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Rugby Borough Council: Local Plan and Community Infrastructure Levy Viability Study

Prepared for
Rugby Borough Council

March 2025



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1 Summary

- 1.1 This report tests the ability of developments in Rugby Borough to accommodate emerging policies in the emerging Rugby Local Plan alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation) and alternative contributions towards community infrastructure through a range of Section 106 contributions.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the Borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the policy requirements in the Council's emerging Local Plan and CIL (at adopted rates) generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of volatility following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to growth in mainstream West Midlands housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which started to fall in 2024. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any area, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 35%, which covers the differential percentages sought by emerging Policy H2 (20%

on developments in the Rugby Urban Area and 30% elsewhere. While there is a range of viable percentages, depending on sales values, type of scheme and benchmark land value, the emerging policy requirement can be achieved in most scenarios. A limited amount of scheme-specific testing may be required at the development management stage, particularly on sites brought forward on previously developed land in the Rugby Urban Area.

- **Biodiversity Net gain:** emerging Policy EN4 requires that developments achieve a 10% biodiversity net gain, reflecting statutory requirements introduced in November 2023. A 10% biodiversity net gain results in a modest reduction in residual land values of circa 3% which is not of sufficient magnitude to prevent schemes coming forward.
- **Electric Vehicle Charging:** the building regulations require that developments are to incorporate electric vehicle charging. Use of electric cars is increasing and developers are likely to face demand for electric vehicle charging from purchasers. The impact of this requirement is typically 1.4% of residual land value, which is not of sufficient magnitude to prevent schemes coming forward.
- **Accessibility requirements:** emerging Policy H7 requires that 10% of units in residential developments meet Part M4(3) of the building regulations in relation to wheelchair accessibility. This requirement has a modest impact on viability of circa 7% on average, which is not sufficient to prevent schemes coming forward.
- **Net Zero Carbon (on-site solutions):** the Council's emerging policy CL1 seeks that developments should aim to achieve net zero operational carbon through on-site solutions. The cost of achieving net zero carbon in developments varies and we have tested two scenarios which reflect the range of cost estimates (scenario 1 models a 5% increase in costs and scenario 2 models a 7.5% increase in costs). When scenario 1 costs are applied, the impact on residual land values is around 38% on average in the Rugby Urban Area and 26% elsewhere. With the higher scenario 2 costs, the residual land values fall by an average of 57% in the Rugby Urban Area and 39% elsewhere. As more developers start to use on-site technologies, the costs are likely to fall over the plan period.
- **Community Infrastructure:** Policy I6 requires that developments contribute towards the provision of education. Our appraisals test the impact of contributions totalling £5,000, £10,000 and £15,000 per unit, and higher contributions clearly have an impact on the ability of developments to meet other policy objectives, notably affordable housing.
- When the emerging policies are tested on a cumulative basis and having regard to the Borough's housing land supply being predominantly greenfield sites, developments in the Borough will be able to absorb the cumulative impact of the emerging policies in most cases.
- **Strategic sites:** We have tested development typologies which are reflective of the major strategic sites that are likely to come forward over the plan period. We have incorporated estimates for infrastructure costs, based on national benchmarks, given that there is no information on site-specific requirements at this stage. Our appraisals indicate that the strategic sites are viable and deliverable, although some flexibility on the timing and/or percentage of affordable housing may be required in the short term. Alternative funding sources, most likely from Homes England, may be available to address short term viability issues to assist in ensuring compliance with emerging Local Plan policies. Alternatively, the Council could consider deploying CIL in kind if viability issues emerge at the development management stage, given the extensive on-site provision of community infrastructure on strategic sites. This is likely to be a preferable option to reviewing the Charging Schedule and adopting lower CIL rates, as this will take more time and is a more inflexible approach than CIL in kind, the latter being discretionary.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation and potential Section 106 contributions. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. 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 the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage. The onus is on applicants to demonstrate that their development proposals encounter particular circumstances to justify the submission of a viability assessment at the application stage, in accordance with paragraph 58 of the NPPF and the PPG.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the Borough of Rugby and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, we have applied an element of judgement within this study with regard to the individual characteristics of the sites tested. The schemes we have tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and steep increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect of these issues resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again to 3% in January 2025.
- 2.7 The BoE's November 2023 Monetary Policy Report identified "a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

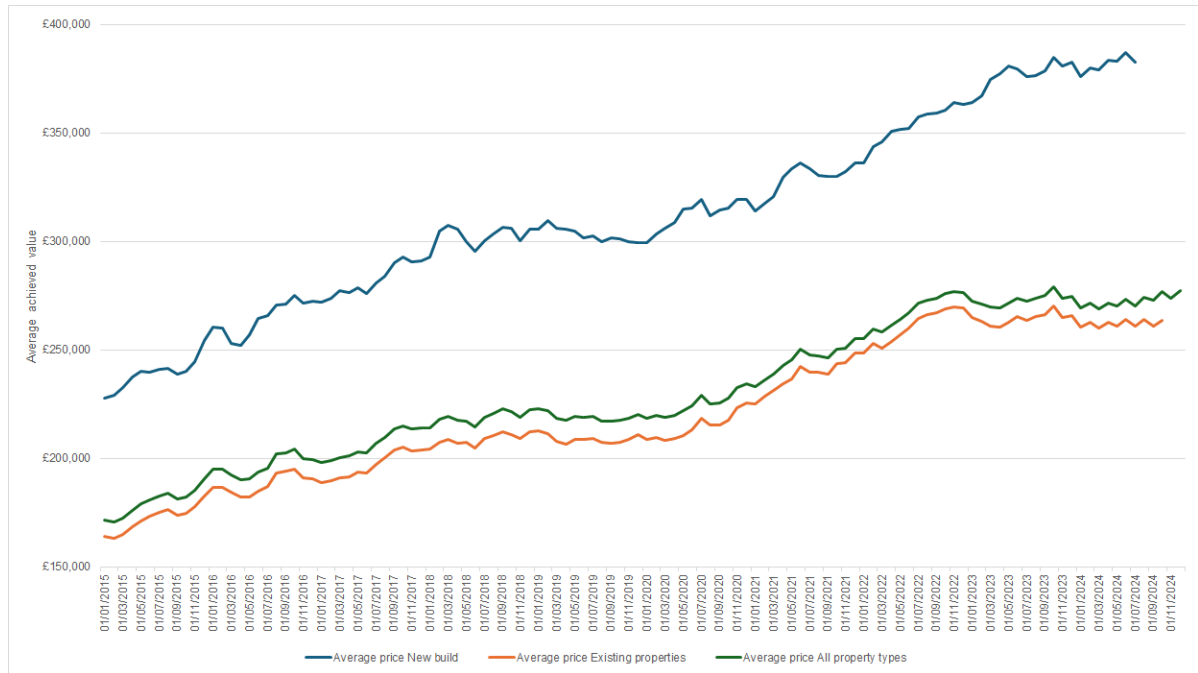
lower profile than underpinned the August projections”. The BoE’s Monetary Policy Committee (‘MPC’) has subsequently reduced the base rate from 5.25% to 4.5% in February 2025.

- 2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained resilient despite increasing costs of borrowing.
- 2.9 In its February 2025 House Price Index release, Nationwide reported that UK house prices increased by 0.4% month-on-month in January, after having increased by 0.1% month-on-month in December 2024. As a result, the annual rate of change decreased from 4.1% in January to 3.9% in February. Commenting on these changes, Nationwide’s Chief Economist, Robert Gardener, observed that “housing market activity has remained relatively resilient in recent months, despite ongoing affordability challenges. Indeed, the second half of 2024 saw a noticeable pick up in total housing transactions, which were up 14% compared with the same period in 2023”.
- 2.10 Nationwide is not forecasting significant growth in 2025 and indicates that significant change is unlikely until interest rates start to fall and affordability improves, noting that “providing the economy continues to recover steadily, as we expect, housing market activity is likely to continue to strengthen gradually as affordability constraints ease through a combination of lower interest rates and earnings outpacing house price growth”.
- 2.11 Halifax report similar trends in its February 2025 release, with a month-on month reduction of 0.1% in February and annual growth of 2.9 (unchanged from January). Commenting on the year-on-year increase, Amanda Bryden (Head of Mortgages, Halifax Mortgages) observed that “February’s figures highlight the delicate balance within the UK housing market. While there has been talk of a last minute rush on new mortgages ahead of changes to stamp duty, inevitably we have seen some of the demand that was brought forward start to fade as the April deadline ticks closer, given the time needed to complete a purchase”.
- 2.12 In the February 2025 release Bryden reiterated that “affordability challenges persist” but that “the ongoing shortage of housing supply coupled with sustained demand suggests property prices will continue to rise this year, albeit at a more measured pace compared to last year”.
- 2.13 In their February 2025 Housing Market Update, Savills reflect improvements in market sentiment in response to falling mortgage rates, which triggered an increase in demand from potential buyers. They observe that there are potential routes towards improving affordability. The first is falling mortgage rates following the BoE’s base rate reduction which they consider will continue given the weakness of the UK economy. They note that Oxford Economics are forecasting that the base rate will fall to 3.75% by the end of the year. The second potential route towards improving affordability is the proposed relaxation of mortgage regulation which may result from the Financial Conduct Authority’s ongoing review.
- 2.14 Savills forecast an increase of 23.4% across the UK as a whole over the period 2025 to 2029 (up from 21.6% in their May 2024 updated forecast). They forecast marginally higher cumulative growth of 26.4% over the same period in the West-Midlands. The other major agents report similar rates of cumulative growth over the same period.

Local Housing Market Context

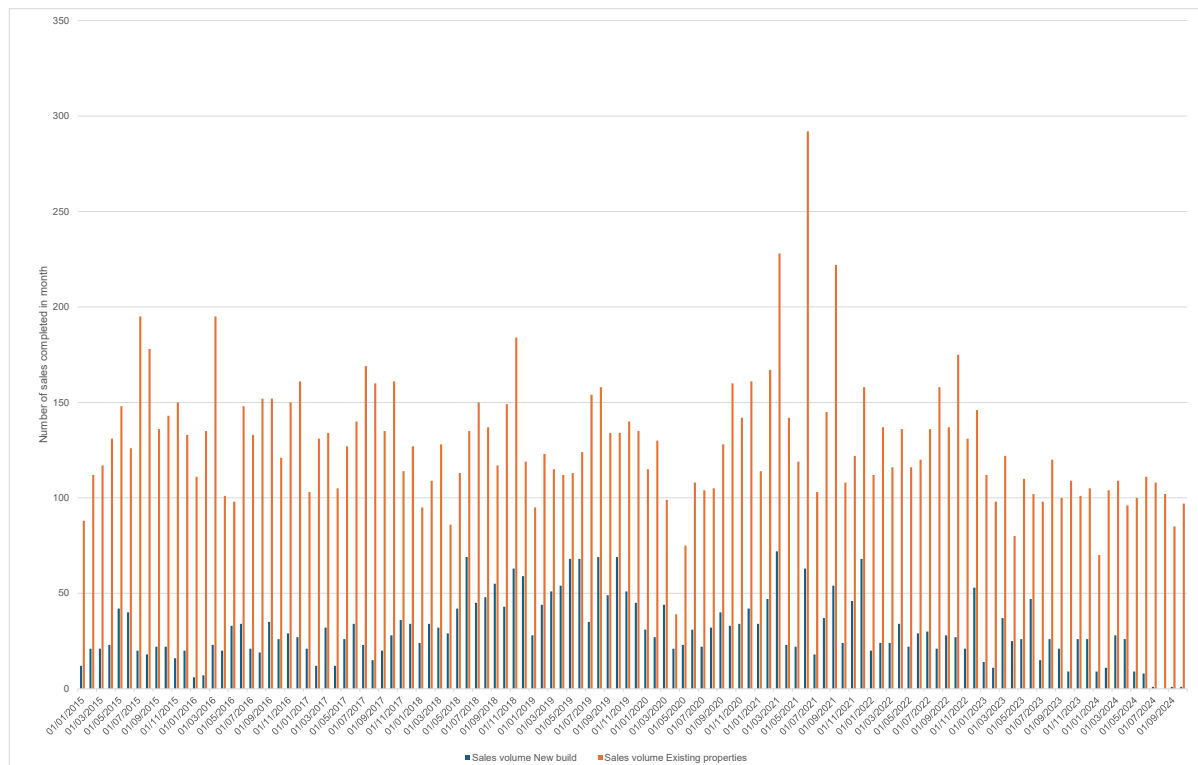
- 2.15 House prices in the Borough of Rugby have followed recent national trends, with values increasing between the beginning to 2015 and early 2019, and then remaining flat until the summer of 2020, when there was a further increase following the first Coronavirus lockdown, as shown in Figure 2.15.1. Following the post-lockdown increase, sales values have remained broadly unchanged between the end of 2022 and December 2024. There was a significant increase in sales volumes in June 2021 as purchasers completed sales prior to the ending of the Stamp Duty holiday introduced by the government following the earlier closure in the market during the first lockdown. In subsequent months, sales volumes have returned to normal levels (varying in a range from circa 100 to 200 units per month), although completions have fallen slightly below 100 in more recent months.

Figure 2.15.1: Average sales value in Rugby²



Source: Land Registry

Figure 2.15.2: Sales volumes in Rugby (sales per month)

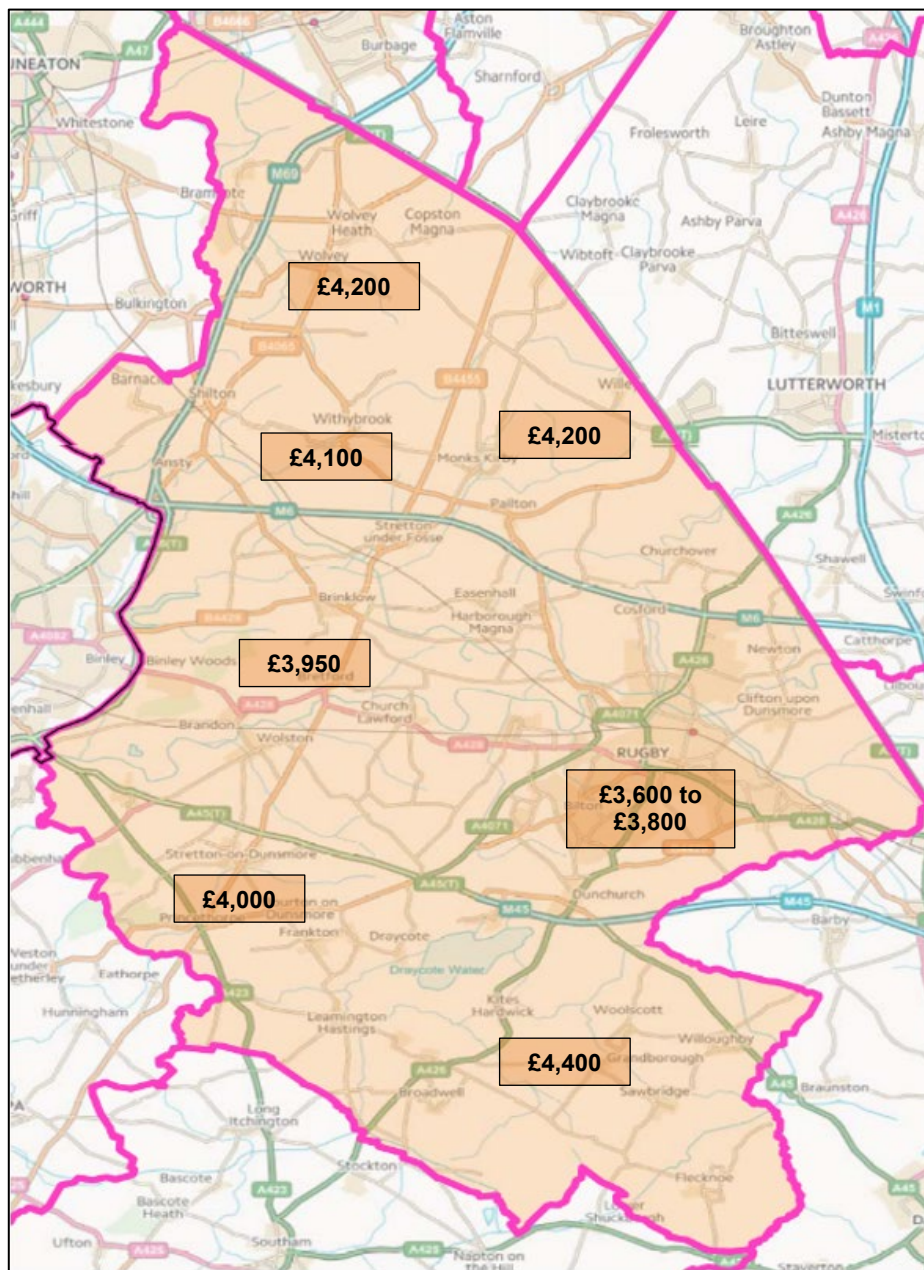


Source: Land Registry

² Average values shown for recent months for new build properties should be treated with caution as the volume of units has fallen to very low levels, which reduces their statistical reliability.

- 2.16 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in December 2024 is that values in 'mainstream' West Midlands markets are expected to increase by 4.5% in 2025; 6.0% in 2026; 6.0% in 2027; 4.5% in 2028; and 3.0% in 2029, equating to cumulative growth of 26.4% over the period 2025-2029.
- 2.17 To a degree, there are variations in sales values between different parts of Rugby, as shown in Figure 2.17.1.

Figure 2.17.1: Sales values in Rugby (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry

- 2.18 As can be noted in Figure 2.17.1, values in the rural areas of the Borough are highest, with significantly lower values in the Rugby Urban Area. The spread of values across the Borough is £3,600 per square metre and the highest being £4,400 per square metre.

Private rented sector market context

- 2.19 The proportion of the UK population living in privately renting housing has more than doubled between 1990 and 2023. In 1990, 9.3% of the population were living in privately rented homes and this increased to 19.1% in 2023. This increase largely results from affordability issues for households who would have preferred to owner occupy. Over the period 2000 to 2023, the proportion of households owner occupying has fallen from 70.6% to under 64.8% in 2023. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property, although intergenerational transfers of equity will also play a key role in levels of owner occupation.
- 2.20 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector³. Investment yields have remained stable in south east prime markets at 4% to 4.25%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.21 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.22 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.23 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.24 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2024, and revised PPG, with subsequent updates in May and September 2019.
- 2.25 Paragraph 35 of the NPPF states that “*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*”.
- 2.26 Paragraph 59 of the NPPF suggests that “*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether*

³ Knight Frank ‘Multihousing 2022’ estimates that capital committed to build to rent housing in the UK has increased from £35 billion in 2019 to over £56 billion in 2022, with a further increase to £102 billion forecast by 2028.

the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”.

- 2.27 In urban areas, the fine grain pattern of types of development and varying existing use values make it difficult to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The PPG recognises this issue by requiring a ‘proportionate’ approach to the evidence base. The Council’s adopted Local Plan Policy H2 is applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.28 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁴, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.29 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.30 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.31 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.32 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.33 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer

⁴ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

- 2.34 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.35 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.36 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to *“apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development”*. Charging Authorities taking this approach need to ensure that different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of *“use”* for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide *“a useful reference point”*⁵. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.37 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.38 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *“there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy”*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.39 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.

⁵ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

Adopted CIL Charging Schedule

- 2.40 The Council approved its CIL Charging Schedule on 6 February 2024 and it came into effect on 1 April 2024. Table 2.40.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2025 (published in December 2024). For C3 residential developments, there are varying rates depending on the type of development and location (Rugby Urban Area and everywhere else). There are borough-wide rates for convenience retail and industrial and logistics developments, and a nil rate for all other uses. The adopted and indexed rates are summarised in Table 2.40.1.

Table 2.40.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Development Type	Original Charge/sqm Rugby Urban Area	Original Charge/sqm Rural Area
Residential houses – 11 units or more	£60 <i>£61.57</i>	£160 <i>£164.20</i>
Residential houses – 10 or fewer units	£100 <i>£102.62</i>	£200 <i>£205.25</i>
Residential development on strategic sites	Nil	Nil
Residential apartments – 11 units or more	Nil	£160 <i>£164.20</i>
Residential apartments – 10 or fewer units	Nil	£200 <i>£205.25</i>
Convenience retail	£100	£100 <i>£102.62</i>
Industrial, light industrial, storage and distribution	£5	£5 <i>£5.13</i>
All other uses	Nil	Nil

Local Policy context

- 2.41 There are numerous policy requirements that are now embedded in base build costs (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which the Council's new Local Plan does not seek to change. In addition, there are statutory requirements on developments (e.g. biodiversity net gain and habitats protection) which must also be reflected.

- 2.42 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.43 The Council undertook an initial Issues and Options consultation between 31 October 2023 and February 2024. Following consideration of the responses, the Council has prepared a Local Plan – Preferred Option Draft for consultation. The draft Plan policies with specific cost implications are identified in Table 2.48.1 below (see Appendix 1 for more detail):

Table 2.48.1: Emerging policies with cost implications

Policy	Requirement	How policy is addressed in this Study																				
CL1	Net zero buildings – detailed requirements to be confirmed, but we understand that the Council is seeking to target True Net Zero standard	Carbon reduction requirement tested in the study																				
EN4	Biodiversity net gain – relates to application of statutory requirement, to be provided onsite where possible	None – land use issue only. Can be readily accommodated given low net to gross ratios assumed																				
EN5	Canopy cover – requirement for developments outside Rugby Town Centre to increase canopy cover to 20% of site. In Rugby Town Centre, developments to maximise canopy cover or adopt green roofs (or similar)	Cost allowances included in appraisals for green roofs as a proxy for requirement.																				
H1	Housing mix – requires the following mix to apply to new development. <table border="1" data-bbox="411 1070 949 1350"> <thead> <tr> <th></th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4+ bed</th> </tr> </thead> <tbody> <tr> <td>Market housing</td> <td>10%</td> <td>30%</td> <td>45%</td> <td>15%</td> </tr> <tr> <td>Affordable home ownership</td> <td>20%</td> <td>40%</td> <td>30%</td> <td>10%</td> </tr> <tr> <td>Social rent</td> <td>35%</td> <td>30%</td> <td>20%</td> <td>15%</td> </tr> </tbody> </table>		1 bed	2 bed	3 bed	4+ bed	Market housing	10%	30%	45%	15%	Affordable home ownership	20%	40%	30%	10%	Social rent	35%	30%	20%	15%	Tested in study
	1 bed	2 bed	3 bed	4+ bed																		
Market housing	10%	30%	45%	15%																		
Affordable home ownership	20%	40%	30%	10%																		
Social rent	35%	30%	20%	15%																		
H2	Affordable housing Requires that developments of 10 or more units should provide 20% in Rugby Urban Area and 30% elsewhere, with a tenure mix of 82% social rent and 18% shared ownership	Tested in study																				
H7	Housing standards Minimum space standards – meet NDSS All dwellings to meet M4(2) On schemes of 10+ units, 10% of units to meet M4(3) standards Minimum outdoor space standards required.	Tested in the study																				
I4	Infrastructure and planning obligations Planning obligations may be required to fund upgrades when new development places additional burdens on existing infrastructure. Developments of 50 units or more than 10,000 sqm of floorspace to provide employment and skills plans	CIL reflected at prevailing rates plus S106 obligations of £5,000, £10,000 and £15,000 per unit. E&T costs reflected in the appraisals.																				
I6	Secondary education Safeguards land for a secondary school at St Thomas Cross.	Land use issue only																				

Policy	Requirement	How policy is addressed in this Study
	Seeks contributions from development towards the provision of education.	Appraisals include Section 106 contributions totalling £5,000, £10,000 and £15,000 per unit.

Development context

- 2.44 The adopted Local Plan provides a borough pen portrait which we summarise as follows. The borough covers an area extending to 138 square miles and has 41 parishes. Two thirds of the borough's population reside in the market town of Rugby and the other third reside in settlements in the rural area, with villages ranging in size from 20 to 3,000 people. Rugby is the only place in the world that gives its name to an international sport, with Rugby having originated at Rugby School in the first half of the 19th Century. Rugby town has a station served by the West Coast mainline service, providing high speed access to London, Birmingham, Manchester and Glasgow. Typical journey times to London are 51 minutes and 35 minutes to Birmingham.
- 2.45 The emerging Local Plan aims to focus development of new housing and employment in Rugby urban area through development within the existing town boundaries and allocated sustainable urban extensions. Development will also be permitted within the existing boundaries of the main rural settlements and on allocated sites outside the settlement boundaries. The Council will resist new development in the countryside and green belt.
- 2.46 The emerging Local Plan seeks to deliver 12,978 new homes between 2024 and 2045 (618 each year), 3,990 of which will be delivered within the South West Rugby Urban Extension. In addition, the Plan seeks to deliver 284 hectares of employment land (circa 4.4 hectares of offices and circa 284 hectares of B2 and B8 development).
- 2.47 The borough has good transport links with access to the M1 and M6, as well as the local trunk road network linking it to Coventry and other major centres within the West Midlands.

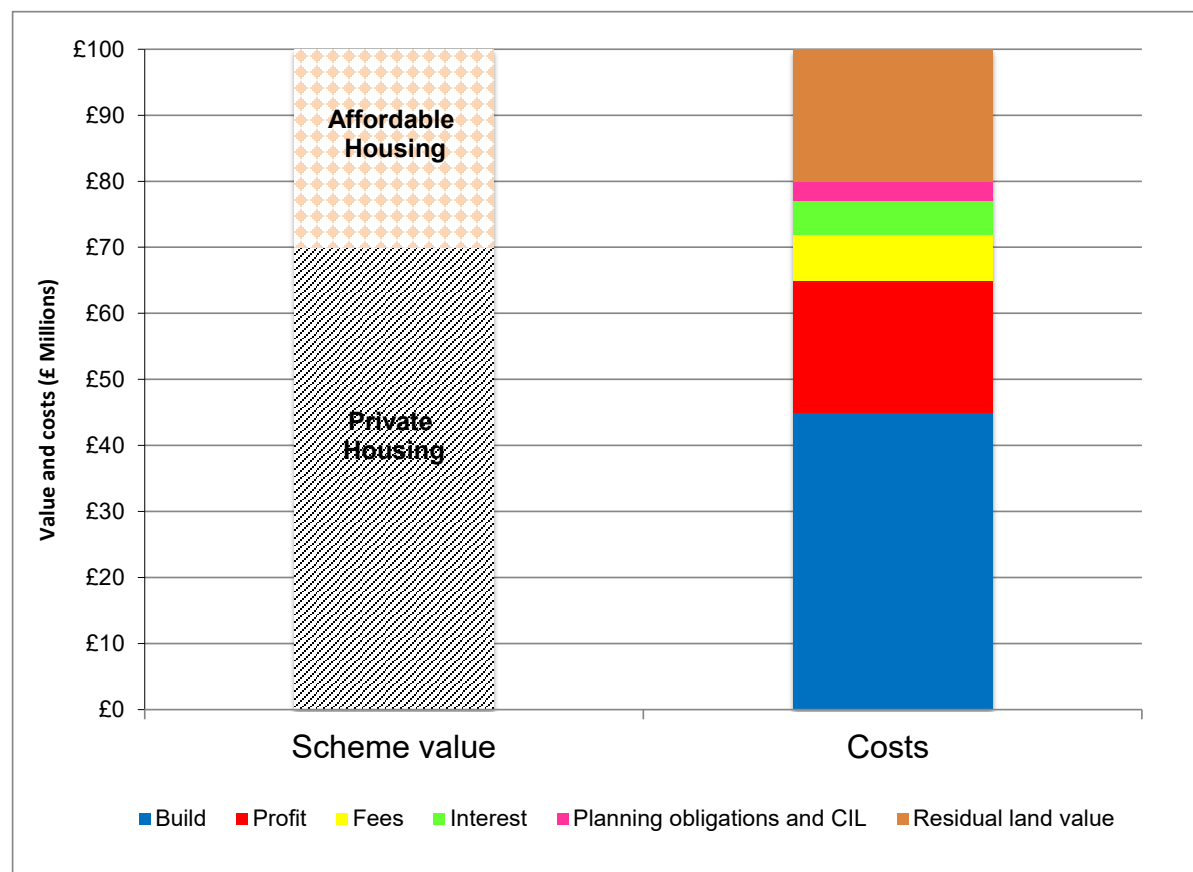
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Rugby and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

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

Figure 3.2.1: Components of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Rugby, some sites in the main settlements will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

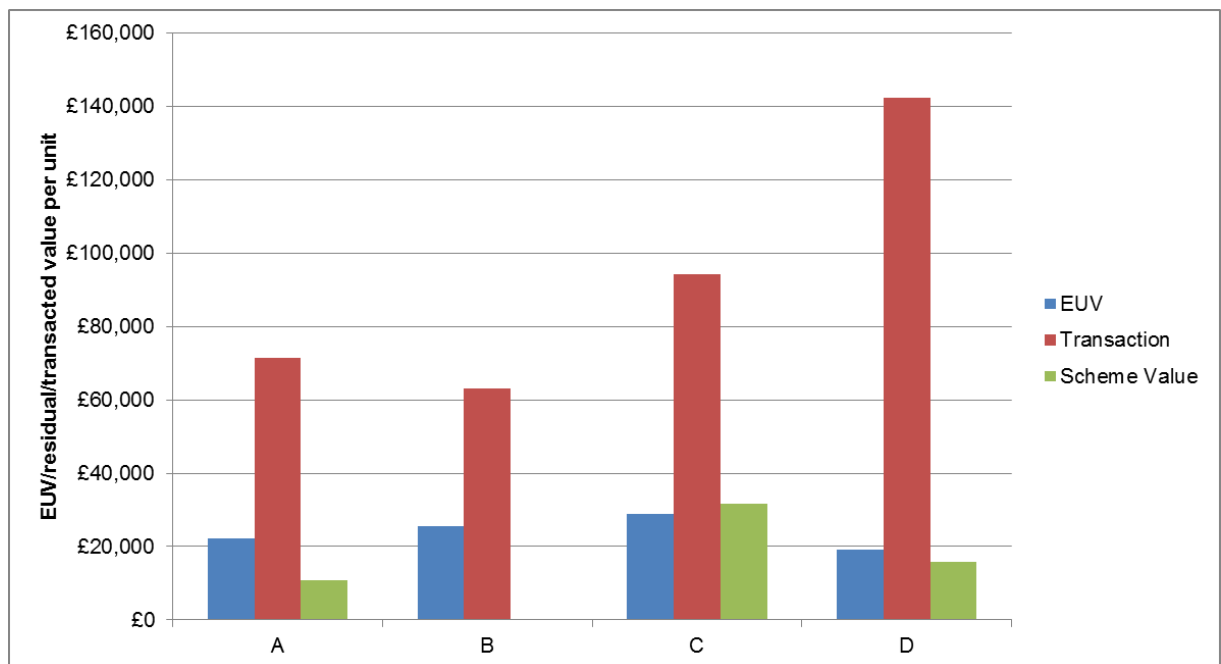
- 3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

⁶ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.9 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 existing use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.10 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners 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.
- 3.11 Commentators frequently make reference to 'market testing' of benchmark land values and advocating the use of 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 advocates of this approach 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' emerging Local Plan policies and/or CIL rates, 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 in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.12 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties are assessed. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.12.1. This chart compares the residual value of four central London development proposals (labelled A to D) to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.12.1: Comparison of residual values to existing use value and price paid for site



- 3.13 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.14 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that *“price paid for land”* should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.10 and 3.11.

4 Appraisal assumptions

- 4.1 We have appraised 48 development typologies across the borough, these include a range of typologies, informed by past development types and draft site allocations in the emerging plan, to reflect the development expected to come forward under the new Local Plan. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2).

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary to a degree between different sub-markets within Rugby Borough, as noted in Section 2. We have considered comparable evidence of second hand and new build transactions in the Borough to establish appropriate ranges of values for testing purposes. This exercise involved analysis of 2,206 transactions recorded by the Land Registry (attached as Appendix 3) between October 2022 and October 2024 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the borough will attract average sales values ranging from circa £3,080 per square metre (£286 per square foot) to circa £4,400 per square metre (£409 per square foot), as shown in Figure 2.17.1. As noted in Section 2, the highest sales values are achieved in the rural areas and developments in the Rugby Urban area achieve the lowest values. When considering new build sales only, the lower end of the Borough-wide range increases to £3,224 per square metre and a small number of transactions have achieved as much as £4,456 per square metre.
- 4.3 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 a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.3.1: Growth scenario

Year	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030 and each year thereafter
Values	4.5%	6.0%	6.0%	4.5%	3.0%	3.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.4 The emerging Local Plan indicates that the Council will require schemes capable of providing 10 or more units to provide varying proportions of affordable housing (ranging from 20% to 30%) with a tenure mix of 82% social rent and 18% intermediate. Developments in the Rugby Urban Area are required to provide 20% affordable housing and developments elsewhere are required to provide 30% affordable housing. This reflects the targets in Policy H2 of the adopted Local Plan.
- 4.5 The emerging plan indicates that affordable housing should be provided on site unless there are compelling reasons for not doing so. Affordable housing requirements in these cases should be satisfied through a payment in lieu, which the emerging plan indicates would be based on the build costs plus the land cost of the affordable housing, minus the value that a Registered Provider would be expected to pay for the completed units, had they been provided. This leaves the Developer in a financially neutral position in comparison to on-site delivery.

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	B2/B8	C1 Hotel	C2	Assembly/leisure	Community	Total GIA
1	Residential Small site - low density	0.16	5	94	471	0	0	0	0	0	0	0	0	471
2	Residential Small site - medium density	0.16	5	94	471	0	0	0	0	0	0	0	0	471
3	Residential Small site - higher density (flats)	0.04	5	94	471	0	0	0	0	0	0	0	0	471
4	Residential Small site - low density	0.32	10	94	942	0	0	0	0	0	0	0	0	942
5	Residential Small site - medium density	0.32	10	94	942	0	0	0	0	0	0	0	0	942
6	Residential Small site - higher density (flats)	0.09	10	94	942	0	0	0	0	0	0	0	0	942
7	Residential Medium site - low density	0.79	25	94	2,354	0	0	0	0	0	0	0	0	2,354
8	Residential Medium site - medium density	0.79	25	94	2,354	0	0	0	0	0	0	0	0	2,354
9	Residential med site - higher density (flats and houses)	0.28	25	94	2,354	0	0	0	0	0	0	0	0	2,354
10	Residential Medium site - low density	1.68	50	94	4,708	0	0	0	0	0	0	0	0	4,708
11	Residential Medium site - medium density	1.68	50	94	4,708	0	0	0	0	0	0	0	0	4,708
12	Residential Medium site - higher density (flats)	0.47	50	94	4,708	0	0	0	0	0	0	0	0	4,708
13	Residential Large site - low density	3.57	100	94	9,417	0	0	0	0	0	0	0	0	9,417
14	Residential Large site - medium density	3.57	100	94	9,417	0	0	0	0	0	0	0	0	9,417
15	Residential Large site - high density (flats and houses)	1.39	100	94	9,417	0	0	0	0	0	0	0	0	9,417
16	Residential Large site - low density	8.16	200	94	18,833	0	0	0	0	0	0	0	0	18,833

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super- market	Office	B2/B8	C1 Hotel	C2	Assembly/ leisure	Community	Total GIA
17	Residential Large site - med density (houses and flats)	5.71	200	94	18,833	0	0	0	0	0	0	0	0	18,833
18	Strategic scale site - low density	24.00	500	94	47,083	0	0	0	0	0	0	0	0	47,083
19	Strategic scale site - medium density (houses and flats)	15.00	500	94	47,083	0	0	0	0	0	0	0	0	47,083
20	Strategic scale site - low density	30.00	600	94	56,500	0	0	0	0	0	0	0	0	56,500
21	Strategic scale site - medium density (houses and flats)	23.00	600	94	56,500	0	0	0	0	0	0	0	0	56,500
22	Strategic scale site - low density	25.00	600	94	56,500	0	0	0	0	0	0	0	0	56,500
23	Strategic scale site - medium density (houses and flats)	25.00	700	94	65,917	0	0	0	0	0	0	0	0	65,917
24	Housing for Elderly (C3) - high density	0.32	40	73	2,900	0	0	0	0	0	0	0	0	2,900
25	Housing for Elderly (C3) - high density	0.41	60	73	4,350	0	0	0	0	0	0	0	0	4,350
26	Housing for Elderly (C2) extra care	0.47	70	73	5,075	0	0	0	0	0	0	0	0	5,075
27	Retail (comparison)	0.25	0		0	4,000	0	0	0	0	0	0	0	4,000
28	Retail (convenience)	1.00	0		0	0	1,500	0	0	0	0	0	0	1,500
29	Office	0.50	0		0	0	0	10,000	0	0	0	0	0	10,000
30	Office	0.75	0		0	0	0	15,000	0	0	0	0	0	15,000
31	Industrial (40% plot ratio)	1.00	0		0	0	0	0	4,000	0	0	0	0	4,000
32	Warehousing/logistics (50% plot ratio)	1.00	0		0	0	0	0	5,000	0	0	0	0	5,000
33	Warehousing/logistics (60% plot ratio)	1.00	0		0	0	0	0	6,000	0	0	0	0	6,000

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	B2/B8	C1 Hotel	C2	Assembly/leisure	Community	Total GIA
34	Industrial with HQ office (30% plot ratio)	30.00	0		0	0	0	20,000	95,000	0	0	0	0	115,000
35	Warehousing/logistics (30% plot ratio)	30.00	0		0	0	0	0	90,000	0	0	0	0	90,000
36	Warehousing/logistics (25% plot ratio)	40.00	0		0	0	0	0	100,000	0	0	0	0	100,000
40	Hotel (100 rooms)	0.15	0		0	0	0	0	0	2,500	0	0	0	2,500
41	Hotel (125 room)	0.15	0		0	0	0	0	0	3,438	0	0	0	3,438
42	Hotel (150 rooms)	0.15	0		0	0	0	0	0	4,500	0	0	0	4,500
43	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,502
44	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,502
45	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,502
46	Community use	0.17	0		0	0	0	0	0	0	0	0	2,000	2,000
47	Community use	0.16	0		0	0	0	0	0	0	0	0	2,500	2,500
48	Community use	0.19	0		0	0	0	0	0	0	0	0	3,000	3,000

- 4.6 For the purposes of testing potential levels of affordable housing to inform the emerging policy approach, our appraisals assume that the rented housing is let at social rents (see Table 4.6.1).

Table 4.6.1: Affordable housing rents

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents (per week)	£96.17	£105.36	£122.66	£135.55
Social Rents (per annum)	£5,018	£5,498	£6,400	£7,021

- 4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically between 30% to 35%) is the first segment of value. The purchaser will also pay a rent on the retained equity at a rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.9 Emerging Local Plan policy H1 sets out an expected housing mix in new developments in terms of numbers of bedrooms. The housing mix applied to across the affordable tenures is included in Table 4.9.1.

Table 4.9.1: Housing mix sought by emerging Local Plan policy

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	10%	30%	45%	15%
Social rented	35%	30%	20%	15%
Shared ownership	20%	40%	30%	10%

- 4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value ⁸
Social Rent	£2,284	£1,767	£1,701	£1,631	£1,758
Shared ownership ⁹	£2,787	£2,787	£2,694	£2,694	£2,600

- 4.11 The 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant

⁸ After deduction of RP's on-costs at 5% of value.

⁹ Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £4,000 per square metre. Values will vary with unrestricted market value.

funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

- 4.12 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.12.1. These assumptions are informed by 84 lettings of similar floorspace in the Borough recorded by CoStar during 2023 and 2024 (attached as Appendix 4) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace which reflects normal market practice of offering an incentive to incoming tenants.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square foot	Rent per square metre	Investment yield	Rent free period (months)
Retail	£37	£400	7.00%	12
Supermarkets	£27	£290	5.00%	6
Offices	£21	£230	7.0%	12
Industrial and warehousing	£10	£112	5.00%	12

- 4.13 We have applied a capital value for hotel rooms of £150,000 per room, which reflects recent transactions of recently constructed hotels which have been sold in the region recently.
- 4.14 Rents for student housing accommodation in the area are typically circa £165 per week (un-catered) for ensuite rooms on a 51 week tenancy period. We have deduced an operational cost allowance of £3,500 per room and capitalised the net rent at a 5% yield.

Construction costs

- 4.15 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 5). We have adopted a five year time period (i.e. tenders submitted for schemes over the last five years only) Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.15.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.1 Estate housing generally	£1,451	10%	£1,596
Flats	816. Flats 3-5 storeys	£1,834	10%	£2,017
Retail	345 Shops	£1,547	10%	£1,702
Supermarkets	344 Supermarkets generally	£1,718	10%	£1,890
Offices	320 Offices generally	£2,047	10%	£2,252
B2 / B8	284.1 Warehouses, stores	£828	10%	£911
Student	856.2 Students' halls	£1,880	10%	£2,068
Hotels	852 Hotels	£2,659	10%	£2,925

- 4.16 The base costs above are increased by 10% to account for external works (including car parking spaces).

- 4.17 For strategic scale sites (typologies 18 to 23), we have applied an allowance for greenfield infrastructure costs of £29,000 per unit. This is based on the allowance of £17,000 advocated in the Local Housing Delivery Group guidance ‘Viability testing local plans: advice for practitioners’ (August 2012) subject to the change in the BCIS Tender Price Index over the intervening period¹⁰. This increases the per unit allowance from £17,000 to £29,000. The extent of on-site infrastructure required is rarely possible to establish until a developer works up a scheme for a Site and consequently there may be differences between the amounts required for individual applications and the amount we have tested.

Net Zero carbon and BREEAM

- 4.18 Emerging Policy CL1 indicates that developments should be ‘True Net Zero’ using optimal EUI and space heating demand plus 100% renewal energy on sites. The Council’s climate change advisors (Bioregional) have advised that the costs of achieving true net zero are as follows:

- Flats: +6.4%
- Terraced houses: +4.9%
- Semi-detached houses: +4.6%
- Detached houses: +4.1%
- Industrial: no change
- Retail: +1.2%
- Office: +6.1%

- 4.19 We have therefore tested a range of costs in our appraisals, as follows (these are applied to both domestic and non-domestic uses):

- Scenario 1: 4% uplift for true zero carbon;
- Scenario 2: 6% uplift for net zero carbon.

Accessibility standards

- 4.20 Policy H7 requires that all new dwellings shall meet Part M4(2) of the Building Regulations. One schemes of 10 or more units, 10% of dwellings shall meet Part M4(3) of the Building Regulations. We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.20.1. These costs are based on the MHCLG ‘Housing Standards Review: Cost Impacts’ study, but converted into percentages of base construction costs (see calculations at Appendix 6) so that they can be applied to contemporary costs.

Table 4.20.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

Professional fees

- 4.21 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 7% allowance, which is at the middle

¹⁰ BCIS TPI Q3 2012 = 223. BCIS TPI Q3 2024 = 394. Change equals +71%.

of the range for most schemes.

Development finance

- 4.22 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of medium funding conditions over the plan period.

Marketing costs

- 4.23 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

CIL Charging Schedule

- 4.24 As noted previously, the Council approved its CIL Charging Schedule on 6 February 2024 and it came into effect on 1 April 2024. Table 4.24.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2025 (published in December 2024). For C3 residential developments, there are varying rates depending on the type of development and location (Rugby Urban Area and everywhere else). There are borough-wide rates for convenience retail and industrial and logistics developments, and a nil rate for all other uses. The adopted and indexed rates are summarised in Table 4.24.1.

Table 4.24.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates shown in italics)

Development Type	Original Charge/sqm Rugby Urban Area	Original Charge/sqm Rural Area
Residential houses – 11 units or more	£60 <i>£61.57</i>	£160 <i>£164.20</i>
Residential houses – 10 or fewer units	£100 <i>£102.62</i>	£200 <i>£205.25</i>
Residential development on strategic sites	Nil	Nil
Residential apartments – 11 units or more	Nil	£160 <i>£164.20</i>
Residential apartments – 10 or fewer units	Nil	£200 <i>£205.25</i>
Convenience retail	£100	£100 <i>£102.62</i>
Industrial, light industrial, storage and distribution	£5	£5 <i>£5.13</i>

- 4.25 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. However, as most sites expected to come forward are greenfield with no existing floorspace, we have assumed that there is no deduction for existing floorspace to reflect the most likely outcome in terms of CIL liability. In practice, some developments in the settlements will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

- 4.26 To account for residual Section 106 requirements, we have included an allowance of up to £20 per square metre for non-residential development and varying allowances for residential development of **£5,000, £10,000 and £15,000 per unit**. It is important to note that S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

- 4.27 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Biodiversity Net Gain

- 4.28 The Council's emerging policy requirement reflects the statutory requirement that developments achieve 10% biodiversity net gain. We have reflected the additional costs of achieving a 10% net gain by applying an increase in build costs indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on greenfield sites for a 10% biodiversity net gain equate to between 0.2% to 3.1% of build costs¹¹. We have tested a 1.4% increase reflecting the middle of this range. Increasing biodiversity in urban areas on sites which have been previously developed has a lower cost of 0.1% to 0.8% of build costs, as the starting base level of biodiversity is typically very low.

Development and sales periods

- 4.29 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3-6 units per month (reflecting typical rates of sales in developments across the south-east), with an element of off-plan sales reflected in the timing of receipts, as well as multiple outlets on the larger development typologies. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units in flatted developments are sold over varying periods after completion, which is a conservative approach. For housing schemes, our appraisals assume that sales complete 12 months after construction commences and tracks construction thereafter.

Developer's profit

- 4.30 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. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).
- 4.31 The views of the banks which fund development are a relevant consideration; if 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. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.32 Following a significant period of turbulence, including the UK's departure from the European Union; the Coronavirus pandemic; the subsequent spike in commodities pricing; the war in Ukraine; and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up. Profit rates applied to rented housing are set at 15% of GDV. Profit on commercial development is also set at 15% of GDV.
- 4.33 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.

¹¹See Table 20 of DEFRA Impact Assessment

Exceptional costs

- 4.34 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are ‘atypical’, such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An ‘average’ level of costs for abnormal ground conditions and some other ‘abnormal’ costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample. Clearly, when sites come forward through the development management process, exceptional costs may need to be taken into account, although we note that the PPG indicates that Benchmark Land Value should normally be adjusted to reflect such costs.

Benchmark land value

- 4.35 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land’s existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the ‘bottom line’ in a financial sense and therefore a key factor in this study.
- 4.36 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has lower site coverage than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rental income, high yields and high vacancies (or in some cases no occupation at all over a lengthy period), which depresses capital values. We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.37 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in ‘normal’ development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are set out at Appendix 7 and the values themselves are summarised in Table 4.37.1. The bulk of housing land supply in the Borough is currently undeveloped greenfield land, typically used for agricultural purposes.

Table 4.37.1: Benchmark land values (£ millions per gross hectare)

Use	EUV	Premium/ Multiple	BLV
Secondary offices	£1.34	20%	£1.61
Secondary industrial	£0.70	20%	£0.83
Undeveloped greenfield land (upper end of range)	£0.02	17 x EUV	£0.37
Undeveloped greenfield land (lower end of range)	£0.02	11 x EUV	£0.25

- 4.38 We have not used ‘alternative use values’ in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the ‘alternative uses’ that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017

summarised as follows:

- That any alternative use scheme would comply in full with development plan policies;
- That it can be demonstrated that the alternative use could be accommodated on the site in question;
- There is demonstrable market demand for the alternative use;
- There is robust justification as to why this alternative use is not being pursued by the landowner.

4.39 A recent appeal decision¹² notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

¹² 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 8 and appendices 9 and 10. We have appraised 48 development typologies, reflecting different densities and types of development across the Borough including 6 typologies which reflect the scale of identified strategic development sites/areas in the emerging Plan. These sites include both residential and non-residential uses, including offices, retail, industrial and community uses for the purposes of future potential testing of alternative CIL rates to those currently levied in the adopted Charging Schedule.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with emerging Local Plan policies:
- In Rugby Urban Area – 20% affordable housing, with a tenure split of 82% social rent and 18% intermediate. We have tested the policy requirement by testing between 0% and 35% in 5% increments.
 - Elsewhere – 30% affordable with a tenure split of 82% social rent and 18% intermediate, again testing between 0% and 35% in 5% increments.
- 5.3 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable at the present time.
- 5.4 The 6 strategic development typologies are tested with all residential sales values, but we have commented on which results are most relevant (i.e. the values which reflect those currently achieved on the ground in each of the locations). These strategic sites are tested against all four benchmark land values, but clearly the most relevant is the lowest greenfield benchmark land value and we highlight this in the commentary on the results in the next section.
- 5.5 For other policy requirements (bio-diversity net gain, climate change/carbon reduction policies and accessibility standards), and electric vehicle charging as required by the building regulations, we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1. These results are attached at Appendix 11.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in understanding the potential cumulative impacts.

Affordable housing

- 6.2 As noted in Section 5, we have tested the emerging policy by applying affordable housing at varying percentages, starting at 0% and increasing to 35% in 5% increments. The Council's preferred tenure mix for the emerging plan is 82% social rent and 18% intermediate, which we have reflected in our appraisals.
- 6.3 The other key policy variable which has a bearing on affordable housing is the other financial contributions that the Council will seek (in addition to CIL). As noted previously, the Council is yet to finalise its approach and we have therefore tested the impact of contributions totalling £5,000, £10,000 and £15,000 per unit. The appraisal results with the mid-point contributions of £10,000 per unit are summarised in tables 6.3.1 to 6.3.9 and Appendix 9¹³. The appraisal results with £5,000 and £15,000 per unit contributions are attached as Appendix 8 and Appendix 10. Each table shows the results with sales values reflecting the Borough-wide range (£3,080 per square metre to £4,400 per square metre). The appraisals assume an affordable housing unit mix of 35% one beds, 30% two beds, 20% three beds and 15% four beds for social rented housing and 20% one beds, 40% two beds, 30% three beds and 10% four beds for intermediate (shared ownership) housing.
- 6.4 In the Rugby Urban Area, developments are more likely to be brought forward on previously developed sites than greenfield land, so existing use values will reflect either existing secondary offices or secondary industrial land. These are the first two sets of appraisal outputs on each the tables. Residential sales values in the Rugby Urban Area are also at the lower end of the Borough-wide range (£3,080 to £3,410 per square metre) which relates to tables 6.3.1, 6.3.2 and 6.3.3. These tables show that 20% affordable housing will be viable in many cases, particularly when schemes are brought forward on secondary industrial sites or cleared/undeveloped land. Typologies which incorporate high proportions of flats are less viable than schemes with higher proportions of houses, due to the higher build costs of flats
- 6.5 Many schemes are unviable at zero affordable housing when tested against secondary office benchmark land values (the highest of the four tested benchmarks). This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development.
- 6.6 Setting a lower target of 20% affordable housing in the Urban Area therefore reflects the findings of our assessment. It may be the case that some sites may not be able to viably meet even the lower 20% affordable housing, but this could be addressed through site-specific viability assessments at the application stage, as the emerging policy envisages.
- 6.7 We understand that the bulk of housing land supply identified in the emerging Local Plan will be greenfield sites, where emerging Policy H2 sets a higher target of 30% affordable housing. Outside the Rugby Urban Area, almost all sites coming forward for development will be greenfield sites on the edge of existing settlements and therefore have lower benchmark land values (based on a multiple of existing greenfield land value). Residential sales values outside the Rugby Urban Area are also higher, which means that residual land values generated by developments are higher than in the

¹³ Tables 6.3.1 to 6.3.9 exclude the commercial-only appraisals (typologies 27 to 48) but these outputs are shown in the equivalent tables in the appendices.

Table 6.7.1: Appraisal results - 82% Social Rent and 18% Shared ownership (sales values of £3,080 per square metre), £10,000 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £3,080 psm	AH tenure	Rented 82%	SO 18%	Frst Hms 0%									
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£1,606,342 PER HA							Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH						
1 Residential Small site - low density	5	£254,975	99,350	87,615	75,997	64,495	53,111	41,842	30,691	19,655						
2 Residential Small site - medium density	5	£254,975	106,607	94,834	83,177	71,636	60,213	48,907	37,716	26,642						
3 Residential Small site - higher density (flats)	5	£71,393	271,417	279,118	286,725	294,238	301,656	308,979	316,209	323,343						
4 Residential Small site - low density	10	£509,950	198,701	175,232	151,994	128,992	106,221	83,684	61,381	39,311						
5 Residential Small site - medium density	10	£509,950	213,215	189,668	166,354	143,274	120,427	97,812	75,432	53,285						
6 Residential Small site - higher density (flats)	10	£142,786	542,833	558,236	573,451	588,476	603,312	617,960	632,417	646,686						
7 Residential Medium site - low density	25	£1,274,875	496,753	438,078	379,987	322,479	265,553	209,211	153,452	98,276						
8 Residential Medium site - medium density	25	£1,274,875	155,376	100,716	46,615	7,031	60,620	114,041	166,695	218,780						
9 Residential Medium site - higher density (flats and houses)	25	£449,776	360,184	409,799	458,679	507,423	555,433	602,907	649,847	696,252						
10 Residential Medium site - low density	50	£2,699,735	998,265	881,697	766,266	651,997	538,684	426,930	316,133	206,494						
11 Residential Medium site - medium density	50	£2,699,735	1,069,633	952,667	836,661	722,210	608,720	496,387	385,212	275,195						
12 Residential Medium site - higher density (flats)	50	£755,926	2,908,580	2,970,127	3,030,902	3,090,885	3,150,076	3,208,474	3,266,081	3,322,896						
13 Residential Large site - low density	100	£5,736,936	1,872,588	1,648,208	1,426,060	1,205,167	986,211	769,497	555,027	342,801						
14 Residential Large site - medium density	100	£5,736,936	2,013,003	1,787,880	1,564,985	1,344,322	1,125,746	908,277	693,052	480,069						
15 Residential Large site - high density (flats and houses)	100	£2,231,031	134,339	339,657	542,636	743,675	942,776	1,139,538	1,334,161	1,526,645						
16 Residential Large site - low density	200	£13,112,997	3,943,017	3,489,804	3,039,531	2,593,027	2,151,045	1,713,585	1,280,646	852,231						
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	1,358,063	933,278	512,834	96,730	319,639	733,478	1,146,011	1,556,238						
18 Strategic scale site - low density	500	£38,552,211	3,735,710	4,679,946	6,012,831	7,153,126	8,282,119	9,399,570	10,505,481	11,599,850						
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	6,633,818	7,760,125	8,875,121	9,978,807	11,071,185	12,152,253	13,222,012	14,280,461						
20 Strategic scale site - low density	600	£48,190,263	3,869,791	5,163,288	6,443,964	7,725,048	8,999,843	10,262,403	11,569,452	12,854,454						
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	7,089,872	8,360,239	9,619,503	10,887,591	12,156,319	13,426,160	14,682,763	15,926,130						
22 Strategic scale site - low density	600	£40,158,553	3,225,516	4,360,164	5,492,650	6,627,646	7,769,829	8,923,872	10,102,869	11,319,519						
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	5,005,099	6,317,874	7,632,462	8,954,304	10,288,836	11,642,729	13,035,642	14,456,604						
24 Housing for Elderly (C3) - high density	40	£514,029	2,407,912	2,442,666	2,477,420	2,512,174	2,546,929	2,581,683	2,616,438	2,651,192						
25 Housing for Elderly (C3) - high density	60	£664,693	3,645,851	3,695,831	3,745,811	3,795,793	3,845,773	3,895,753	3,945,734	3,995,714						
26 Housing for Elderly (C2) extra care	70	£749,626	4,292,744	4,348,570	4,404,395	4,460,221	4,516,047	4,571,872	4,627,698	4,683,524						

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£834,685 PER HA							Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH						
1 Residential Small site - low density	5	£132,490	99,350	87,615	75,997	64,495	53,111	41,842	30,691	19,655						
2 Residential Small site - medium density	5	£132,490	106,607	94,834	83,177	71,636	60,213	48,907	37,716	26,642						
3 Residential Small site - higher density (flats)	5	£37,097	271,417	279,118	286,725	294,238	301,656	308,979	316,209	323,343						
4 Residential Small site - low density	10	£264,979	198,701	175,232	151,994	128,992	106,221	83,684	61,381	39,311						
5 Residential Small site - medium density	10	£264,979	213,215	189,668	166,354	143,274	120,427	97,812	75,432	53,285						
6 Residential Small site - higher density (flats)	10	£74,194	542,833	558,236	573,451	588,476	603,312	617,960	632,417	646,686						
7 Residential Medium site - low density	25	£662,449	496,753	438,078	379,987	322,479	265,553	209,211	153,452	98,276						
8 Residential Medium site - medium density	25	£662,449	155,376	100,716	46,615	7,031	60,620	114,041	166,695	218,780						
9 Residential Medium site - higher density (flats and houses)	25	£233,712	360,184	409,799	458,679	507,423	555,433	602,907	649,847	696,252						
10 Residential Medium site - low density	50	£1,402,832	998,265	881,697	766,266	651,997	538,684	426,930	316,133	206,494						
11 Residential Medium site - medium density	50	£1,402,832	1,069,633	952,667	836,661	722,210	608,720	496,387	385,212	275,195						
12 Residential Medium site - higher density (flats)	50	£755,926	2,908,580	2,970,127	3,030,902	3,090,885	3,150,076	3,208,474	3,266,081	3,322,896						
13 Residential Large site - low density	100	£2,981,019	1,872,588	1,648,208	1,426,060	1,205,167	986,211	769,497	555,027	342,801						
14 Residential Large site - medium density	100	£2,981,019	2,013,003	1,787,880	1,564,985	1,344,322	1,125,746	908,277	693,052	480,069						
15 Residential Large site - high density (flats and houses)	100	£1,159,285	134,339	339,657	542,636	743,675	942,776	1,139,538	1,334,161	1,526,645						
16 Residential Large site - low density	200	£6,813,757	3,943,017	3,489,804	3,039,531	2,593,027	2,151,045	1,713,585	1,280,646	852,231						
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	1,358,063	933,278	512,834	96,730	319,639	733,478	1,146,011	1,556,238						
18 Strategic scale site - low density	500	£20,032,446	3,735,710	4,679,946	6,012,831	7,153,126	8,282,119	9,399,570	10,505,481	11,599,850						
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	6,633,818	7,760,125	8,875,121	9,978,807	11,071,185	12,152,253	13,222,012	14,280,461						
20 Strategic scale site - low density	600	£25,040,557	3,869,791	5,163,288	6,443,964	7,725,048	8,999,843	10,262,403	11,569,452	12,854,454						
21 Strategic scale site - medium density (houses and flats)	600	£19,197,760	7,089,872	8,360,239	9,619,503	10,887,591	12,156,319	13,426,160	14,682,763	15,926,130						
22 Strategic scale site - low density	600	£20,867,131	3,225,516	4,360,164	5,492,650	6,627,646	7,769,829	8,923,872	10,102,869	11,319,519						
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	5,005,099	6,317,874	7,632,462	8,954,304	10,288,836	11,642,729	13,035,642	14,456,604						
24 Housing for Elderly (C3) - high density	40	£267,099	2,407,912	2,442,666	2,477,420	2,512,174	2,546,929	2,581,683	2,616,438	2,651,192						
25 Housing for Elderly (C3) - high density	60	£345,387	3,645,851	3,695,831	3,745,811	3,795,793	3,845,773	3,895,753	3,945,734	3,995,714						
26 Housing for Elderly (C2) extra care	70	£389,520	4,292,744	4,348,570	4,404,395	4,460,221	4,516,047	4,571,872	4,627,698	4,683,524						

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA							Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH						
1 Residential Small site - low density	5	£58,730	99,350	87,615	75,997	64,495	53,111	41,842	30,691	19,655						
2 Residential Small site - medium density	5	£58,730	106,607	94,834	83,177	71,636	60,213	48,907	37,716	26,642						
3 Residential Small site - higher density (flats)	5	£16,444	271,417	279,118	286,725	294,238	301,656	308,979	316,209	323,343						
4 Residential Small site - low density	10	£117,460	198,701	175,232	151,994	128,992	106,221	83,684	61,381	39,311						
5 Residential Small site - medium density	10	£117,460	213,215	189,668	166,354	143,274	120,427	97,812	75,432	53,285						
6 Residential Small site - higher density (flats)	10	£32,889	542,833	558,236	573,451	588,476	603,312	617,960	632,417	646,686						
7 Residential Medium site - low density	25	£293,651	496,753	438,078	379,987	322,479	265,553	209,211	153,452	98,276						
8 Residential Medium site - medium density	25	£293,651	155,376	100,716	46,615	7,031	60,620	114,041	166,695	218,780						
9 Residential Medium site - higher density (flats and houses)	25	£103,600	360,184	409,799	458,679	507,423	555,433	602,907	649,847	696,252						
10 Residential Medium site - low density	50	£621,849	998,265	881,697	766,266	651,997	538,684	426,930	316,133	206,494						
11 Residential Medium site - medium density	50	£621,849	1,069,633	952,667	836,661	722,210	608,720	496,387	385,212	275,195						
12 Residential Medium site - higher density (flats)	50	£174,118	2,908,580	2,970,127	3,030,902	3,090,885	3,150,076	3,208,474	3,266,081	3,322,896						
13 Residential Large site - low density	100	£1,321,429	1,872,588	1,648,208	1,426,060	1,205,167	986,211	769,497	555,027	342,801						
14 Residential Large site - medium density	100	£1,321,429	2,013,003	1,787,880	1,564,985	1,344,322	1,125,746	908,277	693,052	480,069						
15 Residential Large site - high density (flats and houses)	100	£513,889	134,339	339,657	542,636	743,675	942,776	1,139,538	1,334,161	1,526,645						
16 Residential Large site - low density	200	£3,020,408	3,943,017	3,489,804	3,039,531	2,593,027	2,151,045	1,713,585	1,280,646	852,231						
17 Residential Large site - medium density (houses and flats)	200	£2,114,286	1,358,063	933,278	512,834	96,730	319,639	733,478	1,146,011	1,556,238						
18 Strategic scale site - low density	500	£8,880,000	3,735,710	4,679,946	6,012,831	7,153,126	8,282,119	9,399,570	10,505,481	11,599,850						
19 Strategic scale site - medium density (houses and flats)	500	£5,500,000	6,633,818	7,760,125	8,875,121	9,978,807	11,071,185	12,152,253	13,222,012	14,280,461						
20 Strategic scale site - low density	600	£11,100,000	3,869,791	5,163,288	6,443,964	7,725,048	8,999,843	10,262,403	11,569,452	12,854,454						
21 Strategic scale site - medium density (houses and flats)	600	£8,510,000	7,089,872	8,360,239	9,619,503	10,887,591	12,156,319	13,426,160	14,682,763	15,926,130						
22 Strategic scale site - low density	600	£9,250,000	3,225,516	4,360,164	5,492,650	6,627,646	7,769,829	8,923,872	10,102,869	11,319,519						
23 Strategic scale site - medium density (houses and flats)	700	£9,250,000	5,005,099	6,317,874	7,632,462	8,954,304	10,288,836	11,642,729	13,035,642	14,456,604						
24 Housing for Elderly (C3) - high density	40	£118,400	2,407,912	2,442,666	2,477,420	2,512,174	2,546,929	2,581,683	2,616,438	2,651,192						
25 Housing for Elderly (C3) - high density	60	£153,103</														

Table 6.7.2: Appraisal results - 82% Social Rent and 18% Shared ownership (sales values of £3,245 per square metre), £10,000 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £3,245 psm		AH tenure		Rented 82%		SO 18%		Frst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£1,606,342 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values	
1 Residential Small site - low density	5	£254,975	154,705	139,923	125,288	110,798	96,455	82,257	68,206	54,300		
2 Residential Small site - medium density	5	£254,975	161,961	147,141	132,467	117,939	103,557	89,321	75,231	61,287		
3 Residential Small site - higher density (flats)	5	£71,393	223,648	233,979	244,190	254,280	264,252	274,103	283,834	293,446		
4 Residential Small site - low density	10	£509,950	309,409	279,846	250,576	221,596	192,909	164,515	136,411	108,600		
5 Residential Small site - medium density	10	£509,950	323,922	294,282	264,934	235,879	207,115	178,643	150,463	122,575		
6 Residential Small site - higher density (flats)	10	£142,786	447,296	467,957	488,379	508,561	528,503	548,205	567,668	586,891		
7 Residential Medium site - low density	25	£1,274,875	773,523	699,615	626,438	553,991	482,274	411,286	341,028	271,501		
8 Residential Medium site - medium density	25	£1,274,875	423,842	354,407	285,673	217,642	150,313	83,685	17,760	48,187		
9 Residential Medium site - higher density (flats and houses)	25	£449,776	99,424	163,390	226,682	289,301	351,247	412,520	473,121	533,047		
10 Residential Medium site - low density	50	£2,699,735	1,544,285	1,397,649	1,252,459	1,108,717	966,423	825,577	686,179	546,227		
11 Residential Medium site - medium density	50	£2,699,735	1,615,633	1,468,619	1,323,051	1,178,932	1,036,259	895,035	755,257	616,928		
12 Residential Medium site - higher density (flats)	50	£755,926	2,452,326	2,539,002	2,624,644	2,709,253	2,792,827	2,875,368	2,956,874	3,037,347		
13 Residential Large site - low density	100	£5,736,936	2,942,196	2,658,950	2,378,502	2,100,850	1,825,997	1,553,939	1,284,680	1,018,218		
14 Residential Large site - medium density	100	£5,736,936	3,082,611	2,798,622	2,517,428	2,239,033	1,963,434	1,690,633	1,420,630	1,153,424		
15 Residential Large site - high density (flats and houses)	100	£2,231,031	903,428	644,194	387,615	133,692	119,370	371,775	621,484	868,495		
16 Residential Large site - low density	200	£13,112,997	6,024,112	5,456,366	4,894,221	4,337,679	3,786,738	3,241,400	2,701,665	2,167,530		
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	3,401,872	2,864,605	2,332,762	1,806,344	1,285,348	789,777	259,630	248,834		
18 Strategic scale site - low density	500	£38,552,211	1,496,998	1,001,110	1,318,583	2,724,657	4,116,584	5,494,364	6,874,644	8,248,817		
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	1,434,435	2,627,729	4,207,147	5,572,687	6,939,149	8,299,447	9,645,638	10,977,723		
20 Strategic scale site - low density	600	£48,190,263	1,895,730	339,480	1,235,130	2,800,311	4,356,708	5,910,453	7,461,675	9,014,381		
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	1,323,132	2,674,304	4,417,913	5,958,068	7,492,177	9,024,530	10,567,012	12,120,875		
22 Strategic scale site - low density	600	£40,158,553	1,757,070	402,521	965,505	2,332,254	3,696,536	5,063,522	6,438,379	7,828,346		
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	619,853	763,903	2,349,983	3,933,287	5,518,088	7,107,297	8,712,809	10,343,526		
24 Housing for Elderly (C3) - high density	40	£514,029	2,178,992	2,225,193	2,271,393	2,317,593	2,363,793	2,409,994	2,456,195	2,502,395		
25 Housing for Elderly (C3) - high density	60	£664,693	3,304,817	3,371,849	3,438,881	3,505,914	3,572,946	3,639,978	3,707,010	3,774,043		
26 Housing for Elderly (C2) extra care	70	£749,626	3,897,585	3,973,168	4,048,752	4,124,336	4,199,919	4,275,502	4,351,086	4,426,670		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£834,685 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values	
1 Residential Small site - low density	5	£132,490	154,705	139,923	125,288	110,798	96,455	82,257	68,206	54,300		
2 Residential Small site - medium density	5	£132,490	161,961	147,141	132,467	117,939	103,557	89,321	75,231	61,287		
3 Residential Small site - higher density (flats)	5	£37,097	223,648	233,979	244,190	254,280	264,252	274,103	283,834	293,446		
4 Residential Small site - low density	10	£264,979	309,409	279,846	250,576	221,596	192,909	164,515	136,411	108,600		
5 Residential Small site - medium density	10	£264,979	323,922	294,282	264,934	235,879	207,115	178,643	150,463	122,575		
6 Residential Small site - higher density (flats)	10	£74,194	447,296	467,957	488,379	508,561	528,503	548,205	567,668	586,891		
7 Residential Medium site - low density	25	£662,449	773,523	699,615	626,438	553,991	482,274	411,286	341,028	271,501		
8 Residential Medium site - medium density	25	£662,449	423,842	354,407	285,673	217,642	150,313	83,685	17,760	48,187		
9 Residential Medium site - higher density (flats and houses)	25	£233,712	99,424	163,390	226,682	289,301	351,247	412,520	473,121	533,047		
10 Residential Medium site - low density	50	£1,402,832	1,544,285	1,397,649	1,252,459	1,108,717	966,423	825,577	686,179	546,227		
11 Residential Medium site - medium density	50	£1,402,832	1,615,633	1,468,619	1,323,051	1,178,932	1,036,259	895,035	755,257	616,928		
12 Residential Medium site - higher density (flats)	50	£755,926	2,452,326	2,539,002	2,624,644	2,709,253	2,792,827	2,875,368	2,956,874	3,037,347		
13 Residential Large site - low density	100	£2,981,019	2,942,196	2,658,950	2,378,502	2,100,850	1,825,997	1,553,939	1,284,680	1,018,218		
14 Residential Large site - medium density	100	£2,981,019	3,082,611	2,798,622	2,517,428	2,239,033	1,963,434	1,690,633	1,420,630	1,153,424		
15 Residential Large site - high density (flats and houses)	100	£1,159,285	903,428	644,194	387,615	133,692	119,370	371,775	621,484	868,495		
16 Residential Large site - low density	200	£6,813,757	6,024,112	5,456,366	4,894,221	4,337,679	3,786,738	3,241,400	2,701,665	2,167,530		
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	3,401,872	2,864,605	2,332,762	1,806,344	1,285,348	789,777	259,630	248,834		
18 Strategic scale site - low density	500	£20,032,446	1,496,998	1,001,110	1,318,583	2,724,657	4,116,584	5,494,364	6,874,644	8,248,817		
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	1,434,435	2,627,729	4,207,147	5,572,687	6,939,149	8,299,447	9,645,638	10,977,723		
20 Strategic scale site - low density	600	£25,040,557	1,895,730	339,480	1,235,130	2,800,311	4,356,708	5,910,453	7,461,675	9,014,381		
21 Strategic scale site - medium density (houses and flats)	600	£19,197,760	1,323,132	2,674,304	4,417,913	5,958,068	7,492,177	9,024,530	10,567,012	12,120,875		
22 Strategic scale site - low density	600	£20,867,131	1,757,070	402,521	965,505	2,332,254	3,696,536	5,063,522	6,438,379	7,828,346		
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	619,853	763,903	2,349,983	3,933,287	5,518,088	7,107,297	8,712,809	10,343,526		
24 Housing for Elderly (C3) - high density	40	£267,099	2,178,992	2,225,193	2,271,393	2,317,593	2,363,793	2,409,994	2,456,195	2,502,395		
25 Housing for Elderly (C3) - high density	60	£345,387	3,304,817	3,371,849	3,438,881	3,505,914	3,572,946	3,639,978	3,707,010	3,774,043		
26 Housing for Elderly (C2) extra care	70	£389,520	3,897,585	3,973,168	4,048,752	4,124,336	4,199,919	4,275,502	4,351,086	4,426,670		

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values	
1 Residential Small site - low density	5	£58,730	154,705	139,923	125,288	110,798	96,455	82,257	68,206	54,300		
2 Residential Small site - medium density	5	£58,730	161,961	147,141	132,467	117,939	103,557	89,321	75,231	61,287		
3 Residential Small site - higher density (flats)	5	£16,444	223,648	233,979	244,190	254,280	264,252	274,103	283,834	293,446		
4 Residential Small site - low density	10	£117,460	309,409	279,846	250,576	221,596	192,909	164,515	136,411	108,600		
5 Residential Small site - medium density	10	£117,460	323,922	294,282	264,934	235,879	207,115	178,643	150,463	122,575		
6 Residential Small site - higher density (flats)	10	£32,889	447,296	467,957	488,379	508,561	528,503	548,205	567,668	586,891		
7 Residential Medium site - low density	25	£293,651	773,523	699,615	626,438	553,991	482,274	411,286	341,028	271,501		
8 Residential Medium site - medium density	25	£293,651	423,842	354,407	285,673	217,642	150,313	83,685	17,760	48,187		
9 Residential Medium site - higher density (flats and houses)	25	£103,600	99,424	163,390	226,682	289,301	351,247	412,520	473,121	533,047		
10 Residential Medium site - low density	50	£621,849	1,544,285	1,397,649	1,252,459	1,108,717	966,423	825,577	686,179	546,227		
11 Residential Medium site - medium density	50	£621,849	1,615,633	1,468,619	1,323,051	1,178,932	1,036,259	895,035	755,257	616,928		
12 Residential Medium site - higher density (flats)	50	£174,118	2,452,326	2,539,002	2,624,644	2,709,253	2,792,827	2,875,368	2,956,874	3,037,347		
13 Residential Large site - low density	100	£1,321,429	2,942,196	2,658,950	2,378,502	2,100,850	1,825,997	1,553,939	1,284,680	1,018,218		
14 Residential Large site - medium density	100	£1,321,429	3,082,611	2,798,622	2,517,428	2,239,033	1,963,434	1,690,633	1,420,630	1,153,424		
15 Residential Large site - high density (flats and houses)	100	£513,889	903,428	644,194	387,615	133,692	119,370	371,775	621,484	868,495		
16 Residential Large site - low density	200	£3,020,408	6,024,112	5,456,366	4,894,221	4,337,679	3,786,738	3,241,400	2,701,665	2,167,530		
17 Residential Large site - medium density (houses and flats)	200	£2,114,286	3,401,872	2,864,605	2,332,762	1,806,344	1,285,348	789,777	259,630	248,834		
18 Strategic scale site - low density	500	£8,880,000	1,496,998	1,001,110	1,318,583	2,724,657	4,116,584	5,494,364	6,874,644	8,248,817		
19 Strategic scale site - medium density (houses and flats)	500	£5,550,000	1,434,435	2,627,729	4,207,147	5,572,687	6,939,149	8,299,447	9,645,638	10,977,723		
20 Strategic scale site - low density	600	£11,100,000	1,895,730	339,480	1,235,130	2,800,311	4,356,708	5,910,453	7,461,675	9,014,381		
21 Strategic scale site - medium density (houses and flats)	600	£8,510,000	1,323,132	2,674,304	4,417,913	5,958,068	7,492,177	9,024,530	10,567,012	12,120,875		
22 Strategic scale site - low density	600	£9,250,000	1,757,070	402,521	965,505	2,332,254	3,696,536	5,063,522	6,438,379	7,828,346		
23 Strategic scale site - medium density (houses and flats)	700	£9,250,000	619,853	763,903	2,349,983	3,933,287	5,518,088	7,107,297	8,712,809	10,343,52		

