of settlement	6	0.3	74,022	188,135	199,355	256,411	341,996	456,110	484,637	541,694	627,279
7	Town based in-fill	6	0.1	- 43,017	56,078	64,703	113,951	187,822	286,318	310,941	360,189	434,061
8	Greenfield, edge of settlement	7	0.4	97,267	236,993	250,730	320,594	425,388	565,114	600,046	669,909	774,704
9	Greenfield, edge of settlement	8	0.4	113,278	274,244	290,070	370,553	491,278	652,244	692,485	772,968	893,693
10	Town based in-fill	8	0.1	- 393,712	- 273,339	- 264,725	- 204,539	- 114,259	6,030	35,704	95,051	184,072
11	Greenfield, edge of settlement	9	0.5	121,367	298,783	316,227	404,935	537,998	715,414	759,769	848,477	981,540
12	Greenfield, edge of settlement	10	0.3	22,574	209,153	226,939	320,229	460,164	646,743	693,388	786,677	926,611
13	Town based in-fill	25	0.8	351,645	760,286	794,582	998,903	1,305,383	1,710,960	1,812,120	2,014,441	2,317,922
14	Greenfield, edge of settlement	30	1.5	36,612	594,367	641,178	920,055	1,338,373	1,896,128	2,035,567	2,312,353	2,726,575
15	Scrubland, edge of settlement	80	1.1	- 4,090,555	- 2,897,062	- 2,825,566	- 2,228,819	- 1,333,699	- 140,205	155,961	744,381	1,626,219
16	Greenfield, edge of settlement	80	2.0	- 1,314,372	- 68,616	20,963	635,149	1,553,203	2,766,069	3,067,522	3,667,125	4,566,530
17	Greenfield, edge of settlement	200	8.0	- 325,494	2,960,406	3,203,170	4,826,184	7,238,726	10,430,324	11,223,726	12,810,527	15,172,693

Aff Hsg %	30%
Rented %	75%
Intermediate %	25%
Growth	Values -5%

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 771,458	- 340,653	- 298,296	- 82,884	236,873	661,668	767,877	980,274	1,298,870
3	3	- 804,052	- 336,638	- 290,683	- 56,969	289,495	750,391	865,615	1,096,056	1,441,728
4	4	325,391	753,313	795,385	1,009,348	1,330,293	1,758,219	1,865,200	2,079,158	2,400,103
5	5	292,669	700,809	740,937	945,009	1,251,113	1,659,258	1,761,290	1,965,362	2,271,471
6	6	246,740	627,116	664,516	854,704	1,139,985	1,520,365	1,615,458	1,805,646	2,090,930
8	7	277,904	677,124	716,372	915,982	1,215,395	1,614,611	1,714,417	1,914,027	2,213,440
9	8	283,195	685,611	725,175	926,383	1,228,195	1,630,609	1,731,213	1,932,421	2,234,233
11	9	269,704	663,963	702,727	899,855	1,195,551	1,589,809	1,688,375	1,885,505	2,181,201
12	10	67,721	627,459	680,818	960,688	1,380,491	1,940,228	2,080,163	2,360,031	2,779,833
14	30	24,408	396,245	427,452	613,370	892,248	1,264,086	1,357,045	1,541,569	1,817,717
15	80	- 3,579,236	- 2,534,929	- 2,472,370	- 1,950,216	- 1,166,986	- 122,680	136,466	651,333	1,422,942
16	80	- 657,186	- 34,308	10,481	317,575	776,602	1,383,034	1,533,761	1,833,562	2,283,265
17	200	- 40,687	370,051	400,396	603,273	904,841	1,303,791	1,402,966	1,601,316	1,896,587

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 641,561	- 43,920	14,634	309,286	751,274	1,340,577	1,487,903	1,782,555	2,224,533
7	6	- 358,478	467,313	539,189	949,588	1,565,183	2,385,981	2,591,177	3,001,576	3,617,171
10	8	- 3,937,122	- 2,733,386	- 2,647,254	- 2,045,391	- 1,142,587	60,304	357,040	950,512	1,840,720
13	25	421,974	912,343	953,498	1,198,683	1,566,460	2,053,152	2,174,544	2,417,330	2,781,507

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 64,401	- 17,660	- 12,510	10,710	45,276	91,365	102,887	125,932	160,499
2	Town based in-fill	3	0.1	- 46,476	18,110	25,155	57,123	105,076	169,014	184,997	216,966	264,919
3	Greenfield, edge of settlement	3	0.2	- 99,867	- 23,798	- 15,415	22,303	78,559	153,567	172,318	209,822	266,078
4	Greenfield, edge of settlement	4	0.2	90,397	183,252	193,484	239,912	309,554	402,410	425,623	472,051	541,693
5	Greenfield, edge of settlement	5	0.3	103,351	214,055	226,254	281,607	364,634	475,338	503,014	558,366	641,394
6	Greenfield, edge of settlement	6	0.3	107,779	231,587	245,231	307,134	399,990	523,797	554,749	616,653	709,508
7	Town based in-fill	6	0.1	- 13,468	93,583	104,300	157,732	237,879	344,742	371,458	424,890	505,037
8	Greenfield, edge of settlement	7	0.4	138,601	290,198	306,903	382,702	496,399	647,995	685,894	761,693	875,390
9	Greenfield, edge of settlement	8	0.4	160,896	335,537	354,782	442,102	573,083	747,724	791,384	878,705	1,009,685
10	Town based in-fill	8	0.1	- 358,103	- 227,502	- 216,333	- 151,033	- 53,083	76,436	108,630	173,019	269,602
11	Greenfield, edge of settlement	9	0.5	173,851	366,340	387,552	483,797	628,163	820,652	868,775	965,019	1,109,386
12	Greenfield, edge of settlement	10	0.3	77,768	280,198	301,947	403,163	554,986	757,415	808,023	909,238	1,061,060
13	Town based in-fill	25	0.8	482,154	928,276	971,941	1,195,001	1,527,398	1,968,996	2,079,396	2,300,196	2,631,394
14	Greenfield, edge of settlement	30	1.5	214,744	823,656	883,255	1,187,711	1,644,396	2,250,325	2,401,010	2,702,380	3,154,434
15	Scrubland, edge of settlement	80	1.1	- 3,708,888	- 2,405,788	- 2,306,890	- 1,655,340	- 678,015	616,363	937,593	1,578,741	2,530,156
16	Greenfield, edge of settlement	80	2.0	- 911,475	443,707	560,850	1,232,081	2,226,179	3,542,234	3,869,767	4,524,834	5,498,304
17	Greenfield, edge of settlement	200	8.0	735,939	4,301,831	4,619,418	6,376,926	8,997,456	12,460,930	13,318,519	15,031,017	17,581,613

Aff Hsg %	30%
Rented %	50%
Intermediate %	50%
Growth	Values -5%

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 644,014	- 176,600	- 125,095	107,096	452,764	913,650	1,028,869	1,259,318	1,604,985
3	3	- 665,783	- 158,656	- 102,769	148,690	523,724	1,023,779	1,148,786	1,398,813	1,773,854
4	4	451,983	916,261	967,420	1,199,561	1,547,771	2,012,049	2,128,117	2,360,254	2,708,463
5	5	413,405	856,221	905,017	1,126,427	1,458,538	1,901,354	2,012,055	2,233,465	2,565,576
6	6	359,265	771,957	817,435	1,023,780	1,333,298	1,745,991	1,849,165	2,055,510	2,365,028
8	7	396,002	829,137	876,866	1,093,433	1,418,282	1,851,414	1,959,697	2,176,265	2,501,113
9	8	402,240	838,843	886,954	1,105,256	1,432,706	1,869,309	1,978,461	2,196,762	2,524,213
11	9	386,337	814,089	861,226	1,075,104	1,395,917	1,823,672	1,930,610	2,144,487	2,465,303
12	10	233,305	840,594	905,841	1,209,489	1,664,957	2,272,245	2,424,069	2,727,713	3,183,181
14	30	143,163	549,104	588,837	791,808	1,096,264	1,500,217	1,600,674	1,801,587	2,102,956
15	80	- 3,245,277	- 2,105,064	- 2,018,529	- 1,448,422	- 593,263	539,318	820,394	1,381,399	2,213,887
16	80	- 455,737	221,853	280,425	616,040	1,113,089	1,771,117	1,934,883	2,262,417	2,749,152
17	200	91,992	537,729	577,427	797,116	1,124,682	1,557,616	1,664,815	1,878,877	2,197,702

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 464,763	181,096	251,552	571,232	1,050,758	1,690,139	1,849,974	2,169,664	2,649,190
7	6	- 112,230	779,859	869,164	1,314,431	1,982,322	2,872,847	3,095,481	3,540,747	4,208,639
10	8	- 3,581,025	- 2,275,024	- 2,163,331	- 1,510,326	- 530,828	764,358	1,086,302	1,730,191	2,696,025
13	25	578,585	1,113,931	1,166,329	1,434,002	1,832,878	2,362,796	2,495,275	2,760,235	3,157,673

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 61,559	- 14,066	- 9,661	13,890	49,012	95,842	107,549	130,965	166,087
2	Town based in-fill	3	0.1	- 42,533	23,027	29,052	61,534	110,258	175,224	191,465	223,948	272,672
3	Greenfield, edge of settlement	3	0.2	- 95,240	- 17,947	- 10,779	27,478	84,639	160,852	179,906	218,012	275,173
4	Greenfield, edge of settlement	4	0.2	96,044	190,393	199,144	246,318	317,080	411,430	435,017	482,191	552,953
5	Greenfield, edge of settlement	5	0.3	110,085	222,569	233,002	289,244	373,607	486,091	514,212	570,455	654,818
6	Greenfield, edge of settlement	6	0.3	115,310	241,108	252,777	315,676	410,025	535,824	567,273	630,173	724,522
7	Town based in-fill	6	0.1	- 7,490	101,197	110,057	164,348	245,784	354,366	381,511	435,802	517,239
8	Greenfield, edge of settlement	7	0.4	147,822	301,856	316,144	393,160	508,687	662,721	701,229	778,247	893,772
9	Greenfield, edge of settlement	8	0.4	171,518	348,968	365,426	454,152	587,238	764,688	809,051	897,775	1,030,862
10	Town based in-fill	8	0.1	- 352,001	- 219,300	- 210,674	- 144,324	- 44,798	86,676	119,388	184,813	282,949
11	Greenfield, edge of settlement	9	0.5	185,559	381,144	399,285	497,077	643,765	839,350	888,246	986,038	1,132,728
12	Greenfield, edge of settlement	10	0.3	89,763	295,448	313,888	416,731	570,995	776,680	828,102	930,944	1,085,209
13	Town based in-fill	25	0.8	470,063	919,235	953,968	1,178,554	1,515,433	1,961,021	2,072,233	2,294,658	2,628,295
14	Greenfield, edge of settlement	30	1.5	198,242	811,317	858,724	1,165,262	1,625,069	2,238,144	2,391,233	2,694,821	3,150,203
15	Scrubland, edge of settlement	80	1.1	- 3,762,422	- 2,450,623	- 2,381,962	- 1,726,062	- 742,213	561,638	885,011	1,531,759	2,491,956
16	Greenfield, edge of settlement	80	2.0	- 975,395	387,742	475,440	1,150,204	2,153,292	3,483,175	3,812,600	4,471,448	5,459,721
17	Greenfield, edge of settlement	200	8.0	596,392	4,190,560	4,432,378	6,213,880	8,858,015	12,358,825	13,230,927	14,975,133	17,567,607