Table 6.7.3: Appraisal results - 82% Social Rent and 18% Shared ownership (sales values of £3,410 per square metre), £10,000 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £3,410 psm		AH tenure		Rented 82%		SO 18%		Frst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£1,606,342 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values	
1 Residential Small site - low density	5	£254,975	210,058	192,231	174,578	157,101	139,799	122,673	105,721	88,945		
2 Residential Small site - medium density	5	£254,975	217,314	199,449	181,758	164,242	146,902	129,736	112,747	95,933		
3 Residential Small site - higher density (flats)	5	£71,393	175,880	188,839	201,853	214,323	226,847	239,226	251,459	263,548		
4 Residential Small site - low density	10	£509,950	420,117	384,461	349,156	314,201	279,598	245,344	211,442	177,890		
5 Residential Small site - medium density	10	£509,950	434,630	398,897	363,515	328,483	293,803	259,472	225,494	191,865		
6 Residential Small site - higher density (flats)	10	£142,786	351,759	377,678	403,307	428,645	453,694	478,452	502,918	527,095		
7 Residential Medium site - low density	25	£1,274,875	1,050,291	961,152	872,890	785,504	698,994	613,361	528,605	444,726		
8 Residential Medium site - medium density	25	£1,274,875	692,307	608,097	524,731	442,210	360,532	279,699	199,710	120,565		
9 Residential Medium site - higher density (flats and houses)	25	£449,776	158,912	81,772	5,432	71,179	147,061	222,133	296,393	369,642		
10 Residential Medium site - low density	50	£2,699,735	2,090,008	1,913,599	1,738,651	1,565,438	1,393,964	1,224,225	1,056,223	889,959		
11 Residential Medium site - medium density	50	£2,699,735	2,160,265	1,983,815	1,809,077	1,635,653	1,463,799	1,293,682	1,125,302	958,660		
12 Residential Medium site - higher density (flats)	50	£755,926	1,996,092	2,107,877	2,218,387	2,327,621	2,435,579	2,542,261	2,647,668	2,751,798		
13 Residential Large site - low density	100	£5,736,936	4,011,805	3,669,692	3,330,944	2,995,561	2,663,540	2,334,886	2,009,594	1,687,667		
14 Residential Large site - medium density	100	£5,736,936	4,152,220	3,809,364	3,469,670	3,133,743	2,800,979	2,471,579	2,145,544	1,822,873		
15 Residential Large site - high density (flats and houses)	100	£2,231,031	1,936,760	1,622,939	1,309,906	1,000,079	693,456	390,037	89,823	210,347		
16 Residential Large site - low density	200	£13,112,997	8,105,208	7,422,927	6,747,352	6,078,482	5,416,317	4,760,856	4,112,102	3,470,053		
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	5,425,767	4,780,820	4,142,331	3,510,301	2,884,729	2,262,010	1,644,797	1,034,091		
18 Strategic scale site - low density	500	£38,552,211	6,617,796	4,939,679	3,278,052	1,632,912	4,262	1,645,361	3,285,154	4,908,004		
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	3,655,521	2,021,573	403,810	1,229,128	2,858,314	4,470,868	6,069,264	7,674,966		
20 Strategic scale site - low density	600	£48,190,263	7,527,313	5,675,581	3,833,050	2,002,324	189,939	1,641,714	3,484,011	5,285,231		
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	4,286,420	2,467,981	667,546	1,143,570	2,954,258	4,757,341	6,554,371	8,358,764		
22 Strategic scale site - low density	600	£40,158,553	6,594,661	4,991,249	3,397,521	1,814,575	239,572	1,352,413	2,945,208	4,540,804		
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	6,440,223	4,585,052	2,745,823	912,209	926,466	2,774,275	4,623,872	6,481,823		
24 Housing for Elderly (C3) - high density	40	£514,029	1,950,073	2,007,719	2,065,366	2,123,012	2,180,656	2,238,305	2,295,951	2,353,597		
25 Housing for Elderly (C3) - high density	60	£684,693	2,963,783	3,047,866	3,131,951	3,216,035	3,300,119	3,384,203	3,468,287	3,552,370		
26 Housing for Elderly (C2) extra care	70	£749,626	3,502,425	3,597,767	3,693,109	3,788,450	3,883,791	3,979,133	4,074,475	4,169,816		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£834,685 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values	
1 Residential Small site - low density	5	£132,490	210,058	192,231	174,578	157,101	139,799	122,673	105,721	88,945		
2 Residential Small site - medium density	5	£132,490	217,314	199,449	181,758	164,242	146,902	129,736	112,747	95,933		
3 Residential Small site - higher density (flats)	5	£37,097	175,880	188,839	201,853	214,323	226,847	239,226	251,459	263,548		
4 Residential Small site - low density	10	£264,979	420,117	384,461	349,156	314,201	279,598	245,344	211,442	177,890		
5 Residential Small site - medium density	10	£264,979	434,630	398,897	363,515	328,483	293,803	259,472	225,494	191,865		
6 Residential Small site - higher density (flats)	10	£74,194	351,759	377,678	403,307	428,645	453,694	478,452	502,918	527,095		
7 Residential Medium site - low density	25	£662,449	1,050,291	961,152	872,890	785,504	698,994	613,361	528,605	444,726		
8 Residential Medium site - medium density	25	£662,449	692,307	608,097	524,731	442,210	360,532	279,699	199,710	120,565		
9 Residential Medium site - higher density (flats and houses)	25	£233,712	158,912	81,772	5,432	71,179	147,061	222,133	296,393	369,642		
10 Residential Medium site - low density	50	£1,402,832	2,090,008	1,913,599	1,738,651	1,565,438	1,393,964	1,224,225	1,056,223	889,959		
11 Residential Medium site - medium density	50	£1,402,832	2,160,265	1,983,815	1,809,077	1,635,653	1,463,799	1,293,682	1,125,302	958,660		
12 Residential Medium site - higher density (flats)	50	£392,793	1,996,092	2,107,877	2,218,387	2,327,621	2,435,579	2,542,261	2,647,668	2,751,798		
13 Residential Large site - low density	100	£2,981,019	4,011,805	3,669,692	3,330,944	2,995,561	2,663,540	2,334,886	2,009,594	1,687,667		
14 Residential Large site - medium density	100	£2,981,019	4,152,220	3,809,364	3,469,670	3,133,743	2,800,979	2,471,579	2,145,544	1,822,873		
15 Residential Large site - high density (flats and houses)	100	£1,959,285	1,936,760	1,622,939	1,309,906	1,000,079	693,456	390,037	89,823	210,347		
16 Residential Large site - low density	200	£6,813,757	8,105,208	7,422,927	6,747,352	6,078,482	5,416,317	4,760,856	4,112,102	3,470,053		
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	5,425,767	4,780,820	4,142,331	3,510,301	2,884,729	2,262,010	1,644,797	1,034,091		
18 Strategic scale site - low density	500	£20,032,446	6,617,796	4,939,679	3,278,052	1,632,912	4,262	1,645,361	3,285,154	4,908,004		
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	3,655,521	2,021,573	403,810	1,229,128	2,858,314	4,470,868	6,069,264	7,674,966		
20 Strategic scale site - low density	600	£25,040,557	7,527,313	5,675,581	3,833,050	2,002,324	189,939	1,641,714	3,484,011	5,285,231		
21 Strategic scale site - medium density (houses and flats)	600	£19,197,760	4,286,420	2,467,981	667,546	1,143,570	2,954,258	4,757,341	6,554,371	8,358,764		
22 Strategic scale site - low density	600	£20,867,131	6,594,661	4,991,249	3,397,521	1,814,575	239,572	1,352,413	2,945,208	4,540,804		
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	6,440,223	4,585,052	2,745,823	912,209	926,466	2,774,275	4,623,872	6,481,823		
24 Housing for Elderly (C3) - high density	40	£267,099	1,950,073	2,007,719	2,065,366	2,123,012	2,180,656	2,238,305	2,295,951	2,353,597		
25 Housing for Elderly (C3) - high density	60	£345,387	2,963,783	3,047,866	3,131,951	3,216,035	3,300,119	3,384,203	3,468,287	3,552,370		
26 Housing for Elderly (C2) extra care	70	£389,520	3,502,425	3,597,767	3,693,109	3,788,450	3,883,791	3,979,133	4,074,475	4,169,816		

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values	
1 Residential Small site - low density	5	£58,730	210,058	192,231	174,578	157,101	139,799	122,673	105,721	88,945		
2 Residential Small site - medium density	5	£58,730	217,314	199,449	181,758	164,242	146,902	129,736	112,747	95,933		
3 Residential Small site - higher density (flats)	5	£16,444	175,880	188,839	201,853	214,323	226,847	239,226	251,459	263,548		
4 Residential Small site - low density	10	£117,460	420,117	384,461	349,156	314,201	279,598	245,344	211,442	177,890		
5 Residential Small site - medium density	10	£117,460	434,630	398,897	363,515	328,483	293,803	259,472	225,494	191,865		
6 Residential Small site - higher density (flats)	10	£32,889	351,759	377,678	403,307	428,645	453,694	478,452	502,918	527,095		
7 Residential Medium site - low density	25	£293,651	1,050,291	961,152	872,890	785,504	698,994	613,361	528,605	444,726		
8 Residential Medium site - medium density	25	£293,651	692,307	608,097	524,731	442,210	360,532	279,699	199,710	120,565		
9 Residential Medium site - higher density (flats and houses)	25	£103,600	158,912	81,772	5,432	71,179	147,061	222,133	296,393	369,642		
10 Residential Medium site - low density	50	£621,849	2,090,008	1,913,599	1,738,651	1,565,438	1,393,964	1,224,225	1,056,223	889,959		
11 Residential Medium site - medium density	50	£621,849	2,160,265	1,983,815	1,809,077	1,635,653	1,463,799	1,293,682	1,125,302	958,660		
12 Residential Medium site - higher density (flats)	50	£174,118	1,996,092	2,107,877	2,218,387	2,327,621	2,435,579	2,542,261	2,647,668	2,751,798		
13 Residential Large site - low density	100	£1,321,429	4,011,805	3,669,692	3,330,944	2,995,561	2,663,540	2,334,886	2,009,594	1,687,667		
14 Residential Large site - medium density	100	£1,321,429	4,152,220	3,809,364	3,469,670	3,133,743	2,800,979	2,471,579	2,145,544	1,822,873		
15 Residential Large site - high density (flats and houses)	100	£513,889	1,936,760	1,622,939	1,309,906	1,000,079	693,456	390,037	89,823	210,347		
16 Residential Large site - low density	200	£3,020,408	8,105,208	7,422,927	6,747,352	6,078,482	5,416,317	4,760,856	4,112,102	3,470,053		
17 Residential Large site - medium density (houses and flats)	200	£2,114,286	5,425,767	4,780,820	4,142,331	3,510,301	2,884,729	2,262,010	1,644,797	1,034,091		
18 Strategic scale site - low density	500	£8,880,000	6,617,796	4,939,679	3,278,052	1,632,912	4,262	1,645,361	3,285,154	4,908,004		
19 Strategic scale site - medium density (houses and flats)	500	£5,550,000	3,655,521	2,021,573	403,810	1,229,128	2,858,314	4,470,868	6,069,264	7,674,966		
20 Strategic scale site - low density	600	£11,100,000	7,527,313	5,675,581	3,833,050	2,002,324	189,939	1,641,714	3,484,011	5,285,231		
21 Strategic scale site - medium density (houses and flats)	600	£8,510,000	4,286,420	2,467,981	667,546	1,143,570	2,954,258	4,757,341	6,554,371	8,358,764		
22 Strategic scale site - low density	600	£9,250,000	6,594,661	4,991,249	3,397,521	1,814,575	239,572	1,352,413	2,945,208	4,540,804		
23 Strategic scale site - medium density (houses and flats)	700	£9,250,000	6,440,223	4,585,052	2,745,823							

Table 6.7.4: Appraisal results - 82% Social Rent and 18% Shared ownership (sales values of £3,575 per square metre), £10,000 Section 106 payment

RUGBY LOCAL PLAN VIABILITY		Sales value £3,575 psm		AH tenure		Rented 82%		SO 18%		Frst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£1,606,342 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£254,975	219,997	201,621	183,427	165,414	147,580	129,928	112,456	95,168	
2 Residential Small site - medium density	5	£254,975	227,253	208,840	190,607	172,555	154,683	136,993	119,482	102,153	
3 Residential Small site - higher density (flats)	5	£71,393	174,220	187,270	200,175	212,934	225,547	238,014	250,334	262,509	
4 Residential Small site - low density	10	£509,950	439,993	403,243	366,855	330,827	295,162	259,857	224,913	190,330	
5 Residential Small site - medium density	10	£509,950	454,506	417,680	381,214	345,109	309,367	273,985	238,965	204,305	
6 Residential Small site - higher density (flats)	10	£142,786	348,438	374,541	400,351	425,668	451,095	476,027	500,669	525,018	
7 Residential Medium site - low density	25	£1,274,875	1,099,982	1,008,108	917,136	827,069	737,904	649,641	562,282	475,828	
8 Residential Medium site - medium density	25	£1,274,875	733,695	647,207	561,585	476,829	392,940	309,916	227,759	146,468	
9 Residential Medium site - higher density (flats and houses)	25	£449,776	188,674	109,897	31,935	45,903	123,401	200,071	275,913	350,929	
10 Residential Medium site - low density	50	£2,699,735	2,182,850	2,001,225	1,821,222	1,643,005	1,466,574	1,291,928	1,119,069	947,997	
11 Residential Medium site - medium density	50	£2,699,735	2,253,127	2,071,548	1,891,749	1,713,218	1,536,409	1,361,386	1,188,149	1,016,697	
12 Residential Medium site - higher density (flats)	50	£755,926	1,999,148	2,110,766	2,221,109	2,330,177	2,437,972	2,544,492	2,649,738	2,753,711	
13 Residential Large site - low density	100	£5,736,936	4,189,366	3,837,481	3,489,055	3,144,087	2,802,578	2,464,527	2,129,934	1,798,800	
14 Residential Large site - medium density	100	£5,736,936	4,329,781	3,977,153	3,627,981	3,282,270	2,940,016	2,601,220	2,265,884	1,934,005	
15 Residential Large site - high density (flats and houses)	100	£2,231,031	2,066,189	1,745,448	1,425,747	1,108,897	795,321	485,019	177,991	127,683	
16 Residential Large site - low density	200	£13,112,997	8,432,450	7,732,160	7,038,748	6,352,215	5,672,560	4,999,784	4,333,887	3,674,869	
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	5,690,577	5,031,055	4,378,133	3,731,810	3,091,822	2,454,175	1,823,175	1,198,820	
18 Strategic scale site - low density	500	£38,552,211	7,362,515	5,643,413	3,941,194	2,255,858	587,405	1,089,682	2,769,344	4,431,661	
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	4,323,429	2,652,722	998,554	658,646	2,324,261	3,972,925	5,604,577	7,238,456	
20 Strategic scale site - low density	600	£48,190,263	8,206,901	6,310,556	4,425,240	2,558,618	710,690	1,154,387	3,011,649	4,667,843	
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	4,866,651	3,016,279	1,184,219	658,147	2,499,850	4,334,916	6,162,254	7,993,277	
22 Strategic scale site - low density	600	£40,158,553	6,989,063	5,358,162	3,732,225	2,121,485	514,913	1,099,068	2,717,855	4,339,783	
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	6,850,942	4,962,017	3,088,982	1,224,196	637,882	2,517,856	4,395,475	6,277,361	
24 Housing for Elderly (C3) - high density	40	£514,029	1,988,787	2,044,499	2,100,209	2,155,919	2,211,630	2,267,341	2,323,051	2,378,762	
25 Housing for Elderly (C3) - high density	60	£664,693	3,023,808	3,104,890	3,185,973	3,267,055	3,348,138	3,429,221	3,510,303	3,591,387	
26 Housing for Elderly (C2) extra care	70	£749,626	3,574,711	3,666,439	3,758,165	3,849,893	3,941,620	4,033,347	4,125,074	4,216,801	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£834,685 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£132,490	219,997	201,621	183,427	165,414	147,580	129,928	112,456	95,168	
2 Residential Small site - medium density	5	£132,490	227,253	208,840	190,607	172,555	154,683	136,993	119,482	102,153	
3 Residential Small site - higher density (flats)	5	£37,097	174,220	187,270	200,175	212,934	225,547	238,014	250,334	262,509	
4 Residential Small site - low density	10	£264,979	439,993	403,243	366,855	330,827	295,162	259,857	224,913	190,330	
5 Residential Small site - medium density	10	£264,979	454,506	417,680	381,214	345,109	309,367	273,985	238,965	204,305	
6 Residential Small site - higher density (flats)	10	£74,194	348,438	374,541	400,351	425,668	451,095	476,027	500,669	525,018	
7 Residential Medium site - low density	25	£662,449	1,099,982	1,008,108	917,136	827,069	737,904	649,641	562,282	475,828	
8 Residential Medium site - medium density	25	£662,449	733,695	647,207	561,585	476,829	392,940	309,916	227,759	146,468	
9 Residential Medium site - higher density (flats and houses)	25	£233,712	188,674	109,897	31,935	45,903	123,401	200,071	275,913	350,929	
10 Residential Medium site - low density	50	£1,402,832	2,182,850	2,001,225	1,821,222	1,643,005	1,466,574	1,291,928	1,119,069	947,997	
11 Residential Medium site - medium density	50	£1,402,832	2,253,127	2,071,548	1,891,749	1,713,218	1,536,409	1,361,386	1,188,149	1,016,697	
12 Residential Medium site - higher density (flats)	50	£392,793	1,999,148	2,110,766	2,221,109	2,330,177	2,437,972	2,544,492	2,649,738	2,753,711	
13 Residential Large site - low density	100	£2,981,019	4,189,366	3,837,481	3,489,055	3,144,087	2,802,578	2,464,527	2,129,934	1,798,800	
14 Residential Large site - medium density	100	£2,981,019	4,329,781	3,977,153	3,627,981	3,282,270	2,940,016	2,601,220	2,265,884	1,934,005	
15 Residential Large site - high density (flats and houses)	100	£1,159,285	2,066,189	1,745,448	1,425,747	1,108,897	795,321	485,019	177,991	127,683	
16 Residential Large site - low density	200	£6,813,757	8,432,450	7,732,160	7,038,748	6,352,215	5,672,560	4,999,784	4,333,887	3,674,869	
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	5,690,577	5,031,055	4,378,133	3,731,810	3,091,822	2,454,175	1,823,175	1,198,820	
18 Strategic scale site - low density	500	£20,032,446	7,362,515	5,643,413	3,941,194	2,255,858	587,405	1,089,682	2,769,344	4,431,661	
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	4,323,429	2,652,722	998,554	658,646	2,324,261	3,972,925	5,604,577	7,238,456	
20 Strategic scale site - low density	600	£25,040,557	8,206,901	6,310,556	4,425,240	2,558,618	710,690	1,154,387	3,011,649	4,667,843	
21 Strategic scale site - medium density (houses and flats)	600	£19,197,760	4,866,651	3,016,279	1,184,219	658,147	2,499,850	4,334,916	6,162,254	7,993,277	
22 Strategic scale site - low density	600	£20,867,131	6,989,063	5,358,162	3,732,225	2,121,485	514,913	1,099,068	2,717,855	4,339,783	
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	6,850,942	4,962,017	3,088,982	1,224,196	637,882	2,517,856	4,395,475	6,277,361	
24 Housing for Elderly (C3) - high density	40	£267,099	1,988,787	2,044,499	2,100,209	2,155,919	2,211,630	2,267,341	2,323,051	2,378,762	
25 Housing for Elderly (C3) - high density	60	£345,387	3,023,808	3,104,890	3,185,973	3,267,055	3,348,138	3,429,221	3,510,303	3,591,387	
26 Housing for Elderly (C2) extra care	70	£389,520	3,574,711	3,666,439	3,758,165	3,849,893	3,941,620	4,033,347	4,125,074	4,216,801	

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£58,730	219,997	201,621	183,427	165,414	147,580	129,928	112,456	95,168	
2 Residential Small site - medium density	5	£58,730	227,253	208,840	190,607	172,555	154,683	136,993	119,482	102,153	
3 Residential Small site - higher density (flats)	5	£16,444	174,220	187,270	200,175	212,934	225,547	238,014	250,334	262,509	
4 Residential Small site - low density	10	£117,460	439,993	403,243	366,855	330,827	295,162	259,857	224,913	190,330	
5 Residential Small site - medium density	10	£117,460	454,506	417,680	381,214	345,109	309,367	273,985	238,965	204,305	
6 Residential Small site - higher density (flats)	10	£32,889	348,438	374,541	400,351	425,668	451,095	476,027	500,669	525,018	
7 Residential Medium site - low density	25	£293,651	1,099,982	1,008,108	917,136	827,069	737,904	649,641	562,282	475,828	
8 Residential Medium site - medium density	25	£293,651	733,695	647,207	561,585	476,829	392,940	309,916	227,759	146,468	
9 Residential Medium site - higher density (flats and houses)	25	£103,600	188,674	109,897	31,935	45,903	123,401	200,071	275,913	350,929	
10 Residential Medium site - low density	50	£621,849	2,182,850	2,001,225	1,821,222	1,643,005	1,466,574	1,291,928	1,119,069	947,997	
11 Residential Medium site - medium density	50	£621,849	2,253,127	2,071,548	1,891,749	1,713,218	1,536,409	1,361,386	1,188,149	1,016,697	
12 Residential Medium site - higher density (flats)	50	£174,118	1,999,148	2,110,766	2,221,109	2,330,177	2,437,972	2,544,492	2,649,738	2,753,711	
13 Residential Large site - low density	100	£1,321,429	4,189,366	3,837,481	3,489,055	3,144,087	2,802,578	2,464,527	2,129,934	1,798,800	
14 Residential Large site - medium density	100	£1,321,429	4,329,781	3,977,153	3,627,981	3,282,270	2,940,016	2,601,220	2,265,884	1,934,005	
15 Residential Large site - high density (flats and houses)	100	£513,889	2,066,189	1,745,448	1,425,747	1,108,897	795,321	485,019	177,991	127,683	
16 Residential Large site - low density	200	£3,020,408	8,432,450	7,732,160	7,038,748	6,352,215	5,672,560	4,999,784	4,333,887	3,674,869	
17 Residential Large site - medium density (houses and flats)	200	£2,114,286	5,690,577	5,031,055	4,378,133	3,731,810	3,091,822	2,454,175	1,823,175	1,198,820	
18 Strategic scale site - low density	500	£8,880,000	7,362,515	5,643,413	3,941,194	2,255,858	587,405	1,089,682	2,769,344	4,431,661	
19 Strategic scale site - medium density (houses and flats)	500	£5,550,000	4,323,429	2,652,722	998,554	658,646	2,324,261	3,972,925	5,604,577	7,238,456	
20 Strategic scale site - low density	600	£11,100,000	8,206,901	6,310,556	4,425,240	2,558,618	710,690	1,154,387	3,011,649	4,667,843	
21 Strategic scale site - medium density (houses and flats)	600	£8,510,000	4,866,651	3,016,279	1,184,219	658,147	2,499,850	4,334,916	6,162,254	7,993,277	
22 Strategic scale site - low density	600	£9,250,000	6,989,063	5,358,162	3,732,225	2,121,485	514,913	1,099,068	2,717,855	4,339,783	
23 Strategic scale site - medium density (houses and flats)	700	£9,250,000	6,850,942	4,962,017	3,088,982	1,224,196	637,882	2,517,856	4,395,475	6,277,361	
24 Housing for Elderly (C3) - high density	40	£118,400	1,988,787	2,044,499	2,100,209	2,155,919	2,211,630	2,267,341	2,323,051	2,378,762	
25 Housing for Elderly (C3) - high density	60	£153,103	3,023,808	3,104,890	3,185,973	3,267,055	3,348,138	3,429,221	3,510,303	3,591,387	
26 Housing for Elderly (C2) extra care	70	£172,667	3,574,711	3,666,439	3,758,165	3,849,893	3,941,620	4,033,347	4,125,074	4,216,801	

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			£247,000 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH						

Table 6.7.5: Appraisal results - 82% Social Rent and 18% Shared ownership (sales values of £3,740 per square metre), £10,000 Section 106 payment

RUGBY LOCAL PLAN VIABILITY		Sales value £3,740 psm		AH tenure		Rented 82%		SO 18%		Frst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£1,606,342 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£254,975	275,350	253,929	232,718	211,716	190,925	170,344	149,972	129,810	
2 Residential Small site - medium density	5	£254,975	282,607	261,147	239,897	218,858	198,028	177,407	156,997	136,797	
3 Residential Small site - higher density (flats)	5	£71,393	126,451	142,131	157,639	172,976	188,142	203,137	217,959	232,611	
4 Residential Small site - low density	10	£509,950	550,700	507,858	465,435	423,433	381,850	340,687	299,944	259,621	
5 Residential Small site - medium density	10	£509,950	565,213	522,294	479,795	437,715	396,055	354,815	313,995	273,595	
6 Residential Small site - higher density (flats)	10	£142,786	252,902	284,262	315,279	345,953	376,285	406,274	435,920	465,223	
7 Residential Medium site - low density	25	£1,274,875	1,376,750	1,269,645	1,163,588	1,058,581	954,624	851,718	749,859	649,051	
8 Residential Medium site - medium density	25	£1,274,875	1,002,161	900,897	800,643	701,396	603,159	505,930	409,709	314,497	
9 Residential Medium site - higher density (flats and houses)	25	£449,776	445,517	352,604	260,641	169,631	79,571	9,684	99,186	187,723	
10 Residential Medium site - low density	50	£2,699,735	2,722,152	2,511,265	2,302,444	2,095,689	1,891,000	1,688,378	1,487,822	1,289,331	
11 Residential Medium site - medium density	50	£2,699,735	2,792,428	2,581,168	2,371,974	2,164,848	1,959,786	1,756,791	1,555,862	1,356,999	
12 Residential Medium site - higher density (flats)	50	£755,926	1,542,915	1,679,641	1,814,851	1,948,545	2,080,724	2,211,385	2,340,532	2,468,162	
13 Residential Large site - low density	100	£5,736,936	5,258,974	4,848,223	4,441,497	4,038,798	3,640,123	3,245,473	2,854,848	2,468,250	
14 Residential Large site - medium density	100	£5,736,936	5,399,389	4,987,894	4,580,424	4,176,980	3,777,561	3,382,166	2,990,798	2,603,455	
15 Residential Large site - high density (flats and houses)	100	£2,231,031	3,087,665	2,710,706	2,337,535	1,968,152	1,602,556	1,240,749	879,957	522,493	
16 Residential Large site - low density	200	£13,112,997	10,513,545	9,698,721	8,891,878	8,093,017	7,302,138	6,519,240	5,744,324	4,977,391	
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	7,709,239	6,938,620	6,175,870	5,420,388	4,672,776	3,932,833	3,200,559	2,475,953	
18 Strategic scale site - low density	500	£38,552,211	12,460,288	10,474,953	8,501,055	6,539,323	4,597,188	2,674,649	771,708	1,132,183	
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	9,367,414	7,419,110	5,490,018	3,580,138	1,689,471	184,761	2,085,328	3,969,255	
20 Strategic scale site - low density	600	£48,190,263	13,800,272	11,603,305	9,427,852	7,273,913	5,137,832	3,009,425	902,710	1,213,596	
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	10,404,580	8,265,344	6,143,178	4,028,840	1,935,767	144,663	2,245,578	4,340,961	
22 Strategic scale site - low density	600	£40,158,553	11,796,972	9,912,263	8,045,697	6,186,025	4,344,923	2,510,013	686,882	1,148,314	
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	12,429,672	10,257,894	8,095,730	5,952,953	3,821,728	1,705,669	413,437	2,553,042	
24 Housing for Elderly (C3) - high density	40	£514,029	1,759,869	1,627,025	1,894,182	1,961,338	2,028,495	2,095,651	2,162,808	2,229,965	
25 Housing for Elderly (C3) - high density	60	£684,693	2,682,773	2,780,908	2,879,042	2,977,177	3,075,311	3,173,445	3,271,580	3,369,714	
26 Housing for Elderly (C2) extra care	70	£749,626	3,179,552	3,291,036	3,402,522	3,514,007	3,625,492	3,736,977	3,848,463	3,959,948	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£834,685 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£132,490	275,350	253,929	232,718	211,716	190,925	170,344	149,972	129,810
2 Residential Small site - medium density	5	£132,490	282,607	261,147	239,897	218,858	198,028	177,407	156,997	136,797
3 Residential Small site - higher density (flats)	5	£37,097	126,451	142,131	157,639	172,976	188,142	203,137	217,959	232,611
4 Residential Small site - low density	10	£264,979	550,700	507,858	465,435	423,433	381,850	340,687	299,944	259,621
5 Residential Small site - medium density	10	£264,979	565,213	522,294	479,795	437,715	396,055	354,815	313,995	273,595
6 Residential Small site - higher density (flats)	10	£74,194	252,902	284,262	315,279	345,953	376,285	406,274	435,920	465,223
7 Residential Medium site - low density	25	£682,449	1,376,750	1,269,645	1,163,588	1,058,581	954,624	851,718	749,859	649,051
8 Residential Medium site - medium density	25	£682,449	1,002,161	900,897	800,643	701,396	603,159	505,930	409,709	314,497
9 Residential Medium site - higher density (flats and houses)	25	£233,712	445,517	352,604	260,641	169,631	79,571	9,684	99,186	187,723
10 Residential Medium site - low density	50	£1,402,832	2,722,152	2,511,265	2,302,444	2,095,689	1,891,000	1,688,378	1,487,822	1,289,331
11 Residential Medium site - medium density	50	£1,402,832	2,792,428	2,581,168	2,371,974	2,164,848	1,959,786	1,756,791	1,555,862	1,356,999
12 Residential Medium site - higher density (flats)	50	£392,793	1,542,915	1,679,641	1,814,851	1,948,545	2,080,724	2,211,385	2,340,532	2,468,162
13 Residential Large site - low density	100	£2,981,019	5,258,974	4,848,223	4,441,497	4,038,798	3,640,123	3,245,473	2,854,848	2,468,250
14 Residential Large site - medium density	100	£2,981,019	5,399,389	4,987,894	4,580,424	4,176,980	3,777,561	3,382,166	2,990,798	2,603,455
15 Residential Large site - high density (flats and houses)	100	£1,159,019	3,087,665	2,710,706	2,337,535	1,968,152	1,602,556	1,240,749	879,957	522,493
16 Residential Large site - low density	200	£6,813,757	10,513,545	9,698,721	8,891,878	8,093,017	7,302,138	6,519,240	5,744,324	4,977,391
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	7,709,239	6,938,620	6,175,870	5,420,388	4,672,776	3,932,833	3,200,559	2,475,953
18 Strategic scale site - low density	500	£20,032,446	12,460,288	10,474,953	8,501,055	6,539,323	4,597,188	2,674,649	771,708	1,132,183
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	9,367,414	7,419,110	5,490,018	3,580,138	1,689,471	184,761	2,085,328	3,969,255
20 Strategic scale site - low density	600	£25,040,557	13,800,272	11,603,305	9,427,852	7,273,913	5,137,832	3,009,425	902,710	1,213,596
21 Strategic scale site - medium density (houses and flats)	600	£19,197,760	10,404,580	8,265,344	6,143,178	4,028,840	1,935,767	144,663	2,245,578	4,340,961
22 Strategic scale site - low density	600	£20,867,131	11,796,972	9,912,263	8,045,697	6,186,025	4,344,923	2,510,013	686,882	1,148,314
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	12,429,672	10,257,894	8,095,730	5,952,953	3,821,728	1,705,669	413,437	2,553,042
24 Housing for Elderly (C3) - high density	40	£267,099	1,759,869	1,627,025	1,894,182	1,961,338	2,028,495	2,095,651	2,162,808	2,229,965
25 Housing for Elderly (C3) - high density	60	£345,387	2,682,773	2,780,908	2,879,042	2,977,177	3,075,311	3,173,445	3,271,580	3,369,714
26 Housing for Elderly (C2) extra care	70	£389,520	3,179,552	3,291,036	3,402,522	3,514,007	3,625,492	3,736,977	3,848,463	3,959,948

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£58,730	275,350	253,929	232,718	211,716	190,925	170,344	149,972	129,810
2 Residential Small site - medium density	5	£58,730	282,607	261,147	239,897	218,858	198,028	177,407	156,997	136,797
3 Residential Small site - higher density (flats)	5	£16,444	126,451	142,131	157,639	172,976	188,142	203,137	217,959	232,611
4 Residential Small site - low density	10	£117,460	550,700	507,858	465,435	423,433	381,850	340,687	299,944	259,621
5 Residential Small site - medium density	10	£117,460	565,213	522,294	479,795	437,715	396,055	354,815	313,995	273,595
6 Residential Small site - higher density (flats)	10	£32,889	252,902	284,262	315,279	345,953	376,285	406,274	435,920	465,223
7 Residential Medium site - low density	25	£293,651	1,376,750	1,269,645	1,163,588	1,058,581	954,624	851,718	749,859	649,051
8 Residential Medium site - medium density	25	£293,651	1,002,161	900,897	800,643	701,396	603,159	505,930	409,709	314,497
9 Residential Medium site - higher density (flats and houses)	25	£103,600	445,517	352,604	260,641	169,631	79,571	9,684	99,186	187,723
10 Residential Medium site - low density	50	£621,849	2,722,152	2,511,265	2,302,444	2,095,689	1,891,000	1,688,378	1,487,822	1,289,331
11 Residential Medium site - medium density	50	£621,849	2,792,428	2,581,168	2,371,974	2,164,848	1,959,786	1,756,791	1,555,862	1,356,999
12 Residential Medium site - higher density (flats)	50	£174,118	1,542,915	1,679,641	1,814,851	1,948,545	2,080,724	2,211,385	2,340,532	2,468,162
13 Residential Large site - low density	100	£1,321,429	5,258,974	4,848,223	4,441,497	4,038,798	3,640,123	3,245,473	2,854,848	2,468,250
14 Residential Large site - medium density	100	£1,321,429	5,399,389	4,987,894	4,580,424	4,176,980	3,777,561	3,382,166	2,990,798	2,603,455
15 Residential Large site - high density (flats and houses)	100	£513,889	3,087,665	2,710,706	2,337,535	1,968,152	1,602,556	1,240,749	879,957	522,493
16 Residential Large site - low density	200	£3,020,408	10,513,545	9,698,721	8,891,878	8,093,017	7,302,138	6,519,240	5,744,324	4,977,391
17 Residential Large site - medium density (houses and flats)	200	£2,114,286	7,709,239	6,938,620	6,175,870	5,420,388	4,672,776	3,932,833	3,200,559	2,475,953
18 Strategic scale site - low density	500	£8,880,000	12,460,288	10,474,953	8,501,055	6,539,323	4,597,188	2,674,649	771,708	1,132,183
19 Strategic scale site - medium density (houses and flats)	500	£5,550,000	9,367,414	7,419,110	5,490,018	3,580,138	1,689,471	184,761	2,085,328	3,969,255
20 Strategic scale site - low density	600	£11,100,000	13,800,272	11,603,305	9,427,852	7,273,913	5,137,832	3,009,425	902,710	1,213,596
21 Strategic scale site - medium density (houses and flats)	600	£8,510,000	10,404,580	8,265,344	6,143,178	4,028,840	1,935,767	144,663	2,245,578	4,340,961
22 Strategic scale site - low density	600	£9,250,000	11,796,972	9,912,263	8,045,697	6,186,025	4,344,923	2,510,013	686,882	1,148,314
23 Strategic scale site - medium density (houses and flats)	700	£9,250,000	12,429,672	10,257,894	8,095,730	5,952,953	3,821,728	1,705,669	413,437	2,553,042
24 Housing for Elderly (C3) - high density	40	£118,400	1,759,869	1,627,025	1,894,182	1,961,338	2,028,495	2,095,651	2,162,808	2,229,965
25 Housing for Elderly (C3) - high density	60	£153,103	2,682,773	2,780,908	2,879,042	2,977,177	3,075,311	3,173,445	3,271,580	3,369,714
26 Housing for Elderly (C2) extra care	70	£172,667	3,179,552	3,291,036	3,402,522	3,514,007	3,625,492	3,736,977	3,848,463	3,959,948

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)		£247,000 PER HA	
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Table 6.7.6: Appraisal results - 82% Social Rent and 18% Shared ownership (sales values of £3,905 per square metre), £10,000 Section 106 payment

RUGBY LOCAL PLAN VIABILITY		Sales value £3,905 psm		AH tenure		Rented 82%		SO 18%		Frst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£1,606,342 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£254,975	330,704	306,237	282,008	258,019	234,269	210,759	187,488	164,455	
2 Residential Small site - medium density	5	£254,975	337,960	313,454	289,187	265,160	241,371	217,822	194,513	171,442	
3 Residential Small site - higher density (flats)	5	£71,393	78,682	96,991	115,103	133,019	150,738	168,260	185,585	202,714	
4 Residential Small site - low density	10	£509,950	661,408	612,472	564,016	516,038	468,538	421,517	374,974	328,910	
5 Residential Small site - medium density	10	£509,950	675,921	626,909	578,375	530,320	482,743	435,646	389,026	342,885	
6 Residential Small site - higher density (flats)	10	£142,786	157,364	193,982	230,207	266,038	301,475	336,519	371,170	405,427	
7 Residential Medium site - low density	25	£1,274,875	1,653,520	1,531,182	1,410,040	1,290,094	1,171,345	1,053,793	937,436	822,277	
8 Residential Medium site - medium density	25	£1,274,875	1,270,626	1,154,589	1,039,701	925,963	813,378	701,943	591,659	482,525	
9 Residential Medium site - higher density (flats and houses)	25	£449,776	702,358	595,309	489,348	384,475	280,688	177,989	76,376	24,518	
10 Residential Medium site - low density	50	£2,699,735	3,261,453	3,020,885	2,782,670	2,546,806	2,313,294	2,082,135	1,853,327	1,626,870	
11 Residential Medium site - medium density	50	£2,699,735	3,331,729	3,090,789	2,852,201	2,615,965	2,382,080	2,150,548	1,921,367	1,694,539	
12 Residential Medium site - higher density (flats)	50	£755,926	1,086,681	1,248,517	1,408,593	1,568,913	1,723,475	1,878,278	2,031,325	2,182,614	
13 Residential Large site - low density	100	£5,736,936	6,328,582	5,858,965	5,393,940	4,933,508	4,477,667	4,026,419	3,579,763	3,137,699	
14 Residential Large site - medium density	100	£5,736,936	6,468,997	5,998,636	5,532,866	5,071,690	4,615,105	4,163,113	3,715,713	3,272,904	
15 Residential Large site - high density (flats and houses)	100	£2,231,031	4,109,140	3,675,965	3,247,118	2,822,600	2,402,412	1,986,552	1,575,022	1,167,822	
16 Residential Large site - low density	200	£13,112,997	12,586,980	11,680,103	10,742,287	9,833,531	8,931,716	8,038,697	7,154,763	6,279,913	
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	9,727,902	8,846,184	7,973,206	7,108,967	6,253,466	5,406,705	4,568,684	3,739,400	
18 Strategic scale site - low density	500	£38,552,211	17,521,801	15,257,903	13,016,134	10,796,494	8,598,982	6,413,463	4,242,268	2,093,385	
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	14,367,272	12,159,645	9,973,724	7,799,351	5,639,106	3,500,748	1,384,275	721,150	
20 Strategic scale site - low density	600	£48,190,263	19,350,742	16,861,776	14,397,134	11,952,678	9,521,315	7,114,429	4,732,023	2,356,301	
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	15,904,768	13,471,600	11,053,158	8,658,728	6,288,310	3,930,006	1,587,725	749,080	
22 Strategic scale site - low density	600	£40,158,553	16,559,700	14,423,097	12,307,373	10,204,522	8,119,201	6,050,126	3,993,059	1,946,061	
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	17,955,321	15,491,762	13,045,749	10,617,268	8,212,494	5,816,577	3,439,395	1,073,278	
24 Housing for Elderly (C3) - high density	40	£514,029	1,530,950	1,609,552	1,688,155	1,766,757	1,845,360	1,923,962	2,002,565	2,081,167	
25 Housing for Elderly (C3) - high density	60	£684,693	2,341,739	2,456,925	2,572,112	2,687,298	2,802,484	2,917,670	3,032,857	3,148,043	
26 Housing for Elderly (C2) extra care	70	£749,626	2,784,392	2,915,635	3,046,879	3,178,122	3,309,364	3,440,608	3,571,851	3,703,094	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£834,685 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£132,490	330,704	306,237	282,008	258,019	234,269	210,759	187,488	164,455
2 Residential Small site - medium density	5	£132,490	337,960	313,454	289,187	265,160	241,371	217,822	194,513	171,442
3 Residential Small site - higher density (flats)	5	£37,097	78,682	96,991	115,103	133,019	150,738	168,260	185,585	202,714
4 Residential Small site - low density	10	£264,979	661,408	612,472	564,016	516,038	468,538	421,517	374,974	328,910
5 Residential Small site - medium density	10	£264,979	675,921	626,909	578,375	530,320	482,743	435,646	389,026	342,885
6 Residential Small site - higher density (flats)	10	£74,194	157,364	193,982	230,207	266,038	301,475	336,519	371,170	405,427
7 Residential Medium site - low density	25	£662,449	1,653,520	1,531,182	1,410,040	1,290,094	1,171,345	1,053,793	937,436	822,277
8 Residential Medium site - medium density	25	£662,449	1,270,626	1,154,589	1,039,701	925,963	813,378	701,943	591,659	482,525
9 Residential Medium site - higher density (flats and houses)	25	£233,712	702,358	595,309	489,348	384,475	280,688	177,989	76,376	24,518
10 Residential Medium site - low density	50	£1,402,832	3,261,453	3,020,885	2,782,670	2,546,806	2,313,294	2,082,135	1,853,327	1,626,870
11 Residential Medium site - medium density	50	£1,402,832	3,331,729	3,090,789	2,852,201	2,615,965	2,382,080	2,150,548	1,921,367	1,694,539
12 Residential Medium site - higher density (flats)	50	£392,793	1,086,681	1,248,517	1,408,593	1,568,913	1,723,475	1,878,278	2,031,325	2,182,614
13 Residential Large site - low density	100	£2,981,019	6,328,582	5,858,965	5,393,940	4,933,508	4,477,667	4,026,419	3,579,763	3,137,699
14 Residential Large site - medium density	100	£2,981,019	6,468,997	5,998,636	5,532,866	5,071,690	4,615,105	4,163,113	3,715,713	3,272,904
15 Residential Large site - high density (flats and houses)	100	£1,159,219	4,109,140	3,675,965	3,247,118	2,822,600	2,402,412	1,986,552	1,575,022	1,167,822
16 Residential Large site - low density	200	£6,813,757	12,586,980	11,680,103	10,742,287	9,833,531	8,931,716	8,038,697	7,154,763	6,279,913
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	9,727,902	8,846,184	7,973,206	7,108,967	6,253,466	5,406,705	4,568,684	3,739,400
18 Strategic scale site - low density	500	£20,032,446	17,521,801	15,257,903	13,016,134	10,796,494	8,598,982	6,413,463	4,242,268	2,093,385
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	14,367,272	12,159,645	9,973,724	7,799,351	5,639,106	3,500,748	1,384,275	721,150
20 Strategic scale site - low density	600	£25,040,557	19,350,742	16,861,776	14,397,134	11,952,678	9,521,315	7,114,429	4,732,023	2,356,301
21 Strategic scale site - medium density (houses and flats)	600	£19,197,760	15,904,768	13,471,600	11,053,158	8,658,728	6,288,310	3,930,006	1,587,725	749,080
22 Strategic scale site - low density	600	£20,867,131	16,559,700	14,423,097	12,307,373	10,204,522	8,119,201	6,050,126	3,993,059	1,946,061
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	17,955,321	15,491,762	13,045,749	10,617,268	8,212,494	5,816,577	3,439,395	1,073,278
24 Housing for Elderly (C3) - high density	40	£267,099	1,530,950	1,609,552	1,688,155	1,766,757	1,845,360	1,923,962	2,002,565	2,081,167
25 Housing for Elderly (C3) - high density	60	£345,387	2,341,739	2,456,925	2,572,112	2,687,298	2,802,484	2,917,670	3,032,857	3,148,043
26 Housing for Elderly (C2) extra care	70	£389,520	2,784,392	2,915,635	3,046,879	3,178,122	3,309,364	3,440,608	3,571,851	3,703,094

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£58,730	330,704	306,237	282,008	258,019	234,269	210,759	187,488	164,455
2 Residential Small site - medium density	5	£58,730	337,960	313,454	289,187	265,160	241,371	217,822	194,513	171,442
3 Residential Small site - higher density (flats)	5	£16,444	78,682	96,991	115,103	133,019	150,738	168,260	185,585	202,714
4 Residential Small site - low density	10	£117,460	661,408	612,472	564,016	516,038	468,538	421,517	374,974	328,910
5 Residential Small site - medium density	10	£117,460	675,921	626,909	578,375	530,320	482,743	435,646	389,026	342,885
6 Residential Small site - higher density (flats)	10	£32,889	157,364	193,982	230,207	266,038	301,475	336,519	371,170	405,427
7 Residential Medium site - low density	25	£293,651	1,653,520	1,531,182	1,410,040	1,290,094	1,171,345	1,053,793	937,436	822,277
8 Residential Medium site - medium density	25	£293,651	1,270,626	1,154,589	1,039,701	925,963	813,378	701,943	591,659	482,525
9 Residential Medium site - higher density (flats and houses)	25	£103,600	702,358	595,309	489,348	384,475	280,688	177,989	76,376	24,518
10 Residential Medium site - low density	50	£621,849	3,261,453	3,020,885	2,782,670	2,546,806	2,313,294	2,082,135	1,853,327	1,626,870
11 Residential Medium site - medium density	50	£621,849	3,331,729	3,090,789	2,852,201	2,615,965	2,382,080	2,150,548	1,921,367	1,694,539
12 Residential Medium site - higher density (flats)	50	£174,118	1,086,681	1,248,517	1,408,593	1,568,913	1,723,475	1,878,278	2,031,325	2,182,614
13 Residential Large site - low density	100	£1,321,429	6,328,582	5,858,965	5,393,940	4,933,508	4,477,667	4,026,419	3,579,763	3,137,699
14 Residential Large site - medium density	100	£1,321,429	6,468,997	5,998,636	5,532,866	5,071,690	4,615,105	4,163,113	3,715,713	3,272,904
15 Residential Large site - high density (flats and houses)	100	£513,889	4,109,140	3,675,965	3,247,118	2,822,600	2,402,412	1,986,552	1,575,022	1,167,822
16 Residential Large site - low density	200	£3,020,408	12,586,980	11,680,103	10,742,287	9,833,531	8,931,716	8,038,697	7,154,763	6,279,913
17 Residential Large site - medium density (houses and flats)	200	£2,114,286	9,727,902	8,846,184	7,973,206	7,108,967	6,253,466	5,406,705	4,568,684	3,739,400
18 Strategic scale site - low density	500	£8,880,000	17,521,801	15,257,903	13,016,134	10,796,494	8,598,982	6,413,463	4,242,268	2,093,385
19 Strategic scale site - medium density (houses and flats)	500	£5,005,000	14,367,272	12,159,645	9,973,724	7,799,351	5,639,106	3,500,748	1,384,275	721,150
20 Strategic scale site - low density	600	£11,100,000	19,350,742	16,861,776	14,397,134	11,952,678	9,521,315	7,114,429	4,732,023	2,356,301
21 Strategic scale site - medium density (houses and flats)	600	£8,510,000	15,904,768	13,471,600	11,053,158	8,658,728	6,288,310	3,930,006	1,587,725	749,080
22 Strategic scale site - low density	600	£9,250,000	16,559,700	14,423,097	12,307,373	10,204,522	8,119,201	6,050,126	3,993,059	1,946,061
23 Strategic scale site - medium density (houses and flats)	700	£9,250,000	17,955,321	15,491,762	13,045,749	10,617,268	8,212,494	5,816,577	3,439,395	1,073,278
24 Housing for Elderly (C3) - high density	40	£118,400	1,530,950	1,609,552	1,688,155	1,766,757	1,845,360	1,923,962	2,002,565	2,081,167
25 Housing for Elderly (C3) - high density	60	£153,103	2,341,739	2,456,925	2,572,112	2,687,298	2,802,484	2,917,670	3,032,857	3,148,043
26 Housing for Elderly (C2) extra care	70	£172,667	2,784,392	2,915,635	3,046,879	3,178,122	3,309,364			

Table 6.7.7: Appraisal results - 82% Social Rent and 18% Shared ownership (sales values of £4,070 per square metre), £10,000 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £4,070 psm		AH tenure		Rented 82%	SO 18%	Frst Hms 0%	Residual land values							
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£1,606,342 PER HA							0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH							
1 Residential Small site - low density	5	£254,975	386,058	358,544	331,298	304,321	277,613	251,174	225,002	199,100							
2 Residential Small site - medium density	5	£254,975	393,314	365,762	338,478	311,462	284,716	258,238	232,028	206,088							
3 Residential Small site - higher density (flats)	5	£71,393	30,914	51,852	72,567	93,061	113,333	133,383	153,211	172,816							
4 Residential Small site - low density	10	£509,950	772,115	717,087	662,596	608,643	555,227	502,347	450,005	398,201							
5 Residential Small site - medium density	10	£509,950	786,629	731,523	676,955	622,926	569,431	516,475	464,057	412,175							
6 Residential Small site - higher density (flats)	10	£142,786	61,827	103,703	145,135	186,122	226,666	266,765	306,421	345,632							
7 Residential Medium site - low density	25	£1,274,875	1,930,288	1,792,719	1,656,491	1,521,607	1,388,066	1,255,868	1,125,013	995,501							
8 Residential Medium site - medium density	25	£1,274,875	1,539,093	1,408,279	1,278,759	1,150,532	1,023,597	897,956	773,608	650,554							
9 Residential Medium site - higher density (flats and houses)	25	£449,776	959,199	838,016	718,056	599,319	481,805	365,515	250,447	136,603							
10 Residential Medium site - low density	50	£2,699,735	3,800,755	3,530,506	3,262,896	2,997,922	2,735,588	2,475,891	2,218,832	1,964,410							
11 Residential Medium site - medium density	50	£2,699,735	3,871,030	3,600,410	3,332,427	3,067,082	2,804,374	2,544,304	2,286,873	2,032,079							
12 Residential Medium site - higher density (flats)	50	£755,926	630,448	817,392	1,002,336	1,185,280	1,366,226	1,545,172	1,722,118	1,897,065							
13 Residential Large site - low density	100	£5,736,936	7,398,191	6,869,707	6,346,382	5,828,217	5,315,212	4,807,365	4,304,677	3,807,149							
14 Residential Large site - medium density	100	£5,736,936	7,538,606	7,009,378	6,485,309	5,966,399	5,452,649	4,944,059	4,440,627	3,942,354							
15 Residential Large site - high density (flats and houses)	100	£2,231,031	5,130,616	4,641,223	4,156,700	3,677,048	3,202,266	2,732,356	2,267,316	1,807,146							
16 Residential Large site - low density	200	£13,112,997	14,648,780	13,608,431	12,578,237	11,558,194	10,548,305	9,548,570	8,558,988	7,579,559							
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	11,746,565	10,753,750	9,770,743	8,797,546	7,834,157	6,880,579	5,936,808	5,002,846							
18 Strategic scale site - low density	500	£38,552,211	22,583,314	20,040,855	17,523,206	15,030,368	12,562,341	10,119,127	7,700,724	5,298,405							
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	19,352,863	16,870,852	14,413,189	11,979,878	9,570,915	7,183,479	4,802,777	2,446,633							
20 Strategic scale site - low density	600	£48,190,263	24,888,450	22,097,735	19,331,084	16,591,695	13,879,570	11,194,705	8,522,864	5,874,892							
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	21,362,559	18,635,051	15,934,297	13,260,297	10,602,439	7,964,495	5,353,483	2,755,197							
22 Strategic scale site - low density	600	£40,158,553	21,288,999	18,901,779	16,537,852	14,186,986	11,859,082	9,551,776	7,257,543	4,961,200							
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	23,441,510	20,687,652	17,951,374	15,239,109	12,553,885	9,882,198	7,235,967	4,599,621							
24 Housing for Elderly (C3) - high density	40	£514,029	1,302,031	1,392,079	1,482,128	1,572,176	1,662,225	1,752,273	1,842,322	1,932,370							
25 Housing for Elderly (C3) - high density	60	£664,693	2,000,706	2,132,944	2,265,181	2,397,419	2,529,657	2,661,895	2,794,132	2,926,370							
26 Housing for Elderly (C2) extra care	70	£749,626	2,389,232	2,540,234	2,691,235	2,842,236	2,993,237	3,144,238	3,295,240	3,446,241							

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£834,685 PER HA							Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH							
1 Residential Small site - low density	5	£132,490	386,058	358,544	331,298	304,321	277,613	251,174	225,002	199,100							
2 Residential Small site - medium density	5	£132,490	393,314	365,762	338,478	311,462	284,716	258,238	232,028	206,088							
3 Residential Small site - higher density (flats)	5	£37,097	30,914	51,852	72,567	93,061	113,333	133,383	153,211	172,816							
4 Residential Small site - low density	10	£264,979	772,115	717,087	662,596	608,643	555,227	502,347	450,005	398,201							
5 Residential Small site - medium density	10	£264,979	786,629	731,523	676,955	622,926	569,431	516,475	464,057	412,175							
6 Residential Small site - higher density (flats)	10	£74,194	61,827	103,703	145,135	186,122	226,666	266,765	306,421	345,632							
7 Residential Medium site - low density	25	£662,449	1,930,288	1,792,719	1,656,491	1,521,607	1,388,066	1,255,868	1,125,013	995,501							
8 Residential Medium site - medium density	25	£662,449	1,539,093	1,408,279	1,278,759	1,150,532	1,023,597	897,956	773,608	650,554							
9 Residential Medium site - higher density (flats and houses)	25	£233,712	959,199	838,016	718,056	599,319	481,805	365,515	250,447	136,603							
10 Residential Medium site - low density	50	£1,402,832	3,800,755	3,530,506	3,262,896	2,997,922	2,735,588	2,475,891	2,218,832	1,964,410							
11 Residential Medium site - medium density	50	£1,402,832	3,871,030	3,600,410	3,332,427	3,067,082	2,804,374	2,544,304	2,286,873	2,032,079							
12 Residential Medium site - higher density (flats)	50	£392,793	630,448	817,392	1,002,336	1,185,280	1,366,226	1,545,172	1,722,118	1,897,065							
13 Residential Large site - low density	100	£2,981,019	7,398,191	6,869,707	6,346,382	5,828,217	5,315,212	4,807,365	4,304,677	3,807,149							
14 Residential Large site - medium density	100	£2,981,019	7,538,606	7,009,378	6,485,309	5,966,399	5,452,649	4,944,059	4,440,627	3,942,354							
15 Residential Large site - high density (flats and houses)	100	£1,959,285	5,130,616	4,641,223	4,156,700	3,677,048	3,202,266	2,732,356	2,267,316	1,807,146							
16 Residential Large site - low density	200	£6,813,757	14,648,780	13,608,431	12,578,237	11,558,194	10,548,305	9,548,570	8,558,988	7,579,559							
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	11,746,565	10,753,750	9,770,743	8,797,546	7,834,157	6,880,579	5,936,808	5,002,846							
18 Strategic scale site - low density	500	£20,032,446	22,583,314	20,040,855	17,523,206	15,030,368	12,562,341	10,119,127	7,700,724	5,298,405							
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	19,352,863	16,870,852	14,413,189	11,979,878	9,570,915	7,183,479	4,802,777	2,446,633							
20 Strategic scale site - low density	600	£25,040,557	24,888,450	22,097,735	19,331,084	16,591,695	13,879,570	11,194,705	8,522,864	5,874,892							
21 Strategic scale site - medium density (houses and flats)	600	£19,197,760	21,362,559	18,635,051	15,934,297	13,260,297	10,602,439	7,964,495	5,353,483	2,755,197							
22 Strategic scale site - low density	600	£20,867,131	21,288,999	18,901,779	16,537,852	14,186,986	11,859,082	9,551,776	7,257,543	4,961,200							
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	23,441,510	20,687,652	17,951,374	15,239,109	12,553,885	9,882,198	7,235,967	4,599,621							
24 Housing for Elderly (C3) - high density	40	£267,099	1,302,031	1,392,079	1,482,128	1,572,176	1,662,225	1,752,273	1,842,322	1,932,370							
25 Housing for Elderly (C3) - high density	60	£345,387	2,000,706	2,132,944	2,265,181	2,397,419	2,529,657	2,661,895	2,794,132	2,926,370							
26 Housing for Elderly (C2) extra care	70	£399,520	2,389,232	2,540,234	2,691,235	2,842,236	2,993,237	3,144,238	3,295,240	3,446,241							

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA							Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH							
1 Residential Small site - low density	5	£58,730	386,058	358,544	331,298	304,321	277,613	251,174	225,002	199,100							
2 Residential Small site - medium density	5	£58,730	393,314	365,762	338,478	311,462	284,716	258,238	232,028	206,088							
3 Residential Small site - higher density (flats)	5	£16,444	30,914	51,852	72,567	93,061	113,333	133,383	153,211	172,816							
4 Residential Small site - low density	10	£117,460	772,115	717,087	662,596	608,643	555,227	502,347	450,005	398,201							
5 Residential Small site - medium density	10	£117,460	786,629	731,523	676,955	622,926	569,431	516,475	464,057	412,175							
6 Residential Small site - higher density (flats)	10	£32,889	61,827	103,703	145,135	186,122	226,666	266,765	306,421	345,632							
7 Residential Medium site - low density	25	£293,651	1,930,288	1,792,719	1,656,491	1,521,607	1,388,066	1,255,868	1,125,013	995,501							
8 Residential Medium site - medium density	25	£293,651	1,539,093	1,408,279	1,278,759	1,150,532	1,023,597	897,956	773,608	650,554							
9 Residential Medium site - higher density (flats and houses)	25	£103,600	959,199	838,016	718,056	599,319	481,805	365,515	250,447	136,603							
10 Residential Medium site - low density	50	£621,849	3,800,755	3,530,506	3,262,896	2,997,922	2,735,588	2,475,891	2,218,832	1,964,410							
11 Residential Medium site - medium density	50	£621,849	3,871,030	3,600,410	3,332,427	3,067,082	2,804,374	2,544,304	2,286,873	2,032,079							
12 Residential Medium site - higher density (flats)	50	£174,118	630,448	817,392	1,002,336	1,185,280	1,366,226	1,545,172	1,722,118	1,897,065							
13 Residential Large site - low density	100	£1,321,429	7,398,191	6,869,707	6,												

Table 6.7.8: Appraisal results - 82% Social Rent and 18% Shared ownership (sales values of £4,235 per square metre), £10,000 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £4,235 psm	AH tenure	Rented 82%	SO 18%	Frst Hms 0%							
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£1,606,342 PER HA							Residual land values				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH				
1 Residential Small site - low density	5	£254,975	441,412	410,851	380,589	350,624	320,958	291,588	262,518	233,746				
2 Residential Small site - medium density	5	£254,975	448,668	418,069	387,768	357,765	328,060	298,653	269,544	240,733				
3 Residential Small site - higher density (flats)	5	£71,393	16,602	6,711	30,031	53,103	75,928	98,506	120,836	142,918				
4 Residential Small site - low density	10	£509,950	882,823	821,702	761,177	701,248	641,915	583,178	525,036	467,490				
5 Residential Small site - medium density	10	£509,950	897,336	836,138	775,536	715,530	656,120	597,306	539,087	481,465				
6 Residential Small site - higher density (flats)	10	£142,786	33,203	13,424	60,063	106,207	151,856	197,012	241,671	285,837				
7 Residential Medium site - low density	25	£1,274,875	2,207,058	2,054,256	1,902,943	1,753,120	1,604,787	1,457,943	1,312,590	1,168,726				
8 Residential Medium site - medium density	25	£1,274,875	1,807,558	1,661,969	1,517,816	1,375,099	1,233,816	1,093,969	955,558	818,582				
9 Residential Medium site - higher density (flats and houses)	25	£449,776	1,216,041	1,080,722	946,763	814,163	682,922	553,040	424,519	297,356				
10 Residential Medium site - low density	50	£2,699,735	4,340,056	4,040,127	3,743,122	3,449,039	3,157,882	2,869,648	2,584,336	2,301,950				
11 Residential Medium site - medium density	50	£2,699,735	4,410,332	4,110,031	3,812,653	3,518,198	3,226,668	2,938,061	2,652,378	2,369,618				
12 Residential Medium site - higher density (flats)	50	£755,926	174,214	386,266	596,078	803,649	1,008,978	1,212,065	1,412,911	1,611,516				
13 Residential Large site - low density	100	£5,736,936	8,467,799	7,880,449	7,298,825	6,722,927	6,152,755	5,588,310	5,029,591	4,476,598				
14 Residential Large site - medium density	100	£5,736,936	8,608,214	8,020,119	7,437,751	6,861,110	6,290,194	5,725,005	5,165,541	4,611,803				
15 Residential Large site - high density (flats and houses)	100	£2,231,031	6,152,092	5,606,481	5,066,282	4,531,496	4,002,122	3,478,159	2,959,609	2,446,471				
16 Residential Large site - low density	200	£13,112,997	16,710,580	15,556,759	14,414,185	13,282,858	12,162,774	11,053,938	9,956,348	8,870,004				
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	13,750,287	12,650,592	11,561,735	10,483,714	9,414,849	8,354,451	7,304,933	6,266,294				
18 Strategic scale site - low density	500	£38,552,211	27,619,680	24,813,067	22,030,277	19,264,242	16,525,702	13,814,656	11,131,104	8,475,047				
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	24,338,453	21,582,057	18,852,654	16,150,243	13,474,825	10,826,398	8,204,965	5,603,578				
20 Strategic scale site - low density	600	£48,190,263	30,384,728	27,301,006	24,247,337	21,223,721	18,218,311	15,240,249	12,292,386	9,374,721				
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	26,803,232	23,790,001	20,794,238	17,825,651	14,866,711	11,977,417	9,087,462	6,217,688				
22 Strategic scale site - low density	600	£40,158,553	25,996,388	23,359,202	20,738,479	18,143,222	15,573,757	13,023,672	10,493,661	7,984,489				
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	28,901,586	25,849,355	22,824,691	19,829,843	16,861,935	13,912,629	10,993,281	8,087,959				
24 Housing for Elderly (C3) - high density	40	£514,029	1,073,111	1,174,606	1,276,100	1,377,595	1,479,090	1,580,583	1,682,078	1,783,572				
25 Housing for Elderly (C3) - high density	60	£664,693	1,659,671	1,808,961	1,958,250	2,107,540	2,256,830	2,406,119	2,555,409	2,704,699				
26 Housing for Elderly (C2) extra care	70	£749,626	1,994,073	2,164,832	2,335,591	2,506,350	2,677,109	2,847,869	3,018,628	3,189,387				

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£834,685 PER HA							Residual land values				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH				
1 Residential Small site - low density	5	£132,490	441,412	410,851	380,589	350,624	320,958	291,588	262,518	233,746				
2 Residential Small site - medium density	5	£132,490	448,668	418,069	387,768	357,765	328,060	298,653	269,544	240,733				
3 Residential Small site - higher density (flats)	5	£37,097	16,602	6,711	30,031	53,103	75,928	98,506	120,836	142,918				
4 Residential Small site - low density	10	£264,979	882,823	821,702	761,177	701,248	641,915	583,178	525,036	467,490				
5 Residential Small site - medium density	10	£264,979	897,336	836,138	775,536	715,530	656,120	597,306	539,087	481,465				
6 Residential Small site - higher density (flats)	10	£74,194	33,203	13,424	60,063	106,207	151,856	197,012	241,671	285,837				
7 Residential Medium site - low density	25	£662,449	2,207,058	2,054,256	1,902,943	1,753,120	1,604,787	1,457,943	1,312,590	1,168,726				
8 Residential Medium site - medium density	25	£662,449	1,807,558	1,661,969	1,517,816	1,375,099	1,233,816	1,093,969	955,558	818,582				
9 Residential Medium site - higher density (flats and houses)	25	£233,712	1,216,041	1,080,722	946,763	814,163	682,922	553,040	424,519	297,356				
10 Residential Medium site - low density	50	£1,402,832	4,340,056	4,040,127	3,743,122	3,449,039	3,157,882	2,869,648	2,584,336	2,301,950				
11 Residential Medium site - medium density	50	£1,402,832	4,410,332	4,110,031	3,812,653	3,518,198	3,226,668	2,938,061	2,652,378	2,369,618				
12 Residential Medium site - higher density (flats)	50	£392,793	174,214	386,266	596,078	803,649	1,008,978	1,212,065	1,412,911	1,611,516				
13 Residential Large site - low density	100	£2,981,019	8,467,799	7,880,449	7,298,825	6,722,927	6,152,755	5,588,310	5,029,591	4,476,598				
14 Residential Large site - medium density	100	£2,981,019	8,608,214	8,020,119	7,437,751	6,861,110	6,290,194	5,725,005	5,165,541	4,611,803				
15 Residential Large site - high density (flats and houses)	100	£1,159,285	6,152,092	5,606,481	5,066,282	4,531,496	4,002,122	3,478,159	2,959,609	2,446,471				
16 Residential Large site - low density	200	£6,813,757	16,710,580	15,556,759	14,414,185	13,282,858	12,162,774	11,053,938	9,956,348	8,870,004				
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	13,750,287	12,650,592	11,561,735	10,483,714	9,414,849	8,354,451	7,304,933	6,266,294				
18 Strategic scale site - low density	500	£20,032,446	27,619,680	24,813,067	22,030,277	19,264,242	16,525,702	13,814,656	11,131,104	8,475,047				
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	24,338,453	21,582,057	18,852,654	16,150,243	13,474,825	10,826,398	8,204,965	5,603,578				
20 Strategic scale site - low density	600	£25,040,557	30,384,728	27,301,006	24,247,337	21,223,721	18,218,311	15,240,249	12,292,386	9,374,721				
21 Strategic scale site - medium density (houses and flats)	600	£19,197,760	26,803,232	23,790,001	20,794,238	17,825,651	14,866,711	11,977,417	9,087,462	6,217,688				
22 Strategic scale site - low density	600	£20,867,131	25,996,388	23,359,202	20,738,479	18,143,222	15,573,757	13,023,672	10,493,661	7,984,489				
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	28,901,586	25,849,355	22,824,691	19,829,843	16,861,935	13,912,629	10,993,281	8,087,959				
24 Housing for Elderly (C3) - high density	40	£267,099	1,073,111	1,174,606	1,276,100	1,377,595	1,479,090	1,580,583	1,682,078	1,783,572				
25 Housing for Elderly (C3) - high density	60	£345,387	1,659,671	1,808,961	1,958,250	2,107,540	2,256,830	2,406,119	2,555,409	2,704,699				
26 Housing for Elderly (C2) extra care	70	£389,520	1,994,073	2,164,832	2,335,591	2,506,350	2,677,109	2,847,869	3,018,628	3,189,387				

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA							Residual land values				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH				
1 Residential Small site - low density	5	£58,730	441,412	410,851	380,589	350,624	320,958	291,588	262,518	233,746				
2 Residential Small site - medium density	5	£58,730	448,668	418,069	387,768	357,765	328,060	298,653	269,544	240,733				
3 Residential Small site - higher density (flats)	5	£16,444	16,602	6,711	30,031	53,103	75,928	98,506	120,836	142,918				
4 Residential Small site - low density	10	£117,460	882,823	821,702	761,177	701,248	641,915	583,178	525,036	467,490				
5 Residential Small site - medium density	10	£117,460	897,336	836,138	775,536	715,530	656,120	597,306	539,087	481,465				
6 Residential Small site - higher density (flats)	10	£32,889	33,203	13,424	60,063	106,207	151,856	197,012	241,671	285,837				
7 Residential Medium site - low density	25	£293,651	2,207,058	2,054,256	1,902,943	1,753,120	1,604,787	1,457,943	1,312,590	1,168,726				
8 Residential Medium site - medium density	25	£293,651	1,807,558	1,661,969	1,517,816	1,375,099	1,233,816	1,093,969	955,558	818,582				
9 Residential Medium site - higher density (flats and houses)	25	£103,600	1,216,041	1,080,722	946,763	814,163	682,922	553,040	424,519	297,356				
10 Residential Medium site - low density	50	£621,849	4,340,056	4,040,127	3,743,122	3,449,039	3,157,882	2,869,648	2,584,336	2,301,950				
11 Residential Medium site - medium density	50	£621,849	4,410,332	4,110,031	3,812,653	3,518,198	3,226,668	2,938,061	2,652,378	2,369,618				
12 Residential Medium site - higher density (flats)	50	£174,118	174,214	386,266	596,078	803,649	1,008,978	1,212,065	1,412,911	1,611,516				
13 Residential Large site - low density	100	£1,321,429	8,467,799	7,880,449	7,298,825	6,722,927	6,152,755	5,588,310	5,029,591	4,476,598				
14 Residential Large site - medium density	100	£1,321,429	8,608,214	8,020,119	7,437,751	6,861,110	6,290,194	5,725,005	5,165,541	4,611,803				
15 Residential Large site - high density (flats and houses)	100	£513,889	6,152,092	5,606,481	5,066,282	4,531,496	4,002,122	3,478,159	2,959,609	2,446,471				
16 Residential Large site - low density	200	£3,020,408	16,710,580	15,556,759	14,414,185	13,282,858	12,162,774	11,053,938	9,956,348	8,870,004				
17 Residential Large site - medium density (houses and flats)	200	£2,114,286	13,750,287	12,650,592	11,561,735	10,483,714	9,414,849	8,354,451	7,304,933	6,266,294				
18 Strategic scale site - low density	500	£8,880,000	27,619,680	24,813,067	22,030,277	19,264,242	16,525,702	13,814,656	11,131,104	8,475,047				
19 Strategic scale site - medium density (houses and flats)	500	£5,550,000	24,338,453	21,582,057	18,852,654	16,150,243	13,474,825	10,826,398	8,204,965	5,603,578				
20 Strategic scale site - low density	600	£11,100,000	30,384,728	27,301,006	24,247,337	21,223,721	18,218,311	15,240,249	12,292,386	9,374,721				
21 Strategic scale site - medium density (houses and flats)	600	£8,510,000	26,803,232	23,790,001	20,794,238	17,825,651	14,866,711	11,977,417	9,087,462	6,217,688				
22 Strategic scale site - low density	600	£9,250,000	25,996,388	23,359,202	20,738,479	18,143,222	15,							

Table 6.7.9: Appraisal results - 82% Social Rent and 18% Shared ownership (sales values of £4,400 per square metre), £10,000 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £4,400 psm	AH tenure	Rented 82%	SO 18%	Frst Hms 0%							
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£1,606,342 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH				
1 Residential Small site - low density	5	£254,975	496,765	463,158	429,878	396,927	364,301	332,004	300,033	268,390				
2 Residential Small site - medium density	5	£254,975	504,022	470,377	437,059	404,068	371,404	339,068	307,060	275,377				
3 Residential Small site - higher density (flats)	5	£71,393	63,653	37,850	12,316	13,146	38,523	63,629	88,461	113,021				
4 Residential Small site - low density	10	£509,950	993,531	926,317	859,758	793,853	728,603	664,008	600,066	536,781				
5 Residential Small site - medium density	10	£509,950	1,008,044	940,753	874,117	808,135	742,809	678,136	614,118	550,755				
6 Residential Small site - higher density (flats)	10	£142,786	127,305	75,701	24,634	26,292	77,048	127,257	176,922	228,042				
7 Residential Medium site - low density	25	£1,274,875	2,483,827	2,315,793	2,149,394	1,984,632	1,821,507	1,660,019	1,500,167	1,341,951				
8 Residential Medium site - medium density	25	£1,274,875	2,076,024	1,915,661	1,756,874	1,599,666	1,444,035	1,289,982	1,137,508	986,610				
9 Residential Medium site - higher density (flats and houses)	25	£449,776	1,472,882	1,323,428	1,175,469	1,029,006	884,036	740,566	598,590	458,109				
10 Residential Medium site - low density	50	£2,699,735	4,879,357	4,549,747	4,223,347	3,900,156	3,580,175	3,263,404	2,949,841	2,639,489				
11 Residential Medium site - medium density	50	£2,699,735	4,949,634	4,619,651	4,292,879	3,969,315	3,648,962	3,331,817	3,017,883	2,707,158				
12 Residential Medium site - higher density (flats)	50	£755,926	277,782	44,183	189,821	422,016	651,729	878,958	1,103,704	1,325,967				
13 Residential Large site - low density	100	£5,736,936	9,537,407	8,891,191	8,251,267	7,617,638	6,990,300	6,369,256	5,754,505	5,146,048				
14 Residential Large site - medium density	100	£5,736,936	9,677,822	9,030,861	8,390,194	7,755,820	7,127,738	6,505,950	5,890,455	5,281,254				
15 Residential Large site - high density (flats and houses)	100	£2,231,031	7,173,568	6,571,740	5,975,865	5,385,944	4,801,976	4,223,962	3,651,902	3,085,795				
16 Residential Large site - low density	200	£13,112,997	18,772,380	17,505,088	16,250,135	15,007,520	13,777,244	12,559,307	11,353,709	10,160,450				
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	15,750,233	14,540,471	13,342,605	12,156,636	10,982,564	9,820,388	8,670,108	7,529,740				
18 Strategic scale site - low density	500	£38,552,211	32,634,128	29,551,542	26,498,968	23,476,405	20,483,856	17,510,185	14,561,485	11,642,962				
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	29,285,771	26,271,465	23,266,631	20,320,609	17,378,735	14,466,495	11,563,890	8,730,918				
20 Strategic scale site - low density	600	£48,190,263	35,881,006	32,494,794	29,141,549	25,821,269	22,533,955	19,279,605	16,047,668	12,842,679				
21 Strategic scale site - medium density (houses and flats)	600	£36,945,866	32,217,066	28,905,882	25,627,072	22,380,633	19,160,372	15,962,278	12,796,724	9,663,709				
22 Strategic scale site - low density	600	£40,158,553	30,683,758	27,788,601	24,921,627	22,082,836	19,267,641	16,474,348	13,709,348	10,963,377				
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	34,329,171	30,987,064	27,677,542	24,398,988	21,142,020	17,917,763	14,721,999	11,547,317				
24 Housing for Elderly (C3) - high density	40	£514,029	844,193	957,133	1,070,073	1,183,014	1,295,954	1,408,894	1,521,835	1,634,776				
25 Housing for Elderly (C3) - high density	60	£664,693	1,318,637	1,484,979	1,651,320	1,817,661	1,984,002	2,150,344	2,316,684	2,483,026				
26 Housing for Elderly (C2) extra care	70	£749,626	1,586,913	1,789,431	1,979,947	2,170,465	2,360,982	2,551,499	2,742,016	2,932,533				

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£834,685 PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£132,490	496,765	463,158	429,878	396,927	364,301	332,004	300,033	268,390		
2 Residential Small site - medium density	5	£132,490	504,022	470,377	437,059	404,068	371,404	339,068	307,060	275,377		
3 Residential Small site - higher density (flats)	5	£37,097	63,653	37,850	12,316	13,146	38,523	63,629	88,461	113,021		
4 Residential Small site - low density	10	£264,979	993,531	926,317	859,758	793,853	728,603	664,008	600,066	536,781		
5 Residential Small site - medium density	10	£264,979	1,008,044	940,753	874,117	808,135	742,809	678,136	614,118	550,755		
6 Residential Small site - higher density (flats)	10	£74,194	127,305	75,701	24,634	26,292	77,048	127,257	176,922	228,042		
7 Residential Medium site - low density	25	£662,449	2,483,827	2,315,793	2,149,394	1,984,632	1,821,507	1,660,019	1,500,167	1,341,951		
8 Residential Medium site - medium density	25	£662,449	2,076,024	1,915,661	1,756,874	1,599,666	1,444,035	1,289,982	1,137,508	986,610		
9 Residential Medium site - higher density (flats and houses)	25	£233,712	1,472,882	1,323,428	1,175,469	1,029,006	884,036	740,566	598,590	458,109		
10 Residential Medium site - low density	50	£1,402,832	4,879,357	4,549,747	4,223,347	3,900,156	3,580,175	3,263,404	2,949,841	2,639,489		
11 Residential Medium site - medium density	50	£1,402,832	4,949,634	4,619,651	4,292,879	3,969,315	3,648,962	3,331,817	3,017,883	2,707,158		
12 Residential Medium site - higher density (flats)	50	£392,793	277,782	44,183	189,821	422,016	651,729	878,958	1,103,704	1,325,967		
13 Residential Large site - low density	100	£2,981,019	9,537,407	8,891,191	8,251,267	7,617,638	6,990,300	6,369,256	5,754,505	5,146,048		
14 Residential Large site - medium density	100	£2,981,019	9,677,822	9,030,861	8,390,194	7,755,820	7,127,738	6,505,950	5,890,455	5,281,254		
15 Residential Large site - high density (flats and houses)	100	£1,159,285	7,173,568	6,571,740	5,975,865	5,385,944	4,801,976	4,223,962	3,651,902	3,085,795		
16 Residential Large site - low density	200	£6,813,757	18,772,380	17,505,088	16,250,135	15,007,520	13,777,244	12,559,307	11,353,709	10,160,450		
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	15,750,233	14,540,471	13,342,605	12,156,636	10,982,564	9,820,388	8,670,108	7,529,740		
18 Strategic scale site - low density	500	£20,032,446	32,634,128	29,551,542	26,498,968	23,476,405	20,483,856	17,510,185	14,561,485	11,642,962		
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	29,285,771	26,271,465	23,266,631	20,320,609	17,378,735	14,466,495	11,563,890	8,730,918		
20 Strategic scale site - low density	600	£25,040,557	35,881,006	32,494,794	29,141,549	25,821,269	22,533,955	19,279,605	16,047,668	12,842,679		
21 Strategic scale site - medium density (houses and flats)	600	£19,197,760	32,217,066	28,905,882	25,627,072	22,380,633	19,160,372	15,962,278	12,796,724	9,663,709		
22 Strategic scale site - low density	600	£20,867,131	30,683,758	27,788,601	24,921,627	22,082,836	19,267,641	16,474,348	13,709,348	10,963,377		
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	34,329,171	30,987,064	27,677,542	24,398,988	21,142,020	17,917,763	14,721,999	11,547,317		
24 Housing for Elderly (C3) - high density	40	£267,099	844,193	957,133	1,070,073	1,183,014	1,295,954	1,408,894	1,521,835	1,634,776		
25 Housing for Elderly (C3) - high density	60	£345,387	1,318,637	1,484,979	1,651,320	1,817,661	1,984,002	2,150,344	2,316,684	2,483,026		
26 Housing for Elderly (C2) extra care	70	£389,520	1,586,913	1,789,431	1,979,947	2,170,465	2,360,982	2,551,499	2,742,016	2,932,533		

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£58,730	496,765	463,158	429,878	396,927	364,301	332,004	300,033	268,390		
2 Residential Small site - medium density	5	£58,730	504,022	470,377	437,059	404,068	371,404	339,068	307,060	275,377		
3 Residential Small site - higher density (flats)	5	£16,444	63,653	37,850	12,316	13,146	38,523	63,629	88,461	113,021		
4 Residential Small site - low density	10	£117,460	993,531	926,317	859,758	793,853	728,603	664,008	600,066	536,781		
5 Residential Small site - medium density	10	£117,460	1,008,044	940,753	874,117	808,135	742,809	678,136	614,118	550,755		
6 Residential Small site - higher density (flats)	10	£32,889	127,305	75,701	24,634	26,292	77,048	127,257	176,922	228,042		
7 Residential Medium site - low density	25	£293,651	2,483,827	2,315,793	2,149,394	1,984,632	1,821,507	1,660,019	1,500,167	1,341,951		
8 Residential Medium site - medium density	25	£293,651	2,076,024	1,915,661	1,756,874	1,599,666	1,444,035	1,289,982	1,137,508	986,610		
9 Residential Medium site - higher density (flats and houses)	25	£103,600	1,472,882	1,323,428	1,175,469	1,029,006	884,036	740,566	598,590	458,109		
10 Residential Medium site - low density	50	£621,849	4,879,357	4,549,747	4,223,347	3,900,156	3,580,175	3,263,404	2,949,841	2,639,489		
11 Residential Medium site - medium density	50	£621,849	4,949,634	4,619,651	4,292,879	3,969,315	3,648,962	3,331,817	3,017,883	2,707,158		
12 Residential Medium site - higher density (flats)	50	£174,118	277,782	44,183	189,821	422,016	651,729	878,958	1,103,704	1,325,967		
13 Residential Large site - low density	100	£1,321,429	9,537,407	8,891,191	8,251,267	7,617,638	6,990,300	6,369,256	5,754,505	5,146,048		
14 Residential Large site - medium density	100	£1,321,429	9,677,822	9,030,861	8,390,194	7,755,820	7,127,738	6,505,950	5,890,455	5,281,254		
15 Residential Large site - high density (flats and houses)	100	£513,889	7,173,568	6,571,740	5,975,865	5,385,944	4,801,976	4,223,962	3,651,902	3,085,795		
16 Residential Large site - low density	200	£3,020,408	18,772,380	17,505,088	16,250,135	15,007,520	13,777,244	12,559,307	11,353,709	10,160,450		
17 Residential Large site - medium density (houses and flats)	200	£2,114,286	15,750,233	14,540,471	13,342,605	12,156,636	10,982,564	9,820,388	8,670,108	7,529,740		
18 Strategic scale site - low density	500	£8,880,000	32,634,128	29,551,542	26,498,968	23,476,405	20,483,856	17,510,185	14,561,485	11,642,962		
19 Strategic scale site - medium density (houses and flats)	500	£5,550,000	29,285,771	26,271,465	23,266,631	20,320,609	17,378,735	14,466,495	11,563,890	8,730,918		
20 Strategic scale site - low density	600	£11,100,000	35,881,006	32,494,794	29,141,549	25,821,269	22,533,955	19,279,605	16,047,668	12,842,679		
21 Strategic scale site - medium density (houses and flats)	600	£8,510,000	32,217,066	28,905,882	25,627,072	22,380,633	19,160,372	15,962,278	12,796,724	9,663,709		
22 Strategic scale site - low density	600	£9,250,000	30,683,758	27,788,601	24,921,627	22,082,836	19,2					

Urban Area. This is reflected in our appraisals (tables 6.3.4 to 6.3.9) which show that 30% affordable housing can be viably provided against the two greenfield benchmark land values in most circumstances.