Aff Hsg %	20%
Rented %	75%
Intermediate %	25%
Growth	Values -5%

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 615,590	- 140,660	- 96,606	138,895	490,117	958,416	1,075,494	1,309,648	1,660,870
3	3	- 634,933	- 119,649	- 71,862	183,188	564,260	1,072,350	1,199,374	1,453,415	1,834,487
4	4	480,218	951,967	995,719	1,231,591	1,585,399	2,057,148	2,175,084	2,410,956	2,764,764
5	5	440,340	890,276	932,010	1,156,976	1,494,429	1,944,366	2,056,849	2,281,819	2,619,273
6	6	384,368	803,695	842,589	1,052,254	1,366,750	1,786,080	1,890,911	2,100,576	2,415,072
8	7	422,350	862,447	903,268	1,123,315	1,453,391	1,893,488	2,003,512	2,223,562	2,553,635
9	8	428,796	872,420	913,566	1,135,379	1,468,095	1,911,719	2,022,627	2,244,437	2,577,155
11	9	412,353	846,986	887,300	1,104,616	1,430,590	1,865,223	1,973,880	2,191,197	2,517,172
12	10	269,288	886,344	941,664	1,250,194	1,712,984	2,330,040	2,484,307	2,792,833	3,255,626
14	30	132,161	540,878	572,483	776,842	1,083,379	1,492,096	1,594,155	1,796,547	2,100,136
15	80	- 3,292,119	- 2,144,295	- 2,084,217	- 1,510,304	- 649,437	491,433	774,385	1,340,289	2,180,461
16	80	- 487,698	193,871	237,720	575,102	1,076,646	1,741,588	1,906,300	2,235,724	2,729,861
17	200	74,549	523,820	554,047	776,735	1,107,252	1,544,853	1,653,866	1,871,892	2,195,951

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 425,326	230,265	290,518	615,344	1,102,584	1,752,237	1,914,650	2,239,477	2,726,717
7	6	- 62,419	843,306	917,142	1,369,566	2,048,199	2,953,049	3,179,257	3,631,681	4,310,322
10	8	- 3,520,008	- 2,193,002	- 2,106,741	- 1,443,238	- 447,979	866,757	1,193,876	1,848,125	2,829,494
13	25	564,076	1,103,082	1,144,762	1,414,265	1,818,519	2,353,225	2,486,680	2,753,590	3,153,954

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	Greenfield, edge of settlement	2	0.1	-53,063	-3,130	1,859	26,477	63,404	112,641	124,950	149,567	186,494
2	Town based in-fill	3	0.1	-30,746	37,986	44,846	78,998	130,225	198,528	215,603	249,756	300,982
3	Greenfield, edge of settlement	3	0.2	-81,413	-150	7,901	47,965	108,062	188,191	208,224	248,289	308,385
4	Greenfield, edge of settlement	4	0.2	112,923	212,120	222,082	271,680	346,077	445,273	470,072	519,670	594,068
5	Greenfield, edge of settlement	5	0.3	130,208	248,471	260,349	319,480	408,178	526,441	556,007	615,139	703,835
6	Greenfield, edge of settlement	6	0.3	137,815	270,077	283,361	349,492	448,687	580,949	614,015	680,146	779,341
7	Town based in-fill	6	0.1	12,040	126,199	136,455	193,535	279,155	393,315	421,855	478,935	564,555
8	Greenfield, edge of settlement	7	0.4	175,378	337,326	353,591	434,565	556,027	717,975	758,462	839,436	960,897
9	Greenfield, edge of settlement	8	0.4	203,264	389,830	408,567	501,850	641,775	828,341	874,982	968,266	1,108,190
10	Town based in-fill	8	0.1	-328,261	-188,742	-178,413	-108,654	-4,015	133,612	168,005	236,791	339,969
11	Greenfield, edge of settlement	9	0.5	220,548	426,181	446,834	549,651	703,875	909,509	960,917	1,063,734	1,217,958
12	Greenfield, edge of settlement	10	0.3	126,559	342,812	363,894	472,020	634,209	850,462	904,526	1,012,652	1,174,841
13	Town based in-fill	25	0.8	557,070	1,031,228	1,072,208	1,309,287	1,663,558	2,133,045	2,250,417	2,485,161	2,837,276
14	Greenfield, edge of settlement	30	1.5	316,997	964,176	1,020,109	1,343,700	1,829,084	2,474,236	2,634,437	2,954,839	3,435,442
15	Scrubland, edge of settlement	80	1.1	-3,507,977	-2,123,107	-2,036,178	-1,343,743	-305,090	1,064,713	1,406,099	2,083,369	3,094,580
16	Greenfield, edge of settlement	80	2.0	-706,797	728,652	835,365	1,546,273	2,601,942	3,999,517	4,347,429	5,043,253	6,079,392
17	Greenfield, edge of settlement	200	8.0	1,300,987	5,084,845	5,376,542	7,243,239	10,030,905	13,713,308	14,631,196	16,454,765	19,173,508

Aff Hsg %	20%
Rented %	50%
Intermediate %	50%
Growth	Values -5%

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	2	-530,628	-31,298	18,589	264,771	634,044	1,126,408	1,249,499	1,495,671	1,864,944
3	3	-542,752	-997	52,671	319,763	720,415	1,254,606	1,388,158	1,655,257	2,055,902
4	4	564,614	1,060,598	1,110,411	1,358,400	1,730,387	2,226,365	2,350,362	2,598,351	2,970,338
5	5	520,833	993,884	1,041,398	1,277,921	1,632,712	2,105,763	2,224,027	2,460,554	2,815,342
6	6	459,385	900,256	944,536	1,164,972	1,495,625	1,936,496	2,046,716	2,267,152	2,597,804
8	7	501,081	963,789	1,010,261	1,241,615	1,588,649	2,051,358	2,167,035	2,398,389	2,745,421
9	8	508,159	974,575	1,021,417	1,254,625	1,604,437	2,070,852	2,187,456	2,420,664	2,770,475
11	9	490,107	947,070	992,965	1,221,447	1,564,168	2,021,130	2,135,370	2,363,853	2,706,573
12	10	379,677	1,028,435	1,091,682	1,416,061	1,902,628	2,551,386	2,713,577	3,037,956	3,524,523
14	30	211,331	642,784	680,073	895,800	1,219,390	1,649,491	1,756,292	1,969,893	2,290,295
15	80	-3,069,480	-1,857,719	-1,781,656	-1,175,775	-266,954	931,624	1,230,337	1,822,948	2,707,758
16	80	-353,398	364,326	417,683	773,136	1,300,971	1,999,758	2,173,715	2,521,627	3,039,696
17	200	162,623	635,606	672,068	905,405	1,253,863	1,714,163	1,828,900	2,056,846	2,396,689

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
2	3	-307,460	379,857	448,463	789,975	1,302,253	1,985,278	2,156,034	2,497,556	3,009,825
7	6	100,334	1,051,662	1,137,125	1,612,789	2,326,289	3,277,626	3,515,462	3,991,126	4,704,626
10	8	-3,282,610	-1,887,424	-1,784,126	-1,086,538	-40,146	1,336,122	1,680,054	2,367,908	3,399,694
13	25	668,484	1,237,474	1,286,649	1,571,144	1,996,270	2,559,655	2,700,500	2,982,193	3,404,731

SOUTH DOWNS NATIONAL PARK AUTHORITY

Typology ref	Site	No of units	Gross site area	Residential sales values (per sqm) and residual land values								
				£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500
1	Greenfield, edge of settlement	2	0.1	- 45,971	5,850	10,361	35,951	74,336	125,516	138,312	163,902	202,287
2	Town based in-fill	3	0.1	- 20,908	50,383	56,640	92,140	145,390	216,391	234,141	269,641	322,890
3	Greenfield, edge of settlement	3	0.2	- 69,872	14,396	21,737	63,383	125,854	209,146	229,970	271,616	334,087
4	Greenfield, edge of settlement	4	0.2	127,010	230,123	239,211	290,767	368,102	471,216	496,994	548,550	625,885
5	Greenfield, edge of settlement	5	0.3	147,003	269,936	280,771	342,237	434,436	557,370	588,102	649,569	741,769
6	Greenfield, edge of settlement	6	0.3	156,598	294,082	306,199	374,941	478,055	615,538	649,909	718,651	821,764
7	Town based in-fill	6	0.1	27,647	146,315	155,411	214,745	303,746	422,414	452,081	511,414	600,416
8	Greenfield, edge of settlement	7	0.4	198,377	366,720	381,556	465,728	591,985	760,327	802,413	886,585	1,012,842
9	Greenfield, edge of settlement	8	0.4	229,759	423,691	440,783	537,749	683,199	877,131	925,615	1,022,581	1,168,031
10	Town based in-fill	8	0.1	- 310,288	- 165,261	- 156,623	- 84,109	24,318	167,321	203,072	274,574	381,826
11	Greenfield, edge of settlement	9	0.5	249,752	463,504	482,343	589,219	749,533	963,285	1,016,724	1,123,601	1,283,915
12	Greenfield, edge of settlement	10	0.3	156,952	381,743	400,837	513,233	681,827	906,618	962,817	1,075,212	1,243,805
13	Town based in-fill	25	0.8	588,483	1,078,184	1,113,355	1,358,205	1,725,481	2,211,082	2,332,346	2,574,875	2,938,668
14	Greenfield, edge of settlement	30	1.5	359,873	1,028,267	1,076,272	1,410,469	1,911,765	2,580,160	2,746,262	3,077,290	3,573,831
15	Scrubland, edge of settlement	80	1.1	- 3,434,289	- 2,004,184	- 1,938,358	- 1,223,306	- 150,728	1,261,524	1,614,062	2,313,327	3,357,691
16	Greenfield, edge of settlement	80	2.0	- 636,419	843,142	929,919	1,664,188	2,753,381	4,198,628	4,557,676	5,275,771	6,351,221
17	Greenfield, edge of settlement	200	8.0	1,513,738	5,420,715	5,661,584	7,594,873	10,477,304	14,287,326	15,238,130	17,136,312	19,962,523