- 6.8 As can be noted from tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the emerging policy targets of 20% (in the Rugby Urban Area) and 30% (elsewhere) would, in principle, mean that some schemes that *could* have delivered at target levels would no longer be required to do so if the Council adopted lower targets.
- 6.9 There is therefore a clear choice between two potential options. The first is to adopt a relatively low targets that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is the emerging Local Plan policy, which sets relatively challenging affordable housing targets which are subject to a degree of tailoring to reflect existing use and area (i.e. Rugby Urban Area with one target and a higher target elsewhere), but also explicitly accepts that some schemes may provide lower percentages, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for the targets in the emerging plan.
- 6.10 As previously noted, we have also tested the viability of the development typologies with £5,000 per unit and £15,000 per unit Section 106 contributions. These appraisal outputs are attached as Appendix 8 and Appendix 10. A change in contributions of £5,000 results in a change in the viable level of affordable of between 5% - 10%, depending on the residential sales values. Given that Section 106 obligations are – to a degree – negotiable, the Council will be able to balance the need for maximising affordable housing provision and securing adequate contributions towards community infrastructure when schemes are considered at the development management stage.

Affordable housing payments in lieu

- 6.11 The emerging policy seeks affordable housing on-site unless there are compelling reasons for a payment in lieu that applicants would need to justify on a case-by-case basis. Part E of emerging Policy H2 indicates that payments in lieu should be based on *“the build cost plus the land cost of the affordable homes minus the value that a registered provider would pay for those homes”*.
- 6.12 This approach may result in a degree of debate as to how applicants should ascertain “the land cost” as this could be interpreted in a number of different ways. There are alternative approaches which should yield similar financial contributions which may be simpler to administer. These are outlined in the following paragraphs.
- 6.13 Should the Council decide that it is appropriate to opt for a payment in lieu in an individual case, there are three main approaches to calculating payments in lieu that other authorities have deployed. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.14 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Figure 6.14.1: Formula approach for calculating payments in lieu

Formula for calculating payments in lieu

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹⁴)

- 6.15 If it is established to the Council's satisfaction that a development proposal could not viably provide the required percentage of units as affordable, a (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 20 unit development in the Rugby Urban Area would typically require 4 units (20%) to be provided as affordable housing to meet the policy target. If it is agreed that only (say) 10% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 2 units of affordable housing.
- 6.16 The third approach is a tariff based system, in which a flat rate fee is charged per unit provided on the development. The tariff would need to be established, most likely using the first approach outlined above (i.e. a comparison of residuals), but then discounted below the maximum potential rate to allow for site specific differences in costs and benchmark land value. This type of approach is more straightforward to operate, but inevitably results in lower overall income than a more nuanced approach would raise as the tariff amount would need to be based on the 'least viable' potential scenario.

Impact of other emerging Local Plan policies

- 6.17 We have assessed the viability of other emerging Local Plan policies separately so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 20% or 30% affordable housing (depending on area). Clearly, as noted above, there may be scenarios where these targets are unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind (assuming that a development is providing infrastructure on site); provision of grant funding; or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.18 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy costs cannot be absorbed through a reduction to land value.
- 6.19 The tables show a 'baseline' residual land value for each typology (i.e. policy off), tested at two prices (£3,450 per square metre, reflecting values in the Rugby Urban Area and £3,950 per square metre to reflect a mid-point of values elsewhere). For each policy, we have provided the residual land value

¹⁴ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

resulting from factoring in the additional costs associated with the necessary measures to comply. In addition, each of these assessments is run using the varying Section 106 contributions of £5,000, £10,000 and £15,000 per unit. The appraisal outputs are summarised in the following tables:

- Rugby Urban Area, £5,000 per unit Section 106: Table 6.19.1;
- Elsewhere: £5,000 per unit Section 106: Table 6.19.2;
- Rugby Urban Area: £10,000 per unit Section 106: Table 6.19.3;
- Elsewhere: £10,000 per unit Section 106: Table 6.19.4;
- Rugby Urban Area: £15,000 per unit Section 106: Table 6.19.5; and
- Elsewhere: £15,000 per unit Section 106: Table 6.19.6.

Biodiversity Net Gain

- 6.20 Tables 6.19.1 to 6.19.6 provide a comparison of a baseline residual land value (incorporating the relevant affordable housing percentage and Section 106 contribution) to a residual land value after the biodiversity net gain requirement (Policy EN4) has been reflected. As noted in Section 4, we have incorporated a cost allowance of 0.7% of build costs, in line with the DEFRA Impact Assessment, which achieves 10% biodiversity net gain. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of circa 3% on average. We have also tested the impact of a 20% biodiversity net gain and the typical reduction of residual land value is marginally higher at circa 7%. The impact can be more significant when the starting residual land value is very low and is therefore unlikely to either prevent schemes coming forward, or to have a significant impact on the percentages of affordable housing that can be provided.

Electric Vehicle Charging

- 6.21 We have tested the impact of provision of electric vehicle charging points, as required by the building regulations, assuming that each residential unit will have access to a parking space. The cost of installing an electrical vehicle charging point at the time of construction is relatively modest at circa £500 per space, although this increases if charging points are installed retrospectively. Given the increasing use of electric vehicles, developers will wish to install charging points to ensure that their units are marketable.
- 6.22 The impact of this requirement on the residual land value outputs from our appraisals is modest, with a typical reduction of circa 1.35% of residual land value. This is unlikely to have any material impact on the viability of developments in the Borough. The outputs of our appraisals are summarised in tables 6.19.1 to 6.19.6).

Accessibility

- 6.23 Policy H7 requires that residential schemes providing 10 or more units should provide 10% of units to M4(3) standard and all other units to M4(2) standards, which we have reflected in our appraisals. The impact of this requirement on the residual land values generated by our appraisals is summarised in tables 6.19.1 to 6.19.6. This requirement has a modest downwards impact on residual land values, with a typical reduction of circa 7%.

Net Zero Carbon – on-site approach

- 6.24 We have tested the viability implications of a policy approach seeking to implement a range of options to achieve net zero carbon development in line with the UK's long term ambition to become carbon neutral. As noted in Section 4, we have tested two scenarios, reflecting the range of costs identified by the research carried out by the Council's advisors (Bioregional) and by other specialist firms on behalf of other authorities.
- 6.25 Scenario 1 and 2 test the range of costs for on-site carbon reduction. Scenario 1 applies a 5% cost uplift and Scenario 2 applies a 7.5% uplift. The residual land values for these two scenarios are

summarised in tables 6.19.1 to 6.19.6. In the Rugby Urban Area, the Scenario 1 cost uplift (5% of build costs) will reduce residual land values on average by 38%. This is because the starting residual land values (before the carbon reduction policy is applied) are relatively low, so the 5% cost uplift eats up a significant proportion of the land value. Scenario 2 costs of 7.5% result in a significantly larger reduction in residual land values of 57%. Outside the Rugby Urban Area, the impact of Scenario 1 on residual land values is lower at 26% on average, and Scenario 2 results in an average reduction of 39%.

- 6.26 Where schemes are on the margins of viability, and developers are unable to pass back the cost of NZC to landowners through a lower land price, it is possible that developers will seek to offset the additional cost by reducing the provision of affordable housing. However, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve. In addition, it is possible that homes with higher sustainability credentials will have lower running costs compared to homes which rely upon gas fired heating and this may be reflected in property values.

Table 6.19.1: Individual Impact of other policies - Rugby Urban Area, £5,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):	£3,410	AH tenure (rent / SO):			82%	18%	
						AH %			20%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.25	£0.224	£0.222	£0.219	£0.214	£0.213	£0.186	£0.167
2 Residential Small site - medium density	5	0.16	£0.25	£0.231	£0.229	£0.226	£0.22	£0.220	£0.193	£0.174
3 Residential Small site - higher density (flats)	5	0.04	£0.07	£0.127	£0.129	£0.134	£0.140	£0.139	£0.176	£0.201
4 Residential Small site - low density	10	0.32	£0.51	£0.448	£0.444	£0.438	£0.428	£0.426	£0.372	£0.333
5 Residential Small site - medium density	10	0.32	£0.51	£0.453	£0.453	£0.453	£0.443	£0.440	£0.396	£0.349
6 Residential Small site - higher density (flats)	10	0.09	£0.14	£0.254	£0.259	£0.267	£0.280	£0.279	£0.353	£0.402
7 Residential Medium site - low density	25	0.79	£1.27	£1.121	£1.110	£1.096	£1.071	£1.065	£0.929	£0.834
8 Residential Medium site - medium density	25	0.79	£1.27	£0.797	£0.786	£0.770	£0.744	£0.739	£0.595	£0.494
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.45	£0.311	£0.300	£0.282	£0.254	£0.252	£0.095	£0.014
10 Residential Medium site - low density	50	1.68	£2.70	£2.217	£2.196	£2.168	£2.120	£2.107	£1.846	£1.660
11 Residential Medium site - medium density	50	1.68	£2.70	£2.286	£2.264	£2.237	£2.188	£2.176	£1.914	£1.729
12 Residential Medium site - higher density (flats)	50	0.47	£0.76	£1.453	£1.475	£1.516	£1.580	£1.575	£1.936	£2.178
13 Residential Large site - low density	100	3.57	£5.74	£4.304	£4.281	£4.207	£4.110	£4.085	£3.562	£3.191
14 Residential Large site - medium density	100	3.57	£5.74	£4.441	£4.399	£4.344	£4.247	£4.222	£3.699	£3.326
15 Residential Large site - high density (flats and houses)	100	1.39	£2.23	£2.422	£2.379	£2.317	£2.212	£2.198	£1.621	£1.221
16 Residential Large site - low density	200	8.16	£13.11	£8.579	£8.498	£8.394	£8.209	£8.162	£7.163	£6.448
17 Residential Large site - medium density (houses and flats)	200	5.71	£9.18	£6.154	£6.082	£5.967	£5.770	£5.735	£4.659	£3.907
18 Strategic scale site - low density	500	24.00	£38.55	£7.987	£7.788	£7.448	£6.910	£6.963	£4.500	£2.744
19 Strategic scale site - medium density (houses and flats)	500	15.00	£24.10	£5.352	£5.150	£4.794	£4.236	£4.307	£1.747	£0.057
20 Strategic scale site - low density	600	30.00	£48.19	£8.952	£8.775	£8.405	£7.816	£7.877	£5.190	£3.281
21 Strategic scale site - medium density (houses and flats)	600	23.00	£36.95	£8.108	£5.890	£5.502	£4.896	£4.973	£2.183	£0.203
22 Strategic scale site - low density	600	25.00	£40.16	£7.844	£7.659	£7.343	£6.842	£6.892	£4.611	£2.985
23 Strategic scale site - medium density (houses and flats)	700	25.00	£40.16	£8.068	£7.852	£7.477	£6.886	£6.953	£4.237	£2.304
24 Housing for Elderly (C3) - high density	40	0.32	£0.51	£1.554	£1.571	£1.591	£1.626	£1.625	£1.837	£1.979
25 Housing for Elderly (C3) - high density	60	0.41	£0.66	£2.361	£2.387	£2.416	£2.472	£2.468	£2.785	£2.998
26 Housing for Elderly (C2) extra care	70	0.47	£0.75	£2.789	£2.619	£2.854	£2.918	£2.914	£3.294	£3.531
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.13	£0.22	£0.22	£0.22	£0.21	£0.21	£0.19	£0.17
2 Residential Small site - medium density	5	0.16	£0.13	£0.23	£0.23	£0.23	£0.22	£0.22	£0.19	£0.17
3 Residential Small site - higher density (flats)	5	0.04	£0.04	£0.13	£0.13	£0.13	£0.14	£0.14	£0.18	£0.20
4 Residential Small site - low density	10	0.32	£0.26	£0.45	£0.44	£0.44	£0.43	£0.43	£0.37	£0.33
5 Residential Small site - medium density	10	0.32	£0.26	£0.45	£0.45	£0.45	£0.44	£0.44	£0.39	£0.35
6 Residential Small site - higher density (flats)	10	0.09	£0.07	£0.25	£0.26	£0.27	£0.28	£0.28	£0.35	£0.40
7 Residential Medium site - low density	25	0.79	£0.66	£1.12	£1.11	£1.10	£1.07	£1.06	£0.93	£0.83
8 Residential Medium site - medium density	25	0.79	£0.66	£0.80	£0.79	£0.77	£0.74	£0.74	£0.59	£0.49
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.23	£0.31	£0.30	£0.28	£0.25	£0.25	£0.09	£0.01
10 Residential Medium site - low density	50	1.68	£1.40	£2.22	£2.20	£2.17	£2.12	£2.11	£1.85	£1.66
11 Residential Medium site - medium density	50	1.68	£1.40	£2.29	£2.26	£2.24	£2.19	£2.18	£1.91	£1.73
12 Residential Medium site - higher density (flats)	50	0.47	£0.39	£1.45	£1.48	£1.52	£1.58	£1.57	£1.94	£2.18
13 Residential Large site - low density	100	3.57	£2.98	£4.30	£4.26	£4.21	£4.11	£4.08	£3.56	£3.19
14 Residential Large site - medium density	100	3.57	£2.98	£4.44	£4.40	£4.34	£4.25	£4.22	£3.70	£3.33
15 Residential Large site - high density (flats and houses)	100	1.39	£1.16	£2.42	£2.38	£2.32	£2.21	£2.20	£1.62	£1.22
16 Residential Large site - low density	200	8.16	£6.81	£8.58	£8.50	£8.39	£8.21	£8.16	£7.16	£6.45
17 Residential Large site - medium density (houses and flats)	200	5.71	£4.77	£6.16	£6.08	£5.97	£5.77	£5.74	£4.66	£3.91
18 Strategic scale site - low density	500	24.00	£20.03	£7.99	£7.79	£7.45	£6.91	£6.96	£4.50	£2.74
19 Strategic scale site - medium density (houses and flats)	500	15.00	£12.52	£5.35	£5.15	£4.79	£4.24	£4.31	£1.75	£0.06
20 Strategic scale site - low density	600	30.00	£25.04	£8.99	£8.78	£8.40	£7.82	£7.88	£5.19	£3.28
21 Strategic scale site - medium density (houses and flats)	600	23.00	£19.20	£6.11	£5.89	£5.50	£4.90	£4.97	£2.16	£0.20
22 Strategic scale site - low density	600	25.00	£20.87	£7.84	£7.66	£7.34	£6.84	£6.89	£4.61	£2.98
23 Strategic scale site - medium density (houses and flats)	700	25.00	£20.87	£8.07	£7.85	£7.48	£6.89	£6.95	£4.24	£2.30
24 Housing for Elderly (C3) - high density	40	0.32	£0.27	£1.55	£1.57	£1.59	£1.63	£1.63	£1.84	£1.98
25 Housing for Elderly (C3) - high density	60	0.41	£0.35	£2.36	£2.39	£2.42	£2.47	£2.47	£2.79	£3.00
26 Housing for Elderly (C2) extra care	70	0.47	£0.39	£2.79	£2.82	£2.85	£2.92	£2.91	£3.28	£3.53
BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.06	£0.22	£0.22	£0.22	£0.21	£0.21	£0.19	£0.17
2 Residential Small site - medium density	5	0.16	£0.06	£0.23	£0.23	£0.23	£0.22	£0.22	£0.19	£0.17
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.13	£0.13	£0.13	£0.14	£0.14	£0.18	£0.20
4 Residential Small site - low density	10	0.32	£0.12	£0.45	£0.44	£0.44	£0.43	£0.43	£0.37	£0.33
5 Residential Small site - medium density	10	0.32	£0.12	£0.46	£0.46	£0.45	£0.44	£0.44	£0.39	£0.35
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.25	£0.26	£0.27	£0.28	£0.28	£0.35	£0.40
7 Residential Medium site - low density	25	0.79	£0.29	£1.12	£1.11	£1.10	£1.07	£1.06	£0.93	£0.83
8 Residential Medium site - medium density	25	0.79	£0.29	£0.80	£0.79	£0.77	£0.74	£0.74	£0.59	£0.49
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.31	£0.30	£0.28	£0.25	£0.25	£0.09	£0.01
10 Residential Medium site - low density	50	1.68	£0.62	£2.22	£2.20	£2.17	£2.12	£2.11	£1.85	£1.66
11 Residential Medium site - medium density	50	1.68	£0.62	£2.29	£2.26	£2.24	£2.19	£2.18	£1.91	£1.73
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£1.45	£1.48	£1.52	£1.58	£1.57	£1.94	£2.18
13 Residential Large site - low density	100	3.57	£1.32	£4.30	£4.26	£4.21	£4.11	£4.08	£3.56	£3.19
14 Residential Large site - medium density	100	3.57	£1.32	£4.44	£4.40	£4.34	£4.25	£4.22	£3.70	£3.33
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£2.42	£2.38	£2.32	£2.21	£2.20	£1.62	£1.22
16 Residential Large site - low density	200	8.16	£3.02	£8.58	£8.50	£8.39	£8.21	£8.16	£7.16	£6.45
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£6.16	£6.08	£5.97	£5.77	£5.74	£4.66	£3.91
18 Strategic scale site - low density	500	24.00	£8.88	£7.99	£7.79	£7.45	£6.91	£6.96	£4.50	£2.74
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£5.35	£5.15	£4.79	£4.24	£4.31	£1.75	£0.06
20 Strategic scale site - low density	600	30.00	£11.10	£8.99	£8.78	£8.40	£7.82	£7.88	£5.19	£3.28
21 Strategic scale site - medium density (houses and flats)	600	23.00	£8.51	£6.11	£5.89	£5.50	£4.90	£4.97	£2.16	£0.20
22 Strategic scale site - low density	600	25.00	£9.25	£7.84	£7.66	£7.34	£6.84	£6.89	£4.61	£2.98
23 Strategic scale site - medium density (houses and flats)	700	25.00	£9.25	£8.07	£7.85	£7.48	£6.89	£6.95	£4.24	£2.30
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.55	£1.57	£1.59	£1.63	£1.63	£1.84	£1.98
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.36	£2.39	£2.42	£2.47	£2.47	£2.79	£3.00
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£2.79	£2.82	£2.85	£2.92	£2.91	£3.28	£3.53
BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.04	£0.22	£0.22	£0.22	£0.21	£0.21	£0.19	£0.17
2 Residential Small site - medium density	5	0.16	£0.04	£0.23	£0.23	£0.23	£0.22	£0.22	£0.19	£0.17
3 Residential Small site - higher density (flats)	5	0.04	£0.01	£0.13	£0.13	£0.13	£0.14	£0.14	£0.18	£0.20
4 Residential Small site - low density	10	0.32	£0.08	£0.45	£0.44	£0.44	£0.43	£0.43	£0.37	£0.33
5 Residential Small site - medium density	10	0.32	£0.08	£0.46	£0.46	£0.45	£0.44	£0.44	£0.39	£0.35
6 Residential Small site - higher density (flats)	10	0.09	£0.02	£0.25	£0.26	£0.27	£0.28	£0.28	£0.35	£0.40
7 Residential Medium site - low density	25	0.79	£0.20	£1.12	£1.11	£1.10	£1.07	£1.06	£0.93	£0.83
8 Residential Medium site - medium density	25	0.79	£0.20	£0.80	£0.79	£0.77	£0.74	£0.74	£0.59	£0.49
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.07	£0.31	£0.30	£0.28	£0.25	£0.25	£0.09	£0.01
10 Residential Medium site - low density	50	1.68	£0.42	£2.22	£2.20	£2.17	£2.12	£2.11	£1.85	£1.66
11 Residential Medium site - medium density	50	1.68								

Table 6.19.2: Individual Impact of other policies - Elsewhere: £5,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):		AH tenure (rent / SO):		82%		18%	
			Section 106 per unit:		AH %		30%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.25	£0.272	£0.270	£0.267	£0.262	£0.260	£0.234	£0.216
2 Residential Small site - medium density	5	0.16	£0.25	£0.275	£0.277	£0.274	£0.269	£0.267	£0.241	£0.222
3 Residential Small site - higher density (flats)	5	0.04	£0.07	-£0.087	-£0.089	-£0.090	-£0.099	-£0.099	-£0.135	-£0.160
4 Residential Small site - low density	10	0.32	£0.51	£0.544	£0.540	£0.534	£0.524	£0.520	£0.468	£0.430
5 Residential Small site - medium density	10	0.32	£0.51	£0.550	£0.554	£0.546	£0.536	£0.534	£0.492	£0.444
6 Residential Small site - higher density (flats)	10	0.09	£0.14	-£0.173	-£0.178	-£0.186	-£0.199	-£0.198	-£0.271	-£0.319
7 Residential Medium site - low density	25	0.79	£1.27	£1.361	£1.350	£1.336	£1.311	£1.301	£1.171	£1.078
8 Residential Medium site - medium density	25	0.79	£1.27	£1.028	£1.017	£1.001	£0.975	£0.968	£0.828	£0.723
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.45	£0.530	£0.519	£0.502	£0.474	£0.470	£0.317	£0.210
10 Residential Medium site - low density	50	1.68	£2.70	£2.676	£2.655	£2.628	£2.580	£2.580	£2.309	£2.125
11 Residential Medium site - medium density	50	1.68	£2.70	£2.744	£2.723	£2.696	£2.648	£2.626	£2.377	£2.193
12 Residential Medium site - higher density (flats)	50	0.47	£0.76	-£1.057	-£1.079	-£1.119	-£1.182	-£1.177	-£1.535	-£1.773
13 Residential Large site - low density	100	3.57	£5.74	£5.223	£5.181	£5.127	£5.031	£4.991	£4.489	£4.122
14 Residential Large site - medium density	100	3.57	£5.74	£5.353	£5.317	£5.263	£5.167	£5.127	£4.625	£4.258
15 Residential Large site - high density (flats and houses)	100	1.39	£2.23	£3.293	£3.251	£3.190	£3.086	£3.081	£2.501	£2.105
16 Residential Large site - low density	200	8.16	£13.11	£10.304	£10.223	£10.121	£9.938	£9.862	£8.907	£8.209
17 Residential Large site - medium density (houses and flats)	200	5.71	£9.18	£7.841	£7.760	£7.646	£7.459	£7.398	£6.359	£5.615
18 Strategic scale site - low density	500	24.00	£38.55	£12.190	£11.991	£11.656	£11.122	£11.105	£8.759	£7.043
19 Strategic scale site - medium density (houses and flats)	500	15.00	£24.10	£9.483	£9.284	£8.937	£8.392	£8.397	£5.961	£4.178
20 Strategic scale site - low density	600	30.00	£48.19	£13.477	£13.260	£12.695	£12.314	£12.295	£9.740	£7.964
21 Strategic scale site - medium density (houses and flats)	600	23.00	£36.95	£10.522	£10.305	£9.927	£9.333	£9.339	£6.668	£4.730
22 Strategic scale site - low density	600	25.00	£40.16	£11.552	£11.369	£11.060	£10.567	£10.551	£8.370	£6.770
23 Strategic scale site - medium density (houses and flats)	700	25.00	£40.16	£12.358	£12.141	£11.771	£11.188	£11.180	£8.536	£6.885
24 Housing for Elderly (C3) - high density	40	0.32	£0.51	-£1.376	-£1.393	-£1.413	-£1.450	-£1.447	-£1.659	-£1.801
25 Housing for Elderly (C3) - high density	60	0.41	£0.66	-£2.094	-£2.119	-£2.149	-£2.205	-£2.201	-£2.518	-£2.730
26 Housing for Elderly (C2) extra care	70	0.47	£0.75	-£2.477	-£2.507	-£2.542	-£2.606	-£2.602	-£2.972	-£3.216

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.13	£0.27	£0.27	£0.27	£0.26	£0.26	£0.23	£0.22
2 Residential Small site - medium density	5	0.16	£0.13	£0.28	£0.28	£0.27	£0.27	£0.27	£0.24	£0.22
3 Residential Small site - higher density (flats)	5	0.04	£0.04	-£0.09	-£0.09	-£0.09	-£0.10	-£0.10	-£0.14	-£0.16
4 Residential Small site - low density	10	0.32	£0.26	£0.54	£0.54	£0.53	£0.52	£0.52	£0.47	£0.43
5 Residential Small site - medium density	10	0.32	£0.26	£0.56	£0.55	£0.55	£0.54	£0.53	£0.48	£0.44
6 Residential Small site - higher density (flats)	10	0.09	£0.07	-£0.17	-£0.18	-£0.19	-£0.20	-£0.20	-£0.27	-£0.32
7 Residential Medium site - low density	25	0.79	£0.66	£1.36	£1.35	£1.34	£1.31	£1.30	£1.17	£1.08
8 Residential Medium site - medium density	25	0.79	£0.66	£1.03	£1.02	£1.00	£0.98	£0.97	£0.83	£0.73
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.23	£0.53	£0.52	£0.50	£0.47	£0.47	£0.32	£0.21
10 Residential Medium site - low density	50	1.68	£1.40	£2.66	£2.65	£2.63	£2.58	£2.56	£2.31	£2.12
11 Residential Medium site - medium density	50	1.68	£1.40	£2.74	£2.72	£2.70	£2.65	£2.63	£2.38	£2.19
12 Residential Medium site - higher density (flats)	50	0.47	£0.39	-£1.06	-£1.08	-£1.12	-£1.18	-£1.18	-£1.53	-£1.77
13 Residential Large site - low density	100	3.57	£2.98	£5.22	£5.18	£5.13	£5.03	£4.99	£4.49	£4.12
14 Residential Large site - medium density	100	3.57	£2.98	£5.36	£5.32	£5.26	£5.17	£5.13	£4.63	£4.26
15 Residential Large site - high density (flats and houses)	100	1.39	£1.16	£3.23	£3.25	£3.19	£3.09	£3.06	£2.50	£2.11
16 Residential Large site - low density	200	8.16	£6.81	£10.30	£10.22	£10.12	£9.94	£9.86	£8.91	£8.21
17 Residential Large site - medium density (houses and flats)	200	5.71	£4.77	£7.84	£7.76	£7.65	£7.46	£7.40	£6.36	£5.61
18 Strategic scale site - low density	500	24.00	£20.03	£12.19	£11.99	£11.66	£11.12	£11.10	£8.76	£7.04
19 Strategic scale site - medium density (houses and flats)	500	15.00	£12.52	£9.48	£9.28	£8.94	£8.39	£8.40	£5.96	£4.18
20 Strategic scale site - low density	600	30.00	£25.04	£13.48	£13.26	£12.90	£12.31	£12.30	£9.74	£7.86
21 Strategic scale site - medium density (houses and flats)	600	23.00	£19.20	£10.52	£10.31	£9.93	£9.33	£9.34	£6.67	£4.73
22 Strategic scale site - low density	600	25.00	£20.87	£11.55	£11.37	£11.06	£10.57	£10.55	£8.37	£6.77
23 Strategic scale site - medium density (houses and flats)	700	25.00	£20.87	£12.36	£12.14	£11.77	£11.19	£11.18	£8.59	£6.89
24 Housing for Elderly (C3) - high density	40	0.32	£0.27	-£1.38	-£1.39	-£1.41	-£1.45	-£1.45	-£1.66	-£1.80
25 Housing for Elderly (C3) - high density	60	0.41	£0.35	-£2.09	-£2.12	-£2.15	-£2.20	-£2.20	-£2.52	-£2.73
26 Housing for Elderly (C2) extra care	70	0.47	£0.39	-£2.46	-£2.51	-£2.54	-£2.61	-£2.60	-£2.97	-£3.22

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.06	£0.27	£0.27	£0.27	£0.26	£0.26	£0.23	£0.22
2 Residential Small site - medium density	5	0.16	£0.06	£0.28	£0.28	£0.27	£0.27	£0.27	£0.24	£0.22
3 Residential Small site - higher density (flats)	5	0.04	£0.02	-£0.09	-£0.09	-£0.09	-£0.10	-£0.10	-£0.14	-£0.16
4 Residential Small site - low density	10	0.32	£0.12	£0.54	£0.54	£0.53	£0.52	£0.52	£0.47	£0.43
5 Residential Small site - medium density	10	0.32	£0.12	£0.56	£0.55	£0.55	£0.54	£0.53	£0.48	£0.44
6 Residential Small site - higher density (flats)	10	0.09	£0.03	-£0.17	-£0.18	-£0.19	-£0.20	-£0.20	-£0.27	-£0.32
7 Residential Medium site - low density	25	0.79	£0.29	£1.36	£1.35	£1.34	£1.31	£1.30	£1.17	£1.08
8 Residential Medium site - medium density	25	0.79	£0.29	£1.03	£1.02	£1.00	£0.98	£0.97	£0.83	£0.73
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.53	£0.52	£0.50	£0.47	£0.47	£0.32	£0.21
10 Residential Medium site - low density	50	1.68	£0.62	£2.68	£2.65	£2.63	£2.58	£2.56	£2.31	£2.12
11 Residential Medium site - medium density	50	1.68	£0.62	£2.74	£2.72	£2.70	£2.65	£2.63	£2.38	£2.19
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	-£1.06	-£1.08	-£1.12	-£1.18	-£1.18	-£1.53	-£1.77
13 Residential Large site - low density	100	3.57	£1.32	£5.22	£5.18	£5.13	£5.03	£4.99	£4.49	£4.12
14 Residential Large site - medium density	100	3.57	£1.32	£5.36	£5.32	£5.26	£5.17	£5.13	£4.63	£4.26
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£3.29	£3.25	£3.19	£3.09	£3.06	£2.50	£2.11
16 Residential Large site - low density	200	8.16	£3.02	£10.30	£10.22	£10.12	£9.94	£9.86	£8.91	£8.21
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£7.84	£7.76	£7.65	£7.46	£7.40	£6.36	£5.61
18 Strategic scale site - low density	500	24.00	£8.88	£12.19	£11.99	£11.66	£11.12	£11.10	£8.76	£7.04
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£9.48	£9.28	£8.94	£8.39	£8.40	£5.96	£4.18
20 Strategic scale site - low density	600	30.00	£11.10	£13.48	£13.26	£12.90	£12.31	£12.30	£9.74	£7.86
21 Strategic scale site - medium density (houses and flats)	600	23.00	£8.51	£10.52	£10.31	£9.93	£9.33	£9.34	£6.67	£4.73
22 Strategic scale site - low density	600	25.00	£9.25	£11.55	£11.37	£11.06	£10.57	£10.55	£8.37	£6.77
23 Strategic scale site - medium density (houses and flats)	700	25.00	£9.25	£12.36	£12.14	£11.77	£11.19	£11.18	£8.59	£6.89
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	-£1.38	-£1.39	-£1.41	-£1.45	-£1.45	-£1.66	-£1.80
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	-£2.09	-£2.12	-£2.15	-£2.20	-£2.20	-£2.52	-£2.73
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	-£2.46	-£2.51	-£2.54	-£2.61	-£2.60	-£2.97	-£3.22

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.04	£0.27	£0.27	£0.27	£0.26	£0.26	£0.23	£0.22
2 Residential Small site - medium density	5	0.16	£0.04	£0.28	£0.28	£0.27	£0.27	£0.27	£0.24	£0.22
3 Residential Small site - higher density (flats)	5	0.04	£0.01	-£0.09	-£0.09	-£0.09	-£0.10	-£0.10	-£0.14	-£0.16
4 Residential Small site - low density	10	0.32	£0.08	£0.54	£0.54	£0.53	£0.52	£0.52	£0.47	£0.43
5 Residential Small site - medium density	10	0.32	£0.08	£0.56	£0.55	£0.55	£0.54	£0.53	£0.48	£0.44
6 Residential Small site - higher density (flats)	10	0.09	£0.02	-£0.17	-£0.18	-£0.19	-£0.20	-£0.20	-£0.27	-£0.32
7 Residential Medium site - low density	25	0.79	£0.20	£1.36	£1.35	£1.34	£1.31	£1.30	£1.17	£1.08
8 Residential Medium site - medium density	25	0.79	£0.20	£1.03	£1.02	£1.00	£0.98	£0.97	£0.83	£0.73
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.07	£0.53	£0.52	£0.50	£0.47	£0.47	£0.32	£0.21
10 Residential Medium site - low density	50	1.68	£0.42	£2.68	£2.65	£2.63	£2.58	£2.56	£2.31	£2.12
11 Residential Medium site - medium density	50	1.68	£0.42	£2.74	£2.72	£2.70	£2.65	£2.63	£2.38	£2.19
12 Residential Medium site - higher density (flats)	50	0.47	£0.12	-£1.06	-£1.08	-£1.12	-£1.18	-£1.18	-£1.53	-£1.77
13 Residential Large site - low density	100	3.57	£0.88	£5.22	£5.18	£5.13	£5.03	£4.99	£4.49	£4.12
14 Residential Large site - medium density	100	3.57	£0.88	£5.36	£5.32	£5.26	£5.17	£5.13	£4.63	£4.26
15 Residential Large site - high density (flats and houses)	100	1.39	£0.34	£3.29	£3.25	£3.19	£3.09	£3.06	£2.50	£2.11
16 Residential Large site - low density	200	8.16	£2.02	£10.30	£10.22	£10.12	£9.94	£9.86	£8.91	£8.21
17 Residential Large site - medium density (houses and flats)	200	5.71	£1.41	£7.84	£7.76	£7.65	£7.46	£7.40	£6.36	£5.61
18 Strategic scale site - low density	500	24.00	£5.93	£12.19	£11.99	£11.66	£11.12	£11.10	£8.76	£7.04
19 Strategic scale site - medium density (houses and flats)	500	15.00	£3.71	£9.48	£9.28	£8.94	£8.39	£8.40	£5.96	£4.18
20 Strategic scale site - low density	600	30.00	£7.41	£13.48	£13.26	£12.90				

Table 6.19.3: Individual Impact of other policies - Rugby Urban Area: £10,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):	£3,410	AH tenure (rent / SO):			82%	18%	
			Section 106 per unit:	£10,000	AH %			20%		
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.25	£0.203	£0.201	£0.198	£0.193	£0.191	£0.164	£0.145
2 Residential Small site - medium density	5	0.16	£0.25	£0.210	£0.208	£0.205	£0.200	£0.199	£0.172	£0.152
3 Residential Small site - higher density (flats)	5	0.04	£0.07	£0.149	£0.151	£0.155	£0.162	£0.161	£0.198	£0.223
4 Residential Small site - low density	10	0.32	£0.51	£0.406	£0.401	£0.395	£0.385	£0.383	£0.329	£0.290
5 Residential Small site - medium density	10	0.32	£0.51	£0.420	£0.415	£0.410	£0.400	£0.397	£0.343	£0.305
6 Residential Small site - higher density (flats)	10	0.09	£0.14	£0.298	£0.302	£0.311	£0.324	£0.323	£0.396	£0.445
7 Residential Medium site - low density	25	0.79	£1.27	£1.014	£1.003	£0.989	£0.964	£0.957	£0.822	£0.728
8 Residential Medium site - medium density	25	0.79	£1.27	£0.893	£0.878	£0.863	£0.836	£0.832	£0.487	£0.388
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.45	£0.203	£0.192	£0.175	£0.147	£0.144	£0.013	£0.123
10 Residential Medium site - low density	50	1.68	£2.70	£2.006	£1.985	£1.957	£1.909	£1.896	£1.634	£1.447
11 Residential Medium site - medium density	50	1.68	£2.70	£2.075	£2.053	£2.025	£1.977	£1.965	£1.703	£1.517
12 Residential Medium site - higher density (flats)	50	0.47	£0.76	£1.670	£1.692	£1.734	£1.797	£1.792	£2.153	£2.395
13 Residential Large site - low density	100	3.57	£5.74	£3.882	£3.839	£3.785	£3.688	£3.663	£3.140	£2.769
14 Residential Large site - medium density	100	3.57	£5.74	£4.019	£3.977	£3.922	£3.828	£3.800	£3.277	£2.905
15 Residential Large site - high density (flats and houses)	100	1.39	£2.23	£2.000	£1.958	£1.895	£1.790	£1.776	£1.199	£0.792
16 Residential Large site - low density	200	8.16	£13.11	£7.762	£7.681	£7.576	£7.389	£7.341	£6.334	£5.619
17 Residential Large site - medium density (houses and flats)	200	5.71	£9.18	£5.334	£5.252	£5.137	£4.944	£4.908	£4.300	£3.676
18 Strategic scale site - low density	500	24.00	£38.55	£5.943	£5.742	£5.396	£4.852	£4.907	£2.431	£0.675
19 Strategic scale site - medium density (houses and flats)	500	15.00	£24.10	£3.282	£3.081	£2.725	£2.167	£2.238	£0.327	£0.181
20 Strategic scale site - low density	600	30.00	£48.19	£0.693	£0.464	£0.090	£0.491	£0.557	£2.656	£0.921
21 Strategic scale site - medium density (houses and flats)	600	23.00	£36.95	£3.785	£3.563	£3.172	£2.559	£2.637	£0.179	£0.211
22 Strategic scale site - low density	600	25.00	£40.16	£5.794	£5.607	£5.289	£4.783	£4.834	£2.524	£0.872
23 Strategic scale site - medium density (houses and flats)	700	25.00	£40.16	£5.667	£5.449	£5.069	£4.498	£4.538	£1.735	£0.177
24 Housing for Elderly (C3) - high density	40	0.32	£0.51	£1.727	£1.745	£1.765	£1.802	£1.799	£2.011	£2.152
25 Housing for Elderly (C3) - high density	60	0.41	£0.66	£2.621	£2.647	£2.677	£2.732	£2.728	£3.045	£3.250
26 Housing for Elderly (C2) extra care	70	0.47	£0.75	£3.092	£3.122	£3.157	£3.222	£3.217	£3.507	£3.634
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.13	£0.20	£0.20	£0.20	£0.19	£0.19	£0.16	£0.15
2 Residential Small site - medium density	5	0.16	£0.13	£0.21	£0.21	£0.20	£0.20	£0.20	£0.17	£0.15
3 Residential Small site - higher density (flats)	5	0.04	£0.04	£0.15	£0.15	£0.16	£0.16	£0.16	£0.20	£0.22
4 Residential Small site - low density	10	0.32	£0.26	£0.41	£0.40	£0.40	£0.39	£0.38	£0.33	£0.29
5 Residential Small site - medium density	10	0.32	£0.26	£0.42	£0.42	£0.41	£0.40	£0.40	£0.34	£0.30
6 Residential Small site - higher density (flats)	10	0.09	£0.07	£0.30	£0.30	£0.31	£0.32	£0.32	£0.40	£0.45
7 Residential Medium site - low density	25	0.79	£0.66	£1.01	£1.00	£0.99	£0.96	£0.96	£0.82	£0.73
8 Residential Medium site - medium density	25	0.79	£0.66	£0.69	£0.68	£0.66	£0.64	£0.63	£0.49	£0.39
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.23	£0.20	£0.19	£0.17	£0.15	£0.14	£0.01	£0.12
10 Residential Medium site - low density	50	1.68	£1.40	£2.01	£1.98	£1.96	£1.91	£1.90	£1.63	£1.45
11 Residential Medium site - medium density	50	1.68	£1.40	£2.07	£2.05	£2.03	£1.98	£1.96	£1.70	£1.52
12 Residential Medium site - higher density (flats)	50	0.47	£0.39	£1.67	£1.69	£1.73	£1.80	£1.79	£2.15	£2.39
13 Residential Large site - low density	100	3.57	£2.98	£3.88	£3.84	£3.78	£3.69	£3.66	£3.14	£2.77
14 Residential Large site - medium density	100	3.57	£2.98	£4.02	£3.98	£3.92	£3.83	£3.80	£3.28	£2.91
15 Residential Large site - high density (flats and houses)	100	1.39	£1.16	£2.00	£1.96	£1.90	£1.79	£1.78	£1.20	£0.79
16 Residential Large site - low density	200	8.16	£6.81	£7.76	£7.68	£7.58	£7.39	£7.34	£6.33	£5.62
17 Residential Large site - medium density (houses and flats)	200	5.71	£4.77	£5.33	£5.25	£5.14	£4.94	£4.91	£3.83	£3.08
18 Strategic scale site - low density	500	24.00	£20.03	£5.94	£5.74	£5.40	£4.85	£4.91	£2.43	£0.67
19 Strategic scale site - medium density (houses and flats)	500	15.00	£12.52	£3.28	£3.08	£2.72	£2.17	£2.24	£0.33	£0.18
20 Strategic scale site - low density	600	30.00	£25.04	£6.68	£6.46	£6.09	£5.50	£5.56	£2.86	£0.93
21 Strategic scale site - medium density (houses and flats)	600	23.00	£19.20	£3.78	£3.56	£3.17	£2.56	£2.64	£0.18	£0.21
22 Strategic scale site - low density	600	25.00	£20.87	£5.79	£5.61	£5.29	£4.78	£4.83	£2.52	£0.87
23 Strategic scale site - medium density (houses and flats)	700	25.00	£20.87	£5.67	£5.45	£5.07	£4.47	£4.54	£1.79	£0.18
24 Housing for Elderly (C3) - high density	40	0.32	£0.27	£1.73	£1.74	£1.76	£1.80	£1.80	£2.01	£2.15
25 Housing for Elderly (C3) - high density	60	0.41	£0.35	£2.62	£2.65	£2.68	£2.73	£2.73	£3.05	£3.26
26 Housing for Elderly (C2) extra care	70	0.47	£0.39	£3.09	£3.12	£3.16	£3.22	£3.22	£3.59	£3.83
BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.06	£0.20	£0.20	£0.20	£0.19	£0.19	£0.16	£0.15
2 Residential Small site - medium density	5	0.16	£0.06	£0.21	£0.21	£0.20	£0.20	£0.20	£0.17	£0.15
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.15	£0.15	£0.16	£0.16	£0.16	£0.20	£0.22
4 Residential Small site - low density	10	0.32	£0.12	£0.41	£0.40	£0.40	£0.39	£0.38	£0.33	£0.29
5 Residential Small site - medium density	10	0.32	£0.12	£0.42	£0.42	£0.41	£0.40	£0.40	£0.34	£0.30
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.30	£0.30	£0.31	£0.32	£0.32	£0.40	£0.45
7 Residential Medium site - low density	25	0.79	£0.29	£1.01	£1.00	£0.99	£0.96	£0.96	£0.82	£0.73
8 Residential Medium site - medium density	25	0.79	£0.29	£0.69	£0.68	£0.66	£0.64	£0.63	£0.49	£0.39
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.20	£0.19	£0.17	£0.15	£0.14	£0.01	£0.12
10 Residential Medium site - low density	50	1.68	£0.62	£2.01	£1.98	£1.96	£1.91	£1.90	£1.63	£1.45
11 Residential Medium site - medium density	50	1.68	£0.62	£2.07	£2.05	£2.03	£1.98	£1.96	£1.70	£1.52
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£1.67	£1.69	£1.73	£1.80	£1.79	£2.15	£2.39
13 Residential Large site - low density	100	3.57	£1.32	£3.88	£3.84	£3.78	£3.69	£3.66	£3.14	£2.77
14 Residential Large site - medium density	100	3.57	£1.32	£4.02	£3.98	£3.92	£3.83	£3.80	£3.28	£2.91
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£2.00	£1.96	£1.90	£1.79	£1.78	£1.20	£0.79
16 Residential Large site - low density	200	8.16	£3.02	£7.76	£7.68	£7.58	£7.39	£7.34	£6.33	£5.62
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£5.33	£5.25	£5.14	£4.94	£4.91	£3.83	£3.08
18 Strategic scale site - low density	500	24.00	£8.88	£5.94	£5.74	£5.40	£4.85	£4.91	£2.43	£0.67
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£3.28	£3.08	£2.72	£2.17	£2.24	£0.33	£0.18
20 Strategic scale site - low density	600	30.00	£11.10	£6.68	£6.46	£6.09	£5.50	£5.56	£2.86	£0.93
21 Strategic scale site - medium density (houses and flats)	600	23.00	£8.51	£3.78	£3.56	£3.17	£2.56	£2.64	£0.18	£0.21
22 Strategic scale site - low density	600	25.00	£9.25	£5.79	£5.61	£5.29	£4.78	£4.83	£2.52	£0.87
23 Strategic scale site - medium density (houses and flats)	700	25.00	£9.25	£5.67	£5.45	£5.07	£4.47	£4.54	£1.79	£0.18
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.73	£1.74	£1.76	£1.80	£1.80	£2.01	£2.15
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.62	£2.65	£2.68	£2.73	£2.73	£3.05	£3.26
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£3.09	£3.12	£3.16	£3.22	£3.22	£3.59	£3.83
BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.04	£0.20	£0.20	£0.20	£0.19	£0.19	£0.16	£0.15
2 Residential Small site - medium density	5	0.16	£0.04	£0.21	£0.21	£0.20	£0.20	£0.20	£0.17	£0.15
3 Residential Small site - higher density (flats)	5	0.04	£0.01	£0.15	£0.15	£0.16	£0.16	£0.16	£0.20	£0.22
4 Residential Small site - low density	10	0.32	£0.08	£0.41	£0.40	£0.40	£0.39	£0.38	£0.33	£0.29
5 Residential Small site - medium density	10	0.32	£0.08	£0.42	£0.42	£0.41	£0.40	£0.40	£0.34	£0.30
6 Residential Small site - higher density (flats)	10	0.09	£0.02	£0.30	£0.30	£0.31	£0.32	£0.32	£0.40	£0.45
7 Residential Medium site - low density	25	0.79	£0.20	£1.01	£1.00	£0.99	£0.96	£0.96	£0.82	£0.73
8 Residential Medium site - medium density	25	0.79	£0.20	£0.69	£0.68	£0.66	£0.64	£0.63	£0.49	£0.39
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.07	£0.20	£0.19	£0.17	£0.15	£0.14	£0.01	£0.12
10 Residential Medium site - low density	50	1.68	£0.42	£2.01	£1.98	£1.96	£1.91	£1.90	£1.63	£1.45
11 Residential										

Table 6.19.4: Individual Impact of other policies - Elsewhere: £10,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):		AH tenure (rent / SO):		82%		18%	
			Section 106 per unit:		AH %		30%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.25	£0.25	£0.248	£0.246	£0.24	£0.239	£0.213	£0.194
2 Residential Small site - medium density	5	0.16	£0.25	£0.25	£0.255	£0.253	£0.24	£0.246	£0.220	£0.201
3 Residential Small site - higher density (flats)	5	0.04	£0.07	£0.108	£0.111	£0.115	£0.121	£0.121	£0.157	£0.181
4 Residential Small site - low density	10	0.32	£0.51	£0.501	£0.497	£0.491	£0.481	£0.477	£0.425	£0.387
5 Residential Small site - medium density	10	0.32	£0.51	£0.515	£0.511	£0.505	£0.495	£0.491	£0.439	£0.401
6 Residential Small site - higher density (flats)	10	0.09	£0.14	£0.217	£0.221	£0.230	£0.242	£0.241	£0.314	£0.363
7 Residential Medium site - low density	25	0.79	£1.27	£1.253	£1.242	£1.228	£1.204	£1.193	£1.064	£0.969
8 Residential Medium site - medium density	25	0.79	£1.27	£0.920	£0.909	£0.894	£0.868	£0.860	£0.721	£0.621
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.45	£0.423	£0.412	£0.395	£0.367	£0.363	£0.209	£0.102
10 Residential Medium site - low density	50	1.68	£2.70	£2.465	£2.444	£2.417	£2.369	£2.349	£2.098	£1.914
11 Residential Medium site - medium density	50	1.68	£2.70	£2.533	£2.512	£2.485	£2.437	£2.417	£2.166	£1.982
12 Residential Medium site - higher density (flats)	50	0.47	£0.76	£1.274	£1.296	£1.337	£1.399	£1.395	£1.752	£1.991
13 Residential Large site - low density	100	3.57	£5.74	£4.802	£4.759	£4.706	£4.610	£4.570	£4.068	£3.701
14 Residential Large site - medium density	100	3.57	£5.74	£4.938	£4.895	£4.842	£4.746	£4.705	£4.204	£3.837
15 Residential Large site - high density (flats and houses)	100	1.39	£2.23	£2.872	£2.829	£2.769	£2.684	£2.639	£2.079	£1.683
16 Residential Large site - low density	200	8.16	£13.11	£9.487	£9.406	£9.304	£9.121	£9.045	£8.090	£7.388
17 Residential Large site - medium density (houses and flats)	200	5.71	£9.18	£7.013	£6.968	£6.925	£6.828	£6.870	£5.529	£4.705
18 Strategic scale site - low density	500	24.00	£38.55	£10.152	£9.953	£9.616	£9.084	£9.067	£6.721	£4.986
19 Strategic scale site - medium density (houses and flats)	500	15.00	£24.10	£7.445	£7.246	£6.899	£6.352	£6.358	£3.892	£2.109
20 Strategic scale site - low density	600	30.00	£48.19	£11.168	£10.972	£10.607	£10.028	£10.007	£7.428	£5.541
21 Strategic scale site - medium density (houses and flats)	600	23.00	£36.95	£8.219	£8.000	£7.619	£7.018	£7.024	£4.342	£2.384
22 Strategic scale site - low density	600	25.00	£40.16	£9.522	£9.337	£9.025	£8.524	£8.508	£6.309	£4.688
23 Strategic scale site - medium density (houses and flats)	700	25.00	£40.16	£9.974	£9.756	£9.383	£8.793	£8.767	£6.183	£4.245
24 Housing for Elderly (C3) - high density	40	0.32	£0.51	£1.549	£1.567	£1.586	£1.623	£1.621	£1.833	£1.974
25 Housing for Elderly (C3) - high density	60	0.41	£0.66	£2.354	£2.379	£2.409	£2.465	£2.461	£2.778	£2.990
26 Housing for Elderly (C2) extra care	70	0.47	£0.75	£2.780	£2.810	£2.845	£2.916	£2.905	£3.275	£3.521

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.13	£0.25	£0.25	£0.25	£0.24	£0.24	£0.21	£0.19
2 Residential Small site - medium density	5	0.16	£0.13	£0.26	£0.26	£0.25	£0.25	£0.25	£0.22	£0.20
3 Residential Small site - higher density (flats)	5	0.04	£0.04	£0.11	£0.11	£0.11	£0.12	£0.12	£0.16	£0.18
4 Residential Small site - low density	10	0.32	£0.26	£0.50	£0.50	£0.49	£0.48	£0.48	£0.43	£0.39
5 Residential Small site - medium density	10	0.32	£0.26	£0.52	£0.51	£0.51	£0.50	£0.49	£0.44	£0.40
6 Residential Small site - higher density (flats)	10	0.09	£0.07	£0.22	£0.22	£0.23	£0.24	£0.24	£0.31	£0.36
7 Residential Medium site - low density	25	0.79	£0.66	£1.25	£1.24	£1.23	£1.20	£1.19	£1.06	£0.97
8 Residential Medium site - medium density	25	0.79	£0.66	£0.92	£0.91	£0.89	£0.87	£0.86	£0.72	£0.62
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.23	£0.42	£0.41	£0.40	£0.37	£0.36	£0.21	£0.10
10 Residential Medium site - low density	50	1.68	£1.40	£2.46	£2.44	£2.42	£2.37	£2.35	£2.10	£1.91
11 Residential Medium site - medium density	50	1.68	£1.40	£2.53	£2.51	£2.48	£2.44	£2.42	£2.17	£1.98
12 Residential Medium site - higher density (flats)	50	0.47	£0.39	£1.27	£1.30	£1.34	£1.40	£1.39	£1.75	£1.99
13 Residential Large site - low density	100	3.57	£2.98	£4.80	£4.76	£4.71	£4.61	£4.57	£4.07	£3.70
14 Residential Large site - medium density	100	3.57	£2.98	£4.94	£4.90	£4.84	£4.75	£4.71	£4.20	£3.84
15 Residential Large site - high density (flats and houses)	100	1.39	£1.16	£2.87	£2.83	£2.77	£2.66	£2.64	£2.08	£1.68
16 Residential Large site - low density	200	8.16	£6.81	£9.49	£9.41	£9.30	£9.12	£9.05	£8.09	£7.39
17 Residential Large site - medium density (houses and flats)	200	5.71	£4.77	£7.02	£6.94	£6.82	£6.63	£6.57	£5.53	£4.79
18 Strategic scale site - low density	500	24.00	£20.03	£10.15	£9.95	£9.62	£9.08	£9.07	£6.72	£4.99
19 Strategic scale site - medium density (houses and flats)	500	15.00	£12.52	£7.44	£7.25	£6.90	£6.35	£6.36	£3.89	£2.11
20 Strategic scale site - low density	600	30.00	£25.04	£11.19	£10.97	£10.61	£10.03	£10.01	£7.43	£5.54
21 Strategic scale site - medium density (houses and flats)	600	23.00	£19.20	£8.22	£8.00	£7.62	£7.02	£7.02	£4.34	£2.38
22 Strategic scale site - low density	600	25.00	£20.87	£9.52	£9.34	£9.02	£8.52	£8.51	£6.31	£4.69
23 Strategic scale site - medium density (houses and flats)	700	25.00	£20.87	£9.97	£9.76	£9.38	£8.79	£8.79	£6.16	£4.25
24 Housing for Elderly (C3) - high density	40	0.32	£0.27	£1.55	£1.57	£1.59	£1.62	£1.62	£1.83	£1.97
25 Housing for Elderly (C3) - high density	60	0.41	£0.35	£2.35	£2.38	£2.41	£2.46	£2.46	£2.78	£2.99
26 Housing for Elderly (C2) extra care	70	0.47	£0.39	£2.78	£2.81	£2.84	£2.91	£2.90	£3.27	£3.52

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.06	£0.25	£0.25	£0.25	£0.24	£0.24	£0.21	£0.19
2 Residential Small site - medium density	5	0.16	£0.06	£0.26	£0.26	£0.25	£0.25	£0.25	£0.22	£0.20
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.11	£0.11	£0.11	£0.12	£0.12	£0.16	£0.18
4 Residential Small site - low density	10	0.32	£0.12	£0.50	£0.50	£0.49	£0.48	£0.48	£0.43	£0.39
5 Residential Small site - medium density	10	0.32	£0.12	£0.52	£0.51	£0.51	£0.50	£0.49	£0.44	£0.40
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.22	£0.22	£0.23	£0.24	£0.24	£0.31	£0.36
7 Residential Medium site - low density	25	0.79	£0.29	£1.25	£1.24	£1.23	£1.20	£1.19	£1.06	£0.97
8 Residential Medium site - medium density	25	0.79	£0.29	£0.92	£0.91	£0.89	£0.87	£0.86	£0.72	£0.62
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.42	£0.41	£0.40	£0.37	£0.36	£0.21	£0.10
10 Residential Medium site - low density	50	1.68	£0.62	£2.46	£2.44	£2.42	£2.37	£2.35	£2.10	£1.91
11 Residential Medium site - medium density	50	1.68	£0.62	£2.53	£2.51	£2.48	£2.44	£2.42	£2.17	£1.98
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£1.27	£1.30	£1.34	£1.40	£1.39	£1.75	£1.99
13 Residential Large site - low density	100	3.57	£1.32	£4.80	£4.76	£4.71	£4.61	£4.57	£4.07	£3.70
14 Residential Large site - medium density	100	3.57	£1.32	£4.94	£4.90	£4.84	£4.75	£4.71	£4.20	£3.84
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£2.87	£2.83	£2.77	£2.66	£2.64	£2.08	£1.68
16 Residential Large site - low density	200	8.16	£3.02	£9.49	£9.41	£9.30	£9.12	£9.05	£8.09	£7.39
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£7.02	£6.94	£6.82	£6.63	£6.57	£5.53	£4.79
18 Strategic scale site - low density	500	24.00	£8.88	£10.15	£9.95	£9.62	£9.08	£9.07	£6.72	£4.99
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£7.44	£7.25	£6.90	£6.35	£6.36	£3.89	£2.11
20 Strategic scale site - low density	600	30.00	£11.10	£11.19	£10.97	£10.61	£10.03	£10.01	£7.43	£5.54
21 Strategic scale site - medium density (houses and flats)	600	23.00	£8.51	£8.22	£8.00	£7.62	£7.02	£7.02	£4.34	£2.38
22 Strategic scale site - low density	600	25.00	£9.25	£9.52	£9.34	£9.02	£8.52	£8.51	£6.31	£4.69
23 Strategic scale site - medium density (houses and flats)	700	25.00	£9.25	£9.97	£9.76	£9.38	£8.79	£8.79	£6.16	£4.25
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.55	£1.57	£1.59	£1.62	£1.62	£1.83	£1.97
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.35	£2.38	£2.41	£2.46	£2.46	£2.78	£2.99
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£2.78	£2.81	£2.84	£2.91	£2.90	£3.27	£3.52

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.04	£0.25	£0.25	£0.25	£0.24	£0.24	£0.21	£0.19
2 Residential Small site - medium density	5	0.16	£0.04	£0.26	£0.26	£0.25	£0.25	£0.25	£0.22	£0.20
3 Residential Small site - higher density (flats)	5	0.04	£0.01	£0.11	£0.11	£0.11	£0.12	£0.12	£0.16	£0.18
4 Residential Small site - low density	10	0.32	£0.08	£0.50	£0.50	£0.49	£0.48	£0.48	£0.43	£0.39
5 Residential Small site - medium density	10	0.32	£0.08	£0.52	£0.51	£0.51	£0.50	£0.49	£0.44	£0.40
6 Residential Small site - higher density (flats)	10	0.09	£0.02	£0.22	£0.22	£0.23	£0.24	£0.24	£0.31	£0.36
7 Residential Medium site - low density	25	0.79	£0.20	£1.25	£1.24	£1.23	£1.20	£1.19	£1.06	£0.97
8 Residential Medium site - medium density	25	0.79	£0.20	£0.92	£0.91	£0.89	£0.87	£0.86	£0.72	£0.62
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.07	£0.42	£0.41	£0.40	£0.37	£0.36	£0.21	£0.10
10 Residential Medium site - low density	50	1.68	£0.42	£2.46	£2.44	£2.42	£2.37	£2.35	£2.10	£1.91
11 Residential Medium site - medium density	50	1.68	£0.42	£2.53	£2.51	£2.48	£2.44	£2.42	£2.17	£1.98
12 Residential Medium site - higher density (flats)	50	0.47	£0.12	£1.27	£1.30	£1.34	£1.40	£1.39	£1.75	£1.99
13 Residential Large site - low density	100	3.57	£0.88	£4.80	£4.76	£4.71	£4.61	£4.57	£4.07	£3.70
14 Residential Large site - medium density	100	3.57	£0.88	£4.94	£4.90	£4.84	£4.75	£4.71	£4.20	£3.84
15 Residential Large site - high density (flats and houses)	100	1.39	£0.34	£2.87	£2.83	£2.77	£2.66	£2.64	£2.08	£1.68
16 Residential Large site - low density	200	8.16	£2.02	£9.49	£9.41	£9.30	£9.12	£9.05	£8.09	£7.39
17 Residential Large site - medium density (houses and flats)	200	5.71	£1.41	£7.02	£6.94	£6.82	£6.63	£6.57	£5.53	£4.79
18 Strategic scale site - low density	500	24.00	£5.93	£10.15	£9.95	£9.62	£9.08	£9.07	£6.72	£4.99
19 Strategic scale site - medium density (houses and flats)	500	15.00	£3.71	£7.44	£7.25	£6.90	£6.35	£6.36	£3.89	£2.11
20 Strategic scale site - low density	600	30.00	£7.41	£11.19	£10.97	£10.61	£10.03	£10.01	£7.43	£5.54
21 Strategic scale site - medium density (houses and flats)	600									