Aff Hsg %	10%
Rented %	75%
Intermediate %	25%
Growth	Values -5%

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 459,712	58,504	103,611	359,513	743,361	1,255,165	1,383,121	1,639,023	2,022,871
3	3	- 465,815	95,975	144,911	422,553	839,025	1,394,308	1,533,132	1,810,774	2,227,246
4	4	635,050	1,150,616	1,196,054	1,453,835	1,840,511	2,356,078	2,484,968	2,742,749	3,129,425
5	5	588,011	1,079,743	1,123,082	1,368,947	1,737,745	2,229,478	2,352,408	2,598,277	2,967,075
6	6	521,993	980,273	1,020,662	1,249,804	1,593,515	2,051,792	2,166,365	2,395,503	2,739,214
8	7	566,792	1,047,773	1,090,160	1,330,651	1,691,385	2,172,363	2,292,609	2,533,100	2,893,834
9	8	574,397	1,059,228	1,101,957	1,344,373	1,707,998	2,192,829	2,314,038	2,556,453	2,920,078
11	9	555,004	1,030,009	1,071,873	1,309,375	1,665,629	2,140,634	2,259,386	2,496,890	2,853,144
12	10	470,855	1,145,230	1,202,511	1,539,700	2,045,481	2,719,855	2,888,450	3,225,636	3,731,416
14	30	239,915	685,512	717,515	940,313	1,274,510	1,720,106	1,830,842	2,051,527	2,382,554
15	80	- 3,005,002	- 1,753,661	- 1,696,063	- 1,070,392	- 131,887	1,103,834	1,412,304	2,024,161	2,937,980
16	80	- 318,209	421,571	464,959	832,094	1,376,690	2,099,314	2,278,838	2,637,886	3,175,611
17	200	189,217	677,589	707,698	949,359	1,309,663	1,785,916	1,904,766	2,142,039	2,495,315

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 209,080	503,832	566,401	921,402	1,453,904	2,163,907	2,341,407	2,696,409	3,228,900
7	6	230,391	1,219,291	1,295,095	1,789,545	2,531,216	3,520,116	3,767,345	4,261,786	5,003,466
10	8	- 3,102,883	- 1,652,608	- 1,566,228	- 841,085	243,177	1,673,209	2,030,722	2,745,739	3,818,258
13	25	706,179	1,293,821	1,336,026	1,629,846	2,070,577	2,653,298	2,798,816	3,089,850	3,526,401

SOUTH DOWNS NATIONAL PARK AUTHORITY

				Residential sales values (per sqm) and residual land values								
Typology ref	**Site**	**No of units**	**Gross site area**	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	Greenfield, edge of settlement	2	0.1	- 41,723	11,243	16,054	42,246	81,532	133,916	147,012	173,203	212,490
2	Town based in-fill	3	0.1	- 15,015	57,863	64,537	100,872	155,374	228,043	246,209	282,544	337,046
3	Greenfield, edge of settlement	3	0.2	- 62,958	23,171	31,001	73,627	137,565	222,816	244,129	286,754	350,693
4	Greenfield, edge of settlement	4	0.2	135,449	240,986	250,679	303,448	382,600	488,137	514,521	567,290	646,442
5	Greenfield, edge of settlement	5	0.3	157,064	282,887	294,444	357,355	451,722	577,544	609,000	671,910	766,277
6	Greenfield, edge of settlement	6	0.3	167,850	308,567	321,491	391,848	497,385	638,101	673,280	743,637	849,174
7	Town based in-fill	6	0.1	37,359	158,817	168,610	229,339	320,432	441,889	472,253	532,982	624,075
8	Greenfield, edge of settlement	7	0.4	212,156	384,455	400,280	486,430	615,655	787,955	831,029	917,179	1,046,404
9	Greenfield, edge of settlement	8	0.4	245,631	444,122	462,353	561,599	710,467	908,958	958,582	1,057,827	1,206,695
10	Town based in-fill	8	0.1	- 298,418	- 149,982	- 140,492	- 66,274	44,425	190,790	227,381	300,563	410,336
11	Greenfield, edge of settlement	9	0.5	267,246	486,023	506,117	615,506	779,588	998,365	1,053,059	1,162,447	1,326,531
12	Greenfield, edge of settlement	10	0.3	175,349	405,425	425,840	540,878	713,434	943,509	1,001,028	1,116,065	1,288,621
13	Town based in-fill	25	0.8	631,986	1,134,181	1,172,475	1,423,572	1,799,719	2,297,095	2,421,439	2,670,126	3,043,158
14	Greenfield, edge of settlement	30	1.5	419,251	1,104,697	1,156,964	1,499,688	2,013,772	2,698,146	2,867,865	3,207,299	3,716,451
15	Scrubland, edge of settlement	80	1.1	- 3,307,066	- 1,840,426	- 1,765,465	- 1,032,146	66,888	1,513,062	1,873,994	2,587,998	3,659,004
16	Greenfield, edge of settlement	80	2.0	- 502,120	1,013,597	1,109,881	1,860,388	2,977,706	4,456,799	4,825,091	5,561,674	6,660,480
17	Greenfield, edge of settlement	200	8.0	1,866,035	5,867,857	6,133,666	8,109,553	11,064,355	14,964,567	15,939,620	17,875,835	20,765,402