Table 6.19.5: Individual Impact of other policies - Rugby Urban Area: £15,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):	£3,410	AH tenure (rent / SO):			82%	18%	
			Section 106 per unit:	£15,000	AH %			20%		
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.25	£0.181	£0.179	£0.176	£0.171	£0.170	£0.143	£0.124
2 Residential Small site - medium density	5	0.16	£0.25	£0.180	£0.186	£0.183	£0.176	£0.177	£0.150	£0.131
3 Residential Small site - higher density (flats)	5	0.04	£0.07	£0.171	£0.173	£0.177	£0.184	£0.183	£0.220	£0.244
4 Residential Small site - low density	10	0.32	£0.51	£0.363	£0.358	£0.353	£0.343	£0.340	£0.286	£0.248
5 Residential Small site - medium density	10	0.32	£0.51	£0.377	£0.372	£0.367	£0.357	£0.354	£0.300	£0.262
6 Residential Small site - higher density (flats)	10	0.09	£0.14	£0.341	£0.346	£0.354	£0.367	£0.366	£0.440	£0.489
7 Residential Medium site - low density	25	0.79	£1.27	£0.906	£0.895	£0.881	£0.858	£0.850	£0.715	£0.619
8 Residential Medium site - medium density	25	0.79	£1.27	£0.932	£0.931	£0.925	£0.928	£0.924	£0.800	£0.729
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.45	£0.096	£0.085	£0.068	£0.039	£0.037	£0.122	£0.232
10 Residential Medium site - low density	50	1.68	£2.70	£1.795	£1.773	£1.746	£1.697	£1.685	£1.422	£1.233
11 Residential Medium site - medium density	50	1.68	£2.70	£1.853	£1.842	£1.815	£1.766	£1.754	£1.492	£1.303
12 Residential Medium site - higher density (flats)	50	0.47	£0.76	£1.888	£1.909	£1.951	£2.014	£2.009	£2.370	£2.612
13 Residential Large site - low density	100	3.57	£5.74	£3.460	£3.418	£3.363	£3.266	£3.241	£2.718	£2.347
14 Residential Large site - medium density	100	3.57	£5.74	£3.590	£3.555	£3.500	£3.403	£3.379	£2.856	£2.484
15 Residential Large site - high density (flats and houses)	100	1.39	£2.23	£1.576	£1.536	£1.479	£1.389	£1.364	£0.771	£0.364
16 Residential Large site - low density	200	8.16	£13.11	£6.933	£6.851	£6.746	£6.559	£6.512	£5.504	£4.790
17 Residential Large site - medium density (houses and flats)	200	5.71	£9.18	£4.505	£4.423	£4.306	£4.111	£4.077	£3.000	£2.235
18 Strategic scale site - low density	500	24.00	£38.55	£3.874	£3.673	£3.326	£2.783	£2.637	£0.362	£1.431
19 Strategic scale site - medium density (houses and flats)	500	15.00	£24.10	£1.213	£1.012	£0.856	£0.698	£0.169	£2.458	£4.314
20 Strategic scale site - low density	600	30.00	£48.19	£4.358	£4.135	£3.758	£3.151	£3.217	£0.497	£1.475
21 Strategic scale site - medium density (houses and flats)	600	23.00	£36.95	£1.426	£1.205	£0.810	£0.199	£0.277	£2.608	£4.650
22 Strategic scale site - low density	600	25.00	£40.16	£3.704	£3.516	£3.192	£2.677	£2.729	£0.387	£1.309
23 Strategic scale site - medium density (houses and flats)	700	25.00	£40.16	£3.211	£2.990	£2.604	£1.991	£2.068	£0.735	£2.763
24 Housing for Elderly (C3) - high density	40	0.32	£0.51	£1.901	£1.918	£1.936	£1.975	£1.972	£2.184	£2.326
25 Housing for Elderly (C3) - high density	60	0.41	£0.66	£2.881	£2.907	£2.937	£2.992	£2.988	£3.306	£3.510
26 Housing for Elderly (C2) extra care	70	0.47	£0.75	£3.395	£3.426	£3.460	£3.526	£3.520	£3.890	£4.131
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.13	£0.18	£0.18	£0.18	£0.17	£0.17	£0.14	£0.12
2 Residential Small site - medium density	5	0.16	£0.13	£0.19	£0.19	£0.18	£0.18	£0.18	£0.15	£0.13
3 Residential Small site - higher density (flats)	5	0.04	£0.04	£0.17	£0.17	£0.18	£0.18	£0.18	£0.22	£0.24
4 Residential Small site - low density	10	0.32	£0.26	£0.36	£0.36	£0.35	£0.34	£0.34	£0.29	£0.25
5 Residential Small site - medium density	10	0.32	£0.26	£0.38	£0.37	£0.37	£0.36	£0.35	£0.30	£0.26
6 Residential Small site - higher density (flats)	10	0.09	£0.07	£0.34	£0.35	£0.35	£0.37	£0.37	£0.44	£0.49
7 Residential Medium site - low density	25	0.79	£0.66	£0.91	£0.90	£0.88	£0.86	£0.85	£0.71	£0.62
8 Residential Medium site - medium density	25	0.79	£0.66	£0.98	£0.97	£0.96	£0.93	£0.92	£0.78	£0.68
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.23	£0.10	£0.08	£0.07	£0.04	£0.04	£0.12	£0.23
10 Residential Medium site - low density	50	1.68	£1.40	£1.79	£1.77	£1.75	£1.70	£1.69	£1.42	£1.23
11 Residential Medium site - medium density	50	1.68	£1.40	£1.86	£1.84	£1.81	£1.77	£1.75	£1.49	£1.30
12 Residential Medium site - higher density (flats)	50	0.47	£0.39	£1.89	£1.91	£1.95	£2.01	£2.01	£2.37	£2.61
13 Residential Large site - low density	100	3.57	£2.98	£3.46	£3.42	£3.36	£3.27	£3.24	£2.72	£2.35
14 Residential Large site - medium density	100	3.57	£2.98	£3.60	£3.56	£3.50	£3.40	£3.38	£2.86	£2.48
15 Residential Large site - high density (flats and houses)	100	1.39	£1.16	£1.53	£1.54	£1.47	£1.37	£1.35	£0.77	£0.36
16 Residential Large site - low density	200	8.16	£6.81	£6.93	£6.85	£6.75	£6.56	£6.51	£5.50	£4.79
17 Residential Large site - medium density (houses and flats)	200	5.71	£4.77	£4.50	£4.42	£4.31	£4.11	£4.08	£3.00	£2.24
18 Strategic scale site - low density	500	24.00	£20.03	£3.87	£3.67	£3.33	£2.78	£2.64	£0.36	£1.43
19 Strategic scale site - medium density (houses and flats)	500	15.00	£12.52	£1.21	£1.01	£0.86	£0.10	£0.17	£2.46	£4.31
20 Strategic scale site - low density	600	30.00	£25.04	£4.36	£4.13	£3.76	£3.16	£3.22	£0.50	£1.48
21 Strategic scale site - medium density (houses and flats)	600	23.00	£19.20	£1.43	£1.20	£0.81	£0.20	£0.28	£2.61	£4.66
22 Strategic scale site - low density	600	25.00	£20.87	£3.70	£3.52	£3.19	£2.68	£2.73	£0.39	£1.31
23 Strategic scale site - medium density (houses and flats)	700	25.00	£20.87	£3.21	£2.99	£2.60	£2.00	£2.07	£0.74	£2.76
24 Housing for Elderly (C3) - high density	40	0.32	£0.27	£1.92	£1.92	£1.94	£1.98	£1.97	£2.16	£2.33
25 Housing for Elderly (C3) - high density	60	0.41	£0.35	£2.88	£2.91	£2.94	£2.99	£2.99	£3.31	£3.52
26 Housing for Elderly (C2) extra care	70	0.47	£0.39	£3.40	£3.43	£3.46	£3.52	£3.52	£3.89	£4.14
BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.06	£0.18	£0.18	£0.18	£0.17	£0.17	£0.14	£0.12
2 Residential Small site - medium density	5	0.16	£0.06	£0.19	£0.19	£0.18	£0.18	£0.18	£0.15	£0.13
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.17	£0.17	£0.18	£0.18	£0.18	£0.22	£0.24
4 Residential Small site - low density	10	0.32	£0.12	£0.36	£0.36	£0.35	£0.34	£0.34	£0.29	£0.25
5 Residential Small site - medium density	10	0.32	£0.12	£0.38	£0.37	£0.37	£0.36	£0.35	£0.30	£0.26
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.34	£0.35	£0.35	£0.37	£0.37	£0.44	£0.49
7 Residential Medium site - low density	25	0.79	£0.29	£0.91	£0.90	£0.88	£0.86	£0.85	£0.71	£0.62
8 Residential Medium site - medium density	25	0.79	£0.29	£0.98	£0.97	£0.96	£0.93	£0.92	£0.78	£0.68
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.10	£0.08	£0.07	£0.04	£0.04	£0.12	£0.23
10 Residential Medium site - low density	50	1.68	£0.62	£1.75	£1.77	£1.75	£1.70	£1.69	£1.42	£1.23
11 Residential Medium site - medium density	50	1.68	£0.62	£1.86	£1.84	£1.81	£1.77	£1.75	£1.49	£1.30
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£1.89	£1.91	£1.95	£2.01	£2.01	£2.37	£2.61
13 Residential Large site - low density	100	3.57	£1.32	£3.46	£3.42	£3.36	£3.27	£3.24	£2.72	£2.35
14 Residential Large site - medium density	100	3.57	£1.32	£3.60	£3.56	£3.50	£3.40	£3.38	£2.86	£2.48
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£1.58	£1.54	£1.47	£1.37	£1.35	£0.77	£0.36
16 Residential Large site - low density	200	8.16	£3.02	£6.93	£6.85	£6.75	£6.56	£6.51	£5.50	£4.79
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£4.50	£4.42	£4.31	£4.11	£4.08	£3.00	£2.24
18 Strategic scale site - low density	500	24.00	£8.88	£3.87	£3.67	£3.33	£2.78	£2.64	£0.36	£1.43
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£1.21	£1.01	£0.86	£0.10	£0.17	£2.46	£4.31
20 Strategic scale site - low density	600	30.00	£11.10	£4.36	£4.13	£3.76	£3.16	£3.22	£0.50	£1.48
21 Strategic scale site - medium density (houses and flats)	600	23.00	£8.51	£1.43	£1.20	£0.81	£0.20	£0.28	£2.61	£4.66
22 Strategic scale site - low density	600	25.00	£9.25	£3.70	£3.52	£3.19	£2.68	£2.73	£0.39	£1.31
23 Strategic scale site - medium density (houses and flats)	700	25.00	£9.25	£3.21	£2.99	£2.60	£2.00	£2.07	£0.74	£2.76
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.90	£1.92	£1.94	£1.98	£1.97	£2.16	£2.33
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.88	£2.91	£2.94	£2.99	£2.99	£3.31	£3.52
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£3.40	£3.43	£3.46	£3.52	£3.52	£3.89	£4.14
BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.04	£0.18	£0.18	£0.18	£0.17	£0.17	£0.14	£0.12
2 Residential Small site - medium density	5	0.16	£0.04	£0.19	£0.19	£0.18	£0.18	£0.18	£0.15	£0.13
3 Residential Small site - higher density (flats)	5	0.04	£0.01	£0.17	£0.17	£0.18	£0.18	£0.18	£0.22	£0.24
4 Residential Small site - low density	10	0.32	£0.08	£0.36	£0.36	£0.35	£0.34	£0.34	£0.29	£0.25
5 Residential Small site - medium density	10	0.32	£0.08	£0.38	£0.37	£0.37	£0.36	£0.35	£0.30	£0.26
6 Residential Small site - higher density (flats)	10	0.09	£0.02	£0.34	£0.35	£0.35	£0.37	£0.37	£0.44	£0.49
7 Residential Medium site - low density	25	0.79	£0.20	£0.91	£0.90	£0.88	£0.86	£0.85	£0.71	£0.62
8 Residential Medium site - medium density	25	0.79	£0.20	£0.98	£0.97	£0.96	£0.93	£0.92	£0.78	£0.68
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.07	£0.10	£0.08	£0.07	£0.04	£0.04	£0.12	£0.23
10 Residential Medium site - low density	50	1.68	£0.42	£1.79	£1.77	£1.75	£1.70	£1.69	£1.42	£1.23
11 Residential										

Table 6.19.6: Individual Impact of other policies - Elsewhere: £15,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):		AH tenure (rent / SO):		82%		18%	
			Section 106 per unit:		AH %		30%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.25	£0.229	£0.227	£0.224	£0.219	£0.217	£0.191	£0.172
2 Residential Small site - medium density	5	0.16	£0.25	£0.230	£0.234	£0.231	£0.226	£0.224	£0.196	£0.179
3 Residential Small site - higher density (flats)	5	0.04	£0.07	£0.130	£0.132	£0.137	£0.143	£0.142	£0.179	£0.203
4 Residential Small site - low density	10	0.32	£0.51	£0.458	£0.454	£0.448	£0.438	£0.434	£0.382	£0.345
5 Residential Small site - medium density	10	0.32	£0.51	£0.472	£0.468	£0.462	£0.453	£0.448	£0.397	£0.359
6 Residential Small site - higher density (flats)	10	0.09	£0.14	£0.260	£0.265	£0.273	£0.286	£0.285	£0.358	£0.406
7 Residential Medium site - low density	25	0.79	£1.27	£1.146	£1.135	£1.121	£1.096	£1.086	£0.956	£0.861
8 Residential Medium site - medium density	25	0.79	£1.27	£0.813	£0.802	£0.787	£0.781	£0.753	£0.613	£0.519
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.45	£0.316	£0.305	£0.288	£0.280	£0.255	£0.102	£0.005
10 Residential Medium site - low density	50	1.68	£2.70	£2.254	£2.232	£2.206	£2.158	£2.138	£1.886	£1.703
11 Residential Medium site - medium density	50	1.68	£2.70	£2.322	£2.301	£2.274	£2.226	£2.206	£1.954	£1.771
12 Residential Medium site - higher density (flats)	50	0.47	£0.76	£1.491	£1.513	£1.554	£1.616	£1.612	£1.989	£2.208
13 Residential Large site - low density	100	3.57	£5.74	£4.380	£4.337	£4.284	£4.188	£4.148	£3.646	£3.279
14 Residential Large site - medium density	100	3.57	£5.74	£4.516	£4.473	£4.420	£4.324	£4.284	£3.782	£3.415
15 Residential Large site - high density (flats and houses)	100	1.39	£2.23	£2.450	£2.407	£2.346	£2.242	£2.217	£1.658	£1.262
16 Residential Large site - low density	200	8.16	£13.11	£8.670	£8.589	£8.487	£8.305	£8.228	£7.265	£6.558
17 Residential Large site - medium density (houses and flats)	200	5.71	£9.18	£6.180	£6.105	£5.994	£5.794	£5.741	£4.700	£3.954
18 Strategic scale site - low density	500	24.00	£38.55	£8.114	£7.915	£7.580	£7.046	£7.029	£4.654	£2.917
19 Strategic scale site - medium density (houses and flats)	500	15.00	£24.10	£5.388	£5.187	£4.836	£4.283	£4.289	£1.822	£0.039
20 Strategic scale site - low density	600	30.00	£48.19	£6.880	£6.681	£6.295	£7.708	£7.686	£5.102	£3.194
21 Strategic scale site - medium density (houses and flats)	600	23.00	£36.95	£5.896	£5.677	£5.294	£4.687	£4.693	£1.983	£0.016
22 Strategic scale site - low density	600	25.00	£40.16	£7.455	£7.267	£6.950	£6.445	£6.429	£4.205	£2.567
23 Strategic scale site - medium density (houses and flats)	700	25.00	£40.16	£7.548	£7.329	£6.952	£6.351	£6.350	£3.695	£1.750
24 Housing for Elderly (C3) - high density	40	0.32	£0.51	£1.723	£1.740	£1.760	£1.797	£1.794	£2.006	£2.148
25 Housing for Elderly (C3) - high density	60	0.41	£0.66	£2.614	£2.640	£2.669	£2.725	£2.721	£3.038	£3.250
26 Housing for Elderly (C2) extra care	70	0.47	£0.75	£3.063	£3.113	£3.146	£3.213	£3.208	£3.576	£3.825

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.13	£0.23	£0.23	£0.22	£0.22	£0.22	£0.19	£0.17
2 Residential Small site - medium density	5	0.16	£0.13	£0.24	£0.23	£0.23	£0.23	£0.22	£0.20	£0.18
3 Residential Small site - higher density (flats)	5	0.04	£0.04	£0.13	£0.13	£0.14	£0.14	£0.14	£0.18	£0.20
4 Residential Small site - low density	10	0.32	£0.26	£0.46	£0.45	£0.45	£0.44	£0.43	£0.38	£0.34
5 Residential Small site - medium density	10	0.32	£0.26	£0.47	£0.47	£0.46	£0.45	£0.45	£0.40	£0.36
6 Residential Small site - higher density (flats)	10	0.09	£0.07	£0.26	£0.26	£0.27	£0.29	£0.28	£0.36	£0.41
7 Residential Medium site - low density	25	0.79	£0.66	£1.15	£1.13	£1.12	£1.10	£1.09	£0.96	£0.86
8 Residential Medium site - medium density	25	0.79	£0.66	£0.81	£0.80	£0.79	£0.76	£0.75	£0.61	£0.51
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.23	£0.32	£0.30	£0.29	£0.28	£0.26	£0.10	£0.01
10 Residential Medium site - low density	50	1.68	£1.40	£2.25	£2.23	£2.21	£2.16	£2.14	£1.89	£1.70
11 Residential Medium site - medium density	50	1.68	£1.40	£2.32	£2.30	£2.27	£2.23	£2.21	£1.95	£1.77
12 Residential Medium site - higher density (flats)	50	0.47	£0.39	£1.49	£1.51	£1.55	£1.62	£1.61	£1.97	£2.21
13 Residential Large site - low density	100	3.57	£2.98	£4.38	£4.34	£4.28	£4.19	£4.15	£3.65	£3.28
14 Residential Large site - medium density	100	3.57	£2.98	£4.52	£4.47	£4.42	£4.32	£4.28	£3.78	£3.41
15 Residential Large site - high density (flats and houses)	100	1.39	£1.16	£2.45	£2.41	£2.35	£2.24	£2.22	£1.66	£1.26
16 Residential Large site - low density	200	8.16	£8.81	£8.67	£8.59	£8.49	£8.30	£8.23	£7.27	£6.56
17 Residential Large site - medium density (houses and flats)	200	5.71	£4.77	£6.19	£6.11	£5.99	£5.80	£5.74	£4.70	£3.96
18 Strategic scale site - low density	500	24.00	£20.03	£8.11	£7.91	£7.58	£7.05	£7.03	£4.65	£2.92
19 Strategic scale site - medium density (houses and flats)	500	15.00	£12.52	£5.39	£5.19	£4.84	£4.28	£4.29	£1.82	£0.04
20 Strategic scale site - low density	600	30.00	£25.04	£8.88	£8.66	£8.29	£7.71	£7.69	£5.10	£3.19
21 Strategic scale site - medium density (houses and flats)	600	23.00	£19.20	£5.90	£5.68	£5.29	£4.69	£4.69	£1.98	£0.02
22 Strategic scale site - low density	600	25.00	£20.87	£7.45	£7.27	£6.95	£6.44	£6.43	£4.20	£2.57
23 Strategic scale site - medium density (houses and flats)	700	25.00	£20.87	£7.55	£7.33	£6.95	£6.36	£6.35	£3.69	£1.75
24 Housing for Elderly (C3) - high density	40	0.32	£0.27	£1.72	£1.74	£1.76	£1.80	£1.79	£2.01	£2.15
25 Housing for Elderly (C3) - high density	60	0.41	£0.35	£2.61	£2.64	£2.67	£2.72	£2.72	£3.04	£3.25
26 Housing for Elderly (C2) extra care	70	0.47	£0.39	£3.08	£3.11	£3.15	£3.21	£3.21	£3.58	£3.83

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.06	£0.23	£0.23	£0.22	£0.22	£0.22	£0.19	£0.17
2 Residential Small site - medium density	5	0.16	£0.06	£0.24	£0.23	£0.23	£0.23	£0.22	£0.20	£0.18
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.13	£0.13	£0.14	£0.14	£0.14	£0.18	£0.20
4 Residential Small site - low density	10	0.32	£0.12	£0.46	£0.45	£0.45	£0.44	£0.43	£0.38	£0.34
5 Residential Small site - medium density	10	0.32	£0.12	£0.47	£0.47	£0.46	£0.45	£0.45	£0.40	£0.36
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.26	£0.26	£0.27	£0.29	£0.28	£0.36	£0.41
7 Residential Medium site - low density	25	0.79	£0.29	£1.15	£1.13	£1.12	£1.10	£1.09	£0.96	£0.86
8 Residential Medium site - medium density	25	0.79	£0.29	£0.81	£0.80	£0.79	£0.76	£0.75	£0.61	£0.51
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.32	£0.30	£0.29	£0.28	£0.26	£0.10	£0.01
10 Residential Medium site - low density	50	1.68	£0.62	£2.25	£2.23	£2.21	£2.16	£2.14	£1.89	£1.70
11 Residential Medium site - medium density	50	1.68	£0.62	£2.32	£2.30	£2.27	£2.23	£2.21	£1.95	£1.77
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£1.49	£1.51	£1.55	£1.62	£1.61	£1.97	£2.21
13 Residential Large site - low density	100	3.57	£1.32	£4.38	£4.34	£4.28	£4.19	£4.15	£3.65	£3.28
14 Residential Large site - medium density	100	3.57	£1.32	£4.52	£4.47	£4.42	£4.32	£4.28	£3.78	£3.41
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£2.45	£2.41	£2.35	£2.24	£2.22	£1.66	£1.26
16 Residential Large site - low density	200	8.16	£3.02	£8.67	£8.59	£8.49	£8.30	£8.23	£7.27	£6.56
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£6.19	£6.11	£5.99	£5.80	£5.74	£4.70	£3.96
18 Strategic scale site - low density	500	24.00	£8.88	£8.11	£7.91	£7.58	£7.05	£7.03	£4.65	£2.92
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£5.39	£5.19	£4.84	£4.28	£4.29	£1.82	£0.04
20 Strategic scale site - low density	600	30.00	£11.10	£8.88	£8.66	£8.29	£7.71	£7.69	£5.10	£3.19
21 Strategic scale site - medium density (houses and flats)	600	23.00	£8.51	£5.90	£5.68	£5.29	£4.69	£4.69	£1.98	£0.02
22 Strategic scale site - low density	600	25.00	£9.25	£7.45	£7.27	£6.95	£6.44	£6.43	£4.20	£2.57
23 Strategic scale site - medium density (houses and flats)	700	25.00	£9.25	£7.55	£7.33	£6.95	£6.36	£6.35	£3.69	£1.75
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.72	£1.74	£1.76	£1.80	£1.79	£2.01	£2.15
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£2.61	£2.64	£2.67	£2.72	£2.72	£3.04	£3.25
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£3.08	£3.11	£3.15	£3.21	£3.21	£3.58	£3.83

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2
1 Residential Small site - low density	5	0.16	£0.04	£0.23	£0.23	£0.22	£0.22	£0.22	£0.19	£0.17
2 Residential Small site - medium density	5	0.16	£0.04	£0.24	£0.23	£0.23	£0.23	£0.22	£0.20	£0.18
3 Residential Small site - higher density (flats)	5	0.04	£0.01	£0.13	£0.13	£0.14	£0.14	£0.14	£0.18	£0.20
4 Residential Small site - low density	10	0.32	£0.08	£0.46	£0.45	£0.45	£0.44	£0.43	£0.38	£0.34
5 Residential Small site - medium density	10	0.32	£0.08	£0.47	£0.47	£0.46	£0.45	£0.45	£0.40	£0.36
6 Residential Small site - higher density (flats)	10	0.09	£0.02	£0.26	£0.26	£0.27	£0.29	£0.28	£0.36	£0.41
7 Residential Medium site - low density	25	0.79	£0.20	£1.15	£1.13	£1.12	£1.10	£1.09	£0.96	£0.86
8 Residential Medium site - medium density	25	0.79	£0.20	£0.81	£0.80	£0.79	£0.76	£0.75	£0.61	£0.51
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.07	£0.32	£0.30	£0.29	£0.28	£0.26	£0.10	£0.01
10 Residential Medium site - low density	50	1.68	£0.42	£2.25	£2.23	£2.21	£2.16	£2.14	£1.89	£1.70
11 Residential Medium site - medium density	50	1.68	£0.42	£2.32	£2.30	£2.27	£2.23	£2.21	£1.95	£1.77
12 Residential Medium site - higher density (flats)	50	0.47	£0.12	£1.49	£1.51	£1.55	£1.62	£1.61	£1.97	£2.21
13 Residential Large site - low density	100	3.57	£0.88	£4.38	£4.34	£4.28	£4.19	£4.15	£3.65	£3.28
14 Residential Large site - medium density	100	3.57	£0.88	£4.52	£4.47	£4.42	£4.32	£4.28	£3.78	£3.41
15 Residential Large site - high density (flats and houses)	100	1.39	£0.34	£2.45	£2.41	£2.35	£2.24	£2.22	£1.66	£1.26
16 Residential Large site - low density	200	8.16	£2.02	£8.67	£8.59	£8.49	£8.30	£8.23	£7.27	£6.56
17 Residential Large site - medium density (houses and flats)	200	5.71	£1.41	£6.19	£6.11	£5.99	£5.80	£5.74	£4.70	£3.96
18 Strategic scale site - low density	500	24.00	£5.93	£8.11	£7.91	£7.58	£7.05	£7.03	£4.65	£2.92
19 Strategic scale site - medium density (houses and flats)	500	15.00	£3.71	£5.39	£5.19	£4.84	£4.28	£4.29	£1.82	£0.04
20 Strategic scale site - low density	600	30.00	£7.41	£8.88	£8.66	£8.29	£7.71	£7.69	£5.10	£3.19
21 Strategic scale site - medium density (houses and flats)	600	23.00	£5.68							

Cumulative impact of emerging policies

- 6.27 In addition to testing the emerging policies individually in the sections above, we have also tested the cumulative impact assuming 20% affordable housing in the Rugby Urban Area and 30% elsewhere, reflecting the range that the emerging Local Plan seeks in various parts of the Borough. We have also applied the three potential levels of Section 106 contributions of £5,000, £10,000 and £15,000 per unit.
- 6.28 The outputs of these appraisals are summarised in tables 6.28.1 to 6.28.6, reflecting a sales value of £3,410 per square metre in the Rugby Urban Area and £3,905 per square metre elsewhere.
- 6.29 Given that most sites in the Borough are expected to come forward on greenfield land on the edge of settlements, the outputs indicate that most developments should be able to viably absorb the cumulative impact of the emerging Local Plan policies. In a small number of cases (when the lowest range of sales values is applied), the starting residual land values (i.e. factoring in the affordable housing requirement at 20% but not the other policies) are already below the benchmark land values. In these cases, the affordable housing requirement (either tenure mix or overall percentage) may need to be adjusted at the development management stage.

Table 6.28.1: Cumulative impact of emerging policies – Rugby Urban Area (sales values of £3,410 per square metre) - £5,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY				Aff Hsg: 20%		Mkt value: £3,410 per square metre		S106: £5,000 per unit			
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario	
BLV 1: Secondary Offices											
1	Residential Small site - low density	5	254,975	224,237	222,040	217,023	212,005	200,689	161,273	141,566	
2	Residential Small site - medium density	5	254,975	231,340	229,142	224,126	219,108	207,791	168,376	148,669	
3	Residential Small site - higher density (flats)	5	71,393	-127,073	-129,304	-135,742	-142,180	-154,572	-205,045	-230,280	
4	Residential Small site - low density	10	509,950	448,475	444,080	434,045	424,011	401,377	322,548	283,132	
5	Residential Small site - medium density	10	509,950	462,679	458,285	448,250	438,216	415,582	336,753	297,338	
6	Residential Small site - higher density (flats)	10	142,786	-254,146	-258,607	-271,484	-284,361	-309,144	-410,088	-460,561	
7	Residential Medium site - low density	25	1,274,875	1,121,186	1,110,200	1,085,113	1,060,026	1,003,442	806,368	707,832	
8	Residential Medium site - medium density	25	1,274,875	796,559	785,573	759,162	732,751	675,278	467,906	364,220	
9	Residential Medium site - higher density (flats and houses)	25	449,776	310,547	299,562	271,296	243,030	184,313	-38,049	-150,636	
10	Residential Medium site - low density	50	2,699,735	2,216,892	2,195,613	2,147,022	2,098,431	1,988,831	1,607,116	1,414,523	
11	Residential Medium site - medium density	50	2,699,735	2,285,678	2,264,399	2,215,808	2,167,217	2,057,617	1,675,902	1,484,358	
12	Residential Medium site - higher density (flats)	50	755,926	-1,453,255	-1,475,144	-1,538,327	-1,601,509	-1,723,112	-2,218,404	-2,466,050	
13	Residential Large site - low density	100	5,736,936	4,303,707	4,261,192	4,164,103	4,067,016	3,848,030	3,085,345	2,704,001	
14	Residential Large site - medium density	100	5,736,936	4,441,145	4,398,630	4,301,542	4,204,454	3,985,469	3,222,782	2,841,440	
15	Residential Large site - high density (flats and houses)	100	2,231,031	2,421,840	2,379,325	2,274,549	2,169,773	1,945,629	1,121,696	704,185	
16	Residential Large site - low density	200	13,112,997	8,578,540	8,497,633	8,312,872	8,128,112	7,711,378	6,245,625	5,511,220	
17	Residential Large site - medium density (houses and flats)	200	9,179,098	6,163,525	6,081,648	5,884,802	5,687,956	5,259,604	3,714,037	2,941,254	
18	Strategic scale site - low density	500	38,552,211	7,987,040	7,788,310	7,249,567	6,710,823	5,683,527	2,073,487	268,466	
19	Strategic scale site - medium density (houses and flats)	500	24,095,132	5,351,682	5,150,444	4,592,770	4,035,098	2,990,432	-725,460	-2,632,150	
20	Strategic scale site - low density	600	48,190,263	8,991,702	8,775,223	8,188,362	7,601,501	6,475,823	2,548,870	565,815	
21	Strategic scale site - medium density (houses and flats)	600	36,945,869	6,108,247	5,889,573	5,283,582	4,677,591	3,542,412	-528,321	-2,613,329	
22	Strategic scale site - low density	600	40,158,553	7,844,085	7,659,307	7,158,386	6,657,466	5,705,722	2,358,544	670,772	
23	Strategic scale site - medium density (houses and flats)	700	40,158,553	8,067,819	7,852,244	7,261,340	6,670,436	5,548,179	1,580,396	-432,360	
24	Housing for Elderly (C3) - high density	40	514,029	-1,553,897	-1,571,134	-1,608,193	-1,645,252	-1,716,578	-2,007,088	-2,152,343	
25	Housing for Elderly (C3) - high density	60	664,693	-2,360,895	-2,386,724	-2,442,259	-2,497,794	-2,604,677	-3,040,017	-3,257,688	
26	Housing for Elderly (C2) extra care	70	749,626	-2,789,100	-2,819,205	-2,883,932	-2,948,659	-3,073,235	-3,580,636	-3,834,337	
BLV 2: Secondary Retail											
1	Residential Small site - low density	5	132,490	224,237	222,040	217,023	212,005	200,689	161,273	141,566	
2	Residential Small site - medium density	5	132,490	231,340	229,142	224,126	219,108	207,791	168,376	148,669	
3	Residential Small site - higher density (flats)	5	37,097	-127,073	-129,304	-135,742	-142,180	-154,572	-205,045	-230,280	
4	Residential Small site - low density	10	264,979	448,475	444,080	434,045	424,011	401,377	322,548	283,132	
5	Residential Small site - medium density	10	264,979	462,679	458,285	448,250	438,216	415,582	336,753	297,338	
6	Residential Small site - higher density (flats)	10	74,194	-254,146	-258,607	-271,484	-284,361	-309,144	-410,088	-460,561	
7	Residential Medium site - low density	25	662,449	1,121,186	1,110,200	1,085,113	1,060,026	1,003,442	806,368	707,832	
8	Residential Medium site - medium density	25	662,449	796,559	785,573	759,162	732,751	675,278	467,906	364,220	
9	Residential Medium site - higher density (flats and houses)	25	233,712	310,547	299,562	271,296	243,030	184,313	-38,049	-150,636	
10	Residential Medium site - low density	50	1,402,832	2,216,892	2,195,613	2,147,022	2,098,431	1,988,831	1,607,116	1,414,523	
11	Residential Medium site - medium density	50	1,402,832	2,285,678	2,264,399	2,215,808	2,167,217	2,057,617	1,675,902	1,484,358	
12	Residential Medium site - higher density (flats)	50	392,793	-1,453,255	-1,475,144	-1,538,327	-1,601,509	-1,723,112	-2,218,404	-2,466,050	
13	Residential Large site - low density	100	2,981,019	4,303,707	4,261,192	4,164,103	4,067,016	3,848,030	3,085,345	2,704,001	
14	Residential Large site - medium density	100	2,981,019	4,441,145	4,398,630	4,301,542	4,204,454	3,985,469	3,222,782	2,841,440	
15	Residential Large site - high density (flats and houses)	100	1,159,285	2,421,840	2,379,325	2,274,549	2,169,773	1,945,629	1,121,696	704,185	
16	Residential Large site - low density	200	6,813,757	8,578,540	8,497,633	8,312,872	8,128,112	7,711,378	6,245,625	5,511,220	
17	Residential Large site - medium density (houses and flats)	200	4,769,630	6,163,525	6,081,648	5,884,802	5,687,956	5,259,604	3,714,037	2,941,254	
18	Strategic scale site - low density	500	20,032,446	7,987,040	7,788,310	7,249,567	6,710,823	5,683,527	2,073,487	268,466	
19	Strategic scale site - medium density (houses and flats)	500	12,520,279	5,351,682	5,150,444	4,592,770	4,035,098	2,990,432	-725,460	-2,632,150	
20	Strategic scale site - low density	600	25,040,557	8,991,702	8,775,223	8,188,362	7,601,501	6,475,823	2,548,870	565,815	
21	Strategic scale site - medium density (houses and flats)	600	19,197,760	6,108,247	5,889,573	5,283,582	4,677,591	3,542,412	-528,321	-2,613,329	
22	Strategic scale site - low density	600	20,867,131	7,844,085	7,659,307	7,158,386	6,657,466	5,705,722	2,358,544	670,772	
23	Strategic scale site - medium density (houses and flats)	700	20,867,131	8,067,819	7,852,244	7,261,340	6,670,436	5,548,179	1,580,396	-432,360	
24	Housing for Elderly (C3) - high density	40	267,099	-1,553,897	-1,571,134	-1,608,193	-1,645,252	-1,716,578	-2,007,088	-2,152,343	
25	Housing for Elderly (C3) - high density	60	345,387	-2,360,895	-2,386,724	-2,442,259	-2,497,794	-2,604,677	-3,040,017	-3,257,688	
26	Housing for Elderly (C2) extra care	70	389,520	-2,789,100	-2,819,205	-2,883,932	-2,948,659	-3,073,235	-3,580,636	-3,834,337	
BLV 3: Secondary Industrial											
1	Residential Small site - low density	5	58,730	224,237	222,040	217,023	212,005	200,689	161,273	141,566	
2	Residential Small site - medium density	5	58,730	231,340	229,142	224,126	219,108	207,791	168,376	148,669	
3	Residential Small site - higher density (flats)	5	16,444	-127,073	-129,304	-135,742	-142,180	-154,572	-205,045	-230,280	
4	Residential Small site - low density	10	117,460	448,475	444,080	434,045	424,011	401,377	322,548	283,132	
5	Residential Small site - medium density	10	117,460	462,679	458,285	448,250	438,216	415,582	336,753	297,338	
6	Residential Small site - higher density (flats)	10	32,889	-254,146	-258,607	-271,484	-284,361	-309,144	-410,088	-460,561	
7	Residential Medium site - low density	25	293,651	1,121,186	1,110,200	1,085,113	1,060,026	1,003,442	806,368	707,832	
8	Residential Medium site - medium density	25	293,651	796,559	785,573	759,162	732,751	675,278	467,906	364,220	
9	Residential Medium site - higher density (flats and houses)	25	103,600	310,547	299,562	271,296	243,030	184,313	-38,049	-150,636	
10	Residential Medium site - low density	50	621,849	2,216,892	2,195,613	2,147,022	2,098,431	1,988,831	1,607,116	1,414,523	
11	Residential Medium site - medium density	50	621,849	2,285,678	2,264,399	2,215,808	2,167,217	2,057,617	1,675,902	1,484,358	
12	Residential Medium site - higher density (flats)	50	174,118	-1,453,255	-1,475,144	-1,538,327	-1,601,509	-1,723,112	-2,218,404	-2,466,050	
13	Residential Large site - low density	100	1,321,429	4,303,707	4,261,192	4,164,103	4,067,016	3,848,030	3,085,345	2,704,001	
14	Residential Large site - medium density	100	1,321,429	4,441,145	4,398,630	4,301,542	4,204,454	3,985,469	3,222,782	2,841,440	
15	Residential Large site - high density (flats and houses)	100	513,889	2,421,840	2,379,325	2,274,549	2,169,773	1,945,629	1,121,696	704,185	
16	Residential Large site - low density	200	3,020,408	8,578,540	8,497,633	8,312,872	8,128,112	7,711,378	6,245,625	5,511,220	
17	Residential Large site - medium density (houses and flats)	200	2,114,286	6,163,525	6,081,648	5,884,802	5,687,956	5,259,604	3,714,037	2,941,254	
18	Strategic scale site - low density	500	8,880,000	7,987,040	7,788,310	7,249,567	6,710,823	5,683,527	2,073,487	268,466	
19	Strategic scale site - medium density (houses and flats)	500	5,550,000	5,351,682	5,150,444	4,592,770	4,035,098	2,990,432	-725,460	-2,632,150	
20	Strategic scale site - low density	600	11,100,000	8,991,702	8,775,223	8,188,362	7,601,501	6,475,823	2,548,870	565,815	
21	Strategic scale site - medium density (houses and flats)	600	8,510,000	6,108,247	5,889,573	5,283,582	4,677,591	3,542,412	-528,321	-2,613,329	
22	Strategic scale site - low density	600	9,250,000	7,844,085	7,659,307	7,158,386	6,657,466	5,705,722	2,358,544	670,772	
23	Strategic scale site - medium density (houses and flats)	700	9,250,000	8,067,819	7,852,244	7,261,340	6,670,436	5,548,179	1,580,396	-432,360	
24	Housing for Elderly (C3) - high density	40	118,400	-1,553,897	-1,571,134	-1,608,193	-1,645,252	-1,716,578	-2,007,088	-2,152,343	
25	Housing for Elderly (C3) - high density	60	153,103	-2,360,895	-2,386,724	-2,442,259	-2,497,794	-2,604,677	-3,040,017	-3,257,688	
26	Housing for Elderly (C2) extra care	70	172,667	-2,789,100	-2,819,205	-2,883,932	-2,948,659	-3,073,235	-3,580,636	-3,834,337	
BLV 4: Undeveloped land/open storage											
1	Residential Small site - low density	5	39,206	224,237	222,040	217,023	212,005	200,689	161,273	141,566	
2	Residential Small site - medium density	5	39,206	231,340	229,142	224,126	219,108	207,791	168,376	148,669	
3	Residential Small site - higher density (flats)	5	10,978	-127,073	-129,304	-135,742	-142,180	-154,572	-205,045	-230,280	
4	Residential Small site - low density	10	78,413	448,475	444,080	434,045	424,011	401,377	322,548	283,132	
5	Residential Small site - medium density	10	78,413	462,679	458,285	448,250	438,216	415,582	336,753	297,338	
6	Residential Small site - higher density (flats)	10	21,956	-254,146	-258,607	-271,484	-284,361	-309,144	-410,088	-460,561	
7	Residential Medium site - low density	25	196,032	1,121,186	1,110,200	1,085,113	1,060,026	1,003,442	806,368	707,832	
8	Residential Medium site - medium density	25	196,032	796,559	785,573	759,162	732,751	675,278	467,906	364,220	
9	Residential Medium site - higher density (flats and houses)	25	69,160</								

Table 6.28.2: Cumulative impact of emerging policies – Elsewhere (sales values of £3,905 per square metre) - £5,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY			Aff Hsg:	30%									
BLV 1: Secondary Offices			Mkt value:	£3,905 per square metre									
			S106:	£5,000 per unit									
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario			
1	Residential Small site - low density	5	254,975	272,103	269,910	264,947	259,984	247,990	208,962	189,449			
2	Residential Small site - medium density	5	254,975	279,133	276,935	271,972	267,010	255,016	215,988	196,474			
3	Residential Small site - higher density (flats)	5	71,393	-86,819	-88,849	-95,219	-101,587	-113,857	-163,782	-188,748			
4	Residential Small site - low density	10	509,950	544,214	539,820	529,894	519,968	495,980	417,924	378,896			
5	Residential Small site - medium density	10	509,950	558,266	553,872	543,946	534,019	510,031	431,975	392,948			
6	Residential Small site - higher density (flats)	10	142,786	-173,238	-177,700	-190,436	-203,174	-227,714	-327,565	-377,492			
7	Residential Medium site - low density	25	1,274,875	1,360,536	1,349,550	1,324,735	1,299,920	1,239,950	1,044,810	947,241			
8	Residential Medium site - medium density	25	1,274,875	1,027,618	1,016,631	990,506	964,381	904,320	699,033	596,390			
9	Residential Medium site - higher density (flats and houses)	25	449,776	530,337	519,351	491,392	463,432	403,244	183,750	74,003			
10	Residential Medium site - low density	50	2,699,735	2,675,971	2,654,692	2,606,627	2,558,562	2,442,403	2,064,434	1,875,450			
11	Residential Medium site - medium density	50	2,699,735	2,744,011	2,722,734	2,674,669	2,626,603	2,510,445	2,132,476	1,943,491			
12	Residential Medium site - higher density (flats)	50	755,928	-1,056,929	-1,078,818	-1,141,316	-1,203,814	-1,324,216	-1,814,150	-2,059,117			
13	Residential Large site - low density	100	5,736,936	5,223,445	5,180,930	5,084,893	4,988,857	4,756,767	4,001,566	3,623,966			
14	Residential Large site - medium density	100	5,736,936	5,359,394	5,316,879	5,220,843	5,124,807	4,892,716	4,137,516	3,759,916			
15	Residential Large site - high density (flats and houses)	100	2,231,031	3,293,351	3,250,836	3,147,194	3,043,553	2,810,935	1,996,826	1,589,772			
16	Residential Large site - low density	200	13,112,997	10,303,735	10,222,828	10,040,069	9,857,309	9,415,635	7,978,471	7,256,874			
17	Residential Large site - medium density (houses and flats)	200	9,179,098	7,840,599	7,759,692	7,567,285	7,374,877	6,928,015	5,397,991	4,632,979			
18	Strategic scale site - low density	500	38,552,211	12,189,779	11,991,050	11,457,220	10,923,392	9,838,524	6,308,470	4,524,191			
19	Strategic scale site - medium density (houses and flats)	500	24,095,132	9,482,858	9,284,127	8,738,450	8,192,772	7,107,082	3,453,500	1,619,725			
20	Strategic scale site - low density	600	48,190,263	13,476,971	13,260,492	12,678,985	12,097,478	10,915,716	7,055,502	5,113,343			
21	Strategic scale site - medium density (houses and flats)	600	36,945,869	10,521,710	10,305,230	9,710,817	9,116,402	7,928,301	3,942,983	1,932,011			
22	Strategic scale site - low density	600	40,158,553	11,552,296	11,368,929	10,876,371	10,382,583	9,373,879	6,081,021	4,424,705			
23	Strategic scale site - medium density (houses and flats)	700	40,158,553	12,356,181	12,141,278	11,555,776	10,970,273	9,793,006	5,891,762	3,923,343			
24	Housing for Elderly (C3) - high density	40	514,029	-1,375,732	-1,392,968	-1,430,027	-1,467,086	-1,538,480	-1,828,994	-1,974,251			
25	Housing for Elderly (C3) - high density	60	664,693	-2,093,525	-2,119,354	-2,174,888	-2,230,422	-2,337,409	-2,772,755	-2,990,427			
26	Housing for Elderly (C2) extra care	70	749,626	-2,477,033	-2,507,138	-2,571,865	-2,636,593	-2,761,289	-3,268,695	-3,522,399			

BLV 2: Secondary Retail			Aff Hsg:	30%									
BLV 2: Secondary Retail			Mkt value:	£3,905 per square metre									
			S106:	£5,000 per unit									
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario			
1	Residential Small site - low density	5	132,490	272,103	269,910	264,947	259,984	247,990	208,962	189,449			
2	Residential Small site - medium density	5	132,490	279,133	276,935	271,972	267,010	255,016	215,988	196,474			
3	Residential Small site - higher density (flats)	5	37,097	-86,819	-88,849	-95,219	-101,587	-113,857	-163,782	-188,748			
4	Residential Small site - low density	10	264,979	544,214	539,820	529,894	519,968	495,980	417,924	378,896			
5	Residential Small site - medium density	10	264,979	558,266	553,872	543,946	534,019	510,031	431,975	392,948			
6	Residential Small site - higher density (flats)	10	74,194	-173,238	-177,700	-190,436	-203,174	-227,714	-327,565	-377,492			
7	Residential Medium site - low density	25	662,449	1,360,536	1,349,550	1,324,735	1,299,920	1,239,950	1,044,810	947,241			
8	Residential Medium site - medium density	25	662,449	1,027,618	1,016,631	990,506	964,381	904,320	699,033	596,390			
9	Residential Medium site - higher density (flats and houses)	25	233,712	530,337	519,351	491,392	463,432	403,244	183,750	74,003			
10	Residential Medium site - low density	50	1,402,832	2,675,971	2,654,692	2,606,627	2,558,562	2,442,403	2,064,434	1,875,450			
11	Residential Medium site - medium density	50	1,402,832	2,744,011	2,722,734	2,674,669	2,626,603	2,510,445	2,132,476	1,943,491			
12	Residential Medium site - higher density (flats)	50	392,793	-1,056,929	-1,078,818	-1,141,316	-1,203,814	-1,324,216	-1,814,150	-2,059,117			
13	Residential Large site - low density	100	2,981,019	5,223,445	5,180,930	5,084,893	4,988,857	4,756,767	4,001,566	3,623,966			
14	Residential Large site - medium density	100	2,981,019	5,359,394	5,316,879	5,220,843	5,124,807	4,892,716	4,137,516	3,759,916			
15	Residential Large site - high density (flats and houses)	100	1,159,285	3,293,351	3,250,836	3,147,194	3,043,553	2,810,935	1,996,826	1,589,772			
16	Residential Large site - low density	200	6,813,757	10,303,735	10,222,828	10,040,069	9,857,309	9,415,635	7,978,471	7,256,874			
17	Residential Large site - medium density (houses and flats)	200	4,769,630	7,840,599	7,759,692	7,567,285	7,374,877	6,928,015	5,397,991	4,632,979			
18	Strategic scale site - low density	500	20,032,446	12,189,779	11,991,050	11,457,220	10,923,392	9,838,524	6,308,470	4,524,191			
19	Strategic scale site - medium density (houses and flats)	500	12,520,279	9,482,858	9,284,127	8,738,450	8,192,772	7,107,082	3,453,500	1,619,725			
20	Strategic scale site - low density	600	25,040,557	13,476,971	13,260,492	12,678,985	12,097,478	10,915,716	7,055,502	5,113,343			
21	Strategic scale site - medium density (houses and flats)	600	19,197,760	10,521,710	10,305,230	9,710,817	9,116,402	7,928,301	3,942,983	1,932,011			
22	Strategic scale site - low density	600	20,867,131	11,552,296	11,368,929	10,876,371	10,382,583	9,373,879	6,081,021	4,424,705			
23	Strategic scale site - medium density (houses and flats)	700	20,867,131	12,356,181	12,141,278	11,555,776	10,970,273	9,793,006	5,891,762	3,923,343			
24	Housing for Elderly (C3) - high density	40	267,099	-1,375,732	-1,392,968	-1,430,027	-1,467,086	-1,538,480	-1,828,994	-1,974,251			
25	Housing for Elderly (C3) - high density	60	345,387	-2,093,525	-2,119,354	-2,174,888	-2,230,422	-2,337,409	-2,772,755	-2,990,427			
26	Housing for Elderly (C2) extra care	70	389,520	-2,477,033	-2,507,138	-2,571,865	-2,636,593	-2,761,289	-3,268,695	-3,522,399			

BLV 3: Secondary Industrial			Aff Hsg:	30%									
BLV 3: Secondary Industrial			Mkt value:	£3,905 per square metre									
			S106:	£5,000 per unit									
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario			
1	Residential Small site - low density	5	58,730	272,103	269,910	264,947	259,984	247,990	208,962	189,449			
2	Residential Small site - medium density	5	58,730	279,133	276,935	271,972	267,010	255,016	215,988	196,474			
3	Residential Small site - higher density (flats)	5	16,444	-86,819	-88,849	-95,219	-101,587	-113,857	-163,782	-188,748			
4	Residential Small site - low density	10	117,460	544,214	539,820	529,894	519,968	495,980	417,924	378,896			
5	Residential Small site - medium density	10	117,460	558,266	553,872	543,946	534,019	510,031	431,975	392,948			
6	Residential Small site - higher density (flats)	10	32,889	-173,238	-177,700	-190,436	-203,174	-227,714	-327,565	-377,492			
7	Residential Medium site - low density	25	293,651	1,360,536	1,349,550	1,324,735	1,299,920	1,239,950	1,044,810	947,241			
8	Residential Medium site - medium density	25	293,651	1,027,618	1,016,631	990,506	964,381	904,320	699,033	596,390			
9	Residential Medium site - higher density (flats and houses)	25	103,600	530,337	519,351	491,392	463,432	403,244	183,750	74,003			
10	Residential Medium site - low density	50	621,849	2,675,971	2,654,692	2,606,627	2,558,562	2,442,403	2,064,434	1,875,450			
11	Residential Medium site - medium density	50	621,849	2,744,011	2,722,734	2,674,669	2,626,603	2,510,445	2,132,476	1,943,491			
12	Residential Medium site - higher density (flats)	50	174,118	-1,056,929	-1,078,818	-1,141,316	-1,203,814	-1,324,216	-1,814,150	-2,059,117			
13	Residential Large site - low density	100	1,321,429	5,223,445	5,180,930	5,084,893	4,988,857	4,756,767	4,001,566	3,623,966			
14	Residential Large site - medium density	100	1,321,429	5,359,394	5,316,879	5,220,843	5,124,807	4,892,716	4,137,516	3,759,916			
15	Residential Large site - high density (flats and houses)	100	513,889	3,293,351	3,250,836	3,147,194	3,043,553	2,810,935	1,996,826	1,589,772			
16	Residential Large site - low density	200	3,020,408	10,303,735	10,222,828	10,040,069	9,857,309	9,415,635	7,978,471	7,256,874			
17	Residential Large site - medium density (houses and flats)	200	2,114,286	7,840,599	7,759,692	7,567,285	7,374,877	6,928,015	5,397,991	4,632,979			
18	Strategic scale site - low density	500	8,880,000	12,189,779	11,991,050	11,457,220	10,923,392	9,838,524	6,308,470	4,524,191			
19	Strategic scale site - medium density (houses and flats)	500	5,550,000	9,482,858	9,284,127	8,738,450	8,192,772	7,107,082	3,453,500	1,619,725			
20	Strategic scale site - low density	600	11,100,000	13,476,971	13,260,492	12,678,985	12,097,478	10,915,716	7,055,502	5,113,343			
21	Strategic scale site - medium density (houses and flats)	600	8,510,000	10,521,710	10,305,230	9,710,817	9,116,402	7,928,301	3,942,983	1,932,011			
22	Strategic scale												

Table 6.28.3: Cumulative impact of emerging policies – Rugby Urban Area (sales values of £3,410 per square metre) - £10,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY				Aff Hsg:	20%							
BLV 1: Secondary Offices				Mkt value:	£3,410 per square metre							
				S106:	£10,000 per unit							
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario		
1	Residential Small site - low density	5	254,975	202,762	200,565	195,548	190,531	179,213	139,799	120,092		
2	Residential Small site - medium density	5	254,975	209,865	207,668	202,650	197,633	186,316	146,902	127,194		
3	Residential Small site - higher density (flats)	5	71,393	-148,875	-151,106	-157,544	-163,983	-176,374	-226,847	-252,083		
4	Residential Small site - low density	10	509,950	405,524	401,130	391,095	381,061	358,427	279,598	240,183		
5	Residential Small site - medium density	10	509,950	419,730	415,336	405,301	395,266	372,632	293,803	254,388		
6	Residential Small site - higher density (flats)	10	142,786	-297,751	-302,212	-315,089	-327,966	-352,750	-453,694	-504,165		
7	Residential Medium site - low density	25	1,274,875	1,013,812	1,002,826	977,739	952,652	896,068	698,994	600,458		
8	Residential Medium site - medium density	25	1,274,875	689,185	678,200	651,789	625,378	567,904	360,532	256,846		
9	Residential Medium site - higher density (flats and houses)	25	449,776	203,173	192,188	163,922	135,656	76,939	-147,061	-259,649		
10	Residential Medium site - low density	50	2,699,735	2,005,783	1,984,506	1,935,914	1,887,322	1,777,723	1,393,964	1,200,193		
11	Residential Medium site - medium density	50	2,699,735	2,074,570	2,053,291	2,004,700	1,956,109	1,846,509	1,463,799	1,270,029		
12	Residential Medium site - higher density (flats)	50	755,926	-1,670,429	-1,692,319	-1,755,501	-1,818,684	-1,940,287	-2,435,579	-2,683,224		
13	Residential Large site - low density	100	5,736,936	3,881,903	3,839,388	3,742,300	3,645,212	3,426,227	2,663,540	2,282,198		
14	Residential Large site - medium density	100	5,736,936	4,019,341	3,976,825	3,879,738	3,782,650	3,563,665	2,800,979	2,419,636		
15	Residential Large site - high density (flats and houses)	100	2,231,031	2,000,037	1,957,522	1,852,745	1,747,970	1,523,826	693,456	275,945		
16	Residential Large site - low density	200	13,112,997	7,761,696	7,680,788	7,493,829	7,306,854	6,885,125	5,416,317	4,681,912		
17	Residential Large site - medium density (houses and flats)	200	9,179,098	5,334,217	5,252,340	5,055,494	4,858,648	4,430,296	2,884,729	2,102,405		
18	Strategic scale site - low density	500	38,552,211	5,943,152	5,741,914	5,196,372	4,650,828	3,614,302	4,262	-1,846,765		
19	Strategic scale site - medium density (houses and flats)	500	24,095,132	3,282,456	3,081,218	2,523,546	1,965,872	921,206	-2,858,314	-4,765,002		
20	Strategic scale site - low density	600	48,190,263	6,682,973	6,464,299	5,871,489	5,278,678	4,152,344	189,939	-1,837,899		
21	Strategic scale site - medium density (houses and flats)	600	36,945,869	3,784,576	3,563,489	2,950,812	2,338,134	1,190,430	-2,954,258	-5,058,852		
22	Strategic scale site - low density	600	40,158,553	5,793,593	5,607,283	5,102,209	4,597,134	3,629,413	239,572	-1,499,725		
23	Strategic scale site - medium density (houses and flats)	700	40,158,553	5,666,721	5,449,359	4,849,522	4,248,426	3,114,472	-926,466	-2,997,483		
24	Housing for Elderly (C3) - high density	40	514,029	-1,727,468	-1,744,704	-1,781,764	-1,818,823	-1,890,148	-2,180,658	-2,325,913		
25	Housing for Elderly (C3) - high density	60	664,693	-2,620,997	-2,646,826	-2,702,360	-2,757,895	-2,864,779	-3,300,119	-3,517,788		
26	Housing for Elderly (C2) extra care	70	749,626	-3,092,256	-3,122,360	-3,187,088	-3,251,814	-3,376,390	-3,883,791	-4,137,492		

BLV 2: Secondary Retail				Aff Hsg:	20%							
BLV 2: Secondary Retail				Mkt value:	£3,410 per square metre							
				S106:	£10,000 per unit							
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario		
1	Residential Small site - low density	5	132,490	202,762	200,565	195,548	190,531	179,213	139,799	120,092		
2	Residential Small site - medium density	5	132,490	209,865	207,668	202,650	197,633	186,316	146,902	127,194		
3	Residential Small site - higher density (flats)	5	37,097	-148,875	-151,106	-157,544	-163,983	-176,374	-226,847	-252,083		
4	Residential Small site - low density	10	264,979	405,524	401,130	391,095	381,061	358,427	279,598	240,183		
5	Residential Small site - medium density	10	264,979	419,730	415,336	405,301	395,266	372,632	293,803	254,388		
6	Residential Small site - higher density (flats)	10	74,194	-297,751	-302,212	-315,089	-327,966	-352,750	-453,694	-504,165		
7	Residential Medium site - low density	25	662,449	1,013,812	1,002,826	977,739	952,652	896,068	698,994	600,458		
8	Residential Medium site - medium density	25	662,449	689,185	678,200	651,789	625,378	567,904	360,532	256,846		
9	Residential Medium site - higher density (flats and houses)	25	233,712	203,173	192,188	163,922	135,656	76,939	-147,061	-259,649		
10	Residential Medium site - low density	50	1,402,832	2,005,783	1,984,506	1,935,914	1,887,322	1,777,723	1,393,964	1,200,193		
11	Residential Medium site - medium density	50	1,402,832	2,074,570	2,053,291	2,004,700	1,956,109	1,846,509	1,463,799	1,270,029		
12	Residential Medium site - higher density (flats)	50	392,793	-1,670,429	-1,692,319	-1,755,501	-1,818,684	-1,940,287	-2,435,579	-2,683,224		
13	Residential Large site - low density	100	2,981,019	3,881,903	3,839,388	3,742,300	3,645,212	3,426,227	2,663,540	2,282,198		
14	Residential Large site - medium density	100	2,981,019	4,019,341	3,976,825	3,879,738	3,782,650	3,563,665	2,800,979	2,419,636		
15	Residential Large site - high density (flats and houses)	100	1,159,285	2,000,037	1,957,522	1,852,745	1,747,970	1,523,826	693,456	275,945		
16	Residential Large site - low density	200	6,813,757	7,761,696	7,680,788	7,493,829	7,306,854	6,885,125	5,416,317	4,681,912		
17	Residential Large site - medium density (houses and flats)	200	4,769,630	5,334,217	5,252,340	5,055,494	4,858,648	4,430,296	2,884,729	2,102,405		
18	Strategic scale site - low density	500	20,032,446	5,943,152	5,741,914	5,196,372	4,650,828	3,614,302	4,262	-1,846,765		
19	Strategic scale site - medium density (houses and flats)	500	12,520,279	3,282,456	3,081,218	2,523,546	1,965,872	921,206	-2,858,314	-4,765,002		
20	Strategic scale site - low density	600	25,040,557	6,682,973	6,464,299	5,871,489	5,278,678	4,152,344	189,939	-1,837,899		
21	Strategic scale site - medium density (houses and flats)	600	19,197,760	3,784,576	3,563,489	2,950,812	2,338,134	1,190,430	-2,954,258	-5,058,852		
22	Strategic scale site - low density	600	20,867,131	5,793,593	5,607,283	5,102,209	4,597,134	3,629,413	239,572	-1,499,725		
23	Strategic scale site - medium density (houses and flats)	700	20,867,131	5,666,721	5,449,359	4,849,522	4,248,426	3,114,472	-926,466	-2,997,483		
24	Housing for Elderly (C3) - high density	40	267,099	-1,727,468	-1,744,704	-1,781,764	-1,818,823	-1,890,148	-2,180,658	-2,325,913		
25	Housing for Elderly (C3) - high density	60	345,387	-2,620,997	-2,646,826	-2,702,360	-2,757,895	-2,864,779	-3,300,119	-3,517,788		
26	Housing for Elderly (C2) extra care	70	389,520	-3,092,256	-3,122,360	-3,187,088	-3,251,814	-3,376,390	-3,883,791	-4,137,492		

BLV 3: Secondary Industrial				Aff Hsg:	20%							
BLV 3: Secondary Industrial				Mkt value:	£3,410 per square metre							
				S106:	£10,000 per unit							
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario		
1	Residential Small site - low density	5	58,730	202,762	200,565	195,548	190,531	179,213	139,799	120,092		
2	Residential Small site - medium density	5	58,730	209,865	207,668	202,650	197,633	186,316	146,902	127,194		
3	Residential Small site - higher density (flats)	5	16,444	-148,875	-151,106	-157,544	-163,983	-176,374	-226,847	-252,083		
4	Residential Small site - low density	10	117,460	405,524	401,130	391,095	381,061	358,427	279,598	240,183		
5	Residential Small site - medium density	10	117,460	419,730	415,336	405,301	395,266	372,632	293,803	254,388		
6	Residential Small site - higher density (flats)	10	32,889	-297,751	-302,212	-315,089	-327,966	-352,750	-453,694	-504,165		
7	Residential Medium site - low density	25	293,651	1,013,812	1,002,826	977,739	952,652	896,068	698,994	600,458		
8	Residential Medium site - medium density	25	293,651	689,185	678,200	651,789	625,378	567,904	360,532	256,846		
9	Residential Medium site - higher density (flats and houses)	25	103,600	203,173	192,188	163,922	135,656	76,939	-147,061	-259,649		
10	Residential Medium site - low density	50	621,849	2,005,783	1,984,506	1,935,914	1,887,322	1,777,723	1,393,964	1,200,193		
11	Residential Medium site - medium density	50	621,849	2,074,570	2,053,291	2,004,700	1,956,109	1,846,509	1,463,799	1,270,029		
12	Residential Medium site - higher density (flats)	50	174,118	-1,670,429	-1,692,319	-1,755,501	-1,818,684	-1,940,287	-2,435,579	-2,683,224		
13	Residential Large site - low density	100	1,321,429	3,881,903	3,839,388	3,742,300	3,645,212	3,426,227	2,663,540	2,282,198		
14	Residential Large site - medium density	100	1,321,429	4,019,341	3,976,825	3,879,738	3,782,650	3,563,665	2,800,979	2,419,636		
15	Residential Large site - high density (flats and houses)	100	513,889	2,000,037	1,957,522	1,852,745	1,747,970	1,523,826	693,456	275,945		
16	Residential Large site - low density	200	3,020,408	7,761,696	7,680,788	7,493,829	7,306,854	6,885,125	5,416,317	4,681,912		
17	Residential Large site - medium density (houses and flats)	200	2,114,286	5,334,217	5,252,340	5,055,494	4,858,648	4,430,296	2,884,729	2,102,405		
18	Strategic scale site - low density	500	8,880,000	5,943,152	5,741,914	5,196,372	4,650,828	3,614,302	4,262	-1,846,765		
19	Strategic scale site - medium density (houses and flats)	500	5,550,000	3,282,456	3,081,218	2,523,546	1,965,872	921,206	-2,858,314	-4,765,002		
20	Strategic scale site - low density	600	11,100,000	6,682,973	6,464,299	5,871,489	5,278,678	4,152,344	189,939	-1,837,899		
21	Strategic scale site - medium density (houses and flats)	600	8,510,000	3,784,576	3,563,489	2,950,812	2,338,134	1,190,430	-2,954,258	-5,058,852		
22	Strategic scale site - low density	600	9,250,000	5,793,593	5,607,283	5,102,209	4,597,134	3,629,413	239,572	-1,499,725		
23	Strategic scale site - medium density (houses and flats)	700	9,250,000	5,666,721	5,449,359	4,849,522	4,248,426	3,114,472	-926,466	-2,997,483		
24	Housing for Elderly (C3) - high density	40	118,400	-1,727,468	-1,744,704	-1,781,764	-1,818,823	-1,890,148	-2,180,658	-2,325,913		
25	Housing for Elderly (C3) - high density	60	153,103	-2,620,997	-2,646,826	-2,70						

Table 6.28.4: Cumulative impact of emerging policies – Elsewhere (sales values of £3,905 per square metre) - £10,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY

Aff Hsg: 30%
Mkt value: £3,905 per square metre
S106: £10,000 per unit

BLV 1: Secondary Offices

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	254,975	250,633	248,435	243,472	238,509	226,515	187,488	167,973
2	Residential Small site - medium density	5	254,975	257,658	255,461	250,498	245,534	233,541	194,513	174,999
3	Residential Small site - higher density (flats)	5	71,393	-108,421	-110,652	-117,021	-123,389	-135,659	-185,585	-210,548
4	Residential Small site - low density	10	509,950	501,265	496,871	486,945	477,018	453,030	374,974	335,947
5	Residential Small site - medium density	10	509,950	515,316	510,922	500,996	491,070	467,081	389,026	349,998
6	Residential Small site - higher density (flats)	10	142,786	-216,843	-221,304	-234,042	-246,780	-271,318	-371,170	-421,096
7	Residential Medium site - low density	25	1,274,875	1,253,163	1,242,176	1,217,362	1,192,548	1,132,575	937,436	839,867
8	Residential Medium site - medium density	25	1,274,875	920,243	909,257	883,132	857,008	796,946	591,659	489,015
9	Residential Medium site - higher density (flats and houses)	25	449,776	422,963	411,978	384,018	356,058	295,870	76,376	-33,880
10	Residential Medium site - low density	50	2,699,735	2,464,862	2,443,584	2,395,519	2,347,454	2,231,296	1,853,327	1,664,342
11	Residential Medium site - medium density	50	2,699,735	2,532,904	2,511,625	2,463,560	2,415,495	2,299,336	1,921,367	1,732,383
12	Residential Medium site - higher density (flats)	50	755,926	-1,274,104	-1,295,994	-1,358,492	-1,420,990	-1,541,391	-2,031,325	-2,276,292
13	Residential Large site - low density	100	5,736,936	4,801,642	4,759,127	4,663,090	4,567,054	4,334,963	3,579,763	3,202,163
14	Residential Large site - medium density	100	5,736,936	4,937,591	4,895,076	4,799,039	4,703,003	4,470,912	3,715,713	3,338,113
15	Residential Large site - high density (flats and houses)	100	2,231,031	2,871,547	2,829,032	2,725,391	2,621,750	2,389,132	1,575,022	1,167,967
16	Residential Large site - low density	200	13,112,997	9,486,691	9,405,984	9,223,224	9,040,465	8,598,790	7,154,763	6,427,567
17	Residential Large site - medium density (houses and flats)	200	9,179,098	7,017,658	6,935,781	6,741,067	6,546,353	6,098,707	4,568,684	3,803,671
18	Strategic scale site - low density	500	38,552,211	10,151,653	9,952,922	9,419,094	8,885,266	7,800,396	4,242,268	2,454,966
19	Strategic scale site - medium density (houses and flats)	500	24,095,132	7,444,730	7,246,001	6,700,323	6,151,218	5,051,826	1,384,275	-456,358
20	Strategic scale site - low density	600	48,190,263	11,188,412	10,971,933	10,390,426	9,808,919	8,616,343	4,732,023	2,770,915
21	Strategic scale site - medium density (houses and flats)	600	36,945,869	8,219,024	8,000,350	7,399,910	6,799,470	5,604,823	1,587,725	-439,998
22	Strategic scale site - low density	600	40,158,553	9,521,678	9,336,900	8,838,512	8,338,046	7,320,977	3,993,059	2,312,984
23	Strategic scale site - medium density (houses and flats)	700	40,158,553	9,973,680	9,756,318	9,165,960	8,575,602	7,388,572	3,439,395	1,447,748
24	Housing for Elderly (C3) - high density	40	514,029	-1,549,302	-1,566,538	-1,603,597	-1,640,656	-1,712,051	-2,002,565	-2,147,821
25	Housing for Elderly (C3) - high density	60	664,693	-2,353,625	-2,379,455	-2,434,990	-2,490,524	-2,597,511	-3,032,857	-3,250,529
26	Housing for Elderly (C2) extra care	70	749,626	-2,780,189	-2,810,293	-2,875,021	-2,939,748	-3,064,444	-3,571,851	-3,825,554

BLV 2: Secondary Retail

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	132,490	250,633	248,435	243,472	238,509	226,515	187,488	167,973
2	Residential Small site - medium density	5	132,490	257,658	255,461	250,498	245,534	233,541	194,513	174,999
3	Residential Small site - higher density (flats)	5	37,097	-108,421	-110,652	-117,021	-123,389	-135,659	-185,585	-210,548
4	Residential Small site - low density	10	264,979	501,265	496,871	486,945	477,018	453,030	374,974	335,947
5	Residential Small site - medium density	10	264,979	515,316	510,922	500,996	491,070	467,081	389,026	349,998
6	Residential Small site - higher density (flats)	10	74,194	-216,843	-221,304	-234,042	-246,780	-271,318	-371,170	-421,096
7	Residential Medium site - low density	25	662,449	1,253,163	1,242,176	1,217,362	1,192,548	1,132,575	937,436	839,867
8	Residential Medium site - medium density	25	662,449	920,243	909,257	883,132	857,008	796,946	591,659	489,015
9	Residential Medium site - higher density (flats and houses)	25	233,712	422,963	411,978	384,018	356,058	295,870	76,376	-33,880
10	Residential Medium site - low density	50	1,402,832	2,464,862	2,443,584	2,395,519	2,347,454	2,231,296	1,853,327	1,664,342
11	Residential Medium site - medium density	50	1,402,832	2,532,904	2,511,625	2,463,560	2,415,495	2,299,336	1,921,367	1,732,383
12	Residential Medium site - higher density (flats)	50	392,793	-1,274,104	-1,295,994	-1,358,492	-1,420,990	-1,541,391	-2,031,325	-2,276,292
13	Residential Large site - low density	100	2,981,019	4,801,642	4,759,127	4,663,090	4,567,054	4,334,963	3,579,763	3,202,163
14	Residential Large site - medium density	100	2,981,019	4,937,591	4,895,076	4,799,039	4,703,003	4,470,912	3,715,713	3,338,113
15	Residential Large site - high density (flats and houses)	100	1,159,285	2,871,547	2,829,032	2,725,391	2,621,750	2,389,132	1,575,022	1,167,967
16	Residential Large site - low density	200	6,813,757	9,486,691	9,405,984	9,223,224	9,040,465	8,598,790	7,154,763	6,427,567
17	Residential Large site - medium density (houses and flats)	200	4,769,630	7,017,658	6,935,781	6,741,067	6,546,353	6,098,707	4,568,684	3,803,671
18	Strategic scale site - low density	500	20,032,446	10,151,653	9,952,922	9,419,094	8,885,266	7,800,396	4,242,268	2,454,966
19	Strategic scale site - medium density (houses and flats)	500	12,520,279	7,444,730	7,246,001	6,700,323	6,151,218	5,051,826	1,384,275	-456,358
20	Strategic scale site - low density	600	25,040,557	11,188,412	10,971,933	10,390,426	9,808,919	8,616,343	4,732,023	2,770,915
21	Strategic scale site - medium density (houses and flats)	600	19,197,760	8,219,024	8,000,350	7,399,910	6,799,470	5,604,823	1,587,725	-439,998
22	Strategic scale site - low density	600	20,867,131	9,521,678	9,336,900	8,838,512	8,338,046	7,320,977	3,993,059	2,312,984
23	Strategic scale site - medium density (houses and flats)	700	20,867,131	9,973,680	9,756,318	9,165,960	8,575,602	7,388,572	3,439,395	1,447,748
24	Housing for Elderly (C3) - high density	40	267,099	-1,549,302	-1,566,538	-1,603,597	-1,640,656	-1,712,051	-2,002,565	-2,147,821
25	Housing for Elderly (C3) - high density	60	345,387	-2,353,625	-2,379,455	-2,434,990	-2,490,524	-2,597,511	-3,032,857	-3,250,529
26	Housing for Elderly (C2) extra care	70	389,520	-2,780,189	-2,810,293	-2,875,021	-2,939,748	-3,064,444	-3,571,851	-3,825,554

BLV 3: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	58,730	250,633	248,435	243,472	238,509	226,515	187,488	167,973
2	Residential Small site - medium density	5	58,730	257,658	255,461	250,498	245,534	233,541	194,513	174,999
3	Residential Small site - higher density (flats)	5	16,444	-108,421	-110,652	-117,021	-123,389	-135,659	-185,585	-210,548
4	Residential Small site - low density	10	117,460	501,265	496,871	486,945	477,018	453,030	374,974	335,947
5	Residential Small site - medium density	10	117,460	515,316	510,922	500,996	491,070	467,081	389,026	349,998
6	Residential Small site - higher density (flats)	10	32,889	-216,843	-221,304	-234,042	-246,780	-271,318	-371,170	-421,096
7	Residential Medium site - low density	25	293,651	1,253,163	1,242,176	1,217,362	1,192,548	1,132,575	937,436	839,867
8	Residential Medium site - medium density	25	293,651	920,243	909,257	883,132	857,008	796,946	591,659	489,015
9	Residential Medium site - higher density (flats and houses)	25	103,600	422,963	411,978	384,018	356,058	295,870	76,376	-33,880
10	Residential Medium site - low density	50	621,849	2,464,862	2,443,584	2,395,519	2,347,454	2,231,296	1,853,327	1,664,342
11	Residential Medium site - medium density	50	621,849	2,532,904	2,511,625	2,463,560	2,415,495	2,299,336	1,921,367	1,732,383
12	Residential Medium site - higher density (flats)	50	174,118	-1,274,104	-1,295,994	-1,358,492	-1,420,990	-1,541,391	-2,031,325	-2,276,292
13	Residential Large site - low density	100	1,321,429	4,801,642	4,759,127	4,663,090	4,567,054	4,334,963	3,579,763	3,202,163
14	Residential Large site - medium density	100	1,321,429	4,937,591	4,895,076	4,799,039	4,703,003	4,470,912	3,715,713	3,338,113
15	Residential Large site - high density (flats and houses)	100	513,889	2,871,547	2,829,032	2,725,391	2,621,750	2,389,132	1,575,022	1,167,967
16	Residential Large site - low density	200	3,020,408	9,486,691	9,405,984	9,223,224	9,040,465	8,598,790	7,154,763	6,427,567
17	Residential Large site - medium density (houses and flats)	200	2,114,286	7,017,658	6,935,781	6,741,067	6,546,353	6,098,707	4,568,684	3,803,671
18	Strategic scale site - low density	500	8,880,000	10,151,653	9,952,922	9,419,094	8,885,266	7,800,396	4,242,268	2,454,966
19	Strategic scale site - medium density (houses and flats)	500	5,550,000	7,444,730	7,246,001	6,700,323	6,151,218	5,051,826	1,384,275	-456,358
20	Strategic scale site - low density	600	11,100,000	11,188,412	10,971,933	10,390,426	9,808,919	8,616,343	4,732,023	2,770,915
21	Strategic scale site - medium density (houses and flats)	600	8,510,000	8,219,024	8,000,350	7,399,910	6,799,470	5,604,823	1,587,725	-439,998
22	Strategic scale site - low density	600	9,250,000	9,521,678	9,336,900	8,838,512	8,338,046	7,320,977	3,993,059	2,312,984
23	Strategic scale site - medium density (houses and flats)	700	9,250,000	9,973,680	9,756,318	9,165,960	8,575,602	7,388,572	3,439,395	1,447,748
24	Housing for Elderly (C3) - high density	40	118,400	-1,549,302	-1,566,538	-1,603,597	-1,640,656	-1,712,051	-2,002,565	-2,147,821
25	Housing for Elderly (C3) - high density	60	153,103	-2,353,625	-2,379,455	-2,434,990	-2,490,524	-2,597,511	-3,032,857	-3,250,529
26	Housing for Elderly (C2) extra care	70	172,667	-2,780,189	-2,810,293	-2,875,021	-2,939,748	-3,064,444	-3,571,851	-3,825,554

BLV 4: Undeveloped land/open storage

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	39,206	250,633	248,435	243,472	238,509	226,515	187,488	167,973
2	Residential Small site - medium density	5	39,206	257,658	255,461	250,498	245,534	233,541	194,513	174,999
3	Residential Small site - higher density (flats)	5	10,978	-108,421	-110,652	-117,021	-123,389	-135,659	-185,585	-210,548
4	Residential Small site - low density	10	78,413	501,265	496,871	486,945	477,018	453,030	374,974	335,947
5	Residential Small site - medium density	10	78,413	515,316	510,922	500,996	491,070	467,081	389,026	349,998
6										

Table 6.28.5: Cumulative impact of emerging policies – Rugby Urban Area (sales values of £3,410 per square metre) - £15,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY			Aff Hsg:	20%									
BLV 1: Secondary Offices			Mkt value:	£3,410 per square metre									
			S106:	£15,000 per unit									
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario			
1	Residential Small site - low density	5	254,975	181,288	179,090	174,073	169,055	157,739	118,324	98,617			
2	Residential Small site - medium density	5	254,975	188,390	186,193	181,175	176,158	164,841	125,427	105,720			
3	Residential Small site - higher density (flats)	5	71,393	-170,678	-172,908	-179,347	-185,786	-198,178	-248,649	-273,885			
4	Residential Small site - low density	10	509,950	362,575	358,181	348,146	338,111	315,477	236,648	197,234			
5	Residential Small site - medium density	10	509,950	376,781	372,386	362,351	352,317	329,683	250,853	211,439			
6	Residential Small site - higher density (flats)	10	142,786	-341,355	-345,817	-358,694	-371,571	-396,354	-497,296	-547,771			
7	Residential Medium site - low density	25	1,274,875	906,438	895,452	870,365	845,278	788,694	591,621	493,084			
8	Residential Medium site - medium density	25	1,274,875	581,811	570,826	544,415	518,003	460,530	253,158	149,471			
9	Residential Medium site - higher density (flats and houses)	25	449,776	95,799	84,813	56,548	28,282	-30,899	-256,074	-368,661			
10	Residential Medium site - low density	50	2,699,735	1,794,676	1,773,397	1,724,806	1,676,215	1,566,616	1,179,634	985,864			
11	Residential Medium site - medium density	50	2,699,735	1,863,462	1,842,184	1,793,592	1,745,001	1,635,402	1,249,470	1,055,700			
12	Residential Medium site - higher density (flats)	50	755,926	-1,887,604	-1,909,494	-1,972,677	-2,035,859	-2,157,462	-2,652,753	-2,900,400			
13	Residential Large site - low density	100	5,736,936	3,460,099	3,417,584	3,320,496	3,223,409	3,004,423	2,241,737	1,860,394			
14	Residential Large site - medium density	100	5,736,936	3,597,537	3,555,022	3,457,934	3,360,846	3,141,861	2,379,175	1,997,832			
15	Residential Large site - high density (flats and houses)	100	2,231,031	1,578,233	1,535,717	1,430,942	1,326,166	1,100,237	265,215	-154,619			
16	Residential Large site - low density	200	13,112,997	6,933,374	6,851,496	6,664,521	6,477,546	6,055,817	4,587,009	3,852,605			
17	Residential Large site - medium density (houses and flats)	200	9,179,098	4,504,910	4,423,032	4,226,187	4,029,341	3,600,988	2,043,768	1,260,442			
18	Strategic scale site - low density	500	38,552,211	3,873,927	3,672,689	3,127,146	2,581,604	1,545,077	-2,121,480	-3,979,617			
19	Strategic scale site - medium density (houses and flats)	500	24,095,132	1,213,231	1,011,994	454,320	-104,929	-1,177,788	-4,991,166	-6,908,290			
20	Strategic scale site - low density	600	48,190,263	4,355,669	4,134,582	3,535,231	2,935,880	1,797,118	-2,232,064	-4,278,475			
21	Strategic scale site - medium density (houses and flats)	600	36,945,869	1,425,645	1,204,559	591,881	-25,553	-1,204,653	-5,410,164	-7,536,936			
22	Strategic scale site - low density	600	40,158,553	3,703,596	3,515,630	3,002,001	2,487,618	1,510,295	-1,963,679	-3,737,025			
23	Strategic scale site - medium density (houses and flats)	700	40,158,553	3,211,030	2,989,662	2,382,677	1,776,092	624,270	-3,519,711	-5,631,423			
24	Housing for Elderly (C3) - high density	40	514,029	-1,901,039	-1,918,275	-1,955,334	-1,992,393	-2,063,718	-2,354,228	-2,499,484			
25	Housing for Elderly (C3) - high density	60	664,693	-2,881,098	-2,906,928	-2,962,462	-3,017,996	-3,124,879	-3,560,220	-3,777,890			
26	Housing for Elderly (C2) extra care	70	749,626	-3,395,411	-3,425,516	-3,490,243	-3,554,970	-3,679,546	-4,186,947	-4,440,647			

BLV 2: Secondary Retail			Aff Hsg:	20%									
BLV 2: Secondary Retail			Mkt value:	£3,410 per square metre									
			S106:	£15,000 per unit									
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario			
1	Residential Small site - low density	5	132,490	181,288	179,090	174,073	169,055	157,739	118,324	98,617			
2	Residential Small site - medium density	5	132,490	188,390	186,193	181,175	176,158	164,841	125,427	105,720			
3	Residential Small site - higher density (flats)	5	37,097	-170,678	-172,908	-179,347	-185,786	-198,178	-248,649	-273,885			
4	Residential Small site - low density	10	264,979	362,575	358,181	348,146	338,111	315,477	236,648	197,234			
5	Residential Small site - medium density	10	264,979	376,781	372,386	362,351	352,317	329,683	250,853	211,439			
6	Residential Small site - higher density (flats)	10	74,194	-341,355	-345,817	-358,694	-371,571	-396,354	-497,296	-547,771			
7	Residential Medium site - low density	25	662,449	906,438	895,452	870,365	845,278	788,694	591,621	493,084			
8	Residential Medium site - medium density	25	662,449	581,811	570,826	544,415	518,003	460,530	253,158	149,471			
9	Residential Medium site - higher density (flats and houses)	25	233,712	95,799	84,813	56,548	28,282	-30,899	-256,074	-368,661			
10	Residential Medium site - low density	50	1,402,832	1,794,676	1,773,397	1,724,806	1,676,215	1,566,616	1,179,634	985,864			
11	Residential Medium site - medium density	50	1,402,832	1,863,462	1,842,184	1,793,592	1,745,001	1,635,402	1,249,470	1,055,700			
12	Residential Medium site - higher density (flats)	50	392,793	-1,887,604	-1,909,494	-1,972,677	-2,035,859	-2,157,462	-2,652,753	-2,900,400			
13	Residential Large site - low density	100	2,981,019	3,460,099	3,417,584	3,320,496	3,223,409	3,004,423	2,241,737	1,860,394			
14	Residential Large site - medium density	100	2,981,019	3,597,537	3,555,022	3,457,934	3,360,846	3,141,861	2,379,175	1,997,832			
15	Residential Large site - high density (flats and houses)	100	1,159,285	1,578,233	1,535,717	1,430,942	1,326,166	1,100,237	265,215	-154,619			
16	Residential Large site - low density	200	6,813,757	6,933,374	6,851,496	6,664,521	6,477,546	6,055,817	4,587,009	3,852,605			
17	Residential Large site - medium density (houses and flats)	200	4,769,630	4,504,910	4,423,032	4,226,187	4,029,341	3,600,988	2,043,768	1,260,442			
18	Strategic scale site - low density	500	20,032,446	3,873,927	3,672,689	3,127,146	2,581,604	1,545,077	-2,121,480	-3,979,617			
19	Strategic scale site - medium density (houses and flats)	500	12,520,279	1,213,231	1,011,994	454,320	-104,929	-1,177,788	-4,991,166	-6,908,290			
20	Strategic scale site - low density	600	25,040,557	4,355,669	4,134,582	3,535,231	2,935,880	1,797,118	-2,232,064	-4,278,475			
21	Strategic scale site - medium density (houses and flats)	600	19,197,760	1,425,645	1,204,559	591,881	-25,553	-1,204,653	-5,410,164	-7,536,936			
22	Strategic scale site - low density	600	20,867,131	3,703,596	3,515,630	3,002,001	2,487,618	1,510,295	-1,963,679	-3,737,025			
23	Strategic scale site - medium density (houses and flats)	700	20,867,131	3,211,030	2,989,662	2,382,677	1,776,092	624,270	-3,519,711	-5,631,423			
24	Housing for Elderly (C3) - high density	40	267,099	-1,901,039	-1,918,275	-1,955,334	-1,992,393	-2,063,718	-2,354,228	-2,499,484			
25	Housing for Elderly (C3) - high density	60	345,387	-2,881,098	-2,906,928	-2,962,462	-3,017,996	-3,124,879	-3,560,220	-3,777,890			
26	Housing for Elderly (C2) extra care	70	389,520	-3,395,411	-3,425,516	-3,490,243	-3,554,970	-3,679,546	-4,186,947	-4,440,647			

BLV 3: Secondary Industrial			Aff Hsg:	20%									
BLV 3: Secondary Industrial			Mkt value:	£3,410 per square metre									
			S106:	£15,000 per unit									
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario			
1	Residential Small site - low density	5	58,730	181,288	179,090	174,073	169,055	157,739	118,324	98,617			
2	Residential Small site - medium density	5	58,730	188,390	186,193	181,175	176,158	164,841	125,427	105,720			
3	Residential Small site - higher density (flats)	5	16,444	-170,678	-172,908	-179,347	-185,786	-198,178	-248,649	-273,885			
4	Residential Small site - low density	10	117,460	362,575	358,181	348,146	338,111	315,477	236,648	197,234			
5	Residential Small site - medium density	10	117,460	376,781	372,386	362,351	352,317	329,683	250,853	211,439			
6	Residential Small site - higher density (flats)	10	32,889	-341,355	-345,817	-358,694	-371,571	-396,354	-497,296	-547,771			
7	Residential Medium site - low density	25	293,651	906,438	895,452	870,365	845,278	788,694	591,621	493,084			
8	Residential Medium site - medium density	25	293,651	581,811	570,826	544,415	518,003	460,530	253,158	149,471			
9	Residential Medium site - higher density (flats and houses)	25	103,600	95,799	84,813	56,548	28,282	-30,899	-256,074	-368,661			
10	Residential Medium site - low density	50	621,849	1,794,676	1,773,397	1,724,806	1,676,215	1,566,616	1,179,634	985,864			
11	Residential Medium site - medium density	50	621,849	1,863,462	1,842,184	1,793,592	1,745,001	1,635,402	1,249,470	1,055,700			
12	Residential Medium site - higher density (flats)	50	174,118	-1,887,604	-1,909,494	-1,972,677	-2,035,859	-2,157,462	-2,652,753	-2,900,400			
13	Residential Large site - low density	100	1,321,429	3,460,099	3,417,584	3,320,496	3,223,409	3,004,423	2,241,737	1,860,394			
14	Residential Large site - medium density	100	1,321,429	3,597,537	3,555,022	3,457,934	3,360,846	3,141,861	2,379,175	1,997,832			
15	Residential Large site - high density (flats and houses)	100	513,889	1,578,233	1,535,717	1,430,942	1,326,166	1,100,237	265,215	-154,619			
16	Residential Large site - low density	200	3,020,408	6,933,374	6,851,496	6,664,521	6,477,546	6,055,817	4,587,009	3,852,605			
17	Residential Large site - medium density (houses and flats)	200	2,114,286	4,504,910	4,423,032	4,226,187	4,029,341	3,600,988	2,043,768	1,260,442			
18	Strategic scale site - low density	500	8,880,000	3,873,927	3,672,689	3,127,146	2,581,604	1,545,077	-2,121,480	-3,979,617			
19	Strategic scale site - medium density (houses and flats)	500	5,550,000	1,213,231	1,011,994	454,320	-104,929	-1,177,788	-4,991,166	-6,908,290			
20	Strategic scale site - low density	600	11,100,000	4,355,669	4,134,582	3,535,231	2,935,880	1,797,118	-2,232,064	-4,278,475			
21	Strategic scale site - medium density (houses and flats)	600	8,510,000	1,425,645	1,204,559	591,881	-25,553	-1,204,653	-5,410,164	-7,536,936			
22	Strategic scale site - low density	600	9,250,000	3,703,596	3,515,630	3,002,001	2,487,618	1,510,295	-1,963,679	-3,737,025			
23	Strategic scale site - medium density (houses and flats)	700											

Table 6.28.6: Cumulative impact of emerging policies – Elsewhere (sales values of £3,905 per square metre) - £15,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY			Aff Hsg:	30%						
BLV 1: Secondary Offices			Mkt value:	£3,905 per square metre						
			S106:	£15,000 per unit						
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	254,975	229,157	226,961	221,998	217,035	205,040	166,013	146,498
2	Residential Small site - medium density	5	254,975	236,184	233,986	229,023	224,060	212,066	173,038	153,525
3	Residential Small site - higher density (flats)	5	71,393	-130,224	-132,455	-138,823	-145,193	-157,461	-207,388	-232,350
4	Residential Small site - low density	10	509,950	458,316	453,921	443,995	434,069	410,081	332,025	292,998
5	Residential Small site - medium density	10	509,950	472,366	467,972	458,046	448,121	424,132	346,076	307,048
6	Residential Small site - higher density (flats)	10	142,786	-260,448	-264,909	-277,647	-290,384	-314,923	-414,775	-464,701
7	Residential Medium site - low density	25	1,274,875	1,145,788	1,134,802	1,109,987	1,085,172	1,025,201	830,063	732,492
8	Residential Medium site - medium density	25	1,274,875	812,869	801,883	775,759	749,633	689,572	484,285	381,641
9	Residential Medium site - higher density (flats and houses)	25	449,776	315,589	304,603	276,644	248,685	188,496	-31,471	-142,892
10	Residential Medium site - low density	50	2,699,735	2,253,755	2,232,476	2,184,411	2,136,346	2,020,187	1,642,218	1,452,963
11	Residential Medium site - medium density	50	2,699,735	2,321,796	2,300,517	2,252,452	2,204,387	2,088,229	1,710,260	1,521,276
12	Residential Medium site - higher density (flats)	50	755,926	-1,491,278	-1,513,168	-1,575,666	-1,638,164	-1,758,567	-2,248,499	-2,493,466
13	Residential Large site - low density	100	5,736,936	4,379,838	4,337,322	4,241,286	4,145,250	3,913,160	3,157,959	2,780,359
14	Residential Large site - medium density	100	5,736,936	4,515,787	4,473,272	4,377,236	4,281,200	4,049,108	3,293,909	2,916,309
15	Residential Large site - high density (flats and houses)	100	2,231,031	2,449,743	2,407,228	2,303,587	2,199,946	1,967,328	1,153,219	740,418
16	Residential Large site - low density	200	13,112,997	8,670,046	8,589,140	8,406,380	8,223,620	7,779,846	6,325,454	5,598,259
17	Residential Large site - medium density (houses and flats)	200	9,179,098	6,188,350	6,106,472	5,911,759	5,717,046	5,269,399	3,739,375	2,974,363
18	Strategic scale site - low density	500	38,552,211	8,113,525	7,914,796	7,380,967	6,846,208	5,747,648	2,173,043	385,741
19	Strategic scale site - medium density (houses and flats)	500	24,095,132	5,388,359	5,187,122	4,634,557	4,081,992	2,982,600	-698,930	-2,586,668
20	Strategic scale site - low density	600	48,190,263	8,880,085	8,681,411	8,074,008	7,486,607	6,292,864	2,375,574	408,151
21	Strategic scale site - medium density (houses and flats)	600	36,945,869	5,895,546	5,676,872	5,072,980	4,485,915	3,258,087	-801,706	-2,871,464
22	Strategic scale site - low density	600	40,158,553	7,454,719	7,266,755	6,761,844	6,256,932	5,230,829	1,861,648	159,511
23	Strategic scale site - medium density (houses and flats)	700	40,158,553	7,547,851	7,328,559	6,732,958	6,137,357	4,934,046	934,107	-1,105,294
24	Housing for Elderly (C3) - high density	40	514,029	-1,722,872	-1,740,108	-1,777,167	-1,814,227	-1,885,621	-2,176,135	-2,321,392
25	Housing for Elderly (C3) - high density	60	664,693	-2,613,727	-2,639,556	-2,695,090	-2,750,626	-2,857,613	-3,292,957	-3,510,631
26	Housing for Elderly (C2) extra care	70	749,626	-3,083,344	-3,113,448	-3,178,176	-3,242,903	-3,367,599	-3,875,006	-4,128,710

BLV 2: Secondary Retail			Aff Hsg:	30%						
BLV 2: Secondary Retail			Mkt value:	£3,905 per square metre						
			S106:	£15,000 per unit						
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	132,490	229,157	226,961	221,998	217,035	205,040	166,013	146,498
2	Residential Small site - medium density	5	132,490	236,184	233,986	229,023	224,060	212,066	173,038	153,525
3	Residential Small site - higher density (flats)	5	37,097	-130,224	-132,455	-138,823	-145,193	-157,461	-207,388	-232,350
4	Residential Small site - low density	10	264,979	458,316	453,921	443,995	434,069	410,081	332,025	292,998
5	Residential Small site - medium density	10	264,979	472,366	467,972	458,046	448,121	424,132	346,076	307,048
6	Residential Small site - higher density (flats)	10	74,194	-260,448	-264,909	-277,647	-290,384	-314,923	-414,775	-464,701
7	Residential Medium site - low density	25	662,449	1,145,788	1,134,802	1,109,987	1,085,172	1,025,201	830,063	732,492
8	Residential Medium site - medium density	25	662,449	812,869	801,883	775,759	749,633	689,572	484,285	381,641
9	Residential Medium site - higher density (flats and houses)	25	233,712	315,589	304,603	276,644	248,685	188,496	-31,471	-142,892
10	Residential Medium site - low density	50	1,402,832	2,253,755	2,232,476	2,184,411	2,136,346	2,020,187	1,642,218	1,452,963
11	Residential Medium site - medium density	50	1,402,832	2,321,796	2,300,517	2,252,452	2,204,387	2,088,229	1,710,260	1,521,276
12	Residential Medium site - higher density (flats)	50	392,793	-1,491,278	-1,513,168	-1,575,666	-1,638,164	-1,758,567	-2,248,499	-2,493,466
13	Residential Large site - low density	100	2,981,019	4,379,838	4,337,322	4,241,286	4,145,250	3,913,160	3,157,959	2,780,359
14	Residential Large site - medium density	100	2,981,019	4,515,787	4,473,272	4,377,236	4,281,200	4,049,108	3,293,909	2,916,309
15	Residential Large site - high density (flats and houses)	100	1,159,285	2,449,743	2,407,228	2,303,587	2,199,946	1,967,328	1,153,219	740,418
16	Residential Large site - low density	200	6,813,757	8,670,046	8,589,140	8,406,380	8,223,620	7,779,846	6,325,454	5,598,259
17	Residential Large site - medium density (houses and flats)	200	4,769,630	6,188,350	6,106,472	5,911,759	5,717,046	5,269,399	3,739,375	2,974,363
18	Strategic scale site - low density	500	20,032,446	8,113,525	7,914,796	7,380,967	6,846,208	5,747,648	2,173,043	385,741
19	Strategic scale site - medium density (houses and flats)	500	12,520,279	5,388,359	5,187,122	4,634,557	4,081,992	2,982,600	-698,930	-2,586,668
20	Strategic scale site - low density	600	25,040,557	8,880,085	8,681,411	8,074,008	7,486,607	6,292,864	2,375,574	408,151
21	Strategic scale site - medium density (houses and flats)	600	19,197,760	5,895,546	5,676,872	5,072,980	4,485,915	3,258,087	-801,706	-2,871,464
22	Strategic scale site - low density	600	20,867,131	7,454,719	7,266,755	6,761,844	6,256,932	5,230,829	1,861,648	159,511
23	Strategic scale site - medium density (houses and flats)	700	20,867,131	7,547,851	7,328,559	6,732,958	6,137,357	4,934,046	934,107	-1,105,294
24	Housing for Elderly (C3) - high density	40	267,099	-1,722,872	-1,740,108	-1,777,167	-1,814,227	-1,885,621	-2,176,135	-2,321,392
25	Housing for Elderly (C3) - high density	60	345,387	-2,613,727	-2,639,556	-2,695,090	-2,750,626	-2,857,613	-3,292,957	-3,510,631
26	Housing for Elderly (C2) extra care	70	389,520	-3,083,344	-3,113,448	-3,178,176	-3,242,903	-3,367,599	-3,875,006	-4,128,710

BLV 3: Secondary Industrial			Aff Hsg:	30%						
BLV 3: Secondary Industrial			Mkt value:	£3,905 per square metre						
			S106:	£15,000 per unit						
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	58,730	229,157	226,961	221,998	217,035	205,040	166,013	146,498
2	Residential Small site - medium density	5	58,730	236,184	233,986	229,023	224,060	212,066	173,038	153,525
3	Residential Small site - higher density (flats)	5	16,444	-130,224	-132,455	-138,823	-145,193	-157,461	-207,388	-232,350
4	Residential Small site - low density	10	117,460	458,316	453,921	443,995	434,069	410,081	332,025	292,998
5	Residential Small site - medium density	10	117,460	472,366	467,972	458,046	448,121	424,132	346,076	307,048
6	Residential Small site - higher density (flats)	10	32,889	-260,448	-264,909	-277,647	-290,384	-314,923	-414,775	-464,701
7	Residential Medium site - low density	25	293,651	1,145,788	1,134,802	1,109,987	1,085,172	1,025,201	830,063	732,492
8	Residential Medium site - medium density	25	293,651	812,869	801,883	775,759	749,633	689,572	484,285	381,641
9	Residential Medium site - higher density (flats and houses)	25	103,600	315,589	304,603	276,644	248,685	188,496	-31,471	-142,892
10	Residential Medium site - low density	50	621,849	2,253,755	2,232,476	2,184,411	2,136,346	2,020,187	1,642,218	1,452,963
11	Residential Medium site - medium density	50	621,849	2,321,796	2,300,517	2,252,452	2,204,387	2,088,229	1,710,260	1,521,276
12	Residential Medium site - higher density (flats)	50	174,118	-1,491,278	-1,513,168	-1,575,666	-1,638,164	-1,758,567	-2,248,499	-2,493,466
13	Residential Large site - low density	100	1,321,429	4,379,838	4,337,322	4,241,286	4,145,250	3,913,160	3,157,959	2,780,359
14	Residential Large site - medium density	100	1,321,429	4,515,787	4,473,272	4,377,236	4,281,200	4,049,108	3,293,909	2,916,309
15	Residential Large site - high density (flats and houses)	100	513,889	2,449,743	2,407,228	2,303,587	2,199,946	1,967,328	1,153,219	740,418
16	Residential Large site - low density	200	3,020,408	8,670,046	8,589,140	8,406,380	8,223,620	7,779,846	6,325,454	5,598,259
17	Residential Large site - medium density (houses and flats)	200	2,114,286	6,188,350	6,106,472	5,911,759	5,717,046	5,269,399	3,739,375	2,974,363
18	Strategic scale site - low density	500	8,880,000	8,113,525	7,914,796	7,380,967	6,846,208	5,747,648	2,173,043	385,741
19	Strategic scale site - medium density (houses and flats)	500	5,550,000	5,388,359	5,187,122	4,634,557	4,081,992	2,982,600	-698,930	-2,586,668
20	Strategic scale site - low density	600	11,100,000	8,880,085	8,681,411	8,074,008	7,486,607	6,292,864	2,375,574	408,151
21	Strategic scale site - medium density (houses and flats)	600	8,510,000	5,895,546	5,676,872	5,072,980	4,485,915	3,258,087	-801,706	-2,871,464
22	Strategic scale site - low density	600	9,250,000	7,454,719	7,266,755	6,761,844	6,256,932	5,230,829	1,861,648	159,511
23	Strategic scale site - medium density (houses and flats)	700	9,250,000	7,547,851	7,328,559	6,732,958	6,137,357	4,934,046	934,107	-1,105,294
24	Housing for Elderly (C3) - high density	40	118,400	-1,722,872	-1,740,108	-1,777,167	-1,814,227	-1,885,621	-2,176,135	-2,321,392
25	Housing for Elderly (C3) - high density	60	153,103	-2,613,727	-2,639,556	-2,695,090	-2,750,626	-2,857,613	-3,292,957	-3,510,631
26	Housing for Elderly (C2) extra care	70	172,667	-3,083,344	-3,113,448	-3,178,176	-3,242,903	-3,367,599	-3,875,006	-4,128,710

BLV 4: Undeveloped land/open storage			Aff Hsg:	30%						
BLV 4: Undeveloped land/open storage			Mkt value:	£3,905 per square metre						
			S106:	£15,000 per unit						
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	39,206	229,157	226,961	221,998	217,035	205,040	166,013	146,498
2	Residential Small site - medium density	5	39,206	236,184	233,986	229,023	224,060	212,066	173,038	153,525

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Rugby Borough to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL and planning obligations.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- 7.3 **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 35%, which covers the differential percentages sought by emerging Policy H2 (20% on developments in the Rugby Urban Area and 30% elsewhere). While there is a range of viable percentages, depending on sales values, type of scheme and benchmark land value, the emerging policy requirement can be achieved in most scenarios. A limited amount of scheme-specific testing may be required at the development management stage, particularly on sites brought forward on previously developed land in the Rugby Urban Area.
- 7.4 **Biodiversity Net gain:** emerging Policy EN4 requires that developments achieve a 10% biodiversity net gain, reflecting statutory requirements introduced in November 2023. A 10% biodiversity net gain results in a modest reduction in residual land values of circa 3% which is not of sufficient magnitude to prevent schemes coming forward.
- 7.5 **Electric Vehicle Charging:** the Building Regulations require that developments are to incorporate electric vehicle charging. Use of electric cars is increasing and developers are likely to face demand for electric vehicle charging from purchasers. The impact of the requirement is typically 1.4% of residual land value, which is not of sufficient magnitude to prevent schemes coming forward.
- 7.6 **Accessibility requirements:** emerging Policy H7 requires that 5% of units in residential developments meet Part M4(3) of the building regulations in relation to wheelchair accessibility. This requirement has a modest impact on viability of circa 7% on average, which is not sufficient to prevent schemes coming forward.
- 7.7 **Net Zero Carbon (on-site solutions):** the Council’s emerging policy CL1 seeks that developments should aim to achieve net zero operational carbon through on-site solutions. The cost of achieving net zero carbon in developments varies and we have tested two scenarios which reflect the range of cost estimates (scenario 1 models a 5% increase in costs and scenario 2 models a 7.5% increase in costs). When scenario 1 costs are applied, the impact on residual land values is around 38% on average in the Rugby Urban Area and 26% elsewhere. With the higher scenario 2 costs, the residual land values fall by an average of 57% in the Rugby Urban Area and 39% elsewhere. As more developers start to use on-site technologies, the costs are likely to fall over the plan period.
- 7.8 **Community Infrastructure:** Policy I6 requires that developments contribute towards the provision of education. Our appraisals test the impact of contributions totalling £5,000, £10,000 and £15,000 per unit, and higher contributions clearly have an impact on the ability of developments to meet other policy objectives, notably affordable housing.
- 7.9 When the emerging policies are tested on a cumulative basis and having regard to the Borough’s housing land supply being predominantly greenfield sites, developments in the Borough will be able to absorb the cumulative impact of the emerging policies in most cases.
- 7.10 **Strategic sites:** We have tested development typologies which are reflective of the major strategic sites that are likely to come forward over the plan period. We have incorporated estimates for infrastructure costs, based on national benchmarks, given that there is no information on site-specific requirements at this stage. Our appraisals indicate that the strategic sites are viable and deliverable, although some flexibility on the timing and/or percentage of affordable housing may be required in the short term. Alternative funding sources, most likely from Homes England, may be available to address

short term viability issues to assist in ensuring compliance with emerging Local Plan policies. Alternatively, the Council could consider deploying CIL in kind if viability issues emerge at the development management stage, given the extensive on-site provision of community infrastructure on strategic sites. This is likely to be a preferable option to reviewing the Charging Schedule and adopting lower CIL rates, as this will take more time and is a more inflexible approach than CIL in kind, the latter being discretionary.

Additional observations

- 7.11 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 7.12 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.13 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Local Plan policy review

Rugby Preferred Options Draft Local Plan policy review

Policy	Summary	Cost impact
S1	Settlement hierarchy – indicates suitable locations for developments	None – land use issue only
S2	Strategy for homes – identifies locations for new housing development.	None – land use issue only
S3	Strategy for employment land – identifies locations for new employment land	None – land use issue only
S4	Sites for Gypsies and Travellers – identifies locations for provision of new pitches	None – land use issue only
S5	Countryside protection – restricts development outside the settlement boundaries	None – land use issue only
S6	Residential allocations – identifies sites for new housing development	None – land use issue only
S7	Employment allocations – identifies sites for new employment development	None – land use issue only
S8	South West Rugby – outlines requirement for the SWR site allocation	Application submitted and viability has been tested
S9	South West Rugby spine road network – requirement for SWR spine road	Application submitted and viability has been tested
CL1	Net zero buildings – details TBC	Net zero carbon requirement tested in the study
CL2	Renewable energy and low carbon technology – sets out requirements for developments which generate renewable energy	None – land use issue only
CL3	Water supply, quality and efficiency – new development to be located close to available water sources. New development to limit water use.	No direct costs.
CL4	Climate adaptation – details TBC	TBC
E1	Employment land protection – sets out requirements for protecting existing employment land.	None – land use issue only
E2	Employment development – outlines requirements for proposals for development of employment uses. Limits development outside settlement boundaries.	No direct costs. Land issue only
E3	Rural economy – identifies types of development that will be acceptable in the rural area.	None – land use issue only
C1	Rugby town centre – sets broad vision for development in Rugby Town Centre including mix of acceptable uses	None – land use issue only
C2	Main town centre uses – seeks to limit expansion of retail uses outside the defined centres.	None – land use issue only
C3	Local and district centres – seeks to protect existing retail uses in these centres. Growth of local centres will only be permitted if there is no adverse impact on vitality and viability of Rugby Town Centre.	None – land use issue only
C4	Neighbourhood hubs – outlines the range of acceptable uses in neighbourhood hubs and seeks to prevent the loss of ground floor uses.	None – land use issue only
EN1	Biodiversity and geodiversity protection – national requirement for biodiversity net gain to be applied. Seeks to protect SSSI, protected species and irreplaceable habitat.	None – land use issue only
EN2	Landscape protection – development to avoid adverse impact on landscape character	None – land use issue and design issue only

Policy	Summary	Cost impact																				
EN3	Ironstone Fringe Area of High Landscape Value – developments to enhance character and quality of the landscape and maintain tranquility.	None – land use issue and design issue only.																				
EN4	Biodiversity net gain – relates to application of statutory requirement, to be provided onsite where possible	None – land use issue only. Can be readily accommodated given low net to gross ratios assumed																				
EN5	Canopy cover – requirement for developments outside Rugby Town Centre to increase canopy cover to 20% of site. In Rugby Town Centre, developments to maximise canopy cover or adopt green roofs (or similar)	Cost allowances included in appraisals for green roofs as a proxy for requirement.																				
EN6	Flood risk – sequential test to be applied to all applications in areas of high or medium risk of flooding.	None – standard approach to development in areas of flood risk. Land use issue only																				
EN7	Environmental protection and amenity – development to avoid adversely impacting human health, living conditions or natural environment through pollution.	No direct costs.																				
H1	Housing mix – requires the following mix to apply to new development. <table border="1" data-bbox="427 936 962 1216"> <thead> <tr> <th></th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4+ bed</th> </tr> </thead> <tbody> <tr> <td>Market housing</td> <td>10%</td> <td>30%</td> <td>45%</td> <td>15%</td> </tr> <tr> <td>Affordable home ownership</td> <td>20%</td> <td>40%</td> <td>30%</td> <td>10%</td> </tr> <tr> <td>Social rent</td> <td>35%</td> <td>30%</td> <td>20%</td> <td>15%</td> </tr> </tbody> </table>		1 bed	2 bed	3 bed	4+ bed	Market housing	10%	30%	45%	15%	Affordable home ownership	20%	40%	30%	10%	Social rent	35%	30%	20%	15%	Tested in study
	1 bed	2 bed	3 bed	4+ bed																		
Market housing	10%	30%	45%	15%																		
Affordable home ownership	20%	40%	30%	10%																		
Social rent	35%	30%	20%	15%																		
H2	Affordable housing Requires that developments of 10 or more units should provide 20% in Rugby Urban Area and 30% elsewhere, with a tenure mix of 82% social rent and 18% shared ownership	Tested in study																				
H3	Rural worker dwellings Sets out the circumstances in which additional dwellings will be permitted for rural workers.	None - land use issue only. Rural workers dwellings will not be constructed as a speculative development																				
H4	Rural exception sites Indicates that developments of affordable housing will be permitted outside settlement boundaries including up to 20% private housing (subject to viability assessment).	Not relevant to speculative residential developments.																				
H5	Replacement dwellings Set out circumstances under which replacement dwellings outside the settlement boundary will be permitted	Not relevant to speculative residential developments.																				
H6	Specialist housing Indicates Council's support for applications for specialist housing for older people and for those with specific needs. Also indicates that housing allocations should provide serviced self-build and custom build plots.	No cost implications. Neutral impact on viability as developers will receive plot value in place of residual value for plots foregone.																				

Policy	Summary	Cost impact
H7	Housing standards Minimum space standards – meet NDSS All dwellings to meet M4(2) On schemes of 10+ units, 10% of units to meet M4(3) standards Minimum outdoor space standards required.	Tested in the study
H8	Housing in multiple occupation Seeks to restrict provision of new HMOs where this would result in a concentration of HMOs.	Land use issue only, aimed primarily at existing housing in Rugby Town
W1	Protection of community facilities Seeks to restrict the loss of community facilities, or their replacement with equivalent or better provision unless it can be demonstrated that there is no demand for the facility in question.	Land use issue only
W2	Open space and sports provision Requirement for open space and sports provision unless existing provision in ward in which site is located exceeds the relevant standard.	Assumed net to gross site areas allow for provision of open space
W3	Air quality Development to achieve/exceed air quality neutral standards through orientation of buildings, abatement technology or urban greening.	Neutral impact for most developments when considered together with other policies (ie CL1 and CL2 and EN4/EN5)
D1	Well-designed places Developments to create or contribute towards well designed places.	Design fees reflected in professional fees allowances
D2	Infill and householder development Outlines requirements for infill and householder developments including extensions	Not relevant to speculative development
D3	Landscaping Seeks to retain and integrate existing natural features and seeks landscaping; landscaping to be appropriate to its context; appropriate long term maintenance of landscaped areas to be put in place.	Allowance for landscaping within external works allowances. Long term maintenance undertaken by estate management companies or similar arrangements.
D4	Historic environment Applies national policy and legislation to proposals involving heritage assets.	No additional costs.
D5	Sustainable drainage Drainage to be provided as Sustainable Drainage Systems.	SuD's have been in common use for some time and therefore reflected in base construction costs.
I1	Transport Seeks to prioritise active travel and minimise car use and provide links to public transport.	Costs of walkways etc reflected in external works allowances.
I2	Parking Development to provide adequate parking for bicycles and other vehicles	Normal development assumption, adequate space for parking reflected in assumed net to gross site area and site coverage.

Policy	Summary	Cost impact
I3	<p>Communications infrastructure Sets out the circumstances in which applications for new communications infrastructure will be permitted.</p> <p>New major developments to be provided with full fibre broadband unless it can be demonstrated this is not possible.</p>	<p>No costs to development.</p> <p>Standard development cost, fast broadband will be required by occupiers.</p>
I4	<p>Infrastructure and planning obligations Planning obligations may be required to fund upgrades when new development places additional burdens on existing infrastructure.</p> <p>Developments of 50 units or more than 10,000 sqm of floorspace to provide employment and skills plans</p>	<p>CIL reflected at prevailing rates plus S106 obligations of £5,000, £10,000 and £15,000 per unit.</p> <p>E&T costs reflected in the appraisals.</p>
I5	<p>New railway stations Identifies land which is safeguarded for new Railway Station (Nuneaton Parkway) and indicates support for a new station at Rugby</p>	<p>Land use issue only</p>
I6	<p>Secondary education Safeguards land for a secondary school at St Thomas Cross. Seeks contributions from development towards the provision of education.</p>	<p>Land use issue only</p> <p>Appraisals include Section 106 contributions totalling £5,000, £10,000 and £15,000 per unit.</p>

Appendix 2 - Development typologies details

RUGBY LOCAL PLAN VIABILITY TESTING																											
Site ref	Typology description	Gross Site area	Net site area	Heights	No of		Resi costs		GIA		Floor areas - proposed (sqm)										Total resi units	Total resi FS					
					Houses	Flats	Houses	Flats	Houses	flats	Retail A1-A4	Retail S'Mark	Note: B1 office includes B1(b)	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi inst	D1	D2							
1	Residential Small site - low density	0.16	0.16	2	5.00		1,451	1,834	481	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	481	
2	Residential Small site - medium density	0.16	0.16	3	5.00		1,451	1,834	481	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	481	
3	Residential Small site - higher density (flats)	0.04	0.04	5		5.00	1,451	1,834	-	481	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	481	
4	Residential Small site - low density	0.32	0.32	2	10.00		1,451	1,834	963	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	963	
5	Residential Small site - medium density	0.32	0.32	3	10.00		1,451	1,834	963	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	963	
6	Residential Small site - higher density (flats)	0.09	0.09	5		10.00	1,451	1,834	-	963	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	963	
7	Residential Medium site - low density	0.79	0.79	2	25.00		1,451	1,834	2,407	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	2,407	
8	Residential Medium site - medium density	0.79	0.79	3	20.00	5.00	1,451	1,834	1,926	481	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	2,407	
9	Residential Medium site - higher density (flats and houses)	0.28	0.28	5	13.00	12.00	1,451	1,834	1,252	1,155	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	2,407	
10	Residential Medium site - low density	1.68	1.68	2	50.00		1,451	1,834	4,814	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	4,814	
11	Residential Medium site - medium density	1.68	1.68	3	50.00		1,451	1,834	4,814	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	4,814	
12	Residential Medium site - higher density (flats)	0.47	0.47	5		50.00	1,451	1,834	-	4,814	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	4,814	
13	Residential Large site - low density	3.57	3.57	2	100.00		1,451	1,834	9,628	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	9,628	
14	Residential Large site - medium density	3.57	3.57	3	100.00		1,451	1,834	9,628	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	9,628	
15	Residential Large site - high density (flats and houses)	1.39	1.39	5	70.00	30.00	1,451	1,834	6,739	2,888	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100	9,628	
16	Residential Large site - low density	8.16	8.16	2	200.00		1,451	1,834	19,255	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200	19,255	
17	Residential Large site - medium density (houses and flats)	5.71	5.71	3	160.00	40.00	1,451	1,834	15,404	3,851	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200	19,255	
18	Strategic scale site - low density	24.00	24.00	2	500.00		1,451	1,834	48,138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500	48,138	
19	Strategic scale site - medium density (houses and flats)	15.00	15.00	3	450.00	50.00	1,451	1,834	43,324	4,814	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500	48,138	
20	Strategic scale site - low density	30.00	30.00	2	600.00		1,451	1,834	57,765	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	600	57,765	
21	Strategic scale site - medium density (houses and flats)	23.00	23.00	3	540.00	60	1,451	1,834	51,989	5,777	-	-	-	-	-	-	-	-	-	-	-	-	-	-	600	57,765	
22	Strategic scale site - low density	25.00	25.00	2	600.00		1,451	1,834	57,765	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	600	57,765	
23	Strategic scale site - medium density (houses and flats)	25.00	25.00	3	665.00		1,451	1,834	64,023	3,370	-	-	-	-	-	-	-	-	-	-	-	-	-	-	700	67,393	
24	Housing for Elderly (C3) - high density	0.32	0.32	4		40	1,451	1,834	-	2,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	2,900	
25	Housing for Elderly (C3) - high density	0.41	0.41	4		60	1,451	1,834	-	4,350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	60	4,350	
26	Housing for Elderly (C2) extra care	0.47	0.47	4		70	1,451	1,834	-	5,075	-	-	-	-	-	-	-	-	-	-	-	-	-	-	70	5,075	
27	Retail (comparison)	0.25	0.25	2			1,451	1,834	-	-	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28	Retail (convenience)	1.00	1.00	2			1,451	1,834	-	-	-	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Office	0.50	0.50	3			1,451	1,834	-	-	-	-	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Office	0.75	0.75	3			1,451	1,834	-	-	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Industrial (40% plot ratio)	1.00	1.00	1			1,451	1,834	-	-	-	-	-	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Warehousing/logistics (50% plot ratio)	1.00	1.00	1			1,451	1,834	-	-	-	-	-	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Warehousing/logistics (60% plot ratio)	1.00	1.00	1			1,451	1,834	-	-	-	-	-	-	6,000	-	-	-	-	-	-	-	-	-	-	-	-
34	Industrial with HQ office (30% plot ratio)	30.00	30.00	1			1,451	1,834	-	-	-	-	20,000	-	95,000	-	-	-	-	-	-	-	-	-	-	-	-
35	Warehousing/logistics (30% plot ratio)	30.00	30.00	1			1,451	1,834	-	-	-	-	-	90,000	-	-	-	-	-	-	-	-	-	-	-	-	-
36	Warehousing/logistics (25% plot ratio)	40.00	40.00	1			1,451	1,834	-	-	-	-	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-
37	Student housing development (high density) 200 beds	0.16	0.16	5			1,451	1,834	-	-	-	-	-	-	-	3,600	-	-	-	-	-	-	-	-	-	-	-
38	Student housing development (high density) 250 beds	0.20	0.20	5			1,451	1,834	-	-	-	-	-	-	-	4,500	-	-	-	-	-	-	-	-	-	-	-
39	Student housing development (high density) 300 beds	0.24	0.24	5			1,451	1,834	-	-	-	-	-	-	-	5,400	-	-	-	-	-	-	-	-	-	-	-
40	Hotel (100 rooms)	0.15	0.15	3			1,451	1,834	-	-	-	-	-	-	-	-	2,500	-	-	-	-	-	-	-	-	-	-
41	Hotel (125 room)	0.15	0.15	4			1,451	1,834	-	-	-	-	-	-	-	-	3,438	-	-	-	-	-	-	-	-	-	-
42	Hotel (150 rooms)	0.15	0.15	5			1,451	1,834	-	-	-	-	-	-	-	-	4,500	-	-	-	-	-	-	-	-	-	-
43	Leisure use	0.30	0.30	3			1,451	1,834	-	-	-	-	-	-	-	-	-	1,500	2	-	-	-	-	-	-	-	-
44	Leisure use	0.30	0.30	4			1,451	1,834	-	-	-	-	-	-	-	-	-	1,500	2	-	-	-	-	-	-	-	-
45	Leisure use	0.30	0.30	4			1,451	1,834	-	-	-	-	-	-	-	-	-	1,500	2	-	-	-	-	-	-	-	-
46	Community use	0.17	0.17	3			1,451	1,834	-	-	-	-	-	-	-	-	-	-	-	2,000	-	-	-	-	-	-	-
47	Community use	0.16	0.16	4			1,451	1,834	-	-	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-	-	-	-
48	Community use	0.19	0.19	4			1,451	1,834	-	-	-	-	-	-	-	-	-	-	-	3,000	-	-	-	-	-	-	-

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121	
RUGBY Loc.Build costs											Net to gross											Total new floorspace	Highways/S278
Site ref	Retail A1-A5	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra costs	Retail A1-A5	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278	
1	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	481	5,000	
2	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	481	5,000	
3	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	481	5,000	
4	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	963	10,000	
5	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	963	10,000	
6	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	963	10,000	
7	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,407	25,000	
8	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,407	25,000	
9	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,407	25,000	
10	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,814	50,000	
11	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,814	50,000	
12	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,814	50,000	
13	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,628	100,000	
14	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,628	100,000	
15	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,628	100,000	
16	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	19,255	200,000	
17	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	19,255	200,000	
18	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,138	500,000	
19	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	14,535,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	48,138	500,000	
20	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	17,442,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	57,765	600,000	
21	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	17,442,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	57,765	600,000	
22	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	17,442,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	57,765	600,000	
23	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	20,349,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	67,393	700,000	
24	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,900	40,000	
25	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,350	60,000	
26	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	5,075	70,000	
27	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000	
28	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500	
29	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000	
30	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000	
31	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	85%	4,000	60,000	
32	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	85%	5,000	75,000	
33	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	85%	6,000	90,000	
34	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	77%	115,000	1,725,000	
35	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	77%	90,000	1,350,000	
36	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	77%	100,000	1,500,000	
37	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	3,600	54,000	
38	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	4,500	67,500	
39	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	5,400	81,000	
40	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	2,500	37,500	
41	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	3,438	51,563	
42	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	4,500	67,500	
43	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	22,530	
44	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	22,530	
45	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	24,032	
46	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,000	32,000	
47	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	2,500	40,000	
48	1,702	1,890	2,252	911	911	2,925	2,068	2,023	2,023	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	3,000	48,000	

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175	
RUGBY Loc. Investment sale (QUARTERS)											Resi sales period (qtrs)		Sales period start	Area	On-site AH		% AH rented	Roof area	BNG cost	Car parking space	Carbon offset
Site ref	Retail A1-/	Retail S'M	B1 office	B1(c) and f	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	Resi	% of PRS units							
1	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	30%	82%	120.34	1.4%	100%	-	
2	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	30%	82%	53.49	1.4%	100%	-	
3	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	30%	82%	19.26	1.4%	100%	-	
4	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	30%	82%	240.69	1.4%	100%	-	
5	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	30%	82%	106.97	1.4%	100%	-	
6	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	30%	82%	38.51	1.4%	100%	-	
7	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	30%	82%	601.72	1.4%	100%	-	
8	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	30%	82%	267.43	1.4%	100%	-	
9	6	6	6	6	6	6	6	6	6	6	6	6	6	0.00%	30%	82%	96.28	1.4%	100%	-	
10	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	30%	82%	1,203.44	1.4%	100%	-	
11	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	30%	82%	534.86	1.4%	100%	-	
12	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	30%	82%	192.55	1.4%	100%	-	
13	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	30%	82%	2,406.88	1.4%	100%	-	
14	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	30%	82%	1,069.72	1.4%	100%	-	
15	8	8	8	8	8	8	8	8	8	8	8	8	8	0.00%	30%	82%	385.10	1.4%	100%	-	
16	11	11	11	11	11	11	11	11	11	11	11	11	11	0.00%	30%	82%	4,813.76	1.4%	100%	-	
17	11	11	11	11	11	11	11	11	11	11	11	11	11	0.00%	30%	82%	2,139.45	1.4%	100%	-	
18	13	13	13	13	13	13	13	13	13	13	13	13	13	0.00%	30%	82%	12,034.39	1.4%	100%	-	
19	13	13	13	13	13	13	13	13	13	13	13	13	13	0.00%	30%	82%	5,348.62	1.4%	100%	-	
20	19	19	19	19	19	19	19	19	19	19	19	19	19	0.00%	30%	82%	14,441.27	1.4%	100%	-	
21	19	19	19	19	19	19	19	19	19	19	19	19	19	0.00%	30%	82%	6,418.34	1.4%	100%	-	
22	29	29	29	29	29	29	29	29	29	29	29	29	29	0.00%	30%	82%	14,441.27	1.4%	100%	-	
23	29	29	29	29	29	29	29	29	29	29	29	29	29	0.00%	30%	82%	7,488.07	1.4%	100%	-	
24	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	30%	82%	181.25	1.4%	100%	-	
25	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	30%	82%	271.88	1.4%	100%	-	
26	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	30%	82%	317.19	1.4%	100%	-	
27	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	1,000.00	1.4%	100%	-	
28	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	375.00	1.4%	100%	-	
29	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	1,111.11	1.4%	100%	-	
30	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	1,666.67	1.4%	100%	-	
31	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	4,000.00	1.4%	100%	-	
32	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	5,000.00	1.4%	100%	-	
33	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	6,000.00	1.4%	100%	-	
34	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	115,000.00	1.4%	100%	-	
35	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	90,000.00	1.4%	100%	-	
36	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	100,000.00	1.4%	100%	-	
37	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	144.00	1.4%	100%	-	
38	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	180.00	1.4%	100%	-	
39	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	216.00	1.4%	100%	-	
40	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	277.78	1.4%	100%	-	
41	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	214.84	1.4%	100%	-	
42	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	180.00	1.4%	100%	-	
43	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	166.89	1.4%	100%	-	
44	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	93.88	1.4%	100%	-	
45	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	93.88	1.4%	100%	-	
46	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	222.22	1.4%	100%	-	
47	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	156.25	1.4%	100%	-	
48	10	10	10	10	10	10	10	10	10	10	10	10	10	0.00%	0%	82%	187.50	1.4%	100%	-	