Aff Hsg %	10%
Rented %	50%
Intermediate %	50%
Growth	Values -5%

Residual values per gross hectare

Per ha:	£300,000

Greenfield sites

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
1	2	- 417,231	112,427	160,540	422,456	815,324	1,339,155	1,470,118	1,732,034	2,124,902
3	3	- 419,721	154,470	206,673	490,844	917,099	1,485,440	1,627,525	1,911,695	2,337,950
4	4	677,245	1,204,929	1,253,397	1,517,239	1,913,002	2,440,686	2,572,607	2,836,449	3,232,212
5	5	628,257	1,131,547	1,177,774	1,429,419	1,806,887	2,310,177	2,435,999	2,687,640	3,065,108
6	6	559,501	1,028,556	1,071,637	1,306,161	1,657,951	2,127,002	2,244,267	2,478,791	2,830,580
8	7	606,159	1,098,444	1,143,658	1,389,800	1,759,014	2,251,299	2,374,370	2,620,511	2,989,725
9	8	614,077	1,110,305	1,155,883	1,403,997	1,776,167	2,272,395	2,396,454	2,644,568	3,016,738
11	9	593,880	1,080,051	1,124,705	1,367,791	1,732,418	2,218,589	2,340,131	2,583,216	2,947,846
12	10	526,048	1,216,275	1,277,520	1,622,634	2,140,303	2,830,527	3,003,085	3,348,195	3,865,864
14	30	279,500	736,465	771,309	999,792	1,342,515	1,798,764	1,911,910	2,138,199	2,477,634
15	80	- 2,893,683	- 1,610,373	- 1,544,782	- 903,127	58,527	1,323,930	1,639,745	2,264,498	3,201,629
16	80	- 251,060	506,799	554,941	930,194	1,488,853	2,228,400	2,412,545	2,780,837	3,330,240
17	200	233,254	733,482	766,708	1,013,694	1,383,044	1,870,571	1,992,452	2,234,479	2,595,675

Previously developed sites

Per ha:	£850,000

		Group 5	Group 4	Group 3 settlements		Group 2 settlements		Group 1 settlements		
		Residential Value Band (per sqm)								
Typology No	Units	**£3,500**	**£3,900**	**£4,000**	**£4,200**	**£4,500**	**£4,900**	**£5,000**	**£5,200**	**£5,500**
2	3	- 150,148	578,629	645,374	1,008,718	1,553,739	2,280,427	2,462,094	2,825,438	3,370,460
7	6	311,325	1,323,473	1,405,086	1,911,156	2,670,265	3,682,404	3,935,443	4,441,513	5,200,622
10	8	- 2,984,184	- 1,499,824	- 1,404,920	- 662,740	444,250	1,907,897	2,273,806	3,005,635	4,103,363
13	25	758,383	1,361,018	1,406,970	1,708,286	2,159,662	2,756,513	2,905,727	3,204,152	3,651,790

Appendix 6 - Sample appraisal

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	SOUTH DOWNS NATIONAL PARK AUTHORITY
Area(s)	
Proxy number	14
Date	14 May 2017
Reference	0