Appendix 3 - Land Registry sales data

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
2, Swift Avenue, Rugby, Warwickshire CV21 1RQ	CV21 1RQ	CV21 1	03/10/2022	460,000	454,848	FALSE	Residential	House	Detached	176	2,614	2,584	Freehold
331, Newbold Road, Rugby, Warwickshire CV21 1EH	CV21 1EH	CV21 1	16/10/2023	290,000	287,722	FALSE	Residential	House	Semi_Detached	111	2,613	2,592	Freehold
9, Finmere, Rugby, Warwickshire CV21 1RT	CV21 1RT	CV21 1	22/05/2023	411,000	408,430	FALSE	Residential	House	Detached	157	2,618	2,601	Freehold
Flat 14, Kirby Court, Main Street, Newbold, Rugby, Warwickshire CV21 1HQ	CV21 1HQ	CV21 1	17/02/2023	105,000	104,079	FALSE	Residential	House	Flat	40	2,625	2,602	Leasehold
Flat 2, Lyon House, Anton Close, Rugby, Warwickshire CV21 1PA	CV21 1PA	CV21 1	17/11/2023	161,000	158,837	FALSE	Residential	House	Flat	61	2,639	2,604	Leasehold
24, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	04/09/2024	313,000	310,541	FALSE	Residential	House	Semi_Detached	118	2,653	2,632	Freehold
2, Elder Avenue, Rugby, Warwickshire CV21 1TE	CV21 1TE	CV21 1	08/08/2024	367,000	361,315	FALSE	Residential	House	Detached	136	2,699	2,657	Freehold
11, Almond Grove, Rugby, Warwickshire CV21 1HP	CV21 1HP	CV21 1	15/06/2023	225,000	227,354	FALSE	Residential	House	Semi_Detached	85	2,647	2,675	Freehold
4, Brand Road, Rugby, Warwickshire CV21 1AF	CV21 1AF	CV21 1	21/06/2024	293,000	293,544	FALSE	Residential	House	Terraced	109	2,688	2,693	Freehold
15, Boughton Wharf, Boughton Road, Rugby, Warwickshire CV21 1BF	CV21 1BF	CV21 1	15/08/2024	165,000	164,329	FALSE	Residential	House	Flat	61	2,705	2,694	Leasehold
9, Kirkby Close, Rugby, Warwickshire CV21 1TT	CV21 1TT	CV21 1	11/07/2024	335,000	337,335	FALSE	Residential	House	Detached	125	2,680	2,699	Freehold
98, Parkfield Road, Rugby, Warwickshire CV21 1ES	CV21 1ES	CV21 1	27/07/2023	205,000	207,822	FALSE	Residential	House	Terraced	77	2,662	2,699	Freehold
17, Staveley Way, Rugby, Warwickshire CV21 1TP	CV21 1TP	CV21 1	25/03/2024	367,500	371,474	FALSE	Residential	House	Detached	137	2,682	2,711	Freehold
338, Newbold Road, Rugby, Warwickshire CV21 1EG	CV21 1EG	CV21 1	28/04/2023	200,000	206,369	FALSE	Residential	House	Terraced	76	2,632	2,715	Freehold
129, Norman Road, Rugby, Warwickshire CV21 1DW	CV21 1DW	CV21 1	07/10/2022	230,000	230,844	FALSE	Residential	House	Semi_Detached	85	2,706	2,716	Freehold
1, Cypress Road, Rugby, Warwickshire CV21 1SA	CV21 1SA	CV21 1	18/07/2024	336,000	339,933	FALSE	Residential	House	Semi_Detached	125	2,688	2,719	Freehold
20, Coniston Close, Rugby, Warwickshire CV21 1LG	CV21 1LG	CV21 1	26/05/2023	210,000	214,908	FALSE	Residential	House	Terraced	79	2,658	2,720	Freehold
29, Scafell, Rugby, Warwickshire CV21 1QB	CV21 1QB	CV21 1	17/10/2022	217,000	215,141	FALSE	Residential	House	Terraced	79	2,747	2,723	Freehold
349, Newbold Road, Rugby, Warwickshire CV21 1EH	CV21 1EH	CV21 1	06/12/2023	515,000	507,967	FALSE	Residential	House	Detached	186	2,769	2,731	Freehold
31, Oulton Road, Rugby, Warwickshire CV21 1AE	CV21 1AE	CV21 1	27/04/2023	225,000	232,166	FALSE	Residential	House	Terraced	84	2,679	2,764	Freehold
25, Avonmere, Rugby, Warwickshire CV21 1EB	CV21 1EB	CV21 1	10/02/2023	435,000	435,274	FALSE	Residential	House	Detached	156	2,788	2,790	Freehold
24, Yates Avenue, Rugby, Warwickshire CV21 1DG	CV21 1DG	CV21 1	19/07/2024	240,000	242,092	FALSE	Residential	House	Terraced	86	2,791	2,815	Freehold
29, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	19/10/2023	365,000	355,383	FALSE	Residential	House	Detached	126	2,897	2,821	Freehold
30, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	06/11/2023	311,000	313,126	FALSE	Residential	House	Terraced	111	2,802	2,821	Freehold
Flat 5, Alderman House, Chimes Court, Rugby, Warwickshire CV21 1GD	CV21 1GD	CV21 1	28/06/2024	154,000	152,959	FALSE	Residential	House	Flat	54	2,852	2,833	Leasehold
302, Newbold Road, Rugby, Warwickshire CV21 1EG	CV21 1EG	CV21 1	11/01/2023	208,000	209,683	FALSE	Residential	House	Terraced	74	2,811	2,834	Freehold
2, Whernside, Rugby, Warwickshire CV21 1PJ	CV21 1PJ	CV21 1	16/09/2024	225,000	223,894	FALSE	Residential	House	Terraced	79	2,848	2,834	Freehold
Flat 4, Hearth House, Signalman Court, Rugby, Warwickshire CV21 1FR	CV21 1FR	CV21 1	09/10/2024	155,000	153,433	FALSE	Residential	House	Flat	54	2,870	2,841	Leasehold
13, Lindale, Rugby, Warwickshire CV21 1PH	CV21 1PH	CV21 1	22/08/2024	230,000	227,334	FALSE	Residential	House	Terraced	80	2,875	2,842	Freehold
1, Hansen Close, Rugby, Warwickshire CV21 1RE	CV21 1RE	CV21 1	26/05/2023	161,000	159,480	FALSE	Residential	House	Flat	56	2,875	2,848	Leasehold
Flat 6, Marigold House, Doyle Close, Rugby, Warwickshire CV21 1RA	CV21 1RA	CV21 1	28/03/2024	169,950	171,232	FALSE	Residential	House	Flat	60	2,833	2,854	Leasehold
12, Humphrey Close, Rugby, Warwickshire CV21 1FQ	CV21 1FQ	CV21 1	12/05/2023	325,000	322,967	FALSE	Residential	House	Detached	113	2,876	2,858	Freehold
18, Ulverston, Brownsover, Rugby, Warwickshire CV21 1EE	CV21 1EE	CV21 1	15/05/2023	290,000	295,214	FALSE	Residential	House	Semi_Detached	103	2,816	2,866	Freehold
Flat 2, Lime House, 33, Magnolia Avenue, Rugby, Warwickshire CV21 1UN	CV21 1UN	CV21 1	10/03/2023	179,000	178,878	FALSE	Residential	House	Flat	62	2,887	2,885	Leasehold
54, Whernside, Rugby, Warwickshire CV21 1PJ	CV21 1PJ	CV21 1	19/09/2024	235,000	233,845	FALSE	Residential	House	Terraced	81	2,901	2,887	Freehold
9, Reservoir Road, Rugby, Warwickshire CV21 1BW	CV21 1BW	CV21 1	04/08/2023	183,000	185,028	FALSE	Residential	House	Semi_Detached	64	2,859	2,891	Freehold
6, Ilmer Close, Rugby, Warwickshire CV21 1TY	CV21 1TY	CV21 1	14/03/2024	355,000	358,839	FALSE	Residential	House	Detached	124	2,863	2,894	Freehold
14, Millbeck, Brownsover, Rugby, Warwickshire CV21 1QX	CV21 1QX	CV21 1	21/12/2023	185,000	185,573	FALSE	Residential	House	Terraced	64	2,891	2,900	Freehold
101, Hawlands, Rugby, Warwickshire CV21 1JR	CV21 1JR	CV21 1	09/11/2022	264,000	264,000	FALSE	Residential	House	Semi_Detached	91	2,901	2,901	Freehold
354, Newbold Road, Rugby, Warwickshire CV21 1EG	CV21 1EG	CV21 1	07/10/2022	240,000	240,880	FALSE	Residential	House	Semi_Detached	83	2,892	2,902	Freehold
274, Newbold Road, Rugby, Warwickshire CV21 1EG	CV21 1EG	CV21 1	18/03/2024	230,000	235,079	FALSE	Residential	House	Terraced	81	2,840	2,902	Freehold
3, Edison Drive, Rugby, Warwickshire CV21 1FF	CV21 1FF	CV21 1	24/04/2024	379,950	380,189	FALSE	Residential	House	Detached	131	2,900	2,902	Freehold
341, Newbold Road, Rugby, Warwickshire CV21 1EH	CV21 1EH	CV21 1	22/01/2024	249,950	255,792	FALSE	Residential	House	Terraced	88	2,840	2,907	Freehold
37, Lower Lodge Avenue, Rugby, Warwickshire CV21 1NU	CV21 1NU	CV21 1	21/11/2023	400,000	396,012	FALSE	Residential	House	Detached	136	2,941	2,912	Freehold
58, Pantolf Place, Rugby, Warwickshire CV21 1HR	CV21 1HR	CV21 1	26/09/2023	287,000	288,759	FALSE	Residential	House	Semi_Detached	99	2,899	2,917	Freehold
38, Thomson Close, Rugby, Warwickshire CV21 1XJ	CV21 1XJ	CV21 1	23/11/2023	157,000	158,073	FALSE	Residential	House	Terraced	54	2,907	2,927	Freehold
28, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	16/12/2022	322,000	319,241	FALSE	Residential	House	Terraced	109	2,954	2,929	Freehold
Flat 5, Lyon House, Anton Close, Rugby, Warwickshire CV21 1PA	CV21 1PA	CV21 1	09/06/2023	182,000	178,715	FALSE	Residential	House	Flat	61	2,984	2,930	Leasehold
55, Reservoir Road, Rugby, Warwickshire CV21 1BW	CV21 1BW	CV21 1	25/11/2022	220,000	220,000	FALSE	Residential	House	Semi_Detached	75	2,933	2,933	Freehold
2, Liza Court, Rugby, Warwickshire CV21 1SB	CV21 1SB	CV21 1	25/04/2024	155,000	156,254	FALSE	Residential	House	Terraced	53	2,925	2,948	Freehold
24, Selside, Rugby, Warwickshire CV21 1PG	CV21 1PG	CV21 1	14/04/2023	246,000	253,834	FALSE	Residential	House	Terraced	86	2,860	2,952	Freehold
1, Swift Avenue, Rugby, Warwickshire CV21 1RQ	CV21 1RQ	CV21 1	08/11/2023	400,000	396,012	FALSE	Residential	House	Detached	134	2,985	2,955	Freehold
Flat 3, Marigold House, Doyle Close, Rugby, Warwickshire CV21 1RA	CV21 1RA	CV21 1	04/11/2022	186,000	180,352	FALSE	Residential	House	Flat	61	3,049	2,957	Leasehold
Flat 10, Hearth House, Signalman Court, Rugby, Warwickshire CV21 1FR	CV21 1FR	CV21 1	06/01/2023	162,500	159,995	FALSE	Residential	House	Flat	54	3,009	2,963	Leasehold
33, Oulton Road, Rugby, Warwickshire CV21 1AE	CV21 1AE	CV21 1	16/12/2022	254,500	252,319	FALSE	Residential	House	Terraced	85	2,994	2,968	Freehold
59, Wavere Court, Brownsover, Rugby, Warwickshire CV21 1QS	CV21 1QS	CV21 1	24/11/2023	195,000	196,333	FALSE	Residential	House	Terraced	66	2,955	2,975	Freehold
15, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	17/03/2023	442,000	442,000	FALSE	Residential	House	Detached	148	2,986	2,986	Freehold
Flat 5, Lime House, 33, Magnolia Avenue, Rugby, Warwickshire CV21 1UN	CV21 1UN	CV21 1	17/04/2024	187,000	185,861	FALSE	Residential	House	Flat	62	3,016	2,998	Leasehold
4, Gabor Close, Rugby, Warwickshire CV21 1XQ	CV21 1XQ	CV21 1	09/06/2023	325,000	321,160	FALSE	Residential	House	Detached	107	3,037	3,002	Freehold
5, Liza Court, Rugby, Warwickshire CV21 1SB	CV21 1SB	CV21 1	26/07/2024	125,000	126,090	FALSE	Residential	House	Terraced	42	2,976	3,002	Freehold
44, Main Street, Newbold, Rugby, Warwickshire CV21 1HW	CV21 1HW	CV21 1	17/11/2023	220,000	222,302	FALSE	Residential	House	Semi_Detached	74	2,973	3,004	Freehold
37, Lindale, Rugby, Warwickshire CV21 1PH	CV21 1PH	CV21 1	14/10/2024	248,000	243,786	FALSE	Residential	House	Terraced	81	3,062	3,010	Freehold
5, Culworth Close, Brownsover, Rugby, Warwickshire CV21 1TX	CV21 1TX	CV21 1	18/11/2022	392,000	385,689	FALSE	Residential	House	Detached	128	3,063	3,013	Freehold
5, Howkins Road, Rugby, Warwickshire CV21 1BP	CV21 1BP	CV21 1	12/07/2023	220,000	223,029	FALSE	Residential	House	Terraced	74	2,973	3,014	Freehold
387, Newbold Road, Rugby, Warwickshire CV21 1EP	CV21 1EP	CV21 1	21/06/2024	246,000	247,507	FALSE	Residential	House	Semi_Detached	82	3,000	3,018	Freehold
Flat 1, Lime House, 33, Magnolia Avenue, Rugby, Warwickshire CV21 1UN	CV21 1UN	CV21 1	04/05/2023	192,000	190,187	FALSE	Residential	House	Flat	63	3,048	3,019	Leasehold
10, Elter Close, Rugby, Warwickshire CV21 1JD	CV21 1JD	CV21 1	10/03/2023	381,050	381,050	FALSE	Residential	House	Detached	126	3,024	3,024	Freehold
30, Selside, Rugby, Warwickshire CV21 1PG	CV21 1PG	CV21 1	16/12/2022	235,000	232,987	FALSE	Residential	House	Terraced	77	3,052	3,026	Freehold
53, Main Street, Newbold, Rugby, Warwickshire CV21 1HH	CV21 1HH	CV21 1	16/09/2024	305,000	302,604	FALSE	Residential	House	Semi_Detached	100	3,050	3,026	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
15, Lower Lodge Avenue, Rugby, Warwickshire CV21 1NU	CV21 1NU	CV21 1	02/02/2023	415,000	415,261	FALSE	Residential	House	Detached	137	3,029	3,031	Freehold
6, Morris Close, Newbold, Rugby, Warwickshire CV21 1AX	CV21 1AX	CV21 1	09/12/2022	215,000	215,525	FALSE	Residential	House	Semi_Detached	71	3,028	3,036	Freehold
22, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	19/03/2024	325,000	332,177	FALSE	Residential	House	Terraced	109	2,982	3,048	Freehold
47, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	19/12/2023	252,000	253,234	FALSE	Residential	House	Semi_Detached	83	3,036	3,051	Freehold
18, Barnaby Road, Rugby, Warwickshire CV21 1GB	CV21 1GB	CV21 1	15/09/2023	350,000	345,220	FALSE	Residential	House	Detached	113	3,097	3,055	Freehold
1, Great Borne, Rugby, Warwickshire CV21 1SD	CV21 1SD	CV21 1	12/04/2024	167,000	168,351	FALSE	Residential	House	Terraced	55	3,036	3,061	Freehold
42, Staveley Way, Rugby, Warwickshire CV21 1TR	CV21 1TR	CV21 1	17/10/2022	400,000	395,520	FALSE	Residential	House	Detached	129	3,101	3,066	Freehold
46, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	17/08/2023	590,000	584,483	FALSE	Residential	House	Detached	190	3,105	3,076	Freehold
22, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	21/08/2023	265,000	262,522	FALSE	Residential	House	Detached	85	3,118	3,088	Freehold
47, Parkfield Road, Rugby, Warwickshire CV21 1EW	CV21 1EW	CV21 1	25/08/2023	220,000	222,438	FALSE	Residential	House	Semi_Detached	72	3,056	3,089	Freehold
13, Lower Lodge Avenue, Rugby, Warwickshire CV21 1NU	CV21 1NU	CV21 1	06/09/2024	395,000	389,848	FALSE	Residential	House	Detached	125	3,160	3,119	Freehold
3, Avonmere, Rugby, Warwickshire CV21 1EB	CV21 1EB	CV21 1	19/10/2022	499,999	494,399	FALSE	Residential	House	Detached	158	3,165	3,129	Freehold
36, Howkins Road, Rugby, Warwickshire CV21 1BP	CV21 1BP	CV21 1	08/02/2023	214,900	219,717	FALSE	Residential	House	Semi_Detached	70	3,070	3,139	Freehold
18, Rothley Drive, Rugby, Warwickshire CV21 1TS	CV21 1TS	CV21 1	29/11/2022	380,000	373,882	FALSE	Residential	House	Detached	119	3,193	3,142	Freehold
4, Thomson Close, Rugby, Warwickshire CV21 1XJ	CV21 1XJ	CV21 1	23/02/2024	270,000	273,667	FALSE	Residential	House	Semi_Detached	87	3,103	3,146	Freehold
5, Merynton Close, Rugby, Warwickshire CV21 1UW	CV21 1UW	CV21 1	22/03/2024	302,500	309,474	FALSE	Residential	House	Semi_Detached	98	3,087	3,158	Freehold
4, Wilf Brown Close, Rugby, Warwickshire CV21 1NR	CV21 1NR	CV21 1	11/08/2023	230,000	231,141	FALSE	Residential	House	Terraced	73	3,151	3,166	Freehold
4, Culworth Close, Brownsover, Rugby, Warwickshire CV21 1TX	CV21 1TX	CV21 1	22/03/2024	395,000	399,272	FALSE	Residential	House	Detached	126	3,135	3,169	Freehold
26, Staveley Way, Rugby, Warwickshire CV21 1TR	CV21 1TR	CV21 1	19/07/2024	350,000	352,440	FALSE	Residential	House	Detached	111	3,153	3,175	Freehold
2, Cypress Road, Rugby, Warwickshire CV21 1SA	CV21 1SA	CV21 1	11/06/2024	202,000	200,634	FALSE	Residential	Maisonette	Flat	63	3,206	3,185	Freehold
39, Ambleside, Rugby, Warwickshire CV21 1JB	CV21 1JB	CV21 1	19/07/2024	350,000	354,097	FALSE	Residential	House	Semi_Detached	111	3,153	3,190	Freehold
32, Ambleside, Rugby, Warwickshire CV21 1JB	CV21 1JB	CV21 1	29/08/2024	255,000	252,235	FALSE	Residential	House	Semi_Detached	79	3,228	3,193	Freehold
12, Birstall Drive, Rugby, Warwickshire CV21 1RR	CV21 1RR	CV21 1	03/02/2023	320,000	320,202	FALSE	Residential	House	Detached	100	3,200	3,202	Freehold
40, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	08/11/2022	250,000	247,253	FALSE	Residential	House	Terraced	77	3,247	3,211	Freehold
27, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	26/09/2024	197,000	196,032	FALSE	Residential	House	Flat	61	3,230	3,214	Freehold
20, Redwood Road, Rugby, Warwickshire CV21 1UD	CV21 1UD	CV21 1	27/11/2023	274,000	276,866	FALSE	Residential	House	Semi_Detached	86	3,186	3,219	Freehold
5, Staveley Way, Rugby, Warwickshire CV21 1TP	CV21 1TP	CV21 1	24/06/2024	355,000	355,224	FALSE	Residential	House	Detached	110	3,227	3,229	Freehold
14, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	06/08/2024	430,000	423,340	FALSE	Residential	House	Detached	131	3,282	3,232	Freehold
10, Redwood Road, Rugby, Warwickshire CV21 1UD	CV21 1UD	CV21 1	18/10/2024	490,000	479,440	FALSE	Residential	House	Detached	147	3,333	3,262	Freehold
1, Barnaby Road, Rugby, Warwickshire CV21 1GB	CV21 1GB	CV21 1	27/10/2023	335,500	326,660	FALSE	Residential	House	Detached	100	3,355	3,267	Freehold
57, Foxons Barn Road, Rugby, Warwickshire CV21 1LA	CV21 1LA	CV21 1	18/11/2022	255,000	255,000	FALSE	Residential	House	Semi_Detached	78	3,269	3,269	Freehold
399, Newbold Road, Rugby, Warwickshire CV21 1EP	CV21 1EP	CV21 1	06/01/2023	290,500	294,991	FALSE	Residential	House	Semi_Detached	90	3,228	3,278	Freehold
7, Staveley Way, Rugby, Warwickshire CV21 1TP	CV21 1TP	CV21 1	14/10/2024	342,000	334,629	FALSE	Residential	House	Detached	102	3,353	3,281	Freehold
7, Magnolia Avenue, Rugby, Warwickshire CV21 1UF	CV21 1UF	CV21 1	16/10/2024	450,000	440,302	FALSE	Residential	House	Detached	134	3,358	3,286	Freehold
73, Pantolf Place, Rugby, Warwickshire CV21 1HR	CV21 1HR	CV21 1	18/10/2023	328,000	325,424	FALSE	Residential	House	Semi_Detached	99	3,313	3,287	Freehold
8, Laing Close, Rugby, Warwickshire CV21 1FL	CV21 1FL	CV21 1	19/05/2023	290,000	295,214	FALSE	Residential	House	Semi_Detached	89	3,258	3,317	Freehold
22, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	11/11/2022	240,000	240,000	FALSE	Residential	House	Semi_Detached	72	3,333	3,333	Freehold
5, Pembrey Road, Rugby, Warwickshire CV21 1AJ	CV21 1AJ	CV21 1	18/04/2024	368,000	368,232	FALSE	Residential	House	Detached	110	3,345	3,348	Freehold
11, Hawkeshead, Rugby, Warwickshire CV21 1QF	CV21 1QF	CV21 1	04/12/2023	147,000	147,455	FALSE	Residential	House	Terraced	44	3,341	3,351	Freehold
55, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	23/01/2023	327,000	332,056	FALSE	Residential	House	Semi_Detached	99	3,303	3,354	Freehold
25, Lloyd Road, Rugby, Warwickshire CV21 1JW	CV21 1JW	CV21 1	24/06/2024	375,000	375,696	FALSE	Residential	House	Terraced	112	3,348	3,354	Freehold
11, Manor House Close, Newbold, Rugby, Warwickshire CV21 1HB	CV21 1HB	CV21 1	03/11/2023	400,000	396,012	FALSE	Residential	House	Detached	118	3,390	3,356	Freehold
10, Dorrit Place, Rugby, Warwickshire CV21 1FZ	CV21 1FZ	CV21 1	03/05/2024	332,000	336,446	FALSE	Residential	House	Detached	100	3,320	3,364	Freehold
12, Magnolia Avenue, Rugby, Warwickshire CV21 1UF	CV21 1UF	CV21 1	02/04/2024	263,116	265,869	FALSE	Residential	House	Semi_Detached	79	3,331	3,365	Freehold
14, Swift Avenue, Rugby, Warwickshire CV21 1RQ	CV21 1RQ	CV21 1	30/03/2023	269,500	269,500	FALSE	Residential	House	Detached	80	3,369	3,369	Freehold
12, Thomson Close, Rugby, Warwickshire CV21 1XJ	CV21 1XJ	CV21 1	20/08/2024	370,000	364,269	FALSE	Residential	House	Detached	108	3,426	3,373	Freehold
29, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	17/11/2022	199,000	199,000	FALSE	Residential	House	Semi_Detached	59	3,373	3,373	Freehold
15, Laing Close, Rugby, Warwickshire CV21 1FL	CV21 1FL	CV21 1	25/11/2022	312,000	306,977	FALSE	Residential	House	Detached	91	3,429	3,373	Freehold
6, Birstall Drive, Rugby, Warwickshire CV21 1RR	CV21 1RR	CV21 1	03/07/2024	325,000	327,266	FALSE	Residential	House	Detached	97	3,351	3,374	Freehold
14, Grendon Drive, Rugby, Warwickshire CV21 1UB	CV21 1UB	CV21 1	25/09/2024	238,500	236,627	FALSE	Residential	House	Semi_Detached	70	3,407	3,380	Freehold
6, Manor House Close, Newbold, Rugby, Warwickshire CV21 1HB	CV21 1HB	CV21 1	28/11/2022	412,500	405,859	FALSE	Residential	House	Detached	120	3,438	3,382	Freehold
47, Ambleside, Rugby, Warwickshire CV21 1JB	CV21 1JB	CV21 1	12/06/2024	185,000	186,134	FALSE	Residential	House	Semi_Detached	55	3,364	3,384	Freehold
16, Magnolia Avenue, Rugby, Warwickshire CV21 1UF	CV21 1UF	CV21 1	03/02/2023	263,000	267,458	FALSE	Residential	House	Terraced	79	3,329	3,386	Freehold
63, Derwent Close, Rugby, Warwickshire CV21 1JX	CV21 1JX	CV21 1	05/05/2023	270,000	274,854	FALSE	Residential	House	Semi_Detached	81	3,333	3,393	Freehold
13, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	29/11/2022	314,000	308,945	FALSE	Residential	House	Detached	91	3,451	3,395	Freehold
4, Hawthorn Close, Rugby, Warwickshire CV21 1RF	CV21 1RF	CV21 1	03/11/2022	265,000	262,088	FALSE	Residential	House	Terraced	77	3,442	3,404	Freehold
11, Ajax Close, Rugby, Warwickshire CV21 1XH	CV21 1XH	CV21 1	21/12/2022	245,000	245,598	FALSE	Residential	House	Semi_Detached	72	3,403	3,411	Freehold
31, Ambleside, Rugby, Warwickshire CV21 1JB	CV21 1JB	CV21 1	24/03/2023	269,950	269,950	FALSE	Residential	House	Detached	79	3,417	3,417	Freehold
1, Fay Mews, Rugby, Warwickshire CV21 1GY	CV21 1GY	CV21 1	20/09/2024	315,000	312,526	FALSE	Residential	House	Semi_Detached	91	3,462	3,434	Freehold
5, Humphrey Close, Rugby, Warwickshire CV21 1FQ	CV21 1FQ	CV21 1	05/10/2022	347,500	343,608	FALSE	Residential	House	Detached	100	3,475	3,436	Freehold
15, Gabor Close, Rugby, Warwickshire CV21 1XQ	CV21 1XQ	CV21 1	06/09/2024	235,000	233,845	FALSE	Residential	House	Terraced	68	3,456	3,439	Freehold
4, Parker Close, Rugby, Warwickshire CV21 1NY	CV21 1NY	CV21 1	21/06/2023	225,000	227,354	FALSE	Residential	House	Semi_Detached	66	3,409	3,445	Freehold
23, Dorrit Place, Rugby, Warwickshire CV21 1FZ	CV21 1FZ	CV21 1	25/08/2023	255,000	256,266	FALSE	Residential	House	Terraced	74	3,446	3,463	Freehold
40, Foxons Barn Road, Rugby, Warwickshire CV21 1LA	CV21 1LA	CV21 1	23/05/2024	376,000	381,036	FALSE	Residential	House	Detached	110	3,418	3,464	Freehold
363, Newbold Road, Rugby, Warwickshire CV21 1EP	CV21 1EP	CV21 1	27/03/2024	285,000	288,082	FALSE	Residential	House	Detached	83	3,434	3,471	Freehold
3, Laing Close, Rugby, Warwickshire CV21 1FL	CV21 1FL	CV21 1	02/05/2023	276,500	281,471	FALSE	Residential	House	Semi_Detached	81	3,414	3,475	Freehold
9, Rowse Close, Rugby, Warwickshire CV21 1NQ	CV21 1NQ	CV21 1	02/06/2023	300,000	303,138	FALSE	Residential	House	Semi_Detached	87	3,448	3,484	Freehold
12, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	29/08/2024	315,000	310,121	FALSE	Residential	House	Detached	89	3,539	3,485	Freehold
14, Foxons Barn Road, Rugby, Warwickshire CV21 1JT	CV21 1JT	CV21 1	09/12/2022	357,500	352,618	FALSE	Residential	Bungalow	Detached	101	3,540	3,491	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
5, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	13/04/2023	545,000	544,657	FALSE	Residential	House	Detached	156	3,494	3,491	Freehold
32, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	14/08/2024	230,000	227,506	FALSE	Residential	House	Semi_Detached	65	3,538	3,500	Freehold
21, Croft Avenue, Rugby, Warwickshire CV21 1AD	CV21 1AD	CV21 1	07/02/2023	319,600	319,801	FALSE	Residential	House	Detached	91	3,512	3,514	Freehold
39, Edison Drive, Rugby, Warwickshire CV21 1FF	CV21 1FF	CV21 1	13/10/2023	280,000	274,843	FALSE	Residential	House	Other	78	3,590	3,524	Freehold
33, Cypress Road, Rugby, Warwickshire CV21 1SA	CV21 1SA	CV21 1	05/09/2024	320,000	317,486	FALSE	Residential	House	Semi_Detached	90	3,556	3,528	Freehold
8, Reservoir Road, Rugby, Warwickshire CV21 1BN	CV21 1BN	CV21 1	20/10/2022	183,000	183,671	FALSE	Residential	Bungalow	Semi_Detached	52	3,519	3,532	Freehold
17, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	10/05/2023	257,000	261,621	FALSE	Residential	House	Semi_Detached	74	3,473	3,535	Freehold
18, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	14/08/2023	325,000	321,961	FALSE	Residential	House	Detached	91	3,571	3,538	Freehold
12, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	18/07/2024	285,000	286,987	FALSE	Residential	House	Detached	81	3,519	3,543	Freehold
10, Aspen Close, Rugby, Warwickshire CV21 1SQ	CV21 1SQ	CV21 1	13/10/2023	220,000	216,525	FALSE	Residential	House	Terraced	61	3,607	3,550	Freehold
22, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	30/04/2024	230,000	231,861	FALSE	Residential	House	Terraced	65	3,538	3,567	Freehold
20, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	16/12/2022	237,500	235,465	FALSE	Residential	House	Terraced	66	3,598	3,568	Freehold
49, Edison Drive, Rugby, Warwickshire CV21 1FF	CV21 1FF	CV21 1	04/01/2024	229,950	235,545	FALSE	Residential	House	Semi_Detached	66	3,484	3,569	Freehold
20, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	21/10/2022	315,000	311,472	FALSE	Residential	House	Detached	87	3,621	3,580	Freehold
34, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	06/07/2023	233,750	237,511	FALSE	Residential	House	Semi_Detached	66	3,542	3,599	Freehold
10, Ravenglass, Brownsover, Rugby, Warwickshire CV21 1PT	CV21 1PT	CV21 1	14/10/2022	230,000	230,844	FALSE	Residential	House	Semi_Detached	64	3,594	3,607	Freehold
14, Finmere, Rugby, Warwickshire CV21 1RT	CV21 1RT	CV21 1	21/10/2022	340,000	336,192	FALSE	Residential	House	Detached	93	3,656	3,615	Freehold
4, Holme Close, Rugby, Warwickshire CV21 1JL	CV21 1JL	CV21 1	24/02/2023	244,000	249,469	FALSE	Residential	Bungalow	Semi_Detached	69	3,536	3,615	Freehold
10, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	18/12/2023	267,000	267,827	FALSE	Residential	House	Terraced	74	3,608	3,619	Freehold
2, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	21/10/2022	285,000	282,558	FALSE	Residential	House	Terraced	78	3,654	3,623	Freehold
34, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	31/07/2024	280,000	283,278	FALSE	Residential	House	Semi_Detached	78	3,590	3,632	Freehold
5, Osier Close, Rugby, Warwickshire CV21 1UT	CV21 1UT	CV21 1	29/09/2023	234,999	236,439	FALSE	Residential	House	Semi_Detached	65	3,615	3,638	Freehold
10, Bell Road, Rugby, Warwickshire CV21 1GT	CV21 1GT	CV21 1	02/08/2023	320,000	317,007	FALSE	Residential	House	Detached	87	3,678	3,644	Freehold
37, Thomson Close, Rugby, Warwickshire CV21 1XJ	CV21 1XJ	CV21 1	25/08/2023	185,000	185,918	FALSE	Residential	House	Terraced	51	3,627	3,645	Freehold
18, Bell Road, Rugby, Warwickshire CV21 1GT	CV21 1GT	CV21 1	19/05/2023	279,950	284,983	FALSE	Residential	House	Semi_Detached	78	3,589	3,654	Freehold
11, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	28/06/2024	270,000	270,501	FALSE	Residential	House	Terraced	74	3,649	3,655	Freehold
6, Avonmere, Rugby, Warwickshire CV21 1EB	CV21 1EB	CV21 1	22/07/2024	403,000	405,809	FALSE	Residential	House	Detached	111	3,631	3,656	Freehold
357, Newbold Road, Rugby, Warwickshire CV21 1EH	CV21 1EH	CV21 1	14/03/2023	322,000	322,000	FALSE	Residential	Bungalow	Detached	88	3,659	3,659	Freehold
22, Edison Drive, Rugby, Warwickshire CV21 1FB	CV21 1FB	CV21 1	24/02/2023	333,000	333,210	FALSE	Residential	House	Detached	91	3,659	3,662	Freehold
8, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	09/07/2024	325,000	327,266	FALSE	Residential	House	Detached	89	3,652	3,677	Freehold
5, Aspen Close, Rugby, Warwickshire CV21 1SQ	CV21 1SQ	CV21 1	15/06/2023	222,000	224,354	FALSE	Residential	House	Terraced	61	3,639	3,678	Freehold
73, Hawlands, Rugby, Warwickshire CV21 1JR	CV21 1JR	CV21 1	02/06/2023	227,500	224,812	FALSE	Residential	Bungalow	Detached	61	3,730	3,685	Freehold
14, Lower Lodge Avenue, Rugby, Warwickshire CV21 1NU	CV21 1NU	CV21 1	15/03/2024	245,000	250,648	FALSE	Residential	House	Semi_Detached	68	3,603	3,686	Freehold
44, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QZ	CV21 1QZ	CV21 1	03/10/2023	187,500	184,538	FALSE	Residential	House	Terraced	50	3,750	3,691	Freehold
383, Newbold Road, Rugby, Warwickshire CV21 1EP	CV21 1EP	CV21 1	09/12/2022	280,000	280,684	FALSE	Residential	House	Semi_Detached	76	3,684	3,693	Freehold
5, Parker Close, Rugby, Warwickshire CV21 1NY	CV21 1NY	CV21 1	02/10/2023	247,500	245,556	FALSE	Residential	House	Semi_Detached	66	3,750	3,721	Freehold
37, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QZ	CV21 1QZ	CV21 1	29/09/2023	175,000	175,000	FALSE	Residential	House	Terraced	47	3,723	3,723	Freehold
5, Brand Road, Rugby, Warwickshire CV21 1AF	CV21 1AF	CV21 1	09/01/2023	295,000	294,444	FALSE	Residential	House	Detached	79	3,734	3,727	Freehold
81, Hawlands, Rugby, Warwickshire CV21 1JR	CV21 1JR	CV21 1	16/05/2023	215,000	220,025	FALSE	Residential	Bungalow	Terraced	59	3,644	3,729	Freehold
6, Neville Road, Rugby, Warwickshire CV21 1GX	CV21 1GX	CV21 1	12/01/2024	340,000	341,720	FALSE	Residential	House	Detached	91	3,736	3,755	Freehold
2, Thomas Road, Rugby, Warwickshire CV21 1GR	CV21 1GR	CV21 1	09/08/2023	275,000	278,048	FALSE	Residential	House	Semi_Detached	74	3,716	3,757	Freehold
3, Hinde Close, Rugby, Warwickshire CV21 1NF	CV21 1NF	CV21 1	15/12/2022	300,000	295,903	FALSE	Residential	Bungalow	Detached	78	3,846	3,794	Freehold
75, Hawlands, Rugby, Warwickshire CV21 1JR	CV21 1JR	CV21 1	01/07/2024	230,000	231,603	FALSE	Residential	Bungalow	Detached	61	3,770	3,797	Freehold
33, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QZ	CV21 1QZ	CV21 1	23/08/2024	200,000	197,682	FALSE	Residential	House	Terraced	52	3,846	3,802	Freehold
28, Kinman Way, Rugby, Warwickshire CV21 1XB	CV21 1XB	CV21 1	21/02/2023	312,000	312,196	FALSE	Residential	House	Detached	82	3,805	3,807	Freehold
3, Spruce Close, Rugby, Warwickshire CV21 1UP	CV21 1UP	CV21 1	21/04/2023	230,000	237,325	FALSE	Residential	House	Terraced	62	3,710	3,828	Freehold
62, Grendon Drive, Rugby, Warwickshire CV21 1UB	CV21 1UB	CV21 1	30/05/2023	260,000	258,374	FALSE	Residential	House	Detached	67	3,881	3,856	Freehold
67, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	01/09/2023	255,000	256,563	FALSE	Residential	House	Semi_Detached	66	3,864	3,887	Freehold
2, Ambrose Close, Rugby, Warwickshire CV21 1XD	CV21 1XD	CV21 1	16/09/2024	262,000	260,713	FALSE	Residential	House	Terraced	67	3,910	3,891	Freehold
4, Hawlands, Rugby, Warwickshire CV21 1JJ	CV21 1JJ	CV21 1	04/08/2023	265,000	262,522	FALSE	Residential	Bungalow	Detached	67	3,955	3,918	Freehold
34, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	30/05/2024	265,000	270,772	FALSE	Residential	House	Semi_Detached	69	3,841	3,924	Freehold
3, Pickwick Place, Rugby, Warwickshire CV21 1FS	CV21 1FS	CV21 1	17/02/2023	213,000	216,610	FALSE	Residential	House	Terraced	55	3,873	3,938	Freehold
7, Scafell, Rugby, Warwickshire CV21 1QB	CV21 1QB	CV21 1	09/12/2022	184,950	185,402	FALSE	Residential	House	Semi_Detached	47	3,935	3,945	Freehold
16, Expectations Drive, Rugby, Warwickshire CV21 1FW	CV21 1FW	CV21 1	09/12/2022	220,000	218,115	FALSE	Residential	House	Terraced	55	4,000	3,966	Freehold
3, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	26/02/2024	255,000	258,463	FALSE	Residential	House	Semi_Detached	65	3,923	3,976	Freehold
6, Reservoir Road, Rugby, Warwickshire CV21 1BN	CV21 1BN	CV21 1	30/08/2024	190,400	188,335	FALSE	Residential	Bungalow	Semi_Detached	47	4,051	4,007	Freehold
5, Sessile Oak Close, Rugby, Warwickshire CV21 1US	CV21 1US	CV21 1	12/05/2023	355,000	352,780	FALSE	Residential	House	Detached	88	4,034	4,009	Freehold
22, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QA	CV21 1QA	CV21 1	30/08/2024	192,500	190,268	FALSE	Residential	House	Terraced	47	4,096	4,048	Freehold
12, Thorn Close, Rugby, Warwickshire CV21 1JN	CV21 1JN	CV21 1	07/08/2024	230,000	227,506	FALSE	Residential	Bungalow	Semi_Detached	55	4,182	4,136	Freehold
40, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	09/01/2023	315,000	314,406	FALSE	Residential	House	Detached	75	4,200	4,192	Freehold
54, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	23/06/2023	245,000	247,563	FALSE	Residential	House	Semi_Detached	59	4,153	4,196	Freehold
15, Avonmere, Rugby, Warwickshire CV21 1EB	CV21 1EB	CV21 1	30/01/2023	448,200	447,355	FALSE	Residential	House	Detached	106	4,228	4,220	Freehold
38, Mosedale, Rugby, Warwickshire CV21 1SE	CV21 1SE	CV21 1	09/11/2023	140,000	140,957	FALSE	Residential	House	Terraced	33	4,242	4,271	Freehold
3, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	26/01/2023	250,000	253,865	FALSE	Residential	House	Semi_Detached	59	4,237	4,303	Freehold
16, Grendon Drive, Rugby, Warwickshire CV21 1UB	CV21 1UB	CV21 1	23/02/2023	250,000	255,604	FALSE	Residential	House	Semi_Detached	57	4,386	4,484	Freehold
2, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QA	CV21 1QA	CV21 1	18/10/2022	187,500	185,894	FALSE	Residential	Bungalow	Terraced	41	4,573	4,534	Freehold
73, Ilmer Close, Rugby, Warwickshire CV21 1TY	CV21 1TY	CV21 1	27/01/2023	371,000	370,301	FALSE	Residential	House	Detached	81	4,580	4,572	Freehold
28, Scafell, Rugby, Warwickshire CV21 1QB	CV21 1QB	CV21 1	10/10/2024	190,000	186,703	FALSE	Residential	Bungalow	Semi_Detached	40	4,750	4,668	Freehold
22, Holme Close, Rugby, Warwickshire CV21 1JL	CV21 1JL	CV21 1	25/11/2022	280,000	275,492	FALSE	Residential	Bungalow	Detached	56	5,000	4,920	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
9, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	25/08/2023	435,000	430,932	FALSE	Residential	House	Detached	87	5,000	4,953	Freehold
125, Main Street, Newbold, Rugby, Warwickshire CV21 1HN	CV21 1HN	CV21 1	28/09/2023	320,000	315,630	FALSE	Residential	Bungalow	Detached	62	5,161	5,091	Freehold
1, Hinde Close, Rugby, Warwickshire CV21 1NF	CV21 1NF	CV21 1	09/06/2023	250,000	247,046	FALSE	Residential	Bungalow	Detached	47	5,319	5,256	Freehold
		CV21 1 Average									3,342	3,343	
63, Rowland Street, Rugby, Warwickshire CV21 2BW	CV21 2BW	CV21 2	14/10/2022	225,000	223,072	FALSE	Residential	House	Terraced	86	2,616	2,594	Freehold
21, Victoria Street, Rugby, Warwickshire CV21 2HN	CV21 2HN	CV21 2	12/10/2023	190,000	186,999	FALSE	Residential	House	Terraced	72	2,639	2,597	Freehold
40, Lawford Bridge Close, Rugby, Warwickshire CV21 2AE	CV21 2AE	CV21 2	08/12/2023	130,000	127,313	FALSE	Residential	House	Flat	49	2,653	2,598	Leasehold
7, Clarence Road, Rugby, Warwickshire CV21 2JB	CV21 2JB	CV21 2	16/10/2023	185,000	182,078	FALSE	Residential	House	Terraced	70	2,643	2,601	Freehold
3, Adams Street, Rugby, Warwickshire CV21 2HT	CV21 2HT	CV21 2	20/12/2022	190,000	188,372	FALSE	Residential	House	Terraced	72	2,639	2,616	Freehold
44, Pinfold Street, Rugby, Warwickshire CV21 2JD	CV21 2JD	CV21 2	02/10/2023	195,000	191,920	FALSE	Residential	House	Terraced	73	2,671	2,629	Freehold
Flat 8, Stanier Court, Charles Warren Close, Rugby, Warwickshire CV21 2XQ	CV21 2XQ	CV21 2	19/07/2024	115,000	116,027	FALSE	Residential	House	Flat	44	2,614	2,637	Leasehold
Flat 10, St Andrews Court, Wood Street, Rugby, Warwickshire CV21 2NX	CV21 2NX	CV21 2	26/04/2024	82,500	81,998	FALSE	Residential	House	Flat	31	2,661	2,645	Leasehold
Apartment 8, Sandy House, Woodside Park, Rugby, Warwickshire CV21 2DF	CV21 2DF	CV21 2	03/05/2024	150,000	150,821	FALSE	Residential	House	Flat	57	2,632	2,646	Leasehold
7, Kew Road, Rugby, Warwickshire CV21 2QJ	CV21 2QJ	CV21 2	12/10/2023	245,000	241,130	FALSE	Residential	House	Terraced	91	2,692	2,650	Freehold
69, Lawford Road, Rugby, Warwickshire CV21 2EE	CV21 2EE	CV21 2	09/06/2023	234,000	236,448	FALSE	Residential	House	Semi_Detached	89	2,629	2,657	Freehold
14, Kew Road, Rugby, Warwickshire CV21 2QJ	CV21 2QJ	CV21 2	02/11/2023	215,000	216,470	FALSE	Residential	House	Terraced	81	2,654	2,672	Freehold
63, Follager Road, Rugby, Warwickshire CV21 2JF	CV21 2JF	CV21 2	11/11/2022	69,000	66,905	FALSE	Residential	Maisonette	Flat	25	2,760	2,676	Leasehold
19, Dale Street, Rugby, Warwickshire CV21 2LP	CV21 2LP	CV21 2	13/10/2023	165,000	163,704	FALSE	Residential	House	Semi_Detached	61	2,705	2,684	Freehold
21, Stephen Street, Rugby, Warwickshire CV21 2ES	CV21 2ES	CV21 2	13/01/2023	195,000	196,577	FALSE	Residential	House	Terraced	73	2,671	2,693	Freehold
46, Stephen Street, Rugby, Warwickshire CV21 2ES	CV21 2ES	CV21 2	09/08/2024	188,000	185,821	FALSE	Residential	House	Terraced	69	2,725	2,693	Freehold
37, Gladstone Street, Rugby, Warwickshire CV21 2JP	CV21 2JP	CV21 2	22/11/2023	145,000	143,052	FALSE	Residential	House	Flat	53	2,736	2,699	Leasehold
Flat 23, St Andrews Court, Wood Street, Rugby, Warwickshire CV21 2NX	CV21 2NX	CV21 2	04/04/2023	85,000	86,460	FALSE	Residential	House	Flat	32	2,656	2,702	Leasehold
147, Wood Street, Rugby, Warwickshire CV21 2NN	CV21 2NN	CV21 2	16/11/2023	175,000	176,196	FALSE	Residential	House	Terraced	65	2,692	2,711	Freehold
130, Lawford Road, Rugby, Warwickshire CV21 2EH	CV21 2EH	CV21 2	01/06/2023	210,000	212,197	FALSE	Residential	House	Semi_Detached	78	2,692	2,720	Freehold
101, Victoria Street, Rugby, Warwickshire CV21 2HW	CV21 2HW	CV21 2	06/11/2023	157,218	158,293	FALSE	Residential	House	Terraced	58	2,711	2,729	Freehold
72, York Street, Rugby, Warwickshire CV21 2BS	CV21 2BS	CV21 2	26/09/2023	255,000	255,000	FALSE	Residential	House	Terraced	93	2,742	2,742	Freehold
Flat 4, Hanover Gardens, Albert Street, Rugby, Warwickshire CV21 2SN	CV21 2SN	CV21 2	03/03/2023	135,000	134,908	FALSE	Residential	House	Flat	49	2,755	2,753	Leasehold
34, Lawford Bridge Close, Rugby, Warwickshire CV21 2AE	CV21 2AE	CV21 2	01/09/2023	128,500	126,859	FALSE	Residential	House	Flat	46	2,793	2,758	Leasehold
74b, Campbell Street, Rugby, Warwickshire CV21 2HZ	CV21 2HZ	CV21 2	10/10/2022	232,500	226,337	FALSE	Residential	Bungalow	Flat	82	2,835	2,760	Freehold
15, Hill Street, Rugby, Warwickshire CV21 2NB	CV21 2NB	CV21 2	27/10/2023	275,000	267,754	FALSE	Residential	House	Detached	96.44	2,852	2,776	Freehold
17, Holbrook Avenue, Rugby, Warwickshire CV21 2QG	CV21 2QG	CV21 2	06/09/2024	240,000	238,821	FALSE	Residential	House	Terraced	86	2,791	2,777	Freehold
2, Hill Street, Rugby, Warwickshire CV21 2NB	CV21 2NB	CV21 2	21/07/2023	375,000	381,033	FALSE	Residential	House	Semi_Detached	137	2,737	2,781	Freehold
30, Wood Street, Rugby, Warwickshire CV21 2NS	CV21 2NS	CV21 2	07/03/2024	190,000	194,196	FALSE	Residential	House	Terraced	69	2,754	2,814	Freehold
4, Charles Warren Close, Rugby, Warwickshire CV21 2YA	CV21 2YA	CV21 2	22/05/2024	186,000	189,390	FALSE	Residential	House	Terraced	67	2,776	2,827	Freehold
103, Glebe Crescent, Rugby, Warwickshire CV21 2HQ	CV21 2HQ	CV21 2	08/08/2023	333,500	337,196	FALSE	Residential	House	Semi_Detached	119	2,803	2,834	Freehold
11, Park Road, Rugby, Warwickshire CV21 2QU	CV21 2QU	CV21 2	03/04/2023	325,000	335,350	FALSE	Residential	House	Terraced	117	2,778	2,866	Freehold
191, Follager Road, Rugby, Warwickshire CV21 2HF	CV21 2HF	CV21 2	18/11/2023	140,000	138,120	FALSE	Residential	House	Flat	48	2,917	2,878	Leasehold
69, Victoria Street, Rugby, Warwickshire CV21 2HN	CV21 2HN	CV21 2	25/11/2022	195,000	192,857	FALSE	Residential	House	Terraced	67	2,910	2,878	Freehold
22, Alexandra Road, Rugby, Warwickshire CV21 2SY	CV21 2SY	CV21 2	10/03/2023	205,000	210,723	FALSE	Residential	House	Terraced	73	2,808	2,887	Freehold
4, Charles Street, Rugby, Warwickshire CV21 2EW	CV21 2EW	CV21 2	06/02/2023	280,000	284,746	FALSE	Residential	House	Terraced	98	2,857	2,906	Freehold
2a, Victoria Street, Rugby, Warwickshire CV21 2HN	CV21 2HN	CV21 2	15/05/2024	199,500	203,845	FALSE	Residential	House	Semi_Detached	70	2,850	2,912	Freehold
19, Lodge Road, Rugby, Warwickshire CV21 2TF	CV21 2TF	CV21 2	27/01/2023	247,150	249,149	FALSE	Residential	House	Terraced	85	2,908	2,931	Freehold
29, Holbrook Avenue, Rugby, Warwickshire CV21 2QG	CV21 2QG	CV21 2	14/05/2024	245,000	250,336	FALSE	Residential	House	Semi_Detached	85	2,882	2,945	Freehold
105, Glebe Crescent, Rugby, Warwickshire CV21 2HQ	CV21 2HQ	CV21 2	10/05/2024	321,000	327,991	FALSE	Residential	House	Semi_Detached	111	2,892	2,955	Freehold
Apartment 8, Ashford House, Woodside Park, Rugby, Warwickshire CV21 2BF	CV21 2BF	CV21 2	16/03/2023	125,200	125,115	FALSE	Residential	House	Flat	42	2,981	2,979	Leasehold
38, Regent Place, Rugby, Warwickshire CV21 2PN	CV21 2PN	CV21 2	06/03/2023	550,000	558,736	FALSE	Residential	House	Other	187	2,941	2,988	Freehold
8, Sycamore Grove, Rugby, Warwickshire CV21 2QY	CV21 2QY	CV21 2	20/10/2023	276,850	272,477	FALSE	Residential	House	Terraced	91	3,042	2,994	Freehold
115, Wood Street, Rugby, Warwickshire CV21 2NN	CV21 2NN	CV21 2	24/05/2024	173,500	176,662	FALSE	Residential	House	Terraced	59	2,941	2,994	Freehold
5, Pennington Mews, Rugby, Warwickshire CV21 2RG	CV21 2RG	CV21 2	07/10/2022	200,000	198,286	FALSE	Residential	House	Terraced	66	3,030	3,004	Freehold
30, Park Road, Rugby, Warwickshire CV21 2QH	CV21 2QH	CV21 2	24/05/2023	428,000	438,004	FALSE	Residential	House	Terraced	145	2,952	3,021	Freehold
66, Bennett Street, Rugby, Warwickshire CV21 2ER	CV21 2ER	CV21 2	09/06/2023	197,500	199,566	FALSE	Residential	House	Semi_Detached	66	2,992	3,024	Freehold
34, Follager Road, Rugby, Warwickshire CV21 2JX	CV21 2JX	CV21 2	24/11/2023	235,000	232,657	FALSE	Residential	House	Detached	76	3,092	3,061	Freehold
50, Victoria Avenue, Rugby, Warwickshire CV21 2BZ	CV21 2BZ	CV21 2	05/05/2023	175,000	179,090	FALSE	Residential	House	Terraced	58	3,017	3,088	Freehold
91, Rowland Street, Rugby, Warwickshire CV21 2BW	CV21 2BW	CV21 2	28/07/2023	165,000	167,272	FALSE	Residential	House	Terraced	54	3,056	3,098	Freehold
9, Glebe Crescent, Rugby, Warwickshire CV21 2HG	CV21 2HG	CV21 2	12/04/2024	219,950	222,251	FALSE	Residential	House	Semi_Detached	70	3,142	3,175	Freehold
41, Clare Court, Rugby, Warwickshire CV21 2RD	CV21 2RD	CV21 2	04/05/2023	132,000	135,085	FALSE	Residential	House	Terraced	42	3,143	3,216	Freehold
81, Glebe Crescent, Rugby, Warwickshire CV21 2HQ	CV21 2HQ	CV21 2	15/06/2023	239,950	242,460	FALSE	Residential	House	Semi_Detached	75	3,199	3,233	Freehold
42, Park Road, Rugby, Warwickshire CV21 2QH	CV21 2QH	CV21 2	17/03/2023	375,000	385,470	FALSE	Residential	House	Terraced	119	3,151	3,239	Freehold
23, Follager Road, Rugby, Warwickshire CV21 2JF	CV21 2JF	CV21 2	19/08/2024	205,000	202,777	FALSE	Residential	House	Semi_Detached	62	3,306	3,271	Freehold
Apartment 14, Langtree House, Woodside Park, Rugby, Warwickshire CV21 2DE	CV21 2DE	CV21 2	30/05/2023	138,000	136,697	FALSE	Residential	House	Flat	41	3,366	3,334	Leasehold
94, Izod Road, Rugby, Warwickshire CV21 2JY	CV21 2JY	CV21 2	08/09/2023	210,000	210,000	FALSE	Residential	House	Terraced	62	3,387	3,387	Freehold
63, Izod Road, Rugby, Warwickshire CV21 2JY	CV21 2JY	CV21 2	18/03/2024	251,000	256,786	FALSE	Residential	House	Semi_Detached	75	3,347	3,424	Freehold
7, Bridle Road, Rugby, Warwickshire CV21 2JH	CV21 2JH	CV21 2	13/09/2023	125,000	125,000	FALSE	Residential	House	Terraced	36	3,472	3,472	Freehold
2, Edward Street, Rugby, Warwickshire CV21 2EZ	CV21 2EZ	CV21 2	04/11/2022	220,000	216,458	FALSE	Residential	Bungalow	Detached	62	3,548	3,491	Leasehold
17, Hill Street, Rugby, Warwickshire CV21 2NB	CV21 2NB	CV21 2	20/02/2023	280,000	280,176	FALSE	Residential	Bungalow	Detached	80	3,500	3,502	Freehold
6, Maple Grove, Rugby, Warwickshire CV21 2QS	CV21 2QS	CV21 2	15/04/2024	260,000	262,720	FALSE	Residential	House	Semi_Detached	75	3,467	3,503	Freehold
35, Bridget Street, Rugby, Warwickshire CV21 2BH	CV21 2BH	CV21 2	30/09/2024	234,000	232,850	FALSE	Residential	House	Terraced	66	3,545	3,528	Freehold
Apartment 6, Langtree House, Woodside Park, Rugby, Warwickshire CV21 2DE	CV21 2DE	CV21 2	14/12/2023	150,000	146,900	FALSE	Residential	House	Flat	41	3,659	3,583	Leasehold
Flat 7, Harrad House, Woodside Park, Rugby, Warwickshire CV21 2NU	CV21 2NU	CV21 2	19/07/2024	125,000	126,116	FALSE	Residential	House	Flat	33	3,788	3,822	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
6, Regent Place, Rugby, Warwickshire CV21 2PN	CV21 2PN	CV21 2	27/03/2023	335,000	340,321	FALSE	Residential	House	Flat	67	5,000	5,079	Freehold
6, North Street, Rugby, Warwickshire CV21 2AB	CV21 2AB	CV21 2	03/11/2023	303,000	303,190	FALSE	Residential	House	Flat	47	6,447	6,451	Freehold
Flat 7, Hanover Gardens, Albert Street, Rugby, Warwickshire CV21 2SN	CV21 2SN	CV21 2	05/01/2023	120,000	118,150	FALSE	Residential	House	Flat	18	6,667	6,564	Leasehold
		CV21 2 Average									3,072	3,079	
65, Cambridge Street, Rugby, Warwickshire CV21 3NH	CV21 3NH	CV21 3	08/08/2024	175,000	172,971	FALSE	Residential	House	Terraced	67	2,612	2,582	Freehold
117, Oxford Street, Rugby, Warwickshire CV21 3LZ	CV21 3LZ	CV21 3	16/12/2022	205,000	203,244	FALSE	Residential	House	Terraced	78	2,628	2,606	Freehold
77, Claremont Road, Rugby, Warwickshire CV21 3LX	CV21 3LX	CV21 3	12/09/2024	265,000	263,698	FALSE	Residential	House	Terraced	101	2,624	2,611	Freehold
37, Sandown Road, Rugby, Warwickshire CV21 3LG	CV21 3LG	CV21 3	11/11/2022	180,000	178,022	FALSE	Residential	House	Terraced	68	2,647	2,618	Freehold
5, East Street, Rugby, Warwickshire CV21 3SQ	CV21 3SQ	CV21 3	04/10/2022	180,000	178,458	FALSE	Residential	House	Terraced	68	2,647	2,624	Freehold
82, Clifton Road, Rugby, Warwickshire CV21 3QX	CV21 3QX	CV21 3	14/02/2024	260,000	260,000	FALSE	Residential	House	Detached	99	2,626	2,626	Freehold
27, Rokeby Street, Rugby, Warwickshire CV21 3RH	CV21 3RH	CV21 3	28/06/2024	215,000	215,399	FALSE	Residential	House	Terraced	82	2,622	2,627	Freehold
20, Elsee Road, Rugby, Warwickshire CV21 3BA	CV21 3BA	CV21 3	27/06/2024	645,000	648,952	FALSE	Residential	House	Semi_Detached	247	2,611	2,627	Freehold
78, Clifton Road, Rugby, Warwickshire CV21 3QT	CV21 3QT	CV21 3	08/09/2023	360,000	355,084	FALSE	Residential	House	Detached	135	2,667	2,630	Freehold
7, Iverley Close, Rugby, Warwickshire CV21 3BF	CV21 3BF	CV21 3	16/08/2024	290,000	286,855	FALSE	Residential	House	Semi_Detached	109	2,661	2,632	Freehold
Flat 2, 24, Warwick Street, Rugby, Warwickshire CV21 3DW	CV21 3DW	CV21 3	09/10/2023	106,000	102,714	FALSE	Residential	House	Flat	39	2,718	2,634	Leasehold
83, Cambridge Street, Rugby, Warwickshire CV21 3NH	CV21 3NH	CV21 3	14/10/2022	192,000	190,355	FALSE	Residential	House	Terraced	72	2,667	2,644	Freehold
120, Oxford Street, Rugby, Warwickshire CV21 3LZ	CV21 3LZ	CV21 3	21/10/2022	166,500	165,073	FALSE	Residential	House	Terraced	62	2,685	2,662	Freehold
33, Morton Gardens, Rugby, Warwickshire CV21 3TG	CV21 3TG	CV21 3	04/01/2023	105,500	103,874	FALSE	Residential	House	Flat	39	2,705	2,663	Leasehold
28, Brodie Close, Rugby, Warwickshire CV21 3US	CV21 3US	CV21 3	04/04/2023	160,000	160,109	FALSE	Residential	House	Flat	60	2,667	2,668	Leasehold
9, Queen Victoria Street, Rugby, Warwickshire CV21 3SY	CV21 3SY	CV21 3	27/06/2023	450,000	454,772	FALSE	Residential	House	Terraced	170	2,647	2,675	Freehold
9, Brodie Close, Rugby, Warwickshire CV21 3US	CV21 3US	CV21 3	16/11/2023	160,000	157,851	FALSE	Residential	House	Flat	59	2,712	2,675	Leasehold
39, Oxford Street, Rugby, Warwickshire CV21 3NF	CV21 3NF	CV21 3	29/09/2023	158,600	158,600	FALSE	Residential	House	Terraced	59	2,688	2,688	Freehold
58, Cambridge Street, Rugby, Warwickshire CV21 3NH	CV21 3NH	CV21 3	06/01/2023	144,000	145,165	FALSE	Residential	House	Terraced	54	2,667	2,688	Freehold
10, Corbett Street, Rugby, Warwickshire CV21 3NT	CV21 3NT	CV21 3	14/12/2022	165,950	164,528	FALSE	Residential	House	Terraced	61	2,720	2,697	Freehold
111, Winfield Street, Rugby, Warwickshire CV21 3SH	CV21 3SH	CV21 3	03/03/2023	186,500	191,707	FALSE	Residential	House	Terraced	71	2,627	2,700	Freehold
47, Hopps Lodge Drive, Rugby, Warwickshire CV21 3UW	CV21 3UW	CV21 3	21/08/2024	125,000	124,492	FALSE	Residential	House	Flat	46	2,717	2,706	Leasehold
45, Winfield Street, Rugby, Warwickshire CV21 3SJ	CV21 3SJ	CV21 3	11/12/2023	230,000	230,712	FALSE	Residential	House	Terraced	85	2,706	2,714	Freehold
Apartment 3, The Mews, Little Church Street, Rugby, Warwickshire CV21 3AN	CV21 3AN	CV21 3	14/10/2022	210,000	204,433	FALSE	Residential	House	Flat	75	2,800	2,726	Leasehold
74, Windsor Street, Rugby, Warwickshire CV21 3NY	CV21 3NY	CV21 3	21/11/2022	185,000	182,967	FALSE	Residential	House	Terraced	67	2,761	2,731	Freehold
49, Bath Street, Rugby, Warwickshire CV21 3JE	CV21 3JE	CV21 3	28/07/2023	205,000	207,822	FALSE	Residential	House	Terraced	76	2,697	2,735	Freehold
91, Claremont Road, Rugby, Warwickshire CV21 3LX	CV21 3LX	CV21 3	22/03/2024	265,000	270,852	FALSE	Residential	House	Terraced	99	2,677	2,736	Freehold
111, Cambridge Street, Rugby, Warwickshire CV21 3NJ	CV21 3NJ	CV21 3	24/10/2022	185,000	183,415	FALSE	Residential	House	Terraced	67	2,761	2,738	Freehold
6, Brodie Close, Rugby, Warwickshire CV21 3US	CV21 3US	CV21 3	28/03/2024	155,000	156,169	FALSE	Residential	House	Flat	57	2,719	2,740	Leasehold
2, Grosvenor Road, Rugby, Warwickshire CV21 3LF	CV21 3LF	CV21 3	17/11/2023	292,000	293,996	FALSE	Residential	House	Terraced	107	2,729	2,748	Freehold
Flat 3, Ross Court, Curie Close, Rugby, Warwickshire CV21 3PF	CV21 3PF	CV21 3	11/11/2022	129,000	125,083	FALSE	Residential	House	Flat	45	2,867	2,780	Leasehold
22, Oxford Street, Rugby, Warwickshire CV21 3NF	CV21 3NF	CV21 3	11/12/2023	225,000	225,697	FALSE	Residential	House	Terraced	81	2,778	2,786	Freehold
2a, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	28/06/2023	593,000	585,993	FALSE	Residential	House	Detached	210	2,824	2,790	Freehold
63, Winfield Street, Rugby, Warwickshire CV21 3SJ	CV21 3SJ	CV21 3	07/10/2022	245,000	242,901	FALSE	Residential	House	Terraced	87	2,816	2,792	Freehold
117, Claremont Road, Rugby, Warwickshire CV21 3LU	CV21 3LU	CV21 3	05/01/2023	247,000	248,998	FALSE	Residential	House	Terraced	89	2,775	2,798	Freehold
8, Westgate Road, Rugby, Warwickshire CV21 3UD	CV21 3UD	CV21 3	18/05/2023	302,500	307,939	FALSE	Residential	House	Semi_Detached	110	2,750	2,799	Freehold
17, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	20/12/2022	320,000	317,258	FALSE	Residential	House	Terraced	113	2,832	2,808	Freehold
130, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TJ	CV21 3TJ	CV21 3	24/05/2024	385,000	393,385	FALSE	Residential	House	Semi_Detached	140	2,750	2,810	Freehold
118, Oxford Street, Rugby, Warwickshire CV21 3LZ	CV21 3LZ	CV21 3	25/11/2022	173,500	171,593	FALSE	Residential	House	Terraced	61	2,844	2,813	Freehold
6, Iverley Close, Rugby, Warwickshire CV21 3BF	CV21 3BF	CV21 3	10/02/2023	300,000	306,725	FALSE	Residential	House	Semi_Detached	109	2,752	2,814	Freehold
199, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TR	CV21 3TR	CV21 3	26/07/2024	260,000	261,812	FALSE	Residential	House	Detached	93	2,796	2,815	Freehold
16, Harvon Garth, Rugby, Warwickshire CV21 3FH	CV21 3FH	CV21 3	19/04/2024	102,000	101,379	FALSE	Residential	House	Flat	36	2,833	2,816	Leasehold
135, Abbey Street, Rugby, Warwickshire CV21 3LN	CV21 3LN	CV21 3	30/05/2023	185,000	189,324	FALSE	Residential	House	Terraced	67	2,761	2,826	Freehold
53, Graham Road, Rugby, Warwickshire CV21 3LD	CV21 3LD	CV21 3	02/12/2022	200,000	198,286	FALSE	Residential	House	Terraced	70	2,857	2,833	Freehold
17, Braids Close, Rugby, Warwickshire CV21 3FG	CV21 3FG	CV21 3	19/04/2024	465,000	465,293	FALSE	Residential	House	Detached	164	2,835	2,837	Freehold
6, Queen Victoria Street, Rugby, Warwickshire CV21 3SY	CV21 3SY	CV21 3	10/03/2023	210,000	215,863	FALSE	Residential	House	Terraced	76	2,763	2,840	Freehold
51, Portland Road, Rugby, Warwickshire CV21 3RX	CV21 3RX	CV21 3	15/12/2023	235,000	236,151	FALSE	Residential	House	Semi_Detached	83	2,831	2,845	Freehold
1, Corbett Street, Rugby, Warwickshire CV21 3NT	CV21 3NT	CV21 3	18/11/2022	170,000	168,132	FALSE	Residential	House	Terraced	59	2,881	2,850	Freehold
83, Sandown Road, Rugby, Warwickshire CV21 3LQ	CV21 3LQ	CV21 3	19/05/2023	170,000	173,973	FALSE	Residential	House	Terraced	61	2,787	2,852	Freehold
5, Drury Court, Drury Lane, Rugby, Warwickshire CV21 3DA	CV21 3DA	CV21 3	18/12/2023	140,000	137,107	FALSE	Residential	House	Flat	48	2,917	2,856	Leasehold
189, Abbey Street, Rugby, Warwickshire CV21 3LW	CV21 3LW	CV21 3	17/03/2023	207,000	212,434	FALSE	Residential	House	Semi_Detached	74	2,797	2,871	Freehold
31, Claremont Road, Rugby, Warwickshire CV21 3NA	CV21 3NA	CV21 3	04/03/2024	250,000	255,521	FALSE	Residential	House	Terraced	89	2,809	2,871	Freehold
41, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	12/09/2024	295,000	293,550	FALSE	Residential	House	Terraced	102	2,892	2,878	Freehold
28, Portland Road, Rugby, Warwickshire CV21 3RX	CV21 3RX	CV21 3	22/11/2022	331,000	331,000	FALSE	Residential	House	Semi_Detached	115	2,878	2,878	Freehold
20, Oxford Street, Rugby, Warwickshire CV21 3NF	CV21 3NF	CV21 3	02/02/2024	225,000	227,670	FALSE	Residential	House	Terraced	79	2,848	2,882	Freehold
17, Harvon Garth, Rugby, Warwickshire CV21 3FH	CV21 3FH	CV21 3	11/08/2023	129,000	127,610	FALSE	Residential	House	Flat	44	2,932	2,900	Leasehold
67, Clifton Road, Rugby, Warwickshire CV21 3QG	CV21 3QG	CV21 3	23/06/2023	765,000	773,003	FALSE	Residential	House	Semi_Detached	266	2,876	2,906	Freehold
23, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	26/10/2022	333,000	330,147	FALSE	Residential	House	Terraced	113	2,947	2,922	Freehold
9, Ridge Drive, Rugby, Warwickshire CV21 3FE	CV21 3FE	CV21 3	27/03/2023	410,000	410,000	FALSE	Residential	House	Detached	139	2,950	2,950	Freehold
33, Sandown Road, Rugby, Warwickshire CV21 3LG	CV21 3LG	CV21 3	23/01/2023	170,000	171,375	FALSE	Residential	House	Terraced	58	2,931	2,955	Freehold
19, Market Street, Rugby, Warwickshire CV21 3HG	CV21 3HG	CV21 3	08/03/2024	200,000	204,611	FALSE	Residential	House	Semi_Detached	69	2,899	2,965	Freehold
69, Clifton Road, Rugby, Warwickshire CV21 3QG	CV21 3QG	CV21 3	21/10/2022	757,500	760,278	FALSE	Residential	House	Semi_Detached	256	2,959	2,970	Freehold
18, Townsend Road, Rugby, Warwickshire CV21 3SB	CV21 3SB	CV21 3	16/08/2024	220,000	217,614	FALSE	Residential	House	Semi_Detached	73	3,014	2,981	Freehold
64, Sun Street, Rugby, Warwickshire CV21 3NW	CV21 3NW	CV21 3	27/10/2022	200,000	200,733	FALSE	Residential	House	Semi_Detached	67	2,985	2,996	Freehold
17, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	20/10/2023	445,000	441,505	FALSE	Residential	House	Semi_Detached	147	3,027	3,003	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
35, Claremont Road, Rugby, Warwickshire CV21 3NA	CV21 3NA	CV21 3	10/02/2023	267,500	273,496	FALSE	Residential	House	Semi_Detached	91	2,940	3,005	Freehold
2a, Rokeby Street, Rugby, Warwickshire CV21 3RH	CV21 3RH	CV21 3	16/11/2023	240,000	237,607	FALSE	Residential	House	Detached	79	3,038	3,008	Freehold
30a, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	30/05/2023	400,000	397,498	FALSE	Residential	House	Detached	132	3,030	3,011	Freehold
85, Grosvenor Road, Rugby, Warwickshire CV21 3LE	CV21 3LE	CV21 3	02/02/2024	185,000	187,196	FALSE	Residential	House	Flat	62	2,984	3,019	Freehold
29, Butlin Road, Rugby, Warwickshire CV21 3SD	CV21 3SD	CV21 3	12/04/2024	380,000	383,975	FALSE	Residential	House	Semi_Detached	126	3,016	3,047	Freehold
10, Brodie Close, Rugby, Warwickshire CV21 3US	CV21 3US	CV21 3	16/01/2024	179,000	183,184	FALSE	Residential	House	Terraced	60	2,983	3,053	Freehold
24, Hart Close, Rugby, Warwickshire CV21 3TP	CV21 3TP	CV21 3	19/06/2023	425,000	429,446	FALSE	Residential	House	Semi_Detached	140	3,036	3,067	Freehold
5a, Slade Road, Rugby, Warwickshire CV21 3AD	CV21 3AD	CV21 3	09/03/2023	290,000	297,613	FALSE	Residential	House	Semi_Detached	97	2,990	3,068	Freehold
119, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TN	CV21 3TN	CV21 3	29/09/2023	310,000	311,900	FALSE	Residential	House	Semi_Detached	101	3,069	3,088	Freehold
31, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	22/01/2024	346,800	355,237	FALSE	Residential	House	Semi_Detached	115	3,016	3,089	Freehold
35, Arnold Street, Rugby, Warwickshire CV21 3HD	CV21 3HD	CV21 3	08/04/2024	204,000	205,650	FALSE	Residential	House	Terraced	66	3,091	3,116	Freehold
187, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TR	CV21 3TR	CV21 3	06/09/2024	325,000	322,447	FALSE	Residential	House	Semi_Detached	103	3,155	3,131	Freehold
6, Sheriff Road, Rugby, Warwickshire CV21 3RZ	CV21 3RZ	CV21 3	25/03/2024	251,000	256,786	FALSE	Residential	House	Semi_Detached	82	3,061	3,132	Freehold
26, Ridge Drive, Rugby, Warwickshire CV21 3FE	CV21 3FE	CV21 3	28/10/2022	385,000	380,688	FALSE	Residential	House	Detached	121	3,182	3,146	Freehold
4, Slade Road, Rugby, Warwickshire CV21 3AD	CV21 3AD	CV21 3	13/10/2023	308,500	300,372	FALSE	Residential	House	Detached	95	3,247	3,162	Freehold
1, Boundary Road, Rugby, Warwickshire CV21 3AA	CV21 3AA	CV21 3	15/03/2024	430,000	439,913	FALSE	Residential	House	Semi_Detached	139	3,094	3,165	Freehold
3, Temple Street, Rugby, Warwickshire CV21 3TB	CV21 3TB	CV21 3	04/01/2023	200,000	201,618	FALSE	Residential	House	Terraced	63	3,175	3,200	Freehold
52, Caldecott Street, Rugby, Warwickshire CV21 3TH	CV21 3TH	CV21 3	10/12/2022	255,000	252,815	FALSE	Residential	House	Terraced	78	3,269	3,241	Freehold
19, Townsend Road, Rugby, Warwickshire CV21 3SB	CV21 3SB	CV21 3	13/10/2023	236,000	234,146	FALSE	Residential	House	Semi_Detached	72	3,278	3,252	Freehold
The Bungalow, Oxford Street, Rugby, Warwickshire CV21 3NF	CV21 3NF	CV21 3	18/06/2024	322,000	322,203	FALSE	Residential	Bungalow	Detached	99	3,253	3,255	Freehold
9, Townsend Road, Rugby, Warwickshire CV21 3SB	CV21 3SB	CV21 3	26/09/2023	285,000	286,746	FALSE	Residential	House	Semi_Detached	88	3,239	3,258	Freehold
38, Portland Road, Rugby, Warwickshire CV21 3RX	CV21 3RX	CV21 3	04/11/2022	283,500	283,500	FALSE	Residential	House	Semi_Detached	87	3,259	3,259	Freehold
75, Clifton Road, Rugby, Warwickshire CV21 3QG	CV21 3QG	CV21 3	23/08/2023	845,000	849,194	FALSE	Residential	House	Terraced	259	3,263	3,279	Freehold
23, Hart Close, Rugby, Warwickshire CV21 3TP	CV21 3TP	CV21 3	27/09/2024	278,000	275,816	FALSE	Residential	House	Semi_Detached	83	3,349	3,323	Freehold
32, Townsend Road, Rugby, Warwickshire CV21 3SB	CV21 3SB	CV21 3	08/12/2023	295,000	296,444	FALSE	Residential	House	Semi_Detached	89	3,315	3,331	Freehold
35, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	20/03/2024	440,000	450,143	FALSE	Residential	House	Semi_Detached	135	3,259	3,334	Freehold
88, Clifton Road, Rugby, Warwickshire CV21 3QX	CV21 3QX	CV21 3	09/01/2023	465,000	464,124	FALSE	Residential	House	Detached	139	3,345	3,339	Freehold
34, Bronte Close, Rugby, Warwickshire CV21 3PD	CV21 3PD	CV21 3	08/03/2024	261,500	267,528	FALSE	Residential	House	Semi_Detached	80	3,269	3,344	Freehold
32, Sheriff Road, Rugby, Warwickshire CV21 3RZ	CV21 3RZ	CV21 3	27/09/2024	290,000	287,722	FALSE	Residential	House	Semi_Detached	86	3,372	3,346	Freehold
35, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	18/07/2023	270,000	274,344	FALSE	Residential	House	Semi_Detached	82	3,293	3,346	Freehold
8, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	28/07/2023	340,000	345,470	FALSE	Residential	House	Semi_Detached	103	3,301	3,354	Freehold
63, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	26/04/2024	302,000	302,190	FALSE	Residential	Bungalow	Detached	90	3,356	3,358	Freehold
26, Paradise Street, Rugby, Warwickshire CV21 3SZ	CV21 3SZ	CV21 3	25/11/2022	275,000	271,978	FALSE	Residential	House	Terraced	81	3,395	3,358	Freehold
19, Eastlands Road, Rugby, Warwickshire CV21 3RP	CV21 3RP	CV21 3	29/09/2023	352,000	354,157	FALSE	Residential	House	Semi_Detached	105	3,352	3,373	Freehold
3, Slade Road, Rugby, Warwickshire CV21 3AD	CV21 3AD	CV21 3	07/10/2022	313,000	314,148	FALSE	Residential	House	Semi_Detached	93	3,366	3,378	Freehold
37, Sheriff Road, Rugby, Warwickshire CV21 3RZ	CV21 3RZ	CV21 3	24/08/2023	277,500	280,576	FALSE	Residential	House	Semi_Detached	83	3,343	3,380	Freehold
44, Eastlands Road, Rugby, Warwickshire CV21 3RP	CV21 3RP	CV21 3	06/04/2023	303,000	311,343	FALSE	Residential	House	Semi_Detached	92	3,293	3,384	Freehold
Flat 7, 24, Warwick Street, Rugby, Warwickshire CV21 3DW	CV21 3DW	CV21 3	04/10/2024	100,000	98,989	FALSE	Residential	House	Flat	29	3,448	3,413	Leasehold
42, Ridge Drive, Rugby, Warwickshire CV21 3FE	CV21 3FE	CV21 3	11/06/2024	205,000	205,380	FALSE	Residential	House	Terraced	60	3,417	3,423	Freehold
40, Ridge Drive, Rugby, Warwickshire CV21 3FE	CV21 3FE	CV21 3	09/02/2024	207,000	209,457	FALSE	Residential	House	Terraced	61	3,393	3,434	Freehold
76, Clifton Road, Rugby, Warwickshire CV21 3QT	CV21 3QT	CV21 3	26/09/2023	271,000	272,661	FALSE	Residential	House	Semi_Detached	79	3,430	3,451	Freehold
23, Westgate Road, Rugby, Warwickshire CV21 3UD	CV21 3UD	CV21 3	03/06/2024	460,000	462,819	FALSE	Residential	Bungalow	Semi_Detached	134	3,433	3,454	Freehold
24, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	09/06/2023	285,000	287,982	FALSE	Residential	House	Semi_Detached	83	3,434	3,470	Freehold
9, Hart Close, Rugby, Warwickshire CV21 3TP	CV21 3TP	CV21 3	27/01/2023	476,000	483,359	FALSE	Residential	House	Semi_Detached	139	3,424	3,477	Freehold
17, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	10/10/2023	356,000	353,204	FALSE	Residential	House	Semi_Detached	101	3,525	3,497	Freehold
49, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	24/05/2024	285,000	291,207	FALSE	Residential	House	Semi_Detached	83	3,434	3,509	Freehold
51, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	06/11/2023	245,000	246,675	FALSE	Residential	House	Terraced	70	3,500	3,524	Freehold
17, Bronte Close, Rugby, Warwickshire CV21 3PD	CV21 3PD	CV21 3	15/12/2023	260,000	256,449	FALSE	Residential	House	Detached	72	3,611	3,562	Freehold
61, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	19/09/2024	215,000	213,943	FALSE	Residential	House	Terraced	59	3,644	3,626	Freehold
26, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	30/08/2023	220,000	222,438	FALSE	Residential	House	Semi_Detached	61	3,607	3,647	Freehold
28, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	14/09/2023	220,000	220,000	FALSE	Residential	House	Terraced	60	3,667	3,667	Freehold
156, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TJ	CV21 3TJ	CV21 3	04/06/2024	300,000	301,838	FALSE	Residential	House	Semi_Detached	82	3,659	3,681	Freehold
51, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	03/10/2024	315,000	309,533	FALSE	Residential	House	Semi_Detached	84	3,750	3,685	Freehold
10, Boundary Road, Rugby, Warwickshire CV21 3AA	CV21 3AA	CV21 3	17/11/2023	430,000	432,940	FALSE	Residential	House	Terraced	117	3,675	3,700	Freehold
27, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	02/10/2024	420,000	410,948	FALSE	Residential	House	Detached	111	3,784	3,702	Freehold
61, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	25/08/2023	475,000	470,558	FALSE	Residential	House	Detached	127	3,740	3,705	Freehold
59, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	17/11/2023	330,500	333,958	FALSE	Residential	House	Semi_Detached	90	3,672	3,711	Freehold
13, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	14/08/2024	338,500	334,830	FALSE	Residential	House	Semi_Detached	90	3,761	3,720	Freehold
36, Morton Gardens, Rugby, Warwickshire CV21 3TG	CV21 3TG	CV21 3	17/04/2023	255,000	254,840	FALSE	Residential	House	Detached	68	3,750	3,748	Freehold
49, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	27/02/2024	262,500	265,615	FALSE	Residential	House	Terraced	70	3,750	3,795	Freehold
Apartment 2, The Mews, Little Church Street, Rugby, Warwickshire CV21 3AN	CV21 3AN	CV21 3	14/10/2022	200,000	194,698	FALSE	Residential	House	Flat	51	3,922	3,818	Leasehold
3, Bath Street Mews, Rugby, Warwickshire CV21 3JG	CV21 3JG	CV21 3	12/09/2024	150,000	149,263	FALSE	Residential	House	Terraced	39	3,846	3,827	Freehold
7, Faraday Way, Rugby, Warwickshire CV21 3WA	CV21 3WA	CV21 3	14/10/2022	270,000	270,990	FALSE	Residential	House	Semi_Detached	70	3,857	3,871	Freehold
30, Bronte Close, Rugby, Warwickshire CV21 3PD	CV21 3PD	CV21 3	17/02/2023	219,100	222,814	FALSE	Residential	House	Terraced	57	3,844	3,909	Freehold
30b, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	31/07/2024	405,000	407,823	FALSE	Residential	Bungalow	Detached	104	3,894	3,921	Freehold
58, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TE	CV21 3TE	CV21 3	17/10/2024	330,000	322,888	FALSE	Residential	Bungalow	Detached	82	4,024	3,938	Freehold
4, Earl Street, Rugby, Warwickshire CV21 3SS	CV21 3SS	CV21 3	18/03/2024	197,375	201,733	FALSE	Residential	House	Terraced	51	3,870	3,956	Freehold
88, Academy Drive, Rugby, Warwickshire CV21 3UF	CV21 3UF	CV21 3	30/05/2023	275,000	279,944	FALSE	Residential	House	Semi_Detached	70	3,929	3,999	Freehold
7, Hopps Lodge Drive, Rugby, Warwickshire CV21 3UW	CV21 3UW	CV21 3	08/09/2023	235,000	235,000	FALSE	Residential	House	Terraced	58	4,052	4,052	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
8, Curie Close, Rugby, Warwickshire CV21 3PE	CV21 3PE	CV21 3	15/12/2022	300,000	295,903	FALSE	Residential	House	Detached	72	4,167	4,110	Freehold
49, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	14/11/2022	355,000	355,000	FALSE	Residential	House	Semi_Detached	86	4,128	4,128	Freehold
18, Eastlands Road, Rugby, Warwickshire CV21 3RP	CV21 3RP	CV21 3	03/01/2024	395,000	404,610	FALSE	Residential	House	Semi_Detached	97	4,072	4,171	Freehold
1, Bath Street Mews, Rugby, Warwickshire CV21 3JG	CV21 3JG	CV21 3	12/09/2024	150,000	151,132	FALSE	Residential	House	Flat	36	4,167	4,198	Freehold
3, Newton Mews, Rugby, Warwickshire CV21 3UR	CV21 3UR	CV21 3	17/03/2023	237,000	243,617	FALSE	Residential	House	Terraced	58	4,086	4,200	Freehold
6, Earl Street, Rugby, Warwickshire CV21 3SS	CV21 3SS	CV21 3	22/04/2024	208,500	210,187	FALSE	Residential	House	Terraced	50	4,170	4,204	Freehold
63, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	12/09/2024	235,000	233,154	FALSE	Residential	House	Semi_Detached	55	4,273	4,239	Freehold
47, Langton Road, Rugby, Warwickshire CV21 3UB	CV21 3UB	CV21 3	15/03/2024	425,000	429,596	FALSE	Residential	House	Detached	101	4,208	4,253	Freehold
21, Sheriff Road, Rugby, Warwickshire CV21 3RZ	CV21 3RZ	CV21 3	19/10/2022	352,500	353,793	FALSE	Residential	House	Semi_Detached	83	4,247	4,263	Freehold
38, Charlotte Street, Rugby, Warwickshire CV21 3HB	CV21 3HB	CV21 3	20/09/2023	300,000	300,000	FALSE	Residential	House	Flat	70	4,286	4,286	Freehold
160, Murray Road, Rugby, Warwickshire CV21 3JU	CV21 3JU	CV21 3	11/04/2023	245,000	252,803	FALSE	Residential	House	Flat	58	4,224	4,359	Freehold
180, Murray Road, Rugby, Warwickshire CV21 3JU	CV21 3JU	CV21 3	15/12/2022	220,000	218,115	FALSE	Residential	Maisonette	Terraced	47	4,681	4,641	Freehold
1, High Street, Rugby, Warwickshire CV21 3BG	CV21 3BG	CV21 3	26/10/2022	292,000	290,185	FALSE	Residential	House	Flat	56	5,214	5,182	Freehold
8, Wells Street, Rugby, Warwickshire CV21 3JB	CV21 3JB	CV21 3	30/01/2023	218,000	219,764	FALSE	Residential	House	Flat	32	6,813	6,868	Freehold
		CV21 3 Average									3,238	3,246	
16, Phipps Avenue, Rugby, Warwickshire CV21 4JB	CV21 4JB	CV21 4	29/09/2023	219,950	219,950	FALSE	Residential	House	Terraced	84	2,618	2,618	Freehold