DEVELOPMENT PERIOD CASHFLOW

dev hectarage	
dev acreage	

						Project Totals	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 Year 2 1	Qtr 6 Year 2 2	Qtr 7 Year 2 3	Qtr 8 Year 2 4	Qtr 9 Year 3 1	Qtr 10 Year 3 2	Qtr 11 Year 3 3	Qtr 12 Year 3 4	Qtr 13 Year 4 1	Qtr 14 Year 4 2	Qtr 15 Year 4 3	Qtr 16 Year 4 4	Qtr 17 Year 5 1	Qtr 18 Year 5 2	Qtr 19 Year 5 3	Qtr 20 Year 5 4	Qtr 21 Year 6 1	Qtr 22 Year 6 2
				Revenue per Qtr																								
Revenue																												
		0	£ 9,702,000	£ 3,234,000		£ 9,702,000	0	0	0	0	0	3,234,000	3,234,000	3,234,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Investment value of ground rents		0	£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GDV before costs of sale			**Sub Total**			**£ 9,702,000**	**0**	**0**	**0**	**0**	**0**	**3,234,000**	**3,234,000**	**3,234,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Costs of Sale																												
	Marketing costs		3.00%			-£ 291,060	0	0	0	0	0	-97,020	-97,020	-97,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Legal fees		0.50%			-£ 48,510	0	0	0	0	0	-16,170	-16,170	-16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Sub Total			**-£339,570**	0	0	0	0	0	-113,190	-113,190	-113,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net commercial investment value	Retail A1-A5		£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market		£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office		£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial		£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage		£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel		£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution		£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1		£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2		£ -	£ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total commercial value			**Sub Total**			**£0**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speculative NDV						**£ 9,362,430**	**0**	**0**	**0**	**0**	**0**	**3,120,810**	**3,120,810**	**3,120,810**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Affordable Housing Revenue																												
	No fees on sale			Revenue per Qtr		£ -																						
		0	£ 2,432,850	608,213	4	£ 2,432,850	0	608,213	608,213	608,213	608,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
						£ -																						
	NDV		**Total**			**£ 11,795,280**	**0**	**608,213**	**608,213**	**608,213**	**608,213**	**3,120,810**	**3,120,810**	**3,120,810**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Standard Costs																												
				Cost per Qtr																								
	Residential		£ 4,632,139	1,158,035	4	£ 4,632,139	0	1,158,035	1,158,035	1,158,035	1,158,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GF infrastructure costs		£ 450,000	112,500	4	£ 450,000	0	112,500	112,500	112,500	112,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail A1-A5		£ -	-	4	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Retail S'Market		£ -	-	4	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B1 office		£ -	-	4	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B2 industrial		£ -	-	4	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	B8 storage		£ -	-	4	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C1 Hotel		£ -	-	4	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	C2 resi institution		£ -	-	4	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D1		£ -	-	4	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	D2		£ -	-	4	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency					£ 254,107	0	63,527	63,527	63,527	63,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Sub Total			**£ 5,336,246**	**0**	**1,334,062**	**1,334,062**	**1,334,062**	**1,334,062**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Other Costs																												
	Professional fees		10.00%			£ 533,625	0	133,406	133,406	133,406	133,406	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Sub Total			**£ 533,625**	**0**	**133,406**	**133,406**	**133,406**	**133,406**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
CIL																												
		Total	441,000																									
Resi CIL			£ 147,000			£ 147,000	147,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			£ 147,000			£ 147,000	0	147,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			£ 147,000			£ 147,000	0	0	147,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
						£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Sub Total			**£ 441,000**	**147,000**	**147,000**	**147,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Resi Section 106 Costs		0	£ 90,000			£ 90,000	0	0	90,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessibility standards			£ 31,260			£ 31,260	0	0	31,260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SAMM			£ -			£ -	0																					
			Sub Total			**£ 121,260**	**0**	**0**	**121,260**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Other Costs			**Sub Total**			**£ 562,260**	**147,000**	**147,000**	**268,260**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Costs						**£ 6,432,131**	**147,000**	**1,614,468**	**1,735,728**	**1,467,468**	**1,467,468**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
						£ -																						
Developer's profit on GDV	% of GDV		20.00%			£ 1,872,486	0	0	0	0	0	624,162	624,162	624,162	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% of GDV affordable		6%			£ 145,971	0	36,493	36,493	36,493	36,493	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum before interest						**£ 3,344,692**	**-147,000**	**-1,042,748**	**-1,164,008**	**-895,748**	**-895,748**	**2,496,648**	**2,496,648**	**2,496,648**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative residual balance for interest calculation							-147,000	-1,191,828	-2,372,701	-3,302,025	-4,244,500	-1,807,916	663,149	3,159,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest			6.00%			-£ 184,896	-2,080	-16,865	-33,576	-46,727	-60,064	-25,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Sum for quarter after interest						**£ 3,159,797**	**-149,080**	**-1,059,613**	**-1,197,584**	**-942,475**	**-955,812**	**2,471,064**	**2,496,648**	**2,496,648**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
						£ 2,804,987																						

Land Value

per developable hectare	#DIV/0!
per gross hectare	£1,742,832

Residual land value		**£ 2,804,987**
Site acquisition costs	6.80%	£ 190,739
MV (Residual Sum available to offer for Development Opportunity)		**£ 2,614,248**

Quarterly Interest 1.50%

Appendix 7 - Typology details and appraisal inputs

1		2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
SOUTH DOWNS NATIONAL PARK AUTHORITY							**Years 1 - 5**		**Years 6 - 10**		**Years 11 - 15**					
		Gross	Net site	No of	No of flats		No of	No of	No of	No of	No of	No of	Resi costs	Resi costs	GIA	GIA
Site ref	Development description	Site area	area	Houses			Houses	Flats	Houses	Flats	Houses	Flats	Houses	Flats	Houses	flats
1	Greenfield, edge of settlement	0.10		2	0		-	-	2	-	-	-	1,676	1,745	184	-
2	Town based in-fill	0.10		3	0		-	-	3	-	-	-	1,676	1,745	276	-
3	Greenfield, edge of settlement	0.15		3	0		-	-	3	-	-	-	1,676	1,745	276	-
4	Greenfield, edge of settlement	0.20		4	0		-	-	4	-	-	-	1,265	1,745	369	-
5	Greenfield, edge of settlement	0.25		5	0		-	-	5	-	-	-	1,265	1,745	461	-
6	Greenfield, edge of settlement	0.30		6	0		-	-	6	-	-	-	1,265	1,745	553	-
7	Town based in-fill	0.12		3	3		-	-	3	3	-	-	1,265	1,745	276	-
8	Greenfield, edge of settlement	0.35		7	0		-	-	7	-	-	-	1,265	1,745	645	-
9	Greenfield, edge of settlement	0.40		8	0		-	-	8	-	-	-	1,265	1,745	737	-
10	Town based in-fill	0.10		0	8		-	-	-	8	-	-	1,265	1,745	-	-
11	Greenfield, edge of settlement	0.45		9	0		-	-	9	-	-	-	1,265	1,745	829	-
12	Greenfield, edge of settlement	0.33		8	2		-	-	8	2	-	-	1,265	1,745	737	-
13	Town based in-fill	0.83		25	0		-	-	25	-	-	-	1,265	1,745	2,304	-
14	Greenfield, edge of settlement	1.50		30	0		-	-	30	-	-	-	1,265	1,745	2,765	-
15	Scrubland, edge of settlement	1.14		22	58		-	-	22	58	-	-	1,265	1,745	2,027	-
16	Greenfield, edge of settlement	2.00		60	20		-	-	60	20	-	-	1,265	1,745	5,529	-
17	Greenfield, edge of settlement	8.00		200	0		-	-	200	-	-	-	1,265	1,745	18,430	-

1	18	19	20	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
SOUTH D(	**Floor areas - proposed (sqm)**					**CIL (rate per sqm)**												
				Total resi	Total resi FS													
Site ref	Retail A1-A5	Retail S'Mark	B1 office	units		Retail A1-A	Retail S'Ma	B1 office	B2 industri	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'Ma	B1 office
1				2	184	0	0	0	0	0	0	0	0	0	200	0	0	0
2				3	276	0	0	0	0	0	0	0	0	0	200	0	0	0
3				3	276	0	0	0	0	0	0	0	0	0	200	0	0	0
4				4	369	0	0	0	0	0	0	0	0	0	200	0	0	0
5				5	461	0	0	0	0	0	0	0	0	0	200	0	0	0
6				6	553	0	0	0	0	0	0	0	0	0	200	0	0	0
7				6	276	0	0	0	0	0	0	0	0	0	200	0	0	0
8				7	645	0	0	0	0	0	0	0	0	0	200	0	0	0
9				8	737	0	0	0	0	0	0	0	0	0	200	0	0	0
10				8	-	0	0	0	0	0	0	0	0	0	200	0	0	0
11				9	829	0	0	0	0	0	0	0	0	0	200	0	0	0
12				10	737	0	0	0	0	0	0	0	0	0	200	0	0	0
13				25	2,304	0	0	0	0	0	0	0	0	0	200	0	0	0
14				30	2,765	0	0	0	0	0	0	0	0	0	200	0	0	0
15				80	2,027	0	0	0	0	0	0	0	0	0	200	0	0	0
16				80	5,529	0	0	0	0	0	0	0	0	0	200	0	0	0
17				200	18,430	0	0	0	0	0	0	0	0	0	200	0	0	0

1	49	50	51	52	58	68	89	90	91	92	93	94	95
SOUTH D(	**S106 (per sqm for commercial; per unit for residentia**					**Cap val**	**Net to gross**						
Site ref	Retail A1-A	Retail S'Ma	B1 office	B2 industri	Resi	Resi	Retail A1-A5	Retail S'Ma	B1 office	B2 industrial	B8 storage	C1 Hotel	C2 resi inst
1			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
2			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
3			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
4			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
5			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
6			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
7			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
8			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
9			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
10			0		3,000	5,500	85%	85%	80%	85%	85%	85%	85%
11			0		3,000	5,500	85%	85%	85%	85%	85%	85%	85%
12			0		3,000	5,500	85%	85%	85%	85%	85%	85%	85%
13			0		3,000	5,500	85%	85%	85%	85%	85%	85%	85%
14			0		3,000	5,500	85%	85%	85%	85%	85%	85%	85%
15			0		3,000	5,500	85%	85%	85%	85%	85%	85%	85%
16			0		3,000	5,500	85%	85%	85%	85%	85%	85%	85%
17			0		3,000	5,500	85%	85%	85%	85%	85%	85%	85%

1	96	97	98	120	121	122	123	124	131	132	133	134	141	142	143	144	152	153	156	157
SOUTH DC						**Build start (QUARTERS)**				**Build period (QUARTERS)**				**Investment sale (QUARTERS)**			**Resi sales period (qtrs)**	**Sales period start**	**On-site AH**	**% AH rented**
				Total new	Greenfield															
Site ref	D1	D2	Resi	floorspace	Infrastructure	Retail A1-A	Retail S'Ma	B1 office	Resi	Retail A1-A	Retail S'Ma	B1 office	Resi	Retail A1-A	Retail S'Ma	B1 office	Resi	Resi		
1	85%	85%	85%	184	15,000	1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
2	85%	85%	85%	276		1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
3	85%	85%	85%	276	15,000	1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
4	85%	85%	85%	369	15,000	1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
5	85%	85%	85%	461	15,000	1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
6	85%	85%	85%	553	15,000	1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
7	85%	85%	85%	276		1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
8	85%	85%	85%	645	15,000	1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
9	85%	85%	85%	737	15,000	1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
10	85%	85%	85%	-		1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
11	85%	85%	85%	829	15,000	1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
12	85%	85%	85%	737	15,000	1	1	1	1	4	4	4	4	5	5	5	1	5	40%	50%
13	85%	85%	85%	2,304		2	2	2	2	4	4	4	4	6	6	6	3	6	40%	50%
14	85%	85%	85%	2,765	15,000	2	2	2	2	4	4	4	4	6	6	6	3	6	40%	50%
15	85%	85%	85%	2,027	15,000	2	2	2	2	4	4	4	8	6	6	6	9	6	40%	50%
16	85%	85%	85%	5,529	15,000	2	2	2	2	4	4	4	8	6	6	6	9	6	40%	50%
17	85%	85%	85%	18,430	15,000	2	2	2	2	4	4	4	11	6	6	6	11	6	40%	50%