74, Lennon Close, Rugby, Warwickshire CV21 4DT	CV21 4DT	CV21 4	06/09/2024	305,000	301,022	FALSE	Residential	House	Detached	114	2,675	2,641	Freehold
Apartment 23, Lowry Court, Lower Street, Rugby, Warwickshire CV21 4NX	CV21 4NX	CV21 4	09/02/2023	134,500	133,320	FALSE	Residential	House	Flat	50	2,690	2,666	Leasehold
84, Mckinnell Crescent, Rugby, Warwickshire CV21 4AX	CV21 4AX	CV21 4	02/11/2022	352,500	352,500	FALSE	Residential	House	Semi_Detached	132	2,670	2,670	Freehold
39, Deane Road, Hillmorton, Rugby, Warwickshire CV21 4NZ	CV21 4NZ	CV21 4	15/03/2024	220,000	225,072	FALSE	Residential	House	Semi_Detached	84	2,619	2,679	Freehold
69, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	07/08/2023	325,000	321,961	FALSE	Residential	House	Detached	120	2,708	2,683	Freehold
85, Featherbed Lane, Rugby, Warwickshire CV21 4LF	CV21 4LF	CV21 4	11/11/2022	403,550	403,550	FALSE	Residential	House	Semi_Detached	149	2,708	2,708	Freehold
34, Bucknill Crescent, Rugby, Warwickshire CV21 4EX	CV21 4EX	CV21 4	24/05/2024	214,995	218,914	FALSE	Residential	House	Terraced	80	2,687	2,736	Freehold
3, Bonnington Close, Rugby, Warwickshire CV21 4DG	CV21 4DG	CV21 4	16/08/2024	285,000	280,586	FALSE	Residential	House	Detached	102	2,794	2,751	Freehold
8, Florin Place, Hillmorton, Rugby, Warwickshire CV21 4ED	CV21 4ED	CV21 4	30/05/2024	775,000	785,379	FALSE	Residential	House	Detached	284	2,729	2,765	Freehold
11, Windmill Close, Hillmorton, Rugby, Warwickshire CV21 4EJ	CV21 4EJ	CV21 4	05/10/2022	577,000	570,537	FALSE	Residential	House	Detached	206	2,801	2,770	Freehold
2, Horne Close, Rugby, Warwickshire CV21 4ET	CV21 4ET	CV21 4	07/05/2024	250,000	255,445	FALSE	Residential	Bungalow	Semi_Detached	92	2,717	2,777	Freehold
13, Perkins Grove, Rugby, Warwickshire CV21 4HU	CV21 4HU	CV21 4	19/04/2023	220,000	226,058	FALSE	Residential	House	Semi_Detached	81	2,716	2,791	Freehold
26, Fenwick Drive, Hillmorton, Rugby, Warwickshire CV21 4PQ	CV21 4PQ	CV21 4	25/08/2023	226,000	228,505	FALSE	Residential	House	Semi_Detached	81	2,790	2,821	Freehold
1, Grandsire Drive, Hillmorton, Rugby, Warwickshire CV21 4PL	CV21 4PL	CV21 4	12/04/2024	215,000	217,249	FALSE	Residential	House	Semi_Detached	77	2,792	2,821	Freehold
95, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	15/12/2023	325,000	320,562	FALSE	Residential	House	Detached	113	2,876	2,837	Freehold
39, Fenwick Drive, Hillmorton, Rugby, Warwickshire CV21 4PQ	CV21 4PQ	CV21 4	09/11/2023	222,000	224,322	FALSE	Residential	House	Semi_Detached	79	2,810	2,840	Freehold
6, Perkins Grove, Rugby, Warwickshire CV21 4HU	CV21 4HU	CV21 4	05/03/2024	225,600	230,801	FALSE	Residential	House	Semi_Detached	81	2,785	2,849	Freehold
Apartment 13, Lowry Court, Lower Street, Rugby, Warwickshire CV21 4NX	CV21 4NX	CV21 4	15/11/2022	123,750	119,993	FALSE	Residential	House	Flat	42	2,946	2,857	Leasehold
8, Waverley Road, Rugby, Warwickshire CV21 4NW	CV21 4NW	CV21 4	24/07/2024	310,000	312,161	FALSE	Residential	House	Detached	109	2,844	2,864	Freehold
39, Watts Lane, Rugby, Warwickshire CV21 4PE	CV21 4PE	CV21 4	28/09/2023	245,000	246,501	FALSE	Residential	House	Semi_Detached	86	2,849	2,866	Freehold
98, Pettiver Crescent, Rugby, Warwickshire CV21 4JF	CV21 4JF	CV21 4	12/06/2023	185,000	186,935	FALSE	Residential	House	Semi_Detached	65	2,846	2,876	Freehold
281, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AB	CV21 4AB	CV21 4	25/10/2023	390,000	379,724	FALSE	Residential	Bungalow	Detached	132	2,955	2,877	Freehold
31, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	16/05/2024	330,000	337,187	FALSE	Residential	House	Semi_Detached	117	2,821	2,882	Freehold
26, Bromwich Road, Hillmorton, Rugby, Warwickshire CV21 4JH	CV21 4JH	CV21 4	11/11/2022	210,000	207,692	FALSE	Residential	House	Terraced	72	2,917	2,885	Freehold
2, Bromwich Road, Hillmorton, Rugby, Warwickshire CV21 4JH	CV21 4JH	CV21 4	09/06/2023	197,000	199,089	FALSE	Residential	House	Terraced	69	2,855	2,885	Freehold
1, High Street, Hillmorton, Rugby, Warwickshire CV21 4EG	CV21 4EG	CV21 4	07/06/2023	160,000	161,697	FALSE	Residential	House	Terraced	56	2,857	2,887	Freehold
23, Myers Road, Rugby, Warwickshire CV21 4BY	CV21 4BY	CV21 4	05/05/2023	410,000	407,436	FALSE	Residential	House	Detached	141	2,908	2,890	Freehold
30, Vere Road, Rugby, Warwickshire CV21 4HR	CV21 4HR	CV21 4	11/01/2024	240,000	245,839	FALSE	Residential	House	Semi_Detached	85	2,824	2,892	Freehold
81, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	16/08/2024	330,000	324,888	FALSE	Residential	House	Detached	112	2,946	2,901	Freehold
101, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	28/10/2022	349,950	346,030	FALSE	Residential	House	Detached	119	2,941	2,908	Freehold
19, Phipps Avenue, Rugby, Warwickshire CV21 4JA	CV21 4JA	CV21 4	16/08/2023	218,000	219,082	FALSE	Residential	House	Terraced	75	2,907	2,921	Freehold
87, Fleet Crescent, Rugby, Warwickshire CV21 4BG	CV21 4BG	CV21 4	08/02/2024	255,000	258,463	FALSE	Residential	House	Semi_Detached	88	2,898	2,937	Freehold
97, Crick Road, Rugby, Warwickshire CV21 4DZ	CV21 4DZ	CV21 4	12/02/2024	235,000	238,191	FALSE	Residential	Bungalow	Semi_Detached	81	2,901	2,941	Freehold
32, Jenkins Road, Rugby, Warwickshire CV21 4LP	CV21 4LP	CV21 4	05/10/2022	232,000	230,012	FALSE	Residential	House	Terraced	78	2,974	2,949	Freehold
73, Waverley Road, Rugby, Warwickshire CV21 4NN	CV21 4NN	CV21 4	20/12/2022	272,000	272,664	FALSE	Residential	Bungalow	Semi_Detached	92	2,957	2,964	Freehold
23, Eden Road, Rugby, Warwickshire CV21 4HS	CV21 4HS	CV21 4	24/11/2023	215,000	216,470	FALSE	Residential	House	Terraced	73	2,945	2,965	Freehold
67, Waverley Road, Rugby, Warwickshire CV21 4NN	CV21 4NN	CV21 4	20/05/2024	270,000	275,881	FALSE	Residential	House	Semi_Detached	93	2,903	2,966	Freehold
112, The Kent, Hillmorton, Rugby, Warwickshire CV21 4NG	CV21 4NG	CV21 4	03/10/2022	267,500	265,208	FALSE	Residential	House	Terraced	89	3,006	2,980	Freehold
1, Dyson Close, Rugby, Warwickshire CV21 4LG	CV21 4LG	CV21 4	09/02/2024	250,000	253,395	FALSE	Residential	House	Semi_Detached	85	2,941	2,981	Freehold
8, Packwood Avenue, Rugby, Warwickshire CV21 4BZ	CV21 4BZ	CV21 4	28/03/2024	210,000	214,841	FALSE	Residential	Bungalow	Semi_Detached	72	2,917	2,984	Freehold
6, Horne Close, Rugby, Warwickshire CV21 4ET	CV21 4ET	CV21 4	25/04/2024	350,000	353,662	FALSE	Residential	House	Semi_Detached	118	2,966	2,997	Freehold
12, Eden Road, Rugby, Warwickshire CV21 4HS	CV21 4HS	CV21 4	11/05/2023	230,000	234,135	FALSE	Residential	House	Semi_Detached	78	2,949	3,002	Freehold
109, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	19/04/2024	227,000	229,375	FALSE	Residential	House	Semi_Detached	76	2,987	3,018	Freehold
43, Rathbone Close, Rugby, Warwickshire CV21 4EP	CV21 4EP	CV21 4	30/04/2024	451,000	455,718	FALSE	Residential	House	Semi_Detached	150	3,007	3,038	Freehold
11, High Street, Hillmorton, Rugby, Warwickshire CV21 4EG	CV21 4EG	CV21 4	19/10/2023	380,000	377,015	FALSE	Residential	House	Semi_Detached	124	3,065	3,040	Freehold
1, The Dingle, Watts Lane, Rugby, Warwickshire CV21 4PD	CV21 4PD	CV21 4	21/10/2022	615,000	608,111	FALSE	Residential	House	Detached	200	3,075	3,041	Freehold
16, Wesley Road, Hillmorton, Rugby, Warwickshire CV21 4PG	CV21 4PG	CV21 4	11/10/2022	250,000	250,917	FALSE	Residential	House	Semi_Detached	82	3,049	3,060	Freehold
8, Strath Close, Rugby, Warwickshire CV21 4GA	CV21 4GA	CV21 4	28/04/2023	420,000	419,736	FALSE	Residential	House	Detached	137	3,066	3,064	Freehold
43, Jenkins Road, Rugby, Warwickshire CV21 4LP	CV21 4LP	CV21 4	13/10/2022	202,000	202,741	FALSE	Residential	House	Semi_Detached	66	3,061	3,072	Freehold
122, Lower Street, Rugby, Warwickshire CV21 4NU	CV21 4NU	CV21 4	24/01/2023	280,000	284,329	FALSE	Residential	House	Semi_Detached	92	3,043	3,091	Freehold
18, Eden Road, Rugby, Warwickshire CV21 4HT	CV21 4HT	CV21 4	19/08/2024	220,000	217,450	FALSE	Residential	House	Terraced	70	3,143	3,106	Freehold
61, Bromwich Road, Hillmorton, Rugby, Warwickshire CV21 4HY	CV21 4HY	CV21 4	13/03/2023	257,000	264,175	FALSE	Residential	House	Terraced	85	3,024	3,108	Freehold
4, Kingsley Avenue, Rugby, Warwickshire CV21 4JT	CV21 4JT	CV21 4	11/11/2022	255,000	255,000	FALSE	Residential	House	Semi_Detached	82	3,110	3,110	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
91, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	08/09/2023	235,000	236,440	FALSE	Residential	House	Semi_Detached	76	3,092	3,111	Freehold
118, Featherbed Lane, Rugby, Warwickshire CV21 4LQ	CV21 4LQ	CV21 4	14/02/2023	224,000	227,797	FALSE	Residential	House	Terraced	73	3,068	3,121	Freehold
24, Rowe Close, Hillmorton, Rugby, Warwickshire CV21 4DL	CV21 4DL	CV21 4	03/03/2023	222,000	227,828	FALSE	Residential	House	Semi_Detached	73	3,041	3,121	Freehold
19, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	19/03/2024	390,000	394,218	FALSE	Residential	House	Detached	126	3,095	3,129	Freehold
77, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	07/02/2024	285,000	285,000	FALSE	Residential	House	Detached	91	3,132	3,132	Freehold
7, Deane Road, Hillmorton, Rugby, Warwickshire CV21 4NZ	CV21 4NZ	CV21 4	25/08/2023	270,000	272,993	FALSE	Residential	House	Semi_Detached	87	3,103	3,138	Freehold
10, Grandsire Drive, Hillmorton, Rugby, Warwickshire CV21 4PL	CV21 4PL	CV21 4	18/11/2022	238,000	235,385	FALSE	Residential	House	Terraced	75	3,173	3,138	Freehold
62, Moat Farm Drive, Rugby, Warwickshire CV21 4HG	CV21 4HG	CV21 4	20/12/2023	275,000	276,346	FALSE	Residential	House	Semi_Detached	88	3,125	3,140	Freehold
43, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	23/11/2023	267,500	270,298	FALSE	Residential	House	Semi_Detached	86	3,110	3,143	Freehold
49, The Kent, Rugby, Warwickshire CV21 4NJ	CV21 4NJ	CV21 4	06/09/2024	213,180	211,505	FALSE	Residential	Bungalow	Semi_Detached	67	3,182	3,157	Freehold
15, Horne Close, Rugby, Warwickshire CV21 4ET	CV21 4ET	CV21 4	09/12/2022	615,000	606,601	FALSE	Residential	Bungalow	Detached	192	3,203	3,159	Freehold
9, Mckinnell Crescent, Rugby, Warwickshire CV21 4AZ	CV21 4AZ	CV21 4	19/07/2023	375,000	373,589	FALSE	Residential	House	Detached	118	3,178	3,166	Freehold
41, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	17/11/2023	235,000	237,458	FALSE	Residential	House	Semi_Detached	75	3,133	3,166	Freehold
48, Fenwick Drive, Hillmorton, Rugby, Warwickshire CV21 4PQ	CV21 4PQ	CV21 4	21/10/2022	330,000	326,304	FALSE	Residential	House	Detached	103	3,204	3,168	Freehold
10, Reynolds Close, Rugby, Warwickshire CV21 4DD	CV21 4DD	CV21 4	24/10/2022	355,000	351,958	FALSE	Residential	House	Terraced	111	3,198	3,171	Freehold
20, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	04/06/2024	345,000	345,640	FALSE	Residential	House	Terraced	109	3,165	3,171	Freehold
59, Fleet Crescent, Rugby, Warwickshire CV21 4BG	CV21 4BG	CV21 4	16/11/2023	400,000	400,250	FALSE	Residential	House	Other	126	3,175	3,177	Freehold
21, Roper Close, Rugby, Warwickshire CV21 4PF	CV21 4PF	CV21 4	09/12/2022	292,500	293,214	FALSE	Residential	House	Semi_Detached	92	3,179	3,187	Freehold
77, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	12/01/2023	240,000	243,711	FALSE	Residential	House	Semi_Detached	76	3,158	3,207	Freehold
352, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AE	CV21 4AE	CV21 4	07/09/2023	240,000	241,471	FALSE	Residential	House	Semi_Detached	75	3,200	3,220	Freehold
106, Featherbed Lane, Rugby, Warwickshire CV21 4LQ	CV21 4LQ	CV21 4	22/03/2024	208,000	209,569	FALSE	Residential	House	Flat	65	3,200	3,224	Freehold
34, Lennon Close, Rugby, Warwickshire CV21 4DT	CV21 4DT	CV21 4	21/08/2023	282,500	283,902	FALSE	Residential	House	Terraced	88	3,210	3,226	Freehold
5, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	03/06/2024	255,000	255,161	FALSE	Residential	Bungalow	Detached	79	3,228	3,230	Freehold
28, Rathbone Close, Rugby, Warwickshire CV21 4EP	CV21 4EP	CV21 4	30/05/2024	320,000	326,970	FALSE	Residential	House	Semi_Detached	101	3,168	3,237	Freehold
301, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AD	CV21 4AD	CV21 4	15/09/2023	290,000	291,777	FALSE	Residential	Bungalow	Semi_Detached	90	3,222	3,242	Freehold
248, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AF	CV21 4AF	CV21 4	16/10/2023	380,000	369,988	FALSE	Residential	House	Detached	114	3,333	3,246	Freehold
7, Grandsire Drive, Hillmorton, Rugby, Warwickshire CV21 4PL	CV21 4PL	CV21 4	22/12/2022	243,000	240,918	FALSE	Residential	House	Terraced	74	3,284	3,256	Freehold
51, Loverock Crescent, Rugby, Warwickshire CV21 4AS	CV21 4AS	CV21 4	14/12/2022	325,000	325,794	FALSE	Residential	House	Semi_Detached	100	3,250	3,258	Freehold
5, Harrison Close, Rugby, Warwickshire CV21 4BS	CV21 4BS	CV21 4	23/06/2023	257,500	254,457	FALSE	Residential	Bungalow	Detached	78	3,301	3,262	Freehold
2, Studland Avenue, Rugby, Warwickshire CV21 4HW	CV21 4HW	CV21 4	02/02/2024	326,000	330,427	FALSE	Residential	House	Semi_Detached	101	3,228	3,272	Freehold
93, Crick Road, Rugby, Warwickshire CV21 4DZ	CV21 4DZ	CV21 4	15/09/2023	380,000	382,328	FALSE	Residential	House	Semi_Detached	116	3,276	3,296	Freehold
87, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	16/12/2022	250,000	250,611	FALSE	Residential	House	Semi_Detached	76	3,289	3,298	Freehold
70, Crick Road, Rugby, Warwickshire CV21 4DY	CV21 4DY	CV21 4	04/07/2024	400,000	402,788	FALSE	Residential	House	Detached	122	3,279	3,302	Freehold
20, Waverley Road, Rugby, Warwickshire CV21 4NW	CV21 4NW	CV21 4	02/02/2024	317,500	317,500	FALSE	Residential	Bungalow	Detached	96	3,307	3,307	Freehold
13, Dewar Grove, Rugby, Warwickshire CV21 4AT	CV21 4AT	CV21 4	19/03/2024	395,250	404,362	FALSE	Residential	House	Semi_Detached	122	3,240	3,314	Freehold
42, School Street, Hillmorton, Rugby, Warwickshire CV21 4BN	CV21 4BN	CV21 4	09/12/2022	351,000	351,857	FALSE	Residential	House	Semi_Detached	106	3,311	3,319	Freehold
36, Dyson Close, Rugby, Warwickshire CV21 4LG	CV21 4LG	CV21 4	22/09/2023	258,000	259,581	FALSE	Residential	House	Semi_Detached	78	3,308	3,328	Freehold
2, Chapel Mews, Wesley Road, Hillmorton, Rugby, Warwickshire CV21 4PJ	CV21 4PJ	CV21 4	09/07/2024	245,000	247,868	FALSE	Residential	House	Semi_Detached	74	3,311	3,350	Freehold
12, Brindley Road, Rugby, Warwickshire CV21 4BH	CV21 4BH	CV21 4	07/08/2023	300,000	303,325	FALSE	Residential	House	Semi_Detached	89	3,371	3,408	Freehold
11, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	29/08/2023	280,000	283,103	FALSE	Residential	House	Semi_Detached	83	3,373	3,411	Freehold
17, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	14/10/2024	415,000	406,056	FALSE	Residential	House	Detached	119	3,487	3,412	Freehold
5, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	05/02/2024	376,000	376,000	FALSE	Residential	Bungalow	Detached	110	3,418	3,418	Freehold
72, Moat Farm Drive, Rugby, Warwickshire CV21 4HG	CV21 4HG	CV21 4	27/09/2024	265,000	262,918	FALSE	Residential	House	Semi_Detached	76	3,487	3,459	Freehold
174, Lower Street, Rugby, Warwickshire CV21 4NX	CV21 4NX	CV21 4	20/01/2023	225,000	228,479	FALSE	Residential	House	Semi_Detached	66	3,409	3,462	Freehold
260, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AF	CV21 4AF	CV21 4	23/10/2023	320,000	311,569	FALSE	Residential	Bungalow	Detached	90	3,556	3,462	Freehold
17, Chamberlain Road, Rugby, Warwickshire CV21 4EU	CV21 4EU	CV21 4	05/05/2023	235,000	239,225	FALSE	Residential	House	Semi_Detached	69	3,406	3,467	Freehold
38, Linnell Road, Rugby, Warwickshire CV21 4AW	CV21 4AW	CV21 4	30/08/2024	320,000	316,530	FALSE	Residential	House	Semi_Detached	91	3,516	3,478	Freehold
2, The Kent, Rugby, Warwickshire CV21 4NQ	CV21 4NQ	CV21 4	27/01/2023	285,000	289,406	FALSE	Residential	House	Semi_Detached	83	3,434	3,487	Freehold
40, School Street, Hillmorton, Rugby, Warwickshire CV21 4BN	CV21 4BN	CV21 4	24/03/2023	270,000	277,088	FALSE	Residential	House	Semi_Detached	79	3,418	3,507	Freehold
37, Gainsborough Crescent, Hillmorton, Rugby, Warwickshire CV21 4DQ	CV21 4DQ	CV21 4	22/11/2023	450,000	445,514	FALSE	Residential	House	Detached	127	3,543	3,508	Freehold
8, Deane Road, Hillmorton, Rugby, Warwickshire CV21 4NZ	CV21 4NZ	CV21 4	09/12/2022	350,000	350,855	FALSE	Residential	House	Semi_Detached	100	3,500	3,509	Freehold
84, Gibson Drive, Rugby, Warwickshire CV21 4LL	CV21 4LL	CV21 4	21/12/2023	272,500	273,834	FALSE	Residential	House	Semi_Detached	78	3,494	3,511	Freehold
84, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	19/07/2023	280,000	284,505	FALSE	Residential	House	Semi_Detached	81	3,457	3,512	Freehold
89, High Street, Hillmorton, Rugby, Warwickshire CV21 4HD	CV21 4HD	CV21 4	27/10/2023	245,000	243,076	FALSE	Residential	House	Semi_Detached	69	3,551	3,523	Freehold
90, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	16/12/2022	255,000	255,623	FALSE	Residential	House	Semi_Detached	72	3,542	3,550	Freehold
19, Rathbone Close, Rugby, Warwickshire CV21 4EP	CV21 4EP	CV21 4	26/09/2024	340,000	337,329	FALSE	Residential	House	Semi_Detached	95	3,579	3,551	Freehold
21, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	30/08/2023	275,000	278,048	FALSE	Residential	House	Semi_Detached	78	3,526	3,565	Freehold
22, Roper Close, Rugby, Warwickshire CV21 4PF	CV21 4PF	CV21 4	24/10/2023	275,000	267,754	FALSE	Residential	Bungalow	Detached	75	3,667	3,570	Freehold
31, Bucknill Crescent, Rugby, Warwickshire CV21 4EX	CV21 4EX	CV21 4	15/12/2023	247,000	248,209	FALSE	Residential	House	Semi_Detached	69	3,580	3,597	Freehold
20, Rowe Close, Hillmorton, Rugby, Warwickshire CV21 4DL	CV21 4DL	CV21 4	04/05/2023	410,000	407,436	FALSE	Residential	House	Detached	113	3,628	3,606	Freehold
1, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	20/12/2022	447,500	441,389	FALSE	Residential	House	Detached	122	3,668	3,618	Freehold
53, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	21/07/2023	260,000	264,183	FALSE	Residential	House	Semi_Detached	73	3,562	3,619	Freehold
7, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	03/02/2023	202,000	206,528	FALSE	Residential	Bungalow	Semi_Detached	57	3,544	3,623	Freehold
15, Browning Road, Rugby, Warwickshire CV21 4BT	CV21 4BT	CV21 4	08/12/2022	330,000	330,806	FALSE	Residential	House	Semi_Detached	91	3,626	3,635	Freehold
46, Deerings Road, Rugby, Warwickshire CV21 4EW	CV21 4EW	CV21 4	16/08/2023	320,000	323,547	FALSE	Residential	House	Semi_Detached	89	3,596	3,635	Freehold
26, Bucknill Crescent, Rugby, Warwickshire CV21 4EX	CV21 4EX	CV21 4	08/03/2023	241,000	247,326	FALSE	Residential	House	Semi_Detached	68	3,544	3,637	Freehold
2, Loverock Crescent, Rugby, Warwickshire CV21 4AH	CV21 4AH	CV21 4	13/10/2023	355,000	345,646	FALSE	Residential	House	Detached	95	3,737	3,638	Freehold
27, Loverock Crescent, Rugby, Warwickshire CV21 4AJ	CV21 4AJ	CV21 4	23/08/2023	325,000	328,602	FALSE	Residential	House	Semi_Detached	90	3,611	3,651	Freehold
4, Ballast Close, Rugby, Warwickshire CV21 4PB	CV21 4PB	CV21 4	25/05/2023	250,000	255,843	FALSE	Residential	House	Terraced	70	3,571	3,655	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
68, School Street, Hillmorton, Rugby, Warwickshire CV21 4BN	CV21 4BN	CV21 4	21/10/2022	335,000	336,229	FALSE	Residential	House	Semi_Detached	91	3,681	3,695	Freehold
19, High Street, Hillmorton, Rugby, Warwickshire CV21 4EG	CV21 4EG	CV21 4	09/12/2022	690,000	680,577	FALSE	Residential	House	Detached	184	3,750	3,699	Freehold
50, Crick Road, Rugby, Warwickshire CV21 4DY	CV21 4DY	CV21 4	11/08/2023	706,000	699,398	FALSE	Residential	House	Detached	189	3,735	3,701	Freehold
26, Watts Lane, Rugby, Warwickshire CV21 4PE	CV21 4PE	CV21 4	28/03/2024	315,000	318,406	FALSE	Residential	House	Detached	86	3,663	3,702	Freehold
63, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	03/03/2023	520,000	520,000	FALSE	Residential	Bungalow	Detached	140	3,714	3,714	Freehold
115, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	15/02/2024	360,000	364,889	FALSE	Residential	House	Semi_Detached	97	3,711	3,762	Freehold
33, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	09/12/2022	500,000	493,172	FALSE	Residential	House	Detached	131	3,817	3,765	Freehold
4, Fenwick Drive, Hillmorton, Rugby, Warwickshire CV21 4PQ	CV21 4PQ	CV21 4	14/06/2023	261,000	263,730	FALSE	Residential	House	Semi_Detached	70	3,729	3,768	Freehold
33, Rathbone Close, Rugby, Warwickshire CV21 4EP	CV21 4EP	CV21 4	16/02/2023	285,000	291,389	FALSE	Residential	Bungalow	Semi_Detached	77	3,701	3,784	Freehold
27, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	26/06/2024	245,000	246,501	FALSE	Residential	Bungalow	Semi_Detached	65	3,769	3,792	Freehold
64, Bucknill Crescent, Rugby, Warwickshire CV21 4HE	CV21 4HE	CV21 4	23/05/2024	240,000	244,375	FALSE	Residential	House	Terraced	64	3,750	3,818	Freehold
52, Deerings Road, Rugby, Warwickshire CV21 4EW	CV21 4EW	CV21 4	03/03/2023	360,000	360,000	FALSE	Residential	House	Detached	94	3,830	3,830	Freehold
6, Kirkby Road, Rugby, Warwickshire CV21 4HP	CV21 4HP	CV21 4	16/12/2022	325,000	325,794	FALSE	Residential	House	Semi_Detached	85	3,824	3,833	Freehold
298, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AE	CV21 4AE	CV21 4	28/10/2022	371,000	372,361	FALSE	Residential	House	Semi_Detached	97	3,825	3,839	Freehold
48, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	28/10/2022	235,000	235,862	FALSE	Residential	Bungalow	Semi_Detached	61	3,852	3,867	Freehold
65, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	12/09/2024	285,000	282,761	FALSE	Residential	House	Semi_Detached	73	3,904	3,873	Freehold
2, Wise Grove, Rugby, Warwickshire CV21 4BA	CV21 4BA	CV21 4	23/02/2024	230,000	233,123	FALSE	Residential	Bungalow	Semi_Detached	60	3,833	3,885	Freehold
9, Loverock Crescent, Rugby, Warwickshire CV21 4AJ	CV21 4AJ	CV21 4	04/01/2024	315,000	322,664	FALSE	Residential	House	Semi_Detached	83	3,795	3,888	Freehold
46, Linnell Road, Rugby, Warwickshire CV21 4AW	CV21 4AW	CV21 4	28/06/2023	326,000	329,410	FALSE	Residential	House	Semi_Detached	84	3,881	3,922	Freehold
6, Roper Close, Rugby, Warwickshire CV21 4PF	CV21 4PF	CV21 4	19/01/2024	250,000	251,265	FALSE	Residential	Bungalow	Detached	64	3,906	3,926	Freehold
34, Browning Road, Rugby, Warwickshire CV21 4BT	CV21 4BT	CV21 4	05/08/2024	278,000	273,694	FALSE	Residential	Bungalow	Detached	69	4,029	3,967	Freehold
16, Kirkby Road, Rugby, Warwickshire CV21 4HP	CV21 4HP	CV21 4	10/02/2023	325,000	332,285	FALSE	Residential	House	Semi_Detached	83	3,916	4,003	Freehold
83, Crick Road, Rugby, Warwickshire CV21 4DZ	CV21 4DZ	CV21 4	02/08/2023	300,000	297,195	FALSE	Residential	House	Detached	74	4,054	4,016	Freehold
2, Robert Hill Close, Hillmorton, Rugby, Warwickshire CV21 4NB	CV21 4NB	CV21 4	18/09/2024	305,000	301,022	FALSE	Residential	Bungalow	Detached	74	4,122	4,068	Freehold
28, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	17/08/2023	450,000	445,792	FALSE	Residential	House	Detached	106	4,245	4,206	Freehold
5, Kirkby Road, Rugby, Warwickshire CV21 4HP	CV21 4HP	CV21 4	12/07/2024	325,000	328,805	FALSE	Residential	House	Semi_Detached	77	4,221	4,270	Freehold
16, Wise Grove, Rugby, Warwickshire CV21 4BA	CV21 4BA	CV21 4	29/09/2023	242,000	243,483	FALSE	Residential	Bungalow	Semi_Detached	57	4,246	4,272	Freehold
15, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	10/11/2022	465,000	457,514	FALSE	Residential	House	Detached	107	4,346	4,276	Freehold
319, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AD	CV21 4AD	CV21 4	16/10/2023	245,000	243,076	FALSE	Residential	Bungalow	Semi_Detached	56	4,375	4,341	Freehold
23, Waverley Road, Rugby, Warwickshire CV21 4NN	CV21 4NN	CV21 4	08/12/2022	235,000	235,574	FALSE	Residential	Bungalow	Semi_Detached	54	4,352	4,362	Freehold
20, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	04/05/2023	650,000	645,935	FALSE	Residential	House	Detached	146	4,452	4,424	Freehold
11, Wise Grove, Rugby, Warwickshire CV21 4BA	CV21 4BA	CV21 4	20/01/2023	240,000	243,711	FALSE	Residential	Bungalow	Semi_Detached	55	4,364	4,431	Freehold
60, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	02/10/2024	218,000	214,217	FALSE	Residential	Bungalow	Semi_Detached	48	4,542	4,463	Freehold
148, Featherbed Lane, Rugby, Warwickshire CV21 4LH	CV21 4LH	CV21 4	20/02/2023	220,000	224,932	FALSE	Residential	Bungalow	Semi_Detached	50	4,400	4,499	Freehold
30, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	14/10/2024	355,000	347,349	FALSE	Residential	Bungalow	Detached	76	4,671	4,570	Freehold
56, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	24/11/2023	220,000	222,302	FALSE	Residential	Bungalow	Semi_Detached	47	4,681	4,730	Freehold
23, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	15/03/2024	217,500	222,514	FALSE	Residential	Bungalow	Semi_Detached	47	4,628	4,734	Freehold
4, Bonnington Close, Rugby, Warwickshire CV21 4DG	CV21 4DG	CV21 4	06/09/2024	276,000	272,400	FALSE	Residential	Bungalow	Detached	56	4,929	4,864	Freehold
18, Loverock Crescent, Rugby, Warwickshire CV21 4AJ	CV21 4AJ	CV21 4	30/08/2024	235,000	232,452	FALSE	Residential	Bungalow	Semi_Detached	47	5,000	4,946	Freehold
99, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	21/08/2023	230,000	232,549	FALSE	Residential	Bungalow	Semi_Detached	47	4,894	4,948	Freehold
6, Wise Grove, Rugby, Warwickshire CV21 4BA	CV21 4BA	CV21 4	20/05/2024	279,000	285,077	FALSE	Residential	Bungalow	Semi_Detached	57	4,895	5,001	Freehold
78, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	19/01/2024	365,000	366,847	FALSE	Residential	Bungalow	Detached	69	5,290	5,317	Freehold
17, Lyndhurst Road, Rugby, Warwickshire CV21 4HL	CV21 4HL	CV21 4	03/03/2023	406,750	417,427	FALSE	Residential	House	Semi_Detached	78	5,215	5,352	Freehold
19, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	23/11/2023	255,000	257,668	FALSE	Residential	Bungalow	Semi_Detached	48	5,313	5,368	Freehold
		CV21 4 Average									3,422	3,434	
Flat 4, 16, Hillmorton Road, Rugby, Warwickshire CV22 5AA	CV22 5AA	CV22 5	14/10/2022	105,000	102,217	FALSE	Residential	House	Flat	40	2,625	2,555	Leasehold
130, Norton Leys, Rugby, Warwickshire CV22 5RS	CV22 5RS	CV22 5	16/06/2023	285,000	281,632	FALSE	Residential	House	Detached	109	2,615	2,584	Freehold
38, Percival Road, Rugby, Warwickshire CV22 5JT	CV22 5JT	CV22 5	21/12/2022	560,000	552,353	FALSE	Residential	House	Detached	212	2,642	2,605	Freehold
Flat 10, 16, Hillmorton Road, Rugby, Warwickshire CV22 5AA	CV22 5AA	CV22 5	19/12/2023	120,000	117,520	FALSE	Residential	House	Flat	45	2,667	2,612	Leasehold
Flat 11, Temple Court, 43, Hillmorton Road, Rugby, Warwickshire CV22 5AB	CV22 5AB	CV22 5	21/03/2023	247,500	247,332	FALSE	Residential	House	Flat	94	2,633	2,631	Leasehold
65, Chaucer Road, Rugby, Warwickshire CV22 5RR	CV22 5RR	CV22 5	18/12/2023	265,000	266,297	FALSE	Residential	House	Semi_Detached	101	2,624	2,637	Freehold
114, Pytchley Road, Rugby, Warwickshire CV22 5NF	CV22 5NF	CV22 5	02/11/2022	240,000	240,000	FALSE	Residential	House	Semi_Detached	91	2,637	2,637	Freehold
27, Cromwell Road, Rugby, Warwickshire CV22 5LY	CV22 5LY	CV22 5	18/06/2024	265,000	265,492	FALSE	Residential	House	Terraced	100	2,650	2,655	Freehold
32, Belmont Road, Rugby, Warwickshire CV22 5NZ	CV22 5NZ	CV22 5	15/01/2024	272,500	279,130	FALSE	Residential	House	Semi_Detached	104	2,620	2,684	Freehold
38, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	14/08/2023	287,000	290,181	FALSE	Residential	House	Semi_Detached	108	2,657	2,687	Freehold
3, Balfour Place, Rugby, Warwickshire CV22 5EF	CV22 5EF	CV22 5	21/11/2022	590,000	580,502	FALSE	Residential	House	Detached	215	2,744	2,700	Freehold
2 The Elms, Ashlawn Road, Rugby, Warwickshire CV22 5EU	CV22 5EU	CV22 5	01/06/2023	896,250	905,626	FALSE	Residential	House	Semi_Detached	333	2,691	2,720	Freehold
29, Blossom Way, Rugby, Warwickshire CV22 5LN	CV22 5LN	CV22 5	20/01/2023	144,000	141,780	FALSE	Residential	House	Flat	52	2,769	2,727	Leasehold
43, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	05/07/2023	210,000	209,210	FALSE	Residential	House	Detached	75	2,800	2,789	Freehold
58, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	19/12/2023	325,000	326,591	FALSE	Residential	House	Semi_Detached	117	2,778	2,791	Freehold
15, Moyeady Avenue, Rugby, Warwickshire CV22 5HE	CV22 5HE	CV22 5	19/07/2024	263,000	265,293	FALSE	Residential	House	Terraced	94	2,798	2,822	Freehold
39, Pytchley Road, Rugby, Warwickshire CV22 5NE	CV22 5NE	CV22 5	04/10/2024	230,000	226,008	FALSE	Residential	House	Semi_Detached	80	2,875	2,825	Freehold
22, Cromwell Road, Rugby, Warwickshire CV22 5LP	CV22 5LP	CV22 5	11/05/2023	362,000	370,461	FALSE	Residential	House	Terraced	131	2,763	2,828	Freehold
19, Beech Court, Rugby, Warwickshire CV22 5AX	CV22 5AX	CV22 5	26/05/2023	155,000	158,623	FALSE	Residential	House	Terraced	56	2,768	2,833	Freehold
1, Jardiniere Court, Hillmorton Road, Rugby, Warwickshire CV22 5AR	CV22 5AR	CV22 5	16/12/2022	290,000	287,515	FALSE	Residential	House	Terraced	101	2,871	2,847	Freehold
19, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	07/11/2022	185,000	182,022	FALSE	Residential	Bungalow	Detached	63	2,937	2,889	Freehold
12, Rosewood Avenue, Rugby, Warwickshire CV22 5PD	CV22 5PD	CV22 5	26/06/2024	195,500	196,698	FALSE	Residential	House	Semi_Detached	68	2,875	2,893	Freehold
51, Pytchley Road, Rugby, Warwickshire CV22 5NE	CV22 5NE	CV22 5	26/07/2024	295,000	298,453	FALSE	Residential	House	Semi_Detached	103	2,864	2,898	Freehold
61, Benn Street, Rugby, Warwickshire CV22 5LR	CV22 5LR	CV22 5	21/06/2024	248,000	249,520	FALSE	Residential	House	Semi_Detached	86	2,884	2,901	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
66, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	07/12/2023	276,000	276,854	FALSE	Residential	House	Terraced	95	2,905	2,914	Freehold
5, Timber Court, Rugby, Warwickshire CV22 5AZ	CV22 5AZ	CV22 5	03/06/2024	470,000	470,296	FALSE	Residential	House	Detached	161	2,919	2,921	Freehold
Flat 4, Garden House, 61 - 67, Hillmorton Road, Rugby, Warwickshire CV22 5AN	CV22 5AN	CV22 5	10/02/2023	162,500	161,075	FALSE	Residential	House	Flat	55	2,955	2,929	Leasehold
69, Catesby Road, Rugby, Warwickshire CV22 5JL	CV22 5JL	CV22 5	12/12/2023	295,000	296,444	FALSE	Residential	House	Semi_Detached	101	2,921	2,935	Freehold
15, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	11/10/2024	260,000	255,583	FALSE	Residential	House	Terraced	87	2,989	2,938	Freehold
8, Conrad Close, Rugby, Warwickshire CV22 5RX	CV22 5RX	CV22 5	28/03/2024	262,500	265,339	FALSE	Residential	House	Detached	90	2,917	2,948	Freehold
3, Malvern Avenue, Rugby, Warwickshire CV22 5JN	CV22 5JN	CV22 5	14/09/2023	302,000	303,850	FALSE	Residential	House	Semi_Detached	103	2,932	2,950	Freehold
38, Ashlawn Road, Rugby, Warwickshire CV22 5ES	CV22 5ES	CV22 5	22/12/2022	336,000	336,821	FALSE	Residential	House	Semi_Detached	114	2,947	2,955	Freehold
4, Balfour Place, Rugby, Warwickshire CV22 5EF	CV22 5EF	CV22 5	11/07/2024	550,000	553,834	FALSE	Residential	House	Detached	187	2,941	2,962	Freehold
84, Ashlawn Road, Rugby, Warwickshire CV22 5ES	CV22 5ES	CV22 5	28/04/2023	695,000	694,563	FALSE	Residential	House	Detached	234	2,970	2,968	Freehold
72, Ashlawn Road, Rugby, Warwickshire CV22 5ES	CV22 5ES	CV22 5	01/08/2024	432,000	425,309	FALSE	Residential	House	Detached	143	3,021	2,974	Freehold
5, Welton Place, Rugby, Warwickshire CV22 5JY	CV22 5JY	CV22 5	21/12/2022	235,000	235,574	FALSE	Residential	House	Semi_Detached	79	2,975	2,982	Freehold
9, Moyeady Avenue, Rugby, Warwickshire CV22 5HE	CV22 5HE	CV22 5	26/09/2023	255,000	256,563	FALSE	Residential	House	Semi_Detached	86	2,965	2,983	Freehold
14, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	24/11/2023	351,500	355,177	TRUE	Residential	House	Semi_Detached	119	2,954	2,985	Freehold
35, Balcombe Road, Rugby, Warwickshire CV22 5HZ	CV22 5HZ	CV22 5	06/02/2024	241,500	244,780	FALSE	Residential	House	Semi_Detached	82	2,945	2,985	Freehold
112, Ashlawn Road, Rugby, Warwickshire CV22 5ER	CV22 5ER	CV22 5	08/08/2024	650,000	639,932	FALSE	Residential	House	Detached	214	3,037	2,990	Freehold
16, Shenstone Avenue, Rugby, Warwickshire CV22 5BJ	CV22 5BJ	CV22 5	30/09/2024	260,000	257,958	FALSE	Residential	House	Semi_Detached	86	3,023	3,000	Freehold
232, Hillmorton Road, Rugby, Warwickshire CV22 5BG	CV22 5BG	CV22 5	01/07/2024	710,000	714,949	FALSE	Residential	House	Detached	238	2,983	3,004	Freehold
2a, Long Furlong, Rugby, Warwickshire CV22 5QS	CV22 5QS	CV22 5	21/04/2023	485,000	484,695	FALSE	Residential	House	Detached	161	3,012	3,011	Freehold
6, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	17/11/2023	354,825	358,537	TRUE	Residential	House	Semi_Detached	119	2,982	3,013	Freehold
18, Shuckburgh Crescent, Rugby, Warwickshire CV22 5JB	CV22 5JB	CV22 5	04/11/2022	260,000	260,000	FALSE	Residential	House	Semi_Detached	86	3,023	3,023	Freehold
42, Norton Leys, Rugby, Warwickshire CV22 5RJ	CV22 5RJ	CV22 5	20/09/2024	285,000	281,283	FALSE	Residential	House	Detached	93	3,065	3,025	Freehold
18, Staverton Leys, Rugby, Warwickshire CV22 5RD	CV22 5RD	CV22 5	29/08/2023	375,000	371,493	FALSE	Residential	House	Detached	122	3,074	3,045	Freehold
47, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	29/06/2023	305,000	308,191	FALSE	Residential	House	Semi_Detached	101	3,020	3,051	Freehold
12, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	23/01/2024	356,250	364,917	TRUE	Residential	House	Semi_Detached	119	2,994	3,067	Freehold
58, Fareham Avenue, Rugby, Warwickshire CV22 5HT	CV22 5HT	CV22 5	23/02/2024	291,000	294,952	FALSE	Residential	House	Semi_Detached	96	3,031	3,072	Freehold
2, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	26/05/2023	361,000	367,490	TRUE	Residential	House	Semi_Detached	119	3,034	3,088	Freehold
22, Fareham Avenue, Rugby, Warwickshire CV22 5HS	CV22 5HS	CV22 5	26/03/2024	287,000	293,616	FALSE	Residential	House	Semi_Detached	95	3,021	3,091	Freehold
14, Fisher Avenue, Rugby, Warwickshire CV22 5HN	CV22 5HN	CV22 5	12/05/2023	380,000	386,832	FALSE	Residential	House	Semi_Detached	125	3,040	3,095	Freehold
34, Willoughby Place, Rugby, Warwickshire CV22 5JE	CV22 5JE	CV22 5	30/10/2023	234,000	232,162	FALSE	Residential	House	Semi_Detached	75	3,120	3,095	Freehold
8, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	29/11/2023	364,800	368,616	TRUE	Residential	House	Semi_Detached	119	3,066	3,098	Freehold
158, Norton Leys, Rugby, Warwickshire CV22 5RS	CV22 5RS	CV22 5	21/10/2022	354,950	350,974	FALSE	Residential	House	Detached	113	3,141	3,106	Freehold
14, Warren Road, Rugby, Warwickshire CV22 5LQ	CV22 5LQ	CV22 5	05/05/2023	315,000	320,663	FALSE	Residential	House	Semi_Detached	103	3,058	3,113	Freehold
59, Fisher Avenue, Rugby, Warwickshire CV22 5HW	CV22 5HW	CV22 5	08/12/2023	300,000	295,903	FALSE	Residential	House	Detached	95	3,158	3,115	Freehold
61, Balcombe Road, Rugby, Warwickshire CV22 5HZ	CV22 5HZ	CV22 5	13/04/2023	229,500	236,809	FALSE	Residential	House	Terraced	76	3,020	3,116	Freehold
273a, Hillmorton Road, Rugby, Warwickshire CV22 5BH	CV22 5BH	CV22 5	05/07/2023	430,000	428,382	FALSE	Residential	Bungalow	Detached	137	3,139	3,127	Freehold
3, Dunsmore Court, Rugby, Warwickshire CV22 5HJ	CV22 5HJ	CV22 5	26/10/2022	250,000	247,858	FALSE	Residential	House	Terraced	79	3,165	3,137	Freehold
3, Willow Gardens, Rugby, Warwickshire CV22 5LW	CV22 5LW	CV22 5	17/05/2024	370,000	376,744	FALSE	Residential	House	Terraced	120	3,083	3,140	Leasehold
8, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	29/09/2023	512,500	505,501	TRUE	Residential	House	Detached	161	3,183	3,140	Freehold
16, Dickens Road, Rugby, Warwickshire CV22 5RW	CV22 5RW	CV22 5	26/01/2024	270,000	276,569	FALSE	Residential	House	Semi_Detached	88	3,068	3,143	Freehold
36, Belmont Road, Rugby, Warwickshire CV22 5NZ	CV22 5NZ	CV22 5	17/11/2023	300,000	303,138	FALSE	Residential	House	Semi_Detached	96	3,125	3,158	Freehold
12, Elms Drive, Rugby, Warwickshire CV22 5EX	CV22 5EX	CV22 5	08/09/2023	270,000	271,654	FALSE	Residential	House	Semi_Detached	86	3,140	3,159	Freehold
28, Blossom Way, Rugby, Warwickshire CV22 5LN	CV22 5LN	CV22 5	05/06/2023	295,000	291,514	FALSE	Residential	House	Detached	92	3,207	3,169	Freehold
6, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	26/05/2023	370,500	377,161	TRUE	Residential	House	Semi_Detached	119	3,113	3,169	Freehold
14, Holcot Leys, Rugby, Warwickshire CV22 5SJ	CV22 5SJ	CV22 5	06/04/2023	325,000	324,796	FALSE	Residential	House	Detached	102	3,186	3,184	Freehold
2, Lemon Close, Rugby, Warwickshire CV22 5GH	CV22 5GH	CV22 5	01/03/2024	370,500	379,041	TRUE	Residential	House	Semi_Detached	119	3,113	3,185	Freehold
3, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	26/06/2023	375,250	379,176	TRUE	Residential	House	Semi_Detached	119	3,153	3,186	Freehold
3, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	25/08/2023	375,250	379,409	TRUE	Residential	House	Semi_Detached	119	3,153	3,188	Freehold
4, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	26/05/2023	373,650	380,368	TRUE	Residential	House	Semi_Detached	119	3,140	3,196	Freehold
98, Norton Leys, Rugby, Warwickshire CV22 5RT	CV22 5RT	CV22 5	27/09/2024	337,000	332,604	FALSE	Residential	House	Detached	104	3,240	3,198	Freehold
99, Pytchley Road, Rugby, Warwickshire CV22 5NG	CV22 5NG	CV22 5	28/06/2024	280,000	281,716	FALSE	Residential	House	Semi_Detached	88	3,182	3,201	Freehold
32, Spectrum Avenue, Rugby, Warwickshire CV22 5PP	CV22 5PP	CV22 5	21/04/2023	688,745	688,312	TRUE	Residential	House	Detached	215	3,203	3,201	Freehold
13, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	27/10/2023	398,245	387,752	TRUE	Residential	House	Detached	121	3,291	3,205	Freehold
3, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	02/10/2023	240,000	238,115	FALSE	Residential	House	Semi_Detached	74	3,243	3,218	Freehold
5, Dunsmore Court, Rugby, Warwickshire CV22 5HJ	CV22 5HJ	CV22 5	12/05/2023	250,000	255,843	FALSE	Residential	House	Terraced	79	3,165	3,239	Freehold
62, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	02/06/2023	397,500	401,658	FALSE	Residential	House	Semi_Detached	124	3,206	3,239	Freehold
6, Staverton Leys, Rugby, Warwickshire CV22 5RD	CV22 5RD	CV22 5	20/03/2024	490,000	495,299	FALSE	Residential	House	Detached	152	3,224	3,259	Freehold
4, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	20/05/2024	275,000	280,989	FALSE	Residential	House	Semi_Detached	86	3,198	3,267	Freehold
51, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	30/01/2023	325,000	330,025	FALSE	Residential	House	Semi_Detached	101	3,218	3,268	Freehold
29, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	14/07/2023	222,000	225,572	FALSE	Residential	House	Semi_Detached	69	3,217	3,269	Freehold
6, Rosemary Gardens, Rugby, Warwickshire CV22 5BF	CV22 5BF	CV22 5	14/04/2023	680,000	679,572	FALSE	Residential	House	Detached	207	3,285	3,283	Freehold
19, Sidney Road, Rugby, Warwickshire CV22 5LB	CV22 5LB	CV22 5	09/11/2022	348,000	348,000	FALSE	Residential	House	Semi_Detached	106	3,283	3,283	Freehold
2, Farmhurst, Rugby, Warwickshire CV22 5JR	CV22 5JR	CV22 5	03/03/2023	440,000	440,000	FALSE	Residential	House	Detached	134	3,284	3,284	Freehold
22, Sheridan Close, Rugby, Warwickshire CV22 5RL	CV22 5RL	CV22 5	29/08/2023	259,950	262,831	FALSE	Residential	House	Semi_Detached	80	3,249	3,285	Freehold
65, Sidney Road, Rugby, Warwickshire CV22 5LD	CV22 5LD	CV22 5	26/09/2023	343,000	345,102	FALSE	Residential	House	Semi_Detached	105	3,267	3,287	Freehold
18, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	14/12/2023	466,758	460,384	TRUE	Residential	House	Detached	140	3,334	3,288	Freehold
82, Percival Road, Rugby, Warwickshire CV22 5JU	CV22 5JU	CV22 5	27/04/2023	269,000	276,407	FALSE	Residential	House	Semi_Detached	84	3,202	3,291	Freehold
54, Belmont Road, Rugby, Warwickshire CV22 5NZ	CV22 5NZ	CV22 5	22/12/2022	273,000	273,667	FALSE	Residential	House	Semi_Detached	83	3,289	3,297	Freehold
29, Tower Road, Rugby, Warwickshire CV22 5NA	CV22 5NA	CV22 5	05/08/2024	240,000	237,398	FALSE	Residential	House	Semi_Detached	72	3,333	3,297	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
17, Pytchley Road, Rugby, Warwickshire CV22 5NE	CV22 5NE	CV22 5	20/03/2024	226,000	231,210	FALSE	Residential	House	Semi_Detached	70	3,229	3,303	Freehold
43, Percival Road, Rugby, Warwickshire CV22 5JT	CV22 5JT	CV22 5	16/08/2023	340,000	343,768	FALSE	Residential	House	Semi_Detached	104	3,269	3,305	Freehold
12, Warren Road, Rugby, Warwickshire CV22 5LQ	CV22 5LQ	CV22 5	25/11/2022	430,000	430,000	FALSE	Residential	House	Semi_Detached	130	3,308	3,308	Freehold
7, Green Grove, Rugby, Warwickshire CV22 5QR	CV22 5QR	CV22 5	24/10/2022	237,000	234,969	FALSE	Residential	House	Terraced	71	3,338	3,309	Freehold
16, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	14/12/2023	469,995	463,577	TRUE	Residential	House	Detached	140	3,357	3,311	Freehold
54, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	20/02/2023	499,950	511,157	FALSE	Residential	House	Semi_Detached	154	3,246	3,319	Freehold
33, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	27/10/2023	220,000	215,948	FALSE	Residential	House	Other	65	3,385	3,322	Freehold
78, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	27/04/2023	329,000	339,478	FALSE	Residential	House	Terraced	102	3,225	3,328	Freehold
5, Bowen Road, Rugby, Warwickshire CV22 5LF	CV22 5LF	CV22 5	17/11/2023	390,000	386,112	FALSE	Residential	House	Detached	116	3,362	3,329	Freehold
46, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	20/01/2023	210,000	213,247	FALSE	Residential	House	Semi_Detached	64	3,281	3,332	Freehold
16, Timber Court, Rugby, Warwickshire CV22 5AZ	CV22 5AZ	CV22 5	13/05/2024	440,750	446,653	FALSE	Residential	House	Detached	134	3,289	3,333	Freehold
1, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	26/05/2023	390,000	397,012	TRUE	Residential	House	Semi_Detached	119	3,277	3,336	Freehold
38, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	19/01/2023	312,500	317,331	FALSE	Residential	House	Semi_Detached	95	3,289	3,340	Freehold
7, Coral Close, Rugby, Warwickshire CV22 5SH	CV22 5SH	CV22 5	28/10/2022	352,995	354,290	TRUE	Residential	House	Semi_Detached	106	3,330	3,342	Freehold
36, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	23/06/2023	275,000	277,877	FALSE	Residential	House	Semi_Detached	83	3,313	3,348	Freehold
33, Balcombe Road, Rugby, Warwickshire CV22 5HZ	CV22 5HZ	CV22 5	04/12/2023	239,950	241,125	FALSE	Residential	House	Semi_Detached	72	3,333	3,349	Freehold
72, Norton Leys, Rugby, Warwickshire CV22 5RT	CV22 5RT	CV22 5	13/02/2023	315,000	315,198	FALSE	Residential	House	Detached	94	3,351	3,353	Freehold
9, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	26/05/2023	545,000	541,592	TRUE	Residential	House	Detached	161	3,385	3,364	Freehold
52, Percival Road, Rugby, Warwickshire CV22 5JT	CV22 5JT	CV22 5	23/08/2023	320,000	323,547	FALSE	Residential	House	Semi_Detached	96	3,333	3,370	Freehold
60, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	30/04/2024	318,000	321,327	FALSE	Residential	House	Semi_Detached	95	3,347	3,382	Freehold
1, Lemon Close, Rugby, Warwickshire CV22 5GH	CV22 5GH	CV22 5	21/12/2022	174,177	172,772	FALSE	Residential	Maisonette	Other	51	3,415	3,388	Freehold
57, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	08/08/2024	360,000	355,827	FALSE	Residential	House	Terraced	105	3,429	3,389	Freehold
30, Ruskin Close, Rugby, Warwickshire CV22 5RU	CV22 5RU	CV22 5	23/03/2023	305,000	305,000	FALSE	Residential	House	Detached	90	3,389	3,389	Freehold
263, Hillmorton Road, Rugby, Warwickshire CV22 5BE	CV22 5BE	CV22 5	13/01/2023	630,000	628,813	FALSE	Residential	House	Detached	185	3,405	3,399	Freehold
14, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	27/10/2023	644,420	627,441	TRUE	Residential	House	Detached	184	3,502	3,410	Freehold
16, Orson Leys, Rugby, Warwickshire CV22 5RG	CV22 5RG	CV22 5	10/05/2024	520,000	526,964	FALSE	Residential	House	Detached	154	3,377	3,422	Freehold
30, Malvern Avenue, Rugby, Warwickshire CV22 5JW	CV22 5JW	CV22 5	18/07/2023	320,000	325,149	FALSE	Residential	House	Semi_Detached	95	3,368	3,423	Freehold
74, Pytchley Road, Rugby, Warwickshire CV22 5NF	CV22 5NF	CV22 5	21/11/2022	387,000	387,000	FALSE	Residential	House	Semi_Detached	113	3,425	3,425	Freehold
23, Brafield Leys, Rugby, Warwickshire CV22 5RZ	CV22 5RZ	CV22 5	08/03/2024	254,500	257,252	FALSE	Residential	House	Detached	75	3,393	3,430	Freehold
28, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	08/03/2024	165,000	168,804	FALSE	Residential	House	Flat	49	3,367	3,445	Leasehold
108, Pytchley Road, Rugby, Warwickshire CV22 5NF	CV22 5NF	CV22 5	13/06/2024	279,000	280,710	FALSE	Residential	House	Semi_Detached	81	3,444	3,466	Freehold
2a, Rainsbrook Avenue, Rugby, Warwickshire CV22 5HB	CV22 5HB	CV22 5	28/03/2024	380,000	388,760	FALSE	Residential	House	Semi_Detached	112	3,393	3,471	Freehold
35, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	17/11/2023	435,000	430,664	FALSE	Residential	House	Detached	124	3,508	3,473	Freehold
10, Brafield Leys, Rugby, Warwickshire CV22 5RZ	CV22 5RZ	CV22 5	18/06/2024	330,000	330,208	FALSE	Residential	House	Detached	95	3,474	3,476	Freehold
92, Ashlawn Road, Rugby, Warwickshire CV22 5ER	CV22 5ER	CV22 5	03/11/2023	690,000	683,121	FALSE	Residential	House	Detached	196	3,520	3,485	Freehold
70, Chaucer Road, Rugby, Warwickshire CV22 5RR	CV22 5RR	CV22 5	14/12/2022	290,000	286,040	FALSE	Residential	House	Detached	82	3,537	3,488	Freehold
52, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	24/11/2022	490,100	485,245	FALSE	Residential	Bungalow	Other	139	3,526	3,491	Freehold
35, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	23/08/2023	270,000	272,993	FALSE	Residential	House	Semi_Detached	78	3,462	3,500	Freehold
7, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	16/06/2023	312,000	315,264	FALSE	Residential	House	Semi_Detached	90	3,467	3,503	Freehold
56, Benn Street, Rugby, Warwickshire CV22 5LR	CV22 5LR	CV22 5	12/12/2022	280,000	280,684	FALSE	Residential	House	Semi_Detached	80	3,500	3,509	Freehold
24, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	28/04/2023	528,000	527,668	FALSE	Residential	House	Detached	150	3,520	3,518	Freehold
64, Malvern Avenue, Rugby, Warwickshire CV22 5JW	CV22 5JW	CV22 5	27/10/2023	295,000	292,683	FALSE	Residential	House	Semi_Detached	83	3,554	3,526	Freehold
1, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	22/09/2023	507,845	500,910	TRUE	Residential	House	Detached	142	3,576	3,528	Freehold
178, Percival Road, Rugby, Warwickshire CV22 5JX	CV22 5JX	CV22 5	29/09/2023	295,000	296,808	FALSE	Residential	House	Semi_Detached	84	3,512	3,533	Freehold
71, Pytchley Road, Rugby, Warwickshire CV22 5NF	CV22 5NF	CV22 5	17/08/2023	280,000	283,103	FALSE	Residential	House	Semi_Detached	80	3,500	3,539	Freehold
24, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	21/06/2024	325,000	326,991	FALSE	Residential	House	Semi_Detached	92	3,533	3,554	Freehold
4, Willoughby Place, Rugby, Warwickshire CV22 5JE	CV22 5JE	CV22 5	23/09/2024	287,000	284,746	FALSE	Residential	House	Semi_Detached	80	3,588	3,559	Freehold
281, Hillmorton Road, Rugby, Warwickshire CV22 5BH	CV22 5BH	CV22 5	26/07/2023	295,000	299,061	FALSE	Residential	House	Terraced	84	3,512	3,560	Freehold
11, Chartreuse Close, Rugby, Warwickshire CV22 5BY	CV22 5BY	CV22 5	23/02/2024	319,070	319,070	TRUE	Residential	House	Detached	89	3,585	3,585	Freehold
36, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	23/02/2024	280,000	283,323	FALSE	Residential	House	Terraced	79	3,544	3,586	Freehold
18, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	27/01/2023	514,995	514,025	TRUE	Residential	House	Detached	143	3,601	3,595	Freehold
271, Hillmorton Road, Rugby, Warwickshire CV22 5BH	CV22 5BH	CV22 5	19/07/2023	650,000	647,555	FALSE	Residential	House	Detached	180	3,611	3,598	Freehold
18, Chaucer Road, Rugby, Warwickshire CV22 5RP	CV22 5RP	CV22 5	21/03/2023	270,000	270,000	FALSE	Residential	Bungalow	Detached	75	3,600	3,600	Freehold
49, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	03/07/2023	665,995	663,490	TRUE	Residential	House	Detached	184	3,620	3,606	Freehold
66, Belmont Road, Rugby, Warwickshire CV22 5NY	CV22 5NY	CV22 5	06/02/2023	290,000	296,501	FALSE	Residential	House	Semi_Detached	82	3,537	3,616	Freehold
10, Oak Street, Rugby, Warwickshire CV22 5EA	CV22 5EA	CV22 5	14/06/2023	233,000	235,471	FALSE	Residential	House	Terraced	65	3,585	3,623	Freehold
21, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	09/12/2022	416,000	417,016	FALSE	Residential	House	Semi_Detached	115	3,617	3,626	Freehold
21, Ashlawn Road, Rugby, Warwickshire CV22 5ET	CV22 5ET	CV22 5	20/11/2023	362,500	366,292	FALSE	Residential	House	Semi_Detached	101	3,589	3,627	Freehold
48, Sywell Leys, Rugby, Warwickshire CV22 5SD	CV22 5SD	CV22 5	10/05/2024	193,000	196,518	FALSE	Residential	House	Terraced	54	3,574	3,639	Freehold
61, Spectrum Avenue, Rugby, Warwickshire CV22 5FQ	CV22 5FQ	CV22 5	25/08/2023	423,000	419,044	TRUE	Residential	House	Detached	115	3,678	3,644	Freehold
9, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	29/09/2023	524,995	517,826	TRUE	Residential	House	Detached	142	3,697	3,647	Freehold
52, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	25/05/2023	676,395	672,165	TRUE	Residential	House	Detached	184	3,676	3,653	Freehold
5, Cobalt Way, Rugby, Warwickshire CV22 5FW	CV22 5FW	CV22 5	26/02/2024	194,995	194,070	FALSE	Residential	House	Flat	53	3,679	3,662	Leasehold
73, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	23/06/2023	508,245	502,240	TRUE	Residential	House	Detached	137	3,710	3,666	Freehold
13, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	01/10/2024	250,000	245,752	FALSE	Residential	House	Terraced	67	3,731	3,668	Freehold
18, Norton Leys, Rugby, Warwickshire CV22 5RJ	CV22 5RJ	CV22 5	19/10/2022	264,000	261,043	FALSE	Residential	House	Detached	71	3,718	3,677	Freehold
7, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	29/09/2023	529,995	522,757	TRUE	Residential	House	Detached	142	3,732	3,681	Freehold
28, Spectrum Avenue, Rugby, Warwickshire CV22 5PP	CV22 5PP	CV22 5	29/06/2023	674,495	666,525	TRUE	Residential	House	Detached	181	3,726	3,682	Freehold
63, Spectrum Avenue, Rugby, Warwickshire CV22 5FQ	CV22 5FQ	CV22 5	14/08/2023	427,500	423,502	TRUE	Residential	House	Detached	115	3,717	3,683	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
5, Ecton Leys, Rugby, Warwickshire CV22 5SL	CV22 5SL	CV22 5	05/04/2024	372,500	372,735	FALSE	Residential	House	Detached	101	3,688	3,690	Freehold
12, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	27/10/2023	386,650	376,463	TRUE	Residential	House	Detached	101	3,828	3,727	Freehold
7, Sidney Road, Rugby, Warwickshire CV22 5LA	CV22 5LA	CV22 5	07/07/2023	390,000	396,275	FALSE	Residential	House	Semi_Detached	106	3,679	3,738	Freehold
58, Naseby Road, Rugby, Warwickshire CV22 5NH	CV22 5NH	CV22 5	27/10/2023	239,950	236,160	FALSE	Residential	House	Terraced	63	3,809	3,749	Freehold
243, Norton Leys, Rugby, Warwickshire CV22 5RE	CV22 5RE	CV22 5	20/01/2023	362,000	367,597	FALSE	Residential	House	Semi_Detached	98	3,694	3,751	Freehold
62, Catesby Road, Rugby, Warwickshire CV22 5JL	CV22 5JL	CV22 5	19/01/2023	315,000	319,870	FALSE	Residential	House	Semi_Detached	85	3,706	3,763	Freehold
12, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	16/12/2022	604,995	596,733	TRUE	Residential	House	Detached	158	3,829	3,777	Freehold
31, Hillmorton Road, Rugby, Warwickshire CV22 5AB	CV22 5AB	CV22 5	07/03/2024	750,000	767,290	FALSE	Residential	House	Semi_Detached	203	3,695	3,780	Freehold
4, Emerald Close, Rugby, Warwickshire CV22 5FA	CV22 5FA	CV22 5	27/06/2024	290,000	291,777	FALSE	Residential	House	Semi_Detached	77	3,766	3,789	Freehold
2, Oxley Close, Rugby, Warwickshire CV22 5FE	CV22 5FE	CV22 5	10/01/2024	285,000	291,934	FALSE	Residential	House	Semi_Detached	77	3,701	3,791	Freehold
16, Brafield Leys, Rugby, Warwickshire CV22 5RZ	CV22 5RZ	CV22 5	21/10/2022	300,000	296,640	FALSE	Residential	House	Detached	78	3,846	3,803	Freehold
27, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	17/03/2023	699,995	699,995	TRUE	Residential	House	Detached	184	3,804	3,804	Freehold
22, Pytchley Road, Rugby, Warwickshire CV22 5NE	CV22 5NE	CV22 5	07/07/2023	278,000	282,473	FALSE	Residential	House	Semi_Detached	74	3,757	3,817	Freehold
16, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	27/01/2023	546,995	545,964	TRUE	Residential	House	Detached	143	3,825	3,818	Freehold
102, Percival Road, Rugby, Warwickshire CV22 5JU	CV22 5JU	CV22 5	25/11/2022	275,000	275,000	FALSE	Residential	House	Semi_Detached	72	3,819	3,819	Freehold
19, Badby Leys, Rugby, Warwickshire CV22 5RB	CV22 5RB	CV22 5	25/10/2022	375,000	370,800	FALSE	Residential	House	Detached	97	3,866	3,823	Freehold
20, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	27/01/2023	486,995	486,077	TRUE	Residential	House	Detached	127	3,835	3,827	Freehold
8, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	24/11/2023	549,995	544,512	TRUE	Residential	House	Detached	142	3,873	3,835	Freehold
13, Everdon Close, Rugby, Warwickshire CV22 5JH	CV22 5JH	CV22 5	02/10/2024	215,000	211,269	FALSE	Residential	House	Semi_Detached	55	3,909	3,841	Freehold
79, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	10/05/2024	355,000	361,471	FALSE	Residential	House	Terraced	94	3,777	3,845	Freehold
16, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	29/06/2023	332,495	328,566	TRUE	Residential	House	Detached	85	3,912	3,865	Freehold
81, Percival Road, Rugby, Warwickshire CV22 5JX	CV22 5JX	CV22 5	25/10/2023	265,000	262,918	FALSE	Residential	House	Semi_Detached	68	3,897	3,866	Freehold
112, Norton Leys, Rugby, Warwickshire CV22 5RS	CV22 5RS	CV22 5	26/09/2023	345,000	340,289	FALSE	Residential	Bungalow	Detached	88	3,920	3,867	Freehold
77, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	26/05/2023	389,495	387,059	TRUE	Residential	House	Detached	100	3,895	3,871	Freehold
54, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	28/04/2023	714,995	714,545	TRUE	Residential	House	Detached	184	3,886	3,883	Freehold
43, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	29/09/2023	539,995	532,621	TRUE	Residential	House	Detached	137	3,942	3,888	Freehold
6, Sharman Way, Rugby, Warwickshire CV22 5QP	CV22 5QP	CV22 5	25/10/2023	360,000	350,515	FALSE	Residential	House	Detached	90	4,000	3,895	Freehold
1, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	15/12/2022	314,995	315,764	TRUE	Residential	House	Semi_Detached	81	3,889	3,898	Freehold
235, Hillmorton Road, Rugby, Warwickshire CV22 5BD	CV22 5BD	CV22 5	25/11/2022	826,000	812,702	FALSE	Residential	House	Detached	208	3,971	3,907	Freehold
39, Malvern Avenue, Rugby, Warwickshire CV22 5JN	CV22 5JN	CV22 5	29/08/2023	310,000	313,436	FALSE	Residential	House	Semi_Detached	80	3,875	3,918	Freehold
29, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	24/02/2023	559,995	560,348	TRUE	Residential	House	Detached	143	3,916	3,919	Freehold
15, Bowen Road, Rugby, Warwickshire CV22 5LF	CV22 5LF	CV22 5	27/01/2023	390,000	396,030	FALSE	Residential	House	Semi_Detached	101	3,861	3,921	Freehold
3, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	25/11/2022	322,995	317,795	TRUE	Residential	House	Detached	81	3,988	3,923	Freehold
2, Coral Close, Rugby, Warwickshire CV22 5SH	CV22 5SH	CV22 5	28/10/2022	396,995	392,548	TRUE	Residential	House	Detached	100	3,970	3,925	Freehold
136, Percival Road, Rugby, Warwickshire CV22 5JU	CV22 5JU	CV22 5	20/01/2023	290,500	294,991	FALSE	Residential	House	Semi_Detached	75	3,873	3,933	Freehold
7, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	25/11/2022	302,995	302,995	TRUE	Residential	House	Semi_Detached	77	3,935	3,935	Freehold
13, Fisher Avenue, Rugby, Warwickshire CV22 5HN	CV22 5HN	CV22 5	24/06/2024	390,000	390,246	FALSE	Residential	House	Detached	99	3,939	3,942	Freehold
8, Chartreuse Close, Rugby, Warwickshire CV22 5BY	CV22 5BY	CV22 5	29/09/2023	247,000	248,513	TRUE	Residential	House	Semi_Detached	63	3,921	3,945	Freehold
96, Hillmorton Road, Rugby, Warwickshire CV22 5AH	CV22 5AH	CV22 5	24/03/2023	350,000	359,188	FALSE	Residential	House	Semi_Detached	91	3,846	3,947	Freehold
5, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	25/11/2022	303,995	303,995	TRUE	Residential	House	Semi_Detached	77	3,948	3,948	Freehold
6, Sidney Road, Rugby, Warwickshire CV22 5LB	CV22 5LB	CV22 5	13/06/2024	275,000	276,685	FALSE	Residential	Bungalow	Semi_Detached	70	3,929	3,953	Freehold
14, White Oak Close, Rugby, Warwickshire CV22 5FT	CV22 5FT	CV22 5	25/09/2024	251,275	249,301	TRUE	Residential	House	Semi_Detached	63	3,988	3,957	Freehold
5, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	15/12/2022	303,995	304,737	TRUE	Residential	House	Semi_Detached	77	3,948	3,958	Freehold
111, Percival Road, Rugby, Warwickshire CV22 5JX	CV22 5JX	CV22 5	30/05/2023	300,000	305,394	FALSE	Residential	House	Semi_Detached	77	3,896	3,966	Freehold
6, Cyan Close, Rugby, Warwickshire CV22 5FX	CV22 5FX	CV22 5	17/11/2023	564,995	559,363	TRUE	Residential	House	Detached	141	4,007	3,967	Freehold
9, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	15/12/2022	305,995	306,742	TRUE	Residential	House	Semi_Detached	77	3,974	3,984	Freehold
16, Naseby Road, Rugby, Warwickshire CV22 5NH	CV22 5NH	CV22 5	19/06/2023	280,500	283,434	FALSE	Residential	House	Semi_Detached	71	3,951	3,992	Freehold
9, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	09/12/2022	405,995	400,451	TRUE	Residential	House	Detached	100	4,060	4,005	Freehold
11, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	09/12/2022	405,995	400,451	TRUE	Residential	House	Detached	100	4,060	4,005	Freehold
10, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	404,995	400,459	TRUE	Residential	House	Detached	100	4,050	4,005	Freehold
19, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	09/05/2024	235,500	240,629	FALSE	Residential	House	Semi_Detached	60	3,925	4,010	Freehold
8, Cyan Close, Rugby, Warwickshire CV22 5FX	CV22 5FX	CV22 5	15/12/2023	406,995	401,437	TRUE	Residential	House	Detached	100	4,070	4,014	Freehold
29, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	28/06/2023	390,446	385,833	TRUE	Residential	House	Detached	96	4,067	4,019	Freehold
10, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	29/09/2023	413,000	407,360	TRUE	Residential	House	Detached	101	4,089	4,033	Freehold
7, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	09/12/2022	408,995	403,410	TRUE	Residential	House	Detached	100	4,090	4,034	Freehold
202, Norton Leys, Rugby, Warwickshire CV22 5RY	CV22 5RY	CV22 5	12/12/2023	262,000	263,283	FALSE	Residential	House	Semi_Detached	65	4,031	4,051	Freehold
6, Chartreuse Close, Rugby, Warwickshire CV22 5BY	CV22 5BY	CV22 5	21/12/2023	254,000	255,244	TRUE	Residential	House	Semi_Detached	63	4,032	4,051	Freehold
39, Sywell Leys, Rugby, Warwickshire CV22 5SD	CV22 5SD	CV22 5	25/11/2022	230,000	227,473	FALSE	Residential	House	Terraced	56	4,107	4,062	Freehold
17, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	14/06/2023	309,995	313,238	TRUE	Residential	House	Semi_Detached	77	4,026	4,068	Freehold
4, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	30/03/2023	345,995	345,995	TRUE	Residential	House	Detached	85	4,071	4,071	Freehold
84, Malvern Avenue, Rugby, Warwickshire CV22 5JW	CV22 5JW	CV22 5	28/04/2023	325,000	333,949	FALSE	Residential	House	Semi_Detached	82	3,963	4,073	Freehold
2, Chartreuse Close, Rugby, Warwickshire CV22 5BY	CV22 5BY	CV22 5	09/08/2024	260,000	257,181	FALSE	Residential	House	Semi_Detached	63	4,127	4,082	Freehold
14, Staverton Leys, Rugby, Warwickshire CV22 5RD	CV22 5RD	CV22 5	22/06/2023	555,000	548,442	FALSE	Residential	House	Detached	134	4,142	4,093	Freehold
2, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	24/02/2023	347,995	348,214	TRUE	Residential	House	Detached	85	4,094	4,097	Freehold
19, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	26/05/2023	309,995	315,568	TRUE	Residential	House	Semi_Detached	77	4,026	4,098	Freehold
33, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	28/06/2023	312,995	316,269	TRUE	Residential	House	Semi_Detached	77	4,065	4,107	Freehold
3, Balcombe Road, Rugby, Warwickshire CV22 5HU	CV22 5HU	CV22 5	21/12/2022	242,000	242,591	FALSE	Residential	Bungalow	Semi_Detached	59	4,102	4,112	Freehold
31, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	29/06/2023	417,996	413,057	TRUE	Residential	House	Detached	100	4,180	4,131	Freehold
1, Coral Close, Rugby, Warwickshire CV22 5SH	CV22 5SH	CV22 5	16/12/2022	389,995	384,669	TRUE	Residential	House	Detached	93	4,193	4,136	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
5, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	25/08/2023	417,995	414,086	TRUE	Residential	House	Detached	100	4,180	4,141	Freehold
45, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	01/09/2023	419,995	414,260	TRUE	Residential	House	Detached	100	4,200	4,143	Freehold
3, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	15/12/2022	334,995	335,813	TRUE	Residential	House	Semi_Detached	81	4,136	4,146	Freehold
3, Coral Close, Rugby, Warwickshire CV22 5SH	CV22 5SH	CV22 5	28/10/2022	389,995	385,627	TRUE	Residential	House	Detached	93	4,193	4,147	Freehold
15, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	314,995	316,150	TRUE	Residential	House	Semi_Detached	76	4,145	4,160	Freehold
13, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	314,995	316,150	TRUE	Residential	House	Semi_Detached	76	4,145	4,160	Freehold
11, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	27/09/2023	421,995	416,232	TRUE	Residential	House	Detached	100	4,220	4,162	Freehold
8, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	30/03/2023	374,995	374,995	TRUE	Residential	House	Detached	90	4,167	4,167	Freehold
58, Fisher Avenue, Rugby, Warwickshire CV22 5HW	CV22 5HW	CV22 5	09/11/2022	415,100	408,417	FALSE	Residential	House	Detached	98	4,236	4,168	Freehold
23, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	16/12/2022	319,995	317,253	TRUE	Residential	House	Terraced	76	4,210	4,174	Freehold
24, Spectrum Avenue, Rugby, Warwickshire CV22 5PP	CV22 5PP	CV22 5	22/05/2023	392,995	390,537	TRUE	Residential	House	Detached	93	4,226	4,199	Freehold
44, Chaucer Road, Rugby, Warwickshire CV22 5RP	CV22 5RP	CV22 5	05/05/2023	260,000	264,675	FALSE	Residential	Bungalow	Semi_Detached	63	4,127	4,201	Freehold
15, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	26/05/2023	380,995	378,612	TRUE	Residential	House	Detached	90	4,233	4,207	Freehold
12, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	18/12/2023	384,995	379,737	TRUE	Residential	House	Detached	90	4,278	4,219	Freehold
3, Kingsway, Rugby, Warwickshire CV22 5PA	CV22 5PA	CV22 5	28/04/2023	280,000	287,710	FALSE	Residential	House	Semi_Detached	68	4,118	4,231	Freehold
132, Ashlawn Road, Rugby, Warwickshire CV22 5EP	CV22 5EP	CV22 5	30/04/2024	690,000	690,435	FALSE	Residential	House	Detached	163	4,233	4,236	Freehold
25, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	16/12/2022	324,995	322,210	TRUE	Residential	House	Terraced	76	4,276	4,240	Freehold
21, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	16/12/2022	324,995	322,210	TRUE	Residential	House	Terraced	76	4,276	4,240	Freehold
10, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	30/03/2023	382,995	382,995	TRUE	Residential	House	Detached	90	4,256	4,256	Freehold
3, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	25/08/2023	429,995	425,974	TRUE	Residential	House	Detached	100	4,300	4,260	Freehold
35, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	29/06/2023	344,995	348,604	TRUE	Residential	House	Semi_Detached	81	4,259	4,304	Freehold
27, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	29/06/2023	435,902	430,751	TRUE	Residential	House	Detached	100	4,359	4,308	Freehold
12, Long Furlong, Rugby, Warwickshire CV22 5QS	CV22 5QS	CV22 5	25/10/2023	425,000	413,802	FALSE	Residential	Bungalow	Detached	96	4,427	4,310	Freehold
13, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	26/05/2023	390,889	388,444	TRUE	Residential	House	Detached	90	4,343	4,316	Freehold
10, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	20/10/2023	444,995	433,270	TRUE	Residential	House	Detached	100	4,450	4,333	Freehold
11, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	27/04/2023	435,995	435,721	TRUE	Residential	House	Detached	100	4,360	4,357	Freehold
33, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	15/02/2023	404,995	405,250	TRUE	Residential	House	Detached	93	4,355	4,358	Freehold
5, Shuckburgh Crescent, Rugby, Warwickshire CV22 5JB	CV22 5JB	CV22 5	22/07/2024	280,000	283,278	FALSE	Residential	House	Semi_Detached	65	4,308	4,358	Freehold
14, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	24/11/2023	399,995	396,008	TRUE	Residential	House	Detached	90	4,444	4,400	Freehold
29, Orson Leys, Rugby, Warwickshire CV22 5RF	CV22 5RF	CV22 5	26/07/2024	425,000	427,963	FALSE	Residential	House	Detached	96	4,427	4,458	Freehold
39, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	28/06/2023	258,395	261,135	TRUE	Residential	House	Terraced	58	4,455	4,502	Freehold
17, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	262,995	263,960	TRUE	Residential	House	Semi_Detached	58	4,534	4,551	Freehold
18, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	20/10/2023	280,000	277,801	FALSE	Residential	House	Semi_Detached	61	4,590	4,554	Freehold
19, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	264,995	265,967	TRUE	Residential	House	Semi_Detached	58	4,569	4,586	Freehold
7, Thackeray Close, Rugby, Warwickshire CV22 5RN	CV22 5RN	CV22 5	07/12/2023	269,500	270,819	FALSE	Residential	Bungalow	Semi_Detached	59	4,568	4,590	Freehold
17, Badby Leys, Rugby, Warwickshire CV22 5RB	CV22 5RB	CV22 5	19/07/2024	575,000	579,008	FALSE	Residential	House	Detached	125	4,600	4,632	Freehold
4, Oak Street, Rugby, Warwickshire CV22 5EA	CV22 5EA	CV22 5	20/06/2024	241,950	242,399	FALSE	Residential	House	Terraced	52	4,653	4,662	Freehold
41, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	28/06/2023	269,995	272,858	TRUE	Residential	House	Terraced	58	4,655	4,704	Freehold
12, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	30/03/2023	267,000	274,009	TRUE	Residential	House	Semi_Detached	58	4,603	4,724	Freehold
21, Barby Lane, Rugby, Warwickshire CV22 5QJ	CV22 5QJ	CV22 5	15/02/2024	582,000	582,000	FALSE	Residential	House	Detached	123	4,732	4,732	Freehold
37, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	25/08/2023	274,995	276,360	TRUE	Residential	House	Terraced	58	4,741	4,765	Freehold
130, Pytchley Road, Rugby, Warwickshire CV22 5NG	CV22 5NG	CV22 5	08/03/2024	335,000	342,723	FALSE	Residential	House	Semi_Detached	71	4,718	4,827	Freehold
32, Balcombe Road, Rugby, Warwickshire CV22 5HZ	CV22 5HZ	CV22 5	22/03/2024	345,000	352,953	FALSE	Residential	House	Semi_Detached	73	4,726	4,835	Freehold
56, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	26/05/2023	370,495	368,178	TRUE	Residential	House	Detached	76	4,875	4,844	Freehold
3, Cobalt Way, Rugby, Warwickshire CV22 5FW	CV22 5FW	CV22 5	29/09/2023	373,495	368,395	TRUE	Residential	House	Detached	76	4,914	4,847	Freehold
Gorse House, Ashlawn Road, Rugby, Warwickshire CV22 5QE	CV22 5QE	CV22 5	07/09/2023	1,550,000	1,545,168	FALSE	Residential	House	Other	318	4,874	4,859	Freehold
6, Badby Leys, Rugby, Warwickshire CV22 5RB	CV22 5RB	CV22 5	28/10/2022	772,000	763,353	FALSE	Residential	House	Detached	136	5,676	5,613	Freehold
2, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	21/12/2022	493,274	489,296	FALSE	Residential	House	Other	85	5,803	5,756	Freehold
251, Hillmorton Road, Rugby, Warwickshire CV22 5BE	CV22 5BE	CV22 5	14/04/2023	640,000	639,597	FALSE	Residential	Bungalow	Detached	97	6,598	6,594	Freehold
Little Bridge, Fitzjohns, Barby Road, Rugby, Warwickshire CV22 5QB	CV22 5QB	CV22 5	23/08/2023	951,000	951,595	FALSE	Residential	House	Other	144	6,604	6,608	Freehold
18, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	21/12/2022	270,528	268,346	FALSE	Residential	Maisonette	Other	39	6,937	6,881	Freehold
		CV22 5 Average									3,636	3,639	
10, Cawston Lane, Dunchurch, Rugby, Warwickshire CV22 6QE	CV22 6QE	CV22 6	21/11/2022	855,000	841,235	FALSE	Residential	House	Detached	327	2,615	2,573	Freehold
11, Westbourne Grove, Rugby, Warwickshire CV22 6BH	CV22 6BH	CV22 6	16/11/2022	218,000	218,000	FALSE	Residential	House	Semi_Detached	83	2,627	2,627	Freehold
10, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	02/06/2023	266,000	268,783	FALSE	Residential	House	Semi_Detached	102	2,608	2,635	Freehold
54, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	06/09/2023	142,500	140,680	FALSE	Residential	Maisonette	Flat	53	2,689	2,654	Leasehold
70, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	10/02/2023	145,000	143,728	FALSE	Residential	House	Flat	54	2,685	2,662	Leasehold
26, Done Cerce Close, Dunchurch, Rugby, Warwickshire CV22 6NZ	CV22 6NZ	CV22 6	22/12/2022	235,000	232,987	FALSE	Residential	House	Terraced	87	2,701	2,678	Freehold
1, Ash Court, Rugby, Warwickshire CV22 6EL	CV22 6EL	CV22 6	28/04/2023	151,000	151,103	FALSE	Residential	House	Flat	56	2,696	2,698	Leasehold
5, Churchill Road, Rugby, Warwickshire CV22 6BT	CV22 6BT	CV22 6	26/01/2024	445,000	447,252	FALSE	Residential	House	Detached	164	2,713	2,727	Freehold
21, Plantagenet Drive, Rugby, Warwickshire CV22 6LB	CV22 6LB	CV22 6	22/08/2024	308,000	303,229	FALSE	Residential	House	Detached	111	2,775	2,732	Freehold
31, St Annes Road, Rugby, Warwickshire CV22 6DH	CV22 6DH	CV22 6	24/02/2023	210,000	214,707	FALSE	Residential	House	Semi_Detached	78	2,692	2,753	Freehold
8, Wentworth Road, Rugby, Warwickshire CV22 6BG	CV22 6BG	CV22 6	29/04/2024	227,000	229,375	FALSE	Residential	House	Semi_Detached	83	2,735	2,764	Freehold
32, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	23/05/2024	240,000	245,227	FALSE	Residential	House	Semi_Detached	88	2,727	2,787	Freehold
23, Dunchurch Hall, Dunchurch, Rugby, Warwickshire CV22 6PD	CV22 6PD	CV22 6	19/10/2023	339,950	334,580	FALSE	Residential	House	Terraced	120	2,833	2,788	Leasehold
3, Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	16/12/2022	300,000	290,508	FALSE	Residential	Maisonette	Flat	104	2,885	2,793	Leasehold
12, Beaconsfield Avenue, Rugby, Warwickshire CV22 6BY	CV22 6BY	CV22 6	24/01/2023	325,000	330,025	FALSE	Residential	House	Semi_Detached	118	2,754	2,797	Freehold
9, Ash Court, Rugby, Warwickshire CV22 6EL	CV22 6EL	CV22 6	22/04/2024	154,950	154,006	FALSE	Residential	House	Flat	55	2,817	2,800	Leasehold
5, Cordelia Way, Rugby, Warwickshire CV22 6JU	CV22 6JU	CV22 6	14/09/2023	245,000	246,501	FALSE	Residential	House	Semi_Detached	88	2,784	2,801	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
40, Bracken Drive, Rugby, Warwickshire CV22 6SP	CV22 6SP	CV22 6	23/06/2023	310,000	306,337	FALSE	Residential	House	Detached	109	2,844	2,810	Freehold
10, Broom Close, Rugby, Warwickshire CV22 6SE	CV22 6SE	CV22 6	02/06/2023	287,500	284,103	FALSE	Residential	House	Detached	100	2,875	2,841	Freehold
18, Westbourne Grove, Rugby, Warwickshire CV22 6BH	CV22 6BH	CV22 6	11/03/2024	230,000	235,302	FALSE	Residential	House	Semi_Detached	82	2,805	2,870	Freehold
74, Montague Road, Rugby, Warwickshire CV22 6LU	CV22 6LU	CV22 6	28/04/2023	292,000	300,040	FALSE	Residential	House	Semi_Detached	104	2,808	2,885	Freehold
83, Hillary Road, Rugby, Warwickshire CV22 6ET	CV22 6ET	CV22 6	18/12/2023	357,000	358,748	FALSE	Residential	House	Semi_Detached	124	2,879	2,893	Freehold
23, Ratliffe Road, Rugby, Warwickshire CV22 6HB	CV22 6HB	CV22 6	21/08/2024	375,000	369,191	FALSE	Residential	House	Detached	127	2,953	2,907	Freehold
16, Saunton Road, Rugby, Warwickshire CV22 6BE	CV22 6BE	CV22 6	18/03/2024	225,000	230,187	FALSE	Residential	House	Semi_Detached	79	2,848	2,914	Freehold
22, Dunchurch Hall, Dunchurch, Rugby, Warwickshire CV22 6PD	CV22 6PD	CV22 6	05/04/2024	340,000	337,930	FALSE	Residential	House	Flat	115	2,957	2,939	Leasehold
66, Montague Road, Rugby, Warwickshire CV22 6LU	CV22 6LU	CV22 6	27/10/2023	252,000	250,021	FALSE	Residential	House	Semi_Detached	84	3,000	2,976	Freehold
102, Dunchurch Road, Rugby, Warwickshire CV22 6AF	CV22 6AF	CV22 6	09/05/2024	382,000	387,116	FALSE	Residential	House	Detached	130	2,938	2,978	Freehold
3, Hawkins Close, Rugby, Warwickshire CV22 6TH	CV22 6TH	CV22 6	04/08/2023	225,000	227,494	FALSE	Residential	House	Semi_Detached	76	2,961	2,993	Freehold
118, Dunchurch Road, Rugby, Warwickshire CV22 6DR	CV22 6DR	CV22 6	16/06/2023	687,500	679,377	FALSE	Residential	House	Detached	224	3,069	3,033	Freehold
36, Plantagenet Drive, Rugby, Warwickshire CV22 6LB	CV22 6LB	CV22 6	22/11/2022	240,000	240,000	FALSE	Residential	House	Semi_Detached	79	3,038	3,038	Freehold
30, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	02/02/2024	320,000	324,346	FALSE	Residential	House	Semi_Detached	106	3,019	3,060	Freehold
50, Montague Road, Rugby, Warwickshire CV22 6LU	CV22 6LU	CV22 6	02/06/2023	285,000	281,632	FALSE	Residential	House	Detached	92	3,098	3,061	Freehold
43, Bracken Drive, Rugby, Warwickshire CV22 6SL	CV22 6SL	CV22 6	18/10/2023	209,000	205,699	FALSE	Residential	House	Terraced	67	3,119	3,070	Freehold
190, Dunchurch Road, Rugby, Warwickshire CV22 6HR	CV22 6HR	CV22 6	23/05/2023	720,000	715,497	FALSE	Residential	House	Detached	233	3,090	3,071	Freehold
15, Everest Road, Rugby, Warwickshire CV22 6EX	CV22 6EX	CV22 6	26/05/2023	285,000	290,124	FALSE	Residential	Bungalow	Semi_Detached	94	3,032	3,086	Freehold
Garage At, 15, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	12/01/2023	370,000	372,094	FALSE	Residential	House	Other	120	3,083	3,101	Freehold
21, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	13/05/2024	275,000	280,989	FALSE	Residential	House	Semi_Detached	90	3,056	3,122	Freehold
15, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	12/01/2023	370,000	375,720	FALSE	Residential	House	Semi_Detached	120	3,083	3,131	Freehold
17, Macaulay Road, Rugby, Warwickshire CV22 6HE	CV22 6HE	CV22 6	16/02/2024	280,000	283,802	FALSE	Residential	House	Semi_Detached	90	3,111	3,153	Freehold
22, Weston Close, Dunchurch, Rugby, Warwickshire CV22 6QD	CV22 6QD	CV22 6	05/10/2022	350,000	347,001	FALSE	Residential	House	Terraced	110	3,182	3,155	Freehold
12, Sandford Way, Dunchurch, Rugby, Warwickshire CV22 6NB	CV22 6NB	CV22 6	26/07/2024	456,600	459,783	FALSE	Residential	House	Detached	145	3,149	3,171	Freehold
31, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	14/12/2022	185,000	185,452	FALSE	Residential	House	Semi_Detached	58	3,190	3,197	Freehold
Flat 11, Catesby House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	30/08/2024	212,000	211,138	FALSE	Residential	House	Flat	66	3,212	3,199	Leasehold
Flat 5, Tresham House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	19/05/2023	142,333	140,989	FALSE	Residential	House	Flat	44	3,235	3,204	Leasehold
10, School Street, Dunchurch, Rugby, Warwickshire CV22 6PA	CV22 6PA	CV22 6	09/10/2023	265,000	262,918	FALSE	Residential	House	Semi_Detached	82	3,232	3,206	Freehold
24, Shakespeare Gardens, Rugby, Warwickshire CV22 6HH	CV22 6HH	CV22 6	03/03/2023	325,000	333,531	FALSE	Residential	House	Semi_Detached	104	3,125	3,207	Freehold
47, Cordelia Way, Rugby, Warwickshire CV22 6JU	CV22 6JU	CV22 6	02/02/2024	285,000	288,870	FALSE	Residential	House	Semi_Detached	90	3,167	3,210	Freehold
60, Everest Road, Rugby, Warwickshire CV22 6EX	CV22 6EX	CV22 6	22/02/2023	325,000	325,205	FALSE	Residential	House	Detached	101	3,218	3,220	Freehold
4, Melville Close, Rugby, Warwickshire CV22 6TJ	CV22 6TJ	CV22 6	27/01/2023	230,000	231,861	FALSE	Residential	House	Terraced	72	3,194	3,220	Freehold
Braddons House, Rocheberie Way, Rugby, Warwickshire CV22 6EG	CV22 6EG	CV22 6	16/06/2023	575,000	568,206	FALSE	Residential	House	Detached	176	3,267	3,228	Freehold
120, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	10/04/2024	397,500	397,750	FALSE	Residential	House	Detached	123	3,232	3,234	Freehold
6, Shakespeare Gardens, Rugby, Warwickshire CV22 6HJ	CV22 6HJ	CV22 6	14/04/2023	277,000	284,627	FALSE	Residential	House	Semi_Detached	88	3,148	3,234	Freehold
45, Cordelia Way, Rugby, Warwickshire CV22 6JU	CV22 6JU	CV22 6	19/07/2024	275,000	278,219	FALSE	Residential	Bungalow	Semi_Detached	86	3,198	3,235	Freehold
3, Cordelia Way, Rugby, Warwickshire CV22 6JU	CV22 6JU	CV22 6	28/07/2023	277,000	281,457	FALSE	Residential	Bungalow	Semi_Detached	87	3,184	3,235	Freehold
65, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	10/10/2024	345,000	337,565	FALSE	Residential	House	Detached	104	3,317	3,246	Freehold
45, Westfield Road, Rugby, Warwickshire CV22 6AS	CV22 6AS	CV22 6	12/02/2024	250,000	253,395	FALSE	Residential	House	Semi_Detached	78	3,205	3,249	Freehold
13, Edyvean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	26/01/2024	275,000	276,392	FALSE	Residential	House	Detached	85	3,235	3,252	Freehold
16, Othello Close, Rugby, Warwickshire CV22 6LX	CV22 6LX	CV22 6	12/01/2024	245,000	250,961	FALSE	Residential	Bungalow	Semi_Detached	77	3,182	3,259	Freehold
3, Wentworth Road, Rugby, Warwickshire CV22 6BG	CV22 6BG	CV22 6	21/02/2024	255,000	258,463	FALSE	Residential	House	Semi_Detached	79	3,228	3,272	Freehold
14, Earle Gardens, Dunchurch, Rugby, Warwickshire CV22 6BN	CV22 6BN	CV22 6	01/09/2023	685,000	675,646	FALSE	Residential	House	Detached	206	3,325	3,280	Freehold
3, Rocheberie Way, Rugby, Warwickshire CV22 6EG	CV22 6EG	CV22 6	07/10/2022	714,000	706,002	FALSE	Residential	House	Detached	215	3,321	3,284	Freehold
5, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	16/12/2022	285,000	285,696	FALSE	Residential	House	Semi_Detached	87	3,276	3,284	Freehold
35, Cymbeline Way, Rugby, Warwickshire CV22 6JZ	CV22 6JZ	CV22 6	28/10/2022	295,000	296,082	FALSE	Residential	House	Semi_Detached	90	3,278	3,290	Freehold
42, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	15/03/2023	225,000	230,906	FALSE	Residential	House	Semi_Detached	70	3,214	3,299	Freehold
18, Hibbert Close, Rugby, Warwickshire CV22 6DS	CV22 6DS	CV22 6	26/04/2024	320,000	323,348	FALSE	Residential	House	Semi_Detached	98	3,265	3,299	Freehold
Terrace End, Cawston Lane, Dunchurch, Rugby, Warwickshire CV22 6QF	CV22 6QF	CV22 6	17/11/2023	295,000	297,017	FALSE	Residential	House	Terraced	90	3,278	3,300	Freehold
29, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	14/07/2023	330,000	328,759	FALSE	Residential	House	Detached	99	3,333	3,321	Freehold
81, Hillary Road, Rugby, Warwickshire CV22 6ET	CV22 6ET	CV22 6	16/12/2022	285,000	285,696	FALSE	Residential	House	Semi_Detached	86	3,314	3,322	Freehold
35, Shakespeare Gardens, Rugby, Warwickshire CV22 6ES	CV22 6ES	CV22 6	26/02/2024	295,000	299,006	FALSE	Residential	House	Semi_Detached	90	3,278	3,322	Freehold
26, Weston Close, Dunchurch, Rugby, Warwickshire CV22 6QD	CV22 6QD	CV22 6	15/12/2023	275,000	275,851	FALSE	Residential	House	Terraced	83	3,313	3,324	Freehold
31, Montague Road, Rugby, Warwickshire CV22 6NA	CV22 6NA	CV22 6	24/09/2024	351,000	346,422	FALSE	Residential	House	Detached	104	3,375	3,331	Freehold
25, Hibbert Close, Rugby, Warwickshire CV22 6DS	CV22 6DS	CV22 6	02/08/2023	290,000	293,214	FALSE	Residential	House	Semi_Detached	88	3,295	3,332	Freehold
100, Dunchurch Road, Rugby, Warwickshire CV22 6AF	CV22 6AF	CV22 6	16/12/2022	385,600	386,542	FALSE	Residential	House	Semi_Detached	116	3,324	3,332	Freehold
18, The Hall Close, Dunchurch, Rugby, Warwickshire CV22 6NP	CV22 6NP	CV22 6	28/03/2023	660,000	660,000	FALSE	Residential	House	Detached	198	3,333	3,333	Freehold
46, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	07/07/2023	175,000	173,348	FALSE	Residential	House	Flat	52	3,365	3,334	Leasehold
5, The Hall Close, Dunchurch, Rugby, Warwickshire CV22 6NP	CV22 6NP	CV22 6	19/01/2024	435,000	437,201	FALSE	Residential	House	Detached	131	3,321	3,337	Freehold
9, The Hall Close, Dunchurch, Rugby, Warwickshire CV22 6NP	CV22 6NP	CV22 6	08/07/2024	605,000	609,217	FALSE	Residential	House	Detached	182	3,324	3,347	Freehold
15, Macaulay Road, Rugby, Warwickshire CV22 6HE	CV22 6HE	CV22 6	05/05/2023	298,000	303,358	FALSE	Residential	House	Semi_Detached	90	3,311	3,371	Freehold
1, Othello Close, Rugby, Warwickshire CV22 6LX	CV22 6LX	CV22 6	14/08/2023	245,000	247,716	FALSE	Residential	House	Semi_Detached	73	3,356	3,393	Freehold
122, Cymbeline Way, Rugby, Warwickshire CV22 6LA	CV22 6LA	CV22 6	02/11/2022	345,000	339,446	FALSE	Residential	House	Detached	100	3,450	3,394	Freehold
254, Dunchurch Road, Rugby, Warwickshire CV22 6HX	CV22 6HX	CV22 6	21/12/2022	785,000	774,280	FALSE	Residential	House	Detached	228	3,443	3,396	Freehold
36, Hibbert Close, Rugby, Warwickshire CV22 6DS	CV22 6DS	CV22 6	19/07/2024	405,000	407,823	FALSE	Residential	House	Detached	120	3,375	3,399	Freehold
10, Waring Way, Dunchurch, Rugby, Warwickshire CV22 6PH	CV22 6PH	CV22 6	28/08/2024	685,000	674,390	FALSE	Residential	House	Detached	198	3,460	3,406	Freehold
47, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	21/02/2024	242,000	245,286	FALSE	Residential	Bungalow	Semi_Detached	72	3,361	3,407	Freehold
59, Westfield Road, Rugby, Warwickshire CV22 6AS	CV22 6AS	CV22 6	29/09/2023	227,000	228,391	FALSE	Residential	House	Semi_Detached	67	3,388	3,409	Freehold
2, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	30/08/2024	190,000	187,940	FALSE	Residential	House	Semi_Detached	55	3,455	3,417	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
24, The Hall Close, Dunchurch, Rugby, Warwickshire CV22 6NP	CV22 6NP	CV22 6	25/07/2023	685,000	682,423	FALSE	Residential	House	Detached	199	3,442	3,429	Freehold
73, Wordsworth Road, Rugby, Warwickshire CV22 6HZ	CV22 6HZ	CV22 6	19/05/2023	300,000	305,394	FALSE	Residential	House	Semi_Detached	89	3,371	3,431	Freehold
77, Rugby Road, Dunchurch, Rugby, Warwickshire CV22 6PQ	CV22 6PQ	CV22 6	05/02/2024	420,000	420,000	FALSE	Residential	House	Detached	122	3,443	3,443	Freehold
1, Weston Close, Dunchurch, Rugby, Warwickshire CV22 6QD	CV22 6QD	CV22 6	23/10/2023	250,000	248,036	FALSE	Residential	House	Semi_Detached	72	3,472	3,445	Freehold
17, Montague Road, Rugby, Warwickshire CV22 6NA	CV22 6NA	CV22 6	15/12/2023	302,000	303,479	FALSE	Residential	House	Semi_Detached	88	3,432	3,449	Freehold
58, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	07/07/2023	265,000	269,264	FALSE	Residential	Bungalow	Semi_Detached	78	3,397	3,452	Freehold
8, Plantagenet Drive, Rugby, Warwickshire CV22 6LB	CV22 6LB	CV22 6	10/04/2024	325,000	325,205	FALSE	Residential	House	Detached	94	3,457	3,460	Freehold
17, Oakfield Road, Rugby, Warwickshire CV22 6AU	CV22 6AU	CV22 6	03/02/2023	305,000	311,837	FALSE	Residential	House	Semi_Detached	90	3,389	3,465	Freehold
4, Sedlescombe Park, Rugby, Warwickshire CV22 6HL	CV22 6HL	CV22 6	07/07/2023	762,500	759,632	FALSE	Residential	House	Detached	219	3,482	3,469	Freehold
39, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	28/11/2022	200,000	197,802	FALSE	Residential	House	Terraced	57	3,509	3,470	Freehold
56, Everest Road, Rugby, Warwickshire CV22 6EX	CV22 6EX	CV22 6	28/06/2024	270,000	271,654	FALSE	Residential	House	Semi_Detached	78	3,462	3,483	Freehold
92, Tennyson Avenue, Rugby, Warwickshire CV22 6JF	CV22 6JF	CV22 6	13/09/2024	375,000	370,109	FALSE	Residential	House	Detached	106	3,538	3,492	Freehold
10, Beaconsfield Avenue, Rugby, Warwickshire CV22 6BY	CV22 6BY	CV22 6	14/08/2023	315,000	318,491	FALSE	Residential	House	Semi_Detached	91	3,462	3,500	Freehold
123, Tennyson Avenue, Rugby, Warwickshire CV22 6JB	CV22 6JB	CV22 6	17/03/2023	291,000	291,000	FALSE	Residential	House	Detached	83	3,506	3,506	Freehold
74, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	12/10/2023	408,000	397,250	FALSE	Residential	House	Detached	113	3,611	3,515	Freehold
46, Hillary Road, Rugby, Warwickshire CV22 6ET	CV22 6ET	CV22 6	10/02/2023	327,000	334,330	FALSE	Residential	House	Semi_Detached	95	3,442	3,519	Freehold
3, Deerpark Mews, Dunchurch, Rugby, Warwickshire CV22 6NH	CV22 6NH	CV22 6	16/12/2022	245,000	242,901	FALSE	Residential	House	Terraced	69	3,551	3,520	Freehold
17, Southam Road, Dunchurch, Rugby, Warwickshire CV22 6NL	CV22 6NL	CV22 6	29/09/2023	292,500	292,500	FALSE	Residential	House	Terraced	83	3,524	3,524	Freehold
43, Shakespeare Gardens, Rugby, Warwickshire CV22 6ES	CV22 6ES	CV22 6	18/06/2024	391,000	393,396	FALSE	Residential	House	Semi_Detached	111	3,523	3,544	Freehold
8, Hibbert Close, Rugby, Warwickshire CV22 6DS	CV22 6DS	CV22 6	16/06/2023	320,000	323,348	FALSE	Residential	House	Semi_Detached	91	3,516	3,553	Freehold
66, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	29/06/2023	281,500	284,445	FALSE	Residential	House	Semi_Detached	80	3,519	3,556	Freehold
8, Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	18/06/2024	290,000	288,039	FALSE	Residential	House	Flat	81	3,580	3,556	Leasehold
20, Tennyson Avenue, Rugby, Warwickshire CV22 6JH	CV22 6JH	CV22 6	15/02/2023	301,000	306,102	FALSE	Residential	House	Terraced	86	3,500	3,559	Freehold
47, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	14/08/2023	205,500	206,520	FALSE	Residential	House	Terraced	58	3,543	3,561	Freehold
5, Bracken Drive, Rugby, Warwickshire CV22 6SL	CV22 6SL	CV22 6	20/09/2024	198,000	197,027	FALSE	Residential	House	Terraced	55	3,600	3,582	Freehold
41, Wordsworth Road, Rugby, Warwickshire CV22 6HY	CV22 6HY	CV22 6	24/05/2024	570,000	577,634	FALSE	Residential	House	Detached	161	3,540	3,588	Freehold
34, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	15/09/2023	180,000	180,000	FALSE	Residential	Bungalow	Terraced	50	3,600	3,600	Leasehold
19, Shakespeare Gardens, Rugby, Warwickshire CV22 6ES	CV22 6ES	CV22 6	03/11/2022	425,000	425,000	FALSE	Residential	House	Semi_Detached	118	3,602	3,602	Freehold
18, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	10/08/2023	186,500	187,426	FALSE	Residential	Bungalow	Terraced	52	3,587	3,604	Leasehold
1, Buccleuch Close, Dunchurch, Rugby, Warwickshire CV22 6QB	CV22 6QB	CV22 6	15/12/2022	295,000	292,472	FALSE	Residential	House	Terraced	81	3,642	3,611	Freehold
30, Westfield Road, Rugby, Warwickshire CV22 6AS	CV22 6AS	CV22 6	28/03/2024	233,000	238,371	FALSE	Residential	House	Semi_Detached	66	3,530	3,612	Freehold
23, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	12/05/2023	185,000	189,324	FALSE	Residential	Bungalow	Terraced	52	3,558	3,641	Leasehold
21, Oakfield Road, Rugby, Warwickshire CV22 6AU	CV22 6AU	CV22 6	28/07/2023	291,250	295,936	FALSE	Residential	House	Semi_Detached	81	3,596	3,654	Freehold
67, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	14/11/2022	435,000	427,997	FALSE	Residential	House	Detached	117	3,718	3,658	Freehold
337, Dunchurch Road, Rugby, Warwickshire CV22 6HT	CV22 6HT	CV22 6	17/02/2023	474,950	475,249	FALSE	Residential	House	Detached	129	3,682	3,684	Freehold
85, Wordsworth Road, Rugby, Warwickshire CV22 6HZ	CV22 6HZ	CV22 6	22/09/2023	315,000	316,930	FALSE	Residential	House	Semi_Detached	86	3,663	3,685	Freehold
13, Buccleuch Close, Dunchurch, Rugby, Warwickshire CV22 6QB	CV22 6QB	CV22 6	25/01/2023	432,000	431,186	FALSE	Residential	House	Detached	117	3,692	3,685	Freehold
14, Buchanan Road, Rugby, Warwickshire CV22 6AY	CV22 6AY	CV22 6	09/08/2024	212,500	210,196	FALSE	Residential	House	Semi_Detached	57	3,728	3,688	Freehold
14, Overslade Manor Drive, Rugby, Warwickshire CV22 6EB	CV22 6EB	CV22 6	12/10/2023	307,000	298,911	FALSE	Residential	Bungalow	Detached	80	3,838	3,736	Freehold
4, Macbeth Close, Rugby, Warwickshire CV22 6LP	CV22 6LP	CV22 6	24/05/2024	235,000	240,118	FALSE	Residential	Bungalow	Semi_Detached	64	3,672	3,752	Freehold
48, Edyean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	22/05/2023	406,500	403,958	FALSE	Residential	House	Detached	107	3,799	3,775	Freehold
38, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	04/12/2023	305,500	306,996	FALSE	Residential	House	Semi_Detached	81	3,772	3,790	Freehold
30, Falstaff Drive, Rugby, Warwickshire CV22 6LL	CV22 6LL	CV22 6	11/06/2024	230,000	231,409	FALSE	Residential	Bungalow	Semi_Detached	61	3,770	3,794	Freehold
311, Dunchurch Road, Rugby, Warwickshire CV22 6HT	CV22 6HT	CV22 6	15/12/2023	300,000	295,903	FALSE	Residential	Bungalow	Detached	78	3,846	3,794	Freehold
7, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	27/10/2023	218,000	216,288	FALSE	Residential	Bungalow	Semi_Detached	57	3,825	3,795	Freehold
11, Edyean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	05/08/2024	340,000	334,734	FALSE	Residential	House	Detached	88	3,864	3,804	Freehold
1, Medhurst Close, Dunchurch, Rugby, Warwickshire CV22 6QQ	CV22 6QQ	CV22 6	31/07/2024	408,000	410,844	FALSE	Residential	House	Detached	108	3,778	3,804	Freehold
14, Barnwell Close, Dunchurch, Rugby, Warwickshire CV22 6QH	CV22 6QH	CV22 6	28/06/2024	527,500	527,832	FALSE	Residential	House	Detached	138	3,822	3,825	Freehold
11, Vicarage Lane, Dunchurch, Rugby, Warwickshire CV22 6QP	CV22 6QP	CV22 6	28/10/2022	500,000	494,400	FALSE	Residential	House	Detached	129	3,876	3,833	Freehold
5, Barnwell Close, Dunchurch, Rugby, Warwickshire CV22 6QH	CV22 6QH	CV22 6	13/12/2023	330,000	331,022	FALSE	Residential	House	Terraced	86	3,837	3,849	Freehold
53, Sandford Way, Dunchurch, Rugby, Warwickshire CV22 6NB	CV22 6NB	CV22 6	12/09/2024	300,000	297,644	FALSE	Residential	House	Semi_Detached	77	3,896	3,866	Freehold
63, Hillary Road, Rugby, Warwickshire CV22 6ET	CV22 6ET	CV22 6	08/09/2023	385,000	387,359	FALSE	Residential	House	Semi_Detached	100	3,850	3,874	Freehold
22, Edyean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	04/11/2022	450,200	442,952	FALSE	Residential	House	Detached	114	3,949	3,886	Freehold
25, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	11/08/2023	202,000	203,002	FALSE	Residential	Bungalow	Terraced	51	3,961	3,980	Leasehold
4, Bawnmore Park, Rugby, Warwickshire CV22 6JW	CV22 6JW	CV22 6	12/12/2022	630,000	621,397	FALSE	Residential	House	Detached	156	4,038	3,983	Freehold
28, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	06/03/2023	210,000	215,863	FALSE	Residential	Bungalow	Terraced	54	3,889	3,997	Leasehold
83, Overslade Lane, Rugby, Warwickshire CV22 6EE	CV22 6EE	CV22 6	16/02/2024	407,000	407,000	FALSE	Residential	Bungalow	Detached	101	4,030	4,030	Freehold
26, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	25/10/2022	212,000	210,184	FALSE	Residential	Bungalow	Terraced	52	4,077	4,042	Leasehold
119, Bawnmore Road, Rugby, Warwickshire CV22 6JJ	CV22 6JJ	CV22 6	21/10/2022	605,000	598,223	FALSE	Residential	House	Detached	147	4,116	4,070	Freehold
128, Dunchurch Road, Rugby, Warwickshire CV22 6DR	CV22 6DR	CV22 6	01/09/2023	285,000	285,000	FALSE	Residential	Bungalow	Terraced	70	4,071	4,071	Freehold
20, Northampton Lane, Dunchurch, Rugby, Warwickshire CV22 6QA	CV22 6QA	CV22 6	16/10/2023	435,000	431,583	FALSE	Residential	House	Semi_Detached	106	4,104	4,072	Freehold
20, Burnside, Rugby, Warwickshire CV22 6AX	CV22 6AX	CV22 6	15/12/2023	212,500	213,540	FALSE	Residential	Bungalow	Semi_Detached	52	4,087	4,107	Freehold
Rivendell, Sedlescombe Park, Rugby, Warwickshire CV22 6HL	CV22 6HL	CV22 6	03/02/2023	635,000	635,400	FALSE	Residential	House	Detached	153	4,150	4,153	Freehold
22, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	28/10/2022	210,000	208,201	FALSE	Residential	Bungalow	Terraced	50	4,200	4,164	Leasehold
23, Weston Close, Dunchurch, Rugby, Warwickshire CV22 6QD	CV22 6QD	CV22 6	10/03/2023	300,000	308,376	FALSE	Residential	House	Terraced	74	4,054	4,167	Freehold
St. Georges, Rugby Road, Dunchurch, Rugby, Warwickshire CV22 6PW	CV22 6PW	CV22 6	11/11/2022	1,250,000	1,237,616	FALSE	Residential	House	Other	296	4,223	4,181	Freehold
58, Wordsworth Road, Rugby, Warwickshire CV22 6HZ	CV22 6HZ	CV22 6	06/04/2023	350,000	359,637	FALSE	Residential	House	Semi_Detached	86	4,070	4,182	Freehold
2a, Overslade Lane, Rugby, Warwickshire CV22 6DY	CV22 6DY	CV22 6	27/06/2023	580,000	573,147	FALSE	Residential	House	Detached	137	4,234	4,184	Freehold
79, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	16/01/2023	335,500	334,868	FALSE	Residential	House	Detached	80	4,194	4,186	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
10, Plantagenet Drive, Rugby, Warwickshire CV22 6LB	CV22 6LB	CV22 6	26/01/2024	375,000	376,898	FALSE	Residential	House	Detached	90	4,167	4,188	Freehold
16, Southam Road, Dunchurch, Rugby, Warwickshire CV22 6NL	CV22 6NL	CV22 6	19/03/2024	250,000	255,521	FALSE	Residential	House	Terraced	61	4,098	4,189	Freehold
9, Critchley Drive, Dunchurch, Rugby, Warwickshire CV22 6PJ	CV22 6PJ	CV22 6	20/10/2022	565,000	558,671	FALSE	Residential	House	Detached	133	4,248	4,201	Freehold
68, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	15/12/2023	325,000	320,562	FALSE	Residential	Bungalow	Detached	76	4,276	4,218	Freehold
20, Wolsey Road, Rugby, Warwickshire CV22 6LW	CV22 6LW	CV22 6	26/09/2023	235,000	236,440	FALSE	Residential	Bungalow	Semi_Detached	56	4,196	4,222	Freehold
36, Ratliffe Road, Rugby, Warwickshire CV22 6HB	CV22 6HB	CV22 6	23/05/2023	401,000	398,492	FALSE	Residential	Bungalow	Detached	94	4,266	4,239	Freehold
26, Southam Road, Dunchurch, Rugby, Warwickshire CV22 6NL	CV22 6NL	CV22 6	13/09/2023	340,000	340,000	FALSE	Residential	House	Terraced	80	4,250	4,250	Freehold
76, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	16/10/2023	310,000	301,832	FALSE	Residential	Bungalow	Detached	71	4,366	4,251	Freehold
43, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	30/08/2024	245,000	242,343	FALSE	Residential	Bungalow	Semi_Detached	57	4,298	4,252	Freehold
22, Rupert Brooke Road, Rugby, Warwickshire CV22 6HQ	CV22 6HQ	CV22 6	21/12/2022	285,000	281,108	FALSE	Residential	Bungalow	Detached	66	4,318	4,259	Freehold
18, Daventry Road, Dunchurch, Rugby, Warwickshire CV22 6NS	CV22 6NS	CV22 6	17/05/2024	365,000	371,653	FALSE	Residential	House	Terraced	87	4,195	4,272	Freehold
182, Dunchurch Road, Rugby, Warwickshire CV22 6DT	CV22 6DT	CV22 6	05/07/2023	515,000	513,063	FALSE	Residential	Bungalow	Detached	120	4,292	4,276	Freehold
7, Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	05/03/2024	340,000	342,565	FALSE	Residential	House	Flat	80	4,250	4,282	Leasehold
15, Tennyson Avenue, Rugby, Warwickshire CV22 6JH	CV22 6JH	CV22 6	26/07/2023	274,000	278,408	FALSE	Residential	Bungalow	Semi_Detached	65	4,215	4,283	Freehold
10, Burnside, Rugby, Warwickshire CV22 6AX	CV22 6AX	CV22 6	28/10/2022	265,000	265,972	FALSE	Residential	House	Semi_Detached	62	4,274	4,290	Freehold
43, Westfield Road, Rugby, Warwickshire CV22 6AS	CV22 6AS	CV22 6	08/02/2024	250,000	253,395	FALSE	Residential	House	Semi_Detached	59	4,237	4,295	Freehold
8, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	04/06/2024	252,000	253,544	FALSE	Residential	Bungalow	Semi_Detached	59	4,271	4,297	Freehold
11, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	09/05/2024	237,500	242,673	FALSE	Residential	Bungalow	Semi_Detached	56	4,241	4,333	Freehold
17, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	28/10/2022	250,700	251,619	FALSE	Residential	Bungalow	Semi_Detached	57	4,398	4,414	Freehold
5, Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	06/01/2023	270,000	265,838	FALSE	Residential	House	Flat	60	4,500	4,431	Leasehold
13, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	27/04/2023	246,000	252,773	FALSE	Residential	Bungalow	Semi_Detached	57	4,316	4,435	Freehold
36, Edyvean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	03/06/2024	465,000	465,293	FALSE	Residential	House	Detached	104	4,471	4,474	Freehold
18, Vicarage Lane, Dunchurch, Rugby, Warwickshire CV22 6QP	CV22 6QP	CV22 6	09/06/2023	580,000	573,147	FALSE	Residential	Bungalow	Detached	128	4,531	4,478	Freehold
74, The Heath, Dunchurch, Rugby, Warwickshire CV22 6RJ	CV22 6RJ	CV22 6	26/04/2024	325,000	328,400	FALSE	Residential	House	Semi_Detached	73	4,452	4,499	Freehold
7, Wolsey Road, Rugby, Warwickshire CV22 6LN	CV22 6LN	CV22 6	16/10/2024	262,000	257,453	FALSE	Residential	Bungalow	Semi_Detached	57	4,596	4,517	Freehold
16, Rupert Brooke Road, Rugby, Warwickshire CV22 6HQ	CV22 6HQ	CV22 6	24/11/2023	299,950	296,960	FALSE	Residential	Bungalow	Detached	65	4,615	4,569	Freehold
33, Tennyson Avenue, Rugby, Warwickshire CV22 6JH	CV22 6JH	CV22 6	18/03/2024	232,000	237,348	FALSE	Residential	Bungalow	Semi_Detached	50	4,640	4,747	Freehold
11, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	11/04/2023	250,000	256,884	FALSE	Residential	Bungalow	Semi_Detached	54	4,630	4,757	Freehold
26, Whittle Close, Rugby, Warwickshire CV22 6JR	CV22 6JR	CV22 6	20/11/2023	265,000	262,358	FALSE	Residential	Bungalow	Detached	55	4,818	4,770	Freehold
78, The Heath, Dunchurch, Rugby, Warwickshire CV22 6RJ	CV22 6RJ	CV22 6	09/10/2023	342,750	340,058	FALSE	Residential	Bungalow	Semi_Detached	70	4,896	4,858	Freehold
16, Ratliffe Road, Rugby, Warwickshire CV22 6HB	CV22 6HB	CV22 6	17/10/2024	274,500	269,736	FALSE	Residential	Bungalow	Semi_Detached	55	4,991	4,904	Freehold
54, Shakespeare Gardens, Rugby, Warwickshire CV22 6HG	CV22 6HG	CV22 6	27/02/2023	300,000	306,725	FALSE	Residential	Bungalow	Semi_Detached	62	4,839	4,947	Freehold
74a, The Heath, Dunchurch, Rugby, Warwickshire CV22 6RJ	CV22 6RJ	CV22 6	29/09/2023	350,000	345,220	FALSE	Residential	Bungalow	Detached	69	5,072	5,003	Freehold
36, Whittle Close, Rugby, Warwickshire CV22 6JR	CV22 6JR	CV22 6	27/01/2023	285,000	284,463	FALSE	Residential	Bungalow	Detached	56	5,089	5,080	Freehold
20, Rupert Brooke Road, Rugby, Warwickshire CV22 6HQ	CV22 6HQ	CV22 6	14/08/2023	279,000	282,092	FALSE	Residential	Bungalow	Semi_Detached	55	5,073	5,129	Freehold
		CV22 6 Average									3,579	3,584	
11, Napton Court, Cawston, Rugby, Warwickshire CV22 7SN	CV22 7SN	CV22 7	23/11/2022	199,500	193,443	FALSE	Residential	House	Flat	75	2,660	2,579	Leasehold
21, David Road, Rugby, Warwickshire CV22 7PX	CV22 7PX	CV22 7	23/08/2024	205,000	202,777	FALSE	Residential	House	Semi_Detached	78	2,628	2,600	Freehold
8, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	23/09/2024	400,000	396,858	FALSE	Residential	House	Semi_Detached	151	2,649	2,628	Freehold
2, Spottiswood Close, Cawston, Rugby, Warwickshire CV22 7GP	CV22 7GP	CV22 7	04/08/2023	581,500	576,062	FALSE	Residential	House	Detached	219	2,655	2,630	Freehold
19, Cheshire Close, Rugby, Warwickshire CV22 7JU	CV22 7JU	CV22 7	23/01/2023	232,307	234,186	FALSE	Residential	House	Terraced	89	2,610	2,631	Freehold
17, Johnson Avenue, Rugby, Warwickshire CV22 7BX	CV22 7BX	CV22 7	08/12/2022	210,000	208,201	FALSE	Residential	House	Terraced	79	2,658	2,635	Freehold
139, Addison Road, Bilton, Rugby, Warwickshire CV22 7HB	CV22 7HB	CV22 7	12/12/2022	205,000	203,244	FALSE	Residential	House	Terraced	77	2,662	2,640	Freehold
21, Dunster Close, Rugby, Warwickshire CV22 7AZ	CV22 7AZ	CV22 7	14/02/2024	138,000	137,346	FALSE	Residential	House	Flat	52	2,654	2,641	Leasehold
1, Hidcote Close, Rugby, Warwickshire CV22 7JL	CV22 7JL	CV22 7	02/07/2024	287,500	290,866	FALSE	Residential	House	Semi_Detached	110	2,614	2,644	Freehold
20, Compton Court, Cawston, Rugby, Warwickshire CV22 7SH	CV22 7SH	CV22 7	19/12/2022	210,805	204,135	FALSE	Residential	House	Flat	77	2,738	2,651	Leasehold
15, Turchil Walk, Cawston, Rugby, Warwickshire CV22 7GE	CV22 7GE	CV22 7	03/05/2024	288,000	293,250	FALSE	Residential	House	Terraced	110	2,618	2,666	Freehold
51, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	02/09/2024	215,000	213,311	FALSE	Residential	House	Semi_Detached	80	2,688	2,666	Freehold
7, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	26/05/2023	233,700	237,902	FALSE	Residential	House	Semi_Detached	89	2,626	2,673	Freehold
9, Marton Court, Cawston, Rugby, Warwickshire CV22 7SW	CV22 7SW	CV22 7	24/10/2023	240,000	232,559	FALSE	Residential	House	Flat	87	2,759	2,673	Leasehold
41, Cunningham Way, Rugby, Warwickshire CV22 7JD	CV22 7JD	CV22 7	19/05/2023	226,000	230,063	FALSE	Residential	House	Semi_Detached	86	2,628	2,675	Freehold
1, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	12/04/2024	425,000	425,268	FALSE	Residential	House	Detached	158	2,690	2,692	Freehold
24, Napton Court, Cawston, Rugby, Warwickshire CV22 7SN	CV22 7SN	CV22 7	20/12/2023	290,000	286,040	FALSE	Residential	House	Detached	106	2,736	2,698	Leasehold
23, Planter Close, Cawston, Rugby, Warwickshire CV22 7GR	CV22 7GR	CV22 7	01/08/2024	316,800	313,128	FALSE	Residential	House	Terraced	116	2,731	2,699	Freehold
28, Beatty Drive, Rugby, Warwickshire CV22 7ET	CV22 7ET	CV22 7	30/09/2024	185,000	183,736	FALSE	Residential	Bungalow	Other	68	2,721	2,702	Freehold
10, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	27/04/2023	256,500	263,563	FALSE	Residential	House	Semi_Detached	97	2,644	2,717	Freehold
White Gables, Coventry Road, Cawston, Rugby, Warwickshire CV22 7RY	CV22 7RY	CV22 7	20/03/2024	595,000	601,434	FALSE	Residential	House	Detached	221	2,692	2,721	Freehold
23, Rodney Close, Rugby, Warwickshire CV22 7HJ	CV22 7HJ	CV22 7	18/12/2023	187,500	188,418	FALSE	Residential	House	Semi_Detached	69	2,717	2,731	Freehold
7, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	10/07/2023	282,500	281,437	FALSE	Residential	House	Detached	103	2,743	2,732	Freehold
20, Dorset Close, Cawston, Rugby, Warwickshire CV22 7RB	CV22 7RB	CV22 7	07/10/2022	295,000	296,082	FALSE	Residential	House	Semi_Detached	108	2,731	2,742	Freehold
1, Walnut Way, Rugby, Warwickshire CV22 7TR	CV22 7TR	CV22 7	09/08/2023	252,000	249,643	FALSE	Residential	House	Detached	91	2,769	2,743	Freehold
2, Devonshire Close, Cawston, Rugby, Warwickshire CV22 7EE	CV22 7EE	CV22 7	15/02/2024	355,000	355,000	FALSE	Residential	House	Detached	129	2,752	2,752	Freehold
3, Potsford Road, Cawston, Rugby, Warwickshire CV22 7YY	CV22 7YY	CV22 7	11/11/2022	297,500	297,500	FALSE	Residential	House	Semi_Detached	108	2,755	2,755	Freehold
124, Lawford Lane, Rugby, Warwickshire CV22 7JT	CV22 7JT	CV22 7	23/01/2024	225,000	226,139	FALSE	Residential	House	Detached	82	2,744	2,758	Freehold
25, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	14/12/2023	275,000	276,346	FALSE	Residential	House	Semi_Detached	100	2,750	2,763	Freehold
6, Wheatfield Road, Bilton, Rugby, Warwickshire CV22 7LN	CV22 7LN	CV22 7	04/12/2023	220,000	221,077	FALSE	Residential	House	Semi_Detached	80	2,750	2,763	Freehold
3, Knole Close, Rugby, Warwickshire CV22 7NG	CV22 7NG	CV22 7	12/07/2023	300,000	304,130	FALSE	Residential	House	Terraced	110	2,727	2,765	Freehold
130, New Street, Rugby, Warwickshire CV22 7BD	CV22 7BD	CV22 7	05/07/2024	170,000	171,482	FALSE	Residential	House	Terraced	62	2,742	2,766	Freehold
1, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	26/06/2024	170,000	168,851	FALSE	Residential	Maisonette	Flat	61	2,787	2,768	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
13, Hoods Way, Rugby, Warwickshire CV22 7EU	CV22 7EU	CV22 7	20/10/2023	240,000	238,115	FALSE	Residential	House	Semi_Detached	86	2,791	2,769	Freehold
42, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	16/12/2022	334,995	335,813	TRUE	Residential	House	Semi_Detached	121	2,769	2,775	Freehold
Lane End, Merttens Drive, Rugby, Warwickshire CV22 7AH	CV22 7AH	CV22 7	10/11/2023	780,000	780,488	FALSE	Residential	House	Other	281	2,776	2,778	Freehold
29, Evans Road, Rugby, Warwickshire CV22 7HT	CV22 7HT	CV22 7	09/12/2022	230,000	230,562	FALSE	Residential	House	Semi_Detached	83	2,771	2,778	Freehold
190, Frobisher Road, Rugby, Warwickshire CV22 7JE	CV22 7JE	CV22 7	22/01/2024	237,500	243,278	FALSE	Residential	House	Semi_Detached	87	2,730	2,796	Freehold
3, Main Street, Bilton, Rugby, Warwickshire CV22 7NQ	CV22 7NQ	CV22 7	04/11/2022	235,000	232,418	FALSE	Residential	House	Terraced	83	2,831	2,800	Freehold
6, Plexfield Road, Rugby, Warwickshire CV22 7EN	CV22 7EN	CV22 7	08/12/2023	312,500	314,030	FALSE	Residential	House	Semi_Detached	112	2,790	2,804	Freehold
2, Winwick Place, Rugby, Warwickshire CV22 7JR	CV22 7JR	CV22 7	16/05/2023	250,000	255,843	FALSE	Residential	House	Terraced	91	2,747	2,811	Freehold
3, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	08/06/2023	563,000	556,348	FALSE	Residential	House	Detached	197	2,858	2,824	Freehold
10, Hoods Way, Rugby, Warwickshire CV22 7EU	CV22 7EU	CV22 7	28/10/2022	245,000	245,899	FALSE	Residential	House	Semi_Detached	87	2,816	2,826	Freehold
2, Ivy Close, Bilton, Rugby, Warwickshire CV22 7YS	CV22 7YS	CV22 7	13/10/2023	270,000	265,735	FALSE	Residential	House	Terraced	94	2,872	2,827	Freehold
25, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	03/11/2022	500,000	491,950	FALSE	Residential	House	Detached	174	2,874	2,827	Freehold
63, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	03/05/2024	335,000	342,296	FALSE	Residential	House	Semi_Detached	121	2,769	2,829	Freehold
16, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	15/12/2023	305,000	305,944	FALSE	Residential	House	Terraced	108	2,824	2,833	Freehold
49, Lawford Lane, Rugby, Warwickshire CV22 7JS	CV22 7JS	CV22 7	26/04/2024	245,000	246,982	FALSE	Residential	House	Terraced	87	2,816	2,839	Freehold
23, Thurlaston Drive, Cawston, Rugby, Warwickshire CV22 7SB	CV22 7SB	CV22 7	21/06/2023	240,000	235,668	FALSE	Residential	House	Flat	83	2,892	2,839	Leasehold
8, Rotherham Close, Cawston, Rugby, Warwickshire CV22 7TG	CV22 7TG	CV22 7	16/06/2023	500,000	494,092	FALSE	Residential	House	Detached	174	2,874	2,840	Freehold
181, Addison Road, Bilton, Rugby, Warwickshire CV22 7HB	CV22 7HB	CV22 7	22/12/2022	212,000	210,184	FALSE	Residential	House	Terraced	74	2,865	2,840	Freehold
57, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	10/10/2024	132,000	130,666	FALSE	Residential	House	Flat	46	2,870	2,841	Leasehold
3, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	20/12/2022	375,000	369,879	FALSE	Residential	House	Detached	130	2,885	2,845	Freehold
27, Cornwallis Road, Rugby, Warwickshire CV22 7HL	CV22 7HL	CV22 7	28/06/2024	235,000	236,440	FALSE	Residential	House	Semi_Detached	83	2,831	2,849	Freehold
49, Polo Drive, Cawston, Rugby, Warwickshire CV22 7YW	CV22 7YW	CV22 7	05/12/2023	355,000	347,663	FALSE	Residential	House	Flat	122	2,910	2,850	Leasehold
7, Carew Walk, Rugby, Warwickshire CV22 7JH	CV22 7JH	CV22 7	26/01/2024	170,000	173,973	FALSE	Residential	House	Terraced	61	2,787	2,852	Freehold
70, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	03/10/2022	190,000	188,372	FALSE	Residential	House	Terraced	66	2,879	2,854	Freehold
39, Carew Walk, Rugby, Warwickshire CV22 7JH	CV22 7JH	CV22 7	06/03/2024	162,000	165,577	FALSE	Residential	House	Terraced	58	2,793	2,855	Freehold
41, Dalkeith Avenue, Rugby, Warwickshire CV22 7NN	CV22 7NN	CV22 7	01/08/2023	450,000	445,792	FALSE	Residential	House	Detached	156	2,885	2,858	Freehold
27, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	17/03/2023	220,000	225,775	FALSE	Residential	House	Semi_Detached	79	2,785	2,858	Freehold
44, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	16/12/2022	344,995	345,837	TRUE	Residential	House	Semi_Detached	121	2,851	2,858	Freehold
41, Creswell Place, Cawston, Rugby, Warwickshire CV22 7GZ	CV22 7GZ	CV22 7	15/02/2023	150,000	148,684	FALSE	Residential	House	Flat	52	2,885	2,859	Leasehold
24, Hoods Way, Rugby, Warwickshire CV22 7EU	CV22 7EU	CV22 7	16/12/2022	240,000	240,586	FALSE	Residential	House	Semi_Detached	84	2,857	2,864	Freehold
37, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	23/11/2022	290,000	286,813	FALSE	Residential	House	Terraced	100	2,900	2,868	Freehold
24, Pope Street, Rugby, Warwickshire CV22 7BL	CV22 7BL	CV22 7	15/03/2024	225,000	230,187	FALSE	Residential	House	Semi_Detached	80	2,813	2,877	Freehold
31, Beswick Gardens, Rugby, Warwickshire CV22 7PP	CV22 7PP	CV22 7	24/05/2024	220,000	224,792	FALSE	Residential	Bungalow	Semi_Detached	78	2,821	2,882	Freehold
31, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	25/11/2022	425,000	418,158	FALSE	Residential	House	Detached	145	2,931	2,884	Freehold
26, Beatty Drive, Rugby, Warwickshire CV22 7ET	CV22 7ET	CV22 7	05/12/2023	158,000	158,774	FALSE	Residential	Bungalow	Semi_Detached	55	2,873	2,887	Freehold
16, Polo Drive, Cawston, Rugby, Warwickshire CV22 7YW	CV22 7YW	CV22 7	03/07/2023	350,000	354,819	FALSE	Residential	House	Terraced	122	2,869	2,908	Leasehold
51, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	10/07/2023	243,000	242,086	FALSE	Residential	House	Detached	83	2,928	2,917	Freehold
5, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	28/04/2023	575,000	574,638	FALSE	Residential	House	Detached	197	2,919	2,917	Freehold
188, Frobisher Road, Rugby, Warwickshire CV22 7JE	CV22 7JE	CV22 7	30/10/2023	235,000	231,288	FALSE	Residential	House	Terraced	79	2,975	2,928	Freehold
117a, Lytham Road, Rugby, Warwickshire CV22 7PH	CV22 7PH	CV22 7	10/10/2023	295,000	287,227	FALSE	Residential	House	Detached	98	3,010	2,931	Freehold
60, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	27/06/2024	220,000	220,408	FALSE	Residential	House	Terraced	75	2,933	2,939	Freehold
18, Brudenell Close, Cawston, Rugby, Warwickshire CV22 7GN	CV22 7GN	CV22 7	27/03/2024	420,000	424,542	FALSE	Residential	House	Detached	144	2,917	2,948	Freehold
37, Freemantle Road, Rugby, Warwickshire CV22 7HZ	CV22 7HZ	CV22 7	08/03/2024	204,950	209,476	FALSE	Residential	House	Terraced	71	2,887	2,950	Freehold
3, Monks Close, Cawston, Rugby, Warwickshire CV22 7FP	CV22 7FP	CV22 7	10/01/2024	370,000	371,872	FALSE	Residential	House	Detached	126	2,937	2,951	Freehold
165, Lawford Lane, Rugby, Warwickshire CV22 7QS	CV22 7QS	CV22 7	15/03/2024	637,500	644,394	FALSE	Residential	House	Detached	218	2,924	2,956	Freehold
9, Beswick Gardens, Rugby, Warwickshire CV22 7PP	CV22 7PP	CV22 7	27/01/2023	288,000	287,457	FALSE	Residential	Bungalow	Detached	97	2,969	2,963	Freehold
1, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	23/11/2022	640,000	629,697	FALSE	Residential	House	Detached	212	3,019	2,970	Freehold
47, Polo Drive, Cawston, Rugby, Warwickshire CV22 7YW	CV22 7YW	CV22 7	04/07/2024	360,000	364,214	FALSE	Residential	House	Semi_Detached	122	2,951	2,985	Leasehold
65, Beswick Gardens, Rugby, Warwickshire CV22 7PR	CV22 7PR	CV22 7	11/08/2023	522,000	517,118	FALSE	Residential	Bungalow	Detached	173	3,017	2,989	Freehold
275, Bilton Road, Rugby, Warwickshire CV22 7EH	CV22 7EH	CV22 7	21/05/2024	475,000	481,362	FALSE	Residential	Bungalow	Detached	161	2,950	2,990	Freehold
137, Bilton Road, Rugby, Warwickshire CV22 7AS	CV22 7AS	CV22 7	15/12/2023	286,000	287,400	FALSE	Residential	House	Semi_Detached	96	2,979	2,994	Freehold
182, Addison Road, Bilton, Rugby, Warwickshire CV22 7EY	CV22 7EY	CV22 7	09/06/2023	585,000	578,088	FALSE	Residential	House	Detached	193	3,031	2,995	Freehold
63, Beswick Gardens, Rugby, Warwickshire CV22 7PR	CV22 7PR	CV22 7	22/01/2024	269,950	276,518	FALSE	Residential	House	Semi_Detached	92	2,934	3,006	Freehold
6, Lestock Close, Rugby, Warwickshire CV22 7HR	CV22 7HR	CV22 7	26/05/2023	212,000	210,674	FALSE	Residential	House	Detached	70	3,029	3,010	Freehold
6, Elder Close, Rugby, Warwickshire CV22 7TJ	CV22 7TJ	CV22 7	14/06/2024	355,000	355,224	FALSE	Residential	House	Detached	118	3,008	3,010	Freehold
222, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RA	CV22 7RA	CV22 7	11/08/2023	415,000	411,119	FALSE	Residential	House	Detached	136	3,051	3,023	Freehold
12, Stonehall Road, Cawston, Rugby, Warwickshire CV22 7FR	CV22 7FR	CV22 7	02/11/2022	400,000	393,560	FALSE	Residential	House	Detached	130	3,077	3,027	Freehold
29, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	16/10/2023	257,000	254,981	FALSE	Residential	House	Semi_Detached	84	3,060	3,035	Freehold
10, Oldbury Close, Cawston, Rugby, Warwickshire CV22 7ZB	CV22 7ZB	CV22 7	26/05/2023	322,500	328,298	FALSE	Residential	House	Semi_Detached	108	2,986	3,040	Freehold
4, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	06/11/2023	277,000	279,898	FALSE	Residential	House	Semi_Detached	92	3,011	3,042	Freehold
15, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	21/08/2024	192,500	191,717	FALSE	Residential	House	Flat	63	3,056	3,043	Leasehold
1, Compton Court, Cawston, Rugby, Warwickshire CV22 7SH	CV22 7SH	CV22 7	09/05/2023	200,000	198,112	FALSE	Residential	House	Flat	65	3,077	3,048	Leasehold
19, Rodney Close, Rugby, Warwickshire CV22 7HJ	CV22 7HJ	CV22 7	25/11/2022	250,000	250,000	FALSE	Residential	House	Semi_Detached	82	3,049	3,049	Freehold
31, Devonshire Close, Cawston, Rugby, Warwickshire CV22 7EE	CV22 7EE	CV22 7	22/12/2023	430,000	424,128	FALSE	Residential	House	Detached	139	3,094	3,051	Freehold
65, Frobisher Road, Rugby, Warwickshire CV22 7HS	CV22 7HS	CV22 7	22/11/2023	185,000	186,265	FALSE	Residential	House	Terraced	61	3,033	3,054	Freehold
2, Cherry Grove, Rugby, Warwickshire CV22 7QD	CV22 7QD	CV22 7	24/11/2023	260,000	262,720	FALSE	Residential	House	Semi_Detached	86	3,023	3,055	Freehold
29, May Lane, Rugby, Warwickshire CV22 7HE	CV22 7HE	CV22 7	25/07/2023	280,000	284,505	FALSE	Residential	House	Semi_Detached	93	3,011	3,059	Freehold
28, Devonshire Close, Cawston, Rugby, Warwickshire CV22 7EE	CV22 7EE	CV22 7	07/11/2023	470,000	465,315	FALSE	Residential	House	Detached	152	3,092	3,061	Freehold
40, Farnborough Avenue, Rugby, Warwickshire CV22 7EL	CV22 7EL	CV22 7	09/02/2024	160,000	159,241	FALSE	Residential	House	Flat	52	3,077	3,062	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
17, Barrington Road, Rugby, Warwickshire CV22 7HP	CV22 7HP	CV22 7	28/06/2024	245,000	245,154	FALSE	Residential	House	Detached	80	3,063	3,064	Freehold
75, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	30/04/2024	435,000	435,274	FALSE	Residential	House	Detached	142	3,063	3,065	Freehold
3, Cornwallis Road, Rugby, Warwickshire CV22 7HL	CV22 7HL	CV22 7	01/03/2024	255,000	260,879	FALSE	Residential	House	Semi_Detached	85	3,000	3,069	Freehold
22, Arundel Way, Cawston, Rugby, Warwickshire CV22 7TU	CV22 7TU	CV22 7	04/11/2022	270,000	267,033	FALSE	Residential	House	Terraced	87	3,103	3,069	Freehold
43, Lawford Lane, Rugby, Warwickshire CV22 7JS	CV22 7JS	CV22 7	28/10/2022	260,000	260,954	FALSE	Residential	House	Semi_Detached	85	3,059	3,070	Freehold
15, Sidney Wolfe Close, Cawston, Rugby, Warwickshire CV22 7ZE	CV22 7ZE	CV22 7	24/09/2024	571,000	563,552	FALSE	Residential	House	Detached	183	3,120	3,080	Freehold
1, Dorset Close, Cawston, Rugby, Warwickshire CV22 7RB	CV22 7RB	CV22 7	24/03/2023	419,000	419,000	FALSE	Residential	House	Detached	136	3,081	3,081	Freehold
58, Gilbert Avenue, Rugby, Warwickshire CV22 7BZ	CV22 7BZ	CV22 7	04/08/2023	256,000	258,837	FALSE	Residential	House	Semi_Detached	84	3,048	3,081	Freehold
75, Gilbert Avenue, Rugby, Warwickshire CV22 7BZ	CV22 7BZ	CV22 7	12/09/2023	190,000	191,164	FALSE	Residential	House	Semi_Detached	62	3,065	3,083	Freehold
29, Rodney Close, Rugby, Warwickshire CV22 7HJ	CV22 7HJ	CV22 7	09/05/2024	200,000	203,646	FALSE	Residential	House	Terraced	66	3,030	3,086	Freehold
35, Cornwallis Road, Rugby, Warwickshire CV22 7HL	CV22 7HL	CV22 7	02/08/2023	220,000	222,438	FALSE	Residential	House	Semi_Detached	72	3,056	3,089	Freehold
209, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RD	CV22 7RD	CV22 7	20/10/2023	575,000	559,850	FALSE	Residential	House	Detached	181	3,177	3,093	Freehold
92, Freemantle Road, Rugby, Warwickshire CV22 7HY	CV22 7HY	CV22 7	26/05/2023	265,000	269,764	FALSE	Residential	House	Semi_Detached	87	3,046	3,101	Freehold
3, Thurlaston Drive, Cawston, Rugby, Warwickshire CV22 7SB	CV22 7SB	CV22 7	07/09/2023	370,000	372,267	FALSE	Residential	House	Semi_Detached	120	3,083	3,102	Leasehold
32, Lytham Road, Rugby, Warwickshire CV22 7PA	CV22 7PA	CV22 7	16/11/2023	255,000	257,668	FALSE	Residential	House	Semi_Detached	83	3,072	3,104	Freehold
Graylings, 14, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	04/03/2024	513,500	519,053	FALSE	Residential	House	Detached	167	3,075	3,108	Freehold
32, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	28/04/2023	300,000	308,260	FALSE	Residential	House	Semi_Detached	99	3,030	3,114	Freehold
3, Park Farm Close, Bilton, Rugby, Warwickshire CV22 7BB	CV22 7BB	CV22 7	02/02/2024	340,000	340,000	FALSE	Residential	House	Detached	109	3,119	3,119	Freehold
4, Pear Tree Way, Rugby, Warwickshire CV22 7UD	CV22 7UD	CV22 7	21/08/2023	400,000	396,259	FALSE	Residential	House	Detached	127	3,150	3,120	Freehold
26, Arundel Way, Cawston, Rugby, Warwickshire CV22 7TU	CV22 7TU	CV22 7	10/05/2023	380,000	377,624	FALSE	Residential	House	Detached	121	3,141	3,121	Freehold
247, Bilton Road, Rugby, Warwickshire CV22 7EQ	CV22 7EQ	CV22 7	28/07/2023	405,000	403,476	FALSE	Residential	House	Detached	129	3,140	3,128	Freehold
16, Monks Close, Cawston, Rugby, Warwickshire CV22 7FP	CV22 7FP	CV22 7	26/01/2024	265,000	266,341	FALSE	Residential	House	Detached	85	3,118	3,133	Freehold
87, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	01/03/2024	340,000	347,838	FALSE	Residential	House	Semi_Detached	111	3,063	3,134	Freehold
32, Oatland Drive, Cawston, Rugby, Warwickshire CV22 7UN	CV22 7UN	CV22 7	30/08/2023	225,000	226,117	FALSE	Residential	House	Terraced	72	3,125	3,141	Freehold
106, Carlton Road, Rugby, Warwickshire CV22 7PE	CV22 7PE	CV22 7	12/10/2023	371,000	361,225	FALSE	Residential	Bungalow	Detached	115	3,226	3,141	Freehold
14, Old Farm Close, Cawston, Rugby, Warwickshire CV22 7NY	CV22 7NY	CV22 7	23/07/2024	380,000	384,449	FALSE	Residential	House	Semi_Detached	122	3,115	3,151	Freehold
26, Polo Drive, Cawston, Rugby, Warwickshire CV22 7YW	CV22 7YW	CV22 7	28/02/2024	440,000	445,222	FALSE	Residential	House	Terraced	141	3,121	3,158	Leasehold
126, Carlton Road, Rugby, Warwickshire CV22 7PE	CV22 7PE	CV22 7	27/10/2022	355,000	351,024	FALSE	Residential	House	Detached	111	3,198	3,162	Freehold
39, Gilbert Avenue, Rugby, Warwickshire CV22 7BZ	CV22 7BZ	CV22 7	14/06/2023	260,000	262,720	FALSE	Residential	House	Semi_Detached	83	3,133	3,165	Freehold
117, Cornwallis Road, Rugby, Warwickshire CV22 7SJ	CV22 7SJ	CV22 7	24/04/2024	285,000	285,179	FALSE	Residential	House	Detached	90	3,167	3,169	Freehold
18, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	03/08/2023	467,000	462,633	FALSE	Residential	House	Detached	146	3,199	3,169	Freehold
22, Troubridge Walk, Rugby, Warwickshire CV22 7LP	CV22 7LP	CV22 7	28/06/2024	227,000	228,391	FALSE	Residential	House	Semi_Detached	72	3,153	3,172	Freehold
13, Dalkeith Avenue, Rugby, Warwickshire CV22 7NN	CV22 7NN	CV22 7	21/04/2023	380,000	390,463	FALSE	Residential	House	Semi_Detached	123	3,089	3,175	Freehold
9, Brudenell Close, Cawston, Rugby, Warwickshire CV22 7GN	CV22 7GN	CV22 7	03/03/2023	400,000	400,000	FALSE	Residential	House	Detached	126	3,175	3,175	Freehold
17, Arundel Way, Cawston, Rugby, Warwickshire CV22 7TU	CV22 7TU	CV22 7	28/06/2024	298,000	298,553	FALSE	Residential	House	Terraced	94	3,170	3,176	Freehold
38, Frobisher Road, Rugby, Warwickshire CV22 7HU	CV22 7HU	CV22 7	26/04/2024	240,000	241,942	FALSE	Residential	House	Terraced	76	3,158	3,183	Freehold
Ardendale, Coventry Road, Cawston, Rugby, Warwickshire CV22 7RY	CV22 7RY	CV22 7	27/01/2023	270,000	274,174	FALSE	Residential	House	Semi_Detached	86	3,140	3,188	Freehold
36, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	21/12/2022	549,995	542,484	TRUE	Residential	House	Detached	170	3,235	3,191	Freehold
7, Salemorton Court, Cawston, Rugby, Warwickshire CV22 7SG	CV22 7SG	CV22 7	25/07/2024	212,500	214,397	FALSE	Residential	House	Flat	67	3,172	3,200	Leasehold
4, Somerset Place, Cawston, Rugby, Warwickshire CV22 7RJ	CV22 7RJ	CV22 7	27/09/2023	245,000	246,501	FALSE	Residential	House	Semi_Detached	77	3,182	3,201	Freehold
24, Brudenell Close, Cawston, Rugby, Warwickshire CV22 7GN	CV22 7GN	CV22 7	06/12/2023	500,000	493,172	FALSE	Residential	House	Detached	154	3,247	3,202	Freehold
42, Wheatfield Road, Bilton, Rugby, Warwickshire CV22 7LN	CV22 7LN	CV22 7	30/05/2024	320,000	326,970	FALSE	Residential	House	Semi_Detached	102	3,137	3,206	Freehold
47, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	27/09/2023	290,000	291,777	FALSE	Residential	House	Semi_Detached	91	3,187	3,206	Freehold
10, Wilson Close, Rugby, Warwickshire CV22 7SU	CV22 7SU	CV22 7	16/11/2022	300,000	295,170	FALSE	Residential	House	Detached	92	3,261	3,208	Freehold
8, Firs Drive, Rugby, Warwickshire CV22 7AQ	CV22 7AQ	CV22 7	20/12/2022	250,000	250,611	FALSE	Residential	House	Semi_Detached	78	3,205	3,213	Freehold
2, Hardy Close, Rugby, Warwickshire CV22 7JA	CV22 7JA	CV22 7	28/07/2023	350,000	348,683	FALSE	Residential	House	Detached	108	3,241	3,229	Freehold
4, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	30/03/2023	420,000	420,000	FALSE	Residential	House	Detached	130	3,231	3,231	Freehold
42, Hillfield Road, Rugby, Warwickshire CV22 7EW	CV22 7EW	CV22 7	30/05/2024	300,000	304,018	FALSE	Residential	Bungalow	Detached	94	3,191	3,234	Freehold
5, Sigwels Road, Cawston, Rugby, Warwickshire CV22 7XF	CV22 7XF	CV22 7	04/10/2024	512,500	501,455	FALSE	Residential	House	Detached	155	3,306	3,235	Freehold
13, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	27/06/2024	283,000	284,734	FALSE	Residential	House	Semi_Detached	88	3,216	3,236	Freehold
2, Ferriby Road, Cawston, Rugby, Warwickshire CV22 7XH	CV22 7XH	CV22 7	14/04/2023	405,000	404,745	FALSE	Residential	House	Detached	125	3,240	3,238	Freehold
25, Blackwood Avenue, Rugby, Warwickshire CV22 7ES	CV22 7ES	CV22 7	28/07/2023	265,000	269,264	FALSE	Residential	House	Semi_Detached	83	3,193	3,244	Freehold
23, Frewen Road, Cawston, Rugby, Warwickshire CV22 7UB	CV22 7UB	CV22 7	29/03/2023	240,000	246,701	FALSE	Residential	House	Terraced	76	3,158	3,246	Freehold
34, Pendred Road, Rugby, Warwickshire CV22 7BS	CV22 7BS	CV22 7	01/03/2024	235,000	240,417	FALSE	Residential	House	Semi_Detached	74	3,176	3,249	Freehold
245, Bilton Road, Rugby, Warwickshire CV22 7EQ	CV22 7EQ	CV22 7	28/07/2023	574,000	571,841	FALSE	Residential	House	Detached	176	3,261	3,249	Freehold
89, Beswick Gardens, Rugby, Warwickshire CV22 7PR	CV22 7PR	CV22 7	14/07/2023	275,000	279,425	FALSE	Residential	House	Semi_Detached	86	3,198	3,249	Freehold
2, Brown Close, Cawston, Rugby, Warwickshire CV22 7YN	CV22 7YN	CV22 7	26/10/2022	469,995	464,731	TRUE	Residential	House	Detached	143	3,287	3,250	Freehold
77, Frobisher Road, Rugby, Warwickshire CV22 7HS	CV22 7HS	CV22 7	24/03/2023	190,000	195,305	FALSE	Residential	House	Terraced	60	3,167	3,255	Freehold
14, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	28/06/2024	312,500	312,697	FALSE	Residential	House	Detached	96	3,255	3,257	Freehold
46, Gilbert Avenue, Rugby, Warwickshire CV22 7BZ	CV22 7BZ	CV22 7	25/11/2022	270,500	270,500	FALSE	Residential	House	Semi_Detached	83	3,259	3,259	Freehold
46, Creswell Place, Cawston, Rugby, Warwickshire CV22 7GZ	CV22 7GZ	CV22 7	23/11/2022	380,000	375,824	FALSE	Residential	House	Terraced	115	3,304	3,268	Freehold
26, Rodney Close, Rugby, Warwickshire CV22 7HJ	CV22 7HJ	CV22 7	12/05/2023	183,000	186,290	FALSE	Residential	House	Semi_Detached	57	3,211	3,268	Freehold
3, Calvestone Square, Cawston, Rugby, Warwickshire CV22 7FQ	CV22 7FQ	CV22 7	29/10/2024	401,219	392,572	FALSE	Residential	House	Detached	120	3,343	3,271	Freehold
2, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	06/03/2023	312,500	320,703	FALSE	Residential	House	Semi_Detached	98	3,189	3,272	Freehold
75, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	22/12/2022	326,550	327,347	FALSE	Residential	House	Semi_Detached	100	3,266	3,273	Freehold
9, Madden Place, Rugby, Warwickshire CV22 7SS	CV22 7SS	CV22 7	07/11/2023	218,000	219,490	FALSE	Residential	House	Terraced	67	3,254	3,276	Freehold
45, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	15/12/2023	297,000	298,454	FALSE	Residential	House	Semi_Detached	91	3,264	3,280	Freehold
21, Bilton Road, Rugby, Warwickshire CV22 7AG	CV22 7AG	CV22 7	25/08/2023	640,000	634,015	FALSE	Residential	House	Detached	193	3,316	3,285	Freehold
102, Lawford Lane, Rugby, Warwickshire CV22 7JT	CV22 7JT	CV22 7	23/02/2024	270,000	273,204	FALSE	Residential	House	Terraced	83	3,253	3,292	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
35, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	20/06/2024	240,000	240,445	FALSE	Residential	House	Terraced	73	3,288	3,294	Freehold
15, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	20/07/2023	420,000	418,420	FALSE	Residential	House	Detached	127	3,307	3,295	Freehold
32, The Green, Bilton, Rugby, Warwickshire CV22 7LY	CV22 7LY	CV22 7	13/02/2023	267,500	273,496	FALSE	Residential	House	Semi_Detached	83	3,223	3,295	Freehold
1, Wilson Close, Rugby, Warwickshire CV22 7SU	CV22 7SU	CV22 7	30/08/2024	288,000	283,539	FALSE	Residential	House	Detached	86	3,349	3,297	Freehold
12, Judith Way, Cawston, Rugby, Warwickshire CV22 7FY	CV22 7FY	CV22 7	26/05/2023	405,000	402,467	FALSE	Residential	House	Detached	122	3,320	3,299	Freehold
13, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	10/05/2024	264,950	270,721	FALSE	Residential	House	Semi_Detached	82	3,231	3,301	Freehold
1, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	06/09/2024	620,000	611,913	FALSE	Residential	House	Detached	185	3,351	3,308	Freehold
23, Alicia Close, Cawston, Rugby, Warwickshire CV22 7GT	CV22 7GT	CV22 7	21/10/2022	445,000	440,016	FALSE	Residential	House	Detached	133	3,346	3,308	Freehold
54, Drummond Road, Cawston, Rugby, Warwickshire CV22 7TN	CV22 7TN	CV22 7	18/06/2024	251,000	251,466	FALSE	Residential	House	Terraced	76	3,303	3,309	Freehold
63, Cunningham Way, Rugby, Warwickshire CV22 7JD	CV22 7JD	CV22 7	16/11/2022	245,000	245,000	FALSE	Residential	House	Semi_Detached	74	3,311	3,311	Freehold
142b, Lawford Lane, Rugby, Warwickshire CV22 7JT	CV22 7JT	CV22 7	20/05/2024	470,000	476,295	FALSE	Residential	House	Detached	143	3,287	3,331	Freehold
174, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RA	CV22 7RA	CV22 7	21/05/2024	340,000	347,405	FALSE	Residential	House	Semi_Detached	104	3,269	3,340	Freehold
161, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RD	CV22 7RD	CV22 7	20/04/2023	495,000	494,689	FALSE	Residential	House	Detached	148	3,345	3,342	Freehold
34, Evans Road, Rugby, Warwickshire CV22 7HT	CV22 7HT	CV22 7	24/05/2024	180,000	183,920	FALSE	Residential	Bungalow	Semi_Detached	55	3,273	3,344	Freehold
24, Elborow Way, Cawston, Rugby, Warwickshire CV22 7XD	CV22 7XD	CV22 7	01/08/2023	520,000	515,137	FALSE	Residential	House	Detached	154	3,377	3,345	Freehold
7, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	03/05/2024	535,000	542,165	FALSE	Residential	House	Detached	162	3,302	3,347	Freehold
21, William Simmonds Close, Cawston, Rugby, Warwickshire CV22 7ZJ	CV22 7ZJ	CV22 7	04/06/2024	348,000	348,219	FALSE	Residential	House	Detached	104	3,346	3,348	Freehold
3, Danebury Way, Cawston, Rugby, Warwickshire CV22 7YB	CV22 7YB	CV22 7	30/08/2023	409,000	405,175	FALSE	Residential	House	Detached	121	3,380	3,349	Freehold
32, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	17/06/2024	430,000	430,271	FALSE	Residential	House	Detached	128	3,359	3,361	Freehold
25, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	18/10/2022	248,000	245,875	FALSE	Residential	House	Terraced	73	3,397	3,368	Freehold
2, Richard Walker Way, Cawston, Rugby, Warwickshire CV22 7YL	CV22 7YL	CV22 7	15/11/2022	472,500	464,893	FALSE	Residential	House	Detached	138	3,424	3,369	Freehold
199, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RD	CV22 7RD	CV22 7	08/12/2022	320,000	320,781	FALSE	Residential	House	Semi_Detached	95	3,368	3,377	Freehold
135, Bilton Road, Rugby, Warwickshire CV22 7AS	CV22 7AS	CV22 7	18/10/2022	340,000	341,247	FALSE	Residential	House	Semi_Detached	101	3,366	3,379	Freehold
17, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	05/04/2024	374,950	375,186	FALSE	Residential	House	Detached	111	3,378	3,380	Freehold
29, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	19/04/2024	245,000	246,982	FALSE	Residential	House	Terraced	73	3,356	3,383	Freehold
1, Richard Hodgkinson Close, Cawston, Rugby, Warwickshire CV22 7YG	CV22 7YG	CV22 7	16/02/2024	430,000	430,000	FALSE	Residential	House	Detached	127	3,386	3,386	Freehold
263, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RP	CV22 7RP	CV22 7	25/10/2022	565,000	558,671	FALSE	Residential	House	Detached	165	3,424	3,386	Freehold
19, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	07/11/2022	315,000	315,000	FALSE	Residential	House	Semi_Detached	93	3,387	3,387	Freehold
2, Cawston House, Thurlaston Drive, Cawston, Rugby, Warwickshire CV22 7SE	CV22 7SE	CV22 7	15/02/2023	260,000	257,719	FALSE	Residential	House	Flat	76	3,421	3,391	Leasehold
8, Kennedy Drive, Rugby, Warwickshire CV22 7SP	CV22 7SP	CV22 7	19/01/2024	229,000	234,571	FALSE	Residential	House	Semi_Detached	69	3,319	3,400	Freehold
80, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	06/01/2023	347,500	346,845	FALSE	Residential	House	Detached	102	3,407	3,400	Freehold
79, Addison Road, Rugby, Warwickshire CV22 7DA	CV22 7DA	CV22 7	21/02/2024	275,500	279,241	FALSE	Residential	House	Semi_Detached	82	3,360	3,405	Freehold
17, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	09/02/2024	365,000	365,000	FALSE	Residential	House	Detached	107	3,411	3,411	Freehold
26, Ophelia Crescent, Cawston, Rugby, Warwickshire CV22 7DU	CV22 7DU	CV22 7	01/06/2023	605,000	597,851	FALSE	Residential	House	Detached	175	3,457	3,416	Freehold
57, Cunningham Way, Rugby, Warwickshire CV22 7JD	CV22 7JD	CV22 7	16/12/2022	248,950	249,558	FALSE	Residential	House	Semi_Detached	73	3,410	3,419	Freehold
4, Brown Close, Cawston, Rugby, Warwickshire CV22 7YN	CV22 7YN	CV22 7	27/10/2022	369,995	365,851	TRUE	Residential	House	Detached	107	3,458	3,419	Freehold
24, Stanford Way, Cawston, Rugby, Warwickshire CV22 7ZR	CV22 7ZR	CV22 7	28/07/2023	300,000	304,827	FALSE	Residential	House	Semi_Detached	89	3,371	3,425	Freehold
7, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	26/10/2022	461,000	455,836	FALSE	Residential	House	Detached	133	3,466	3,427	Freehold
26, Dodgson Close, Cawston, Rugby, Warwickshire CV22 7ZQ	CV22 7ZQ	CV22 7	21/07/2023	455,000	453,288	FALSE	Residential	House	Detached	132	3,447	3,434	Freehold
1, Plexfield Road, Rugby, Warwickshire CV22 7EN	CV22 7EN	CV22 7	16/10/2023	318,500	315,998	FALSE	Residential	House	Semi_Detached	92	3,462	3,435	Freehold
43, Dreyer Close, Rugby, Warwickshire CV22 7SX	CV22 7SX	CV22 7	11/11/2022	240,000	237,363	FALSE	Residential	House	Terraced	69	3,478	3,440	Freehold
30, Calvestone Road, Cawston, Rugby, Warwickshire CV22 7UQ	CV22 7UQ	CV22 7	21/05/2024	425,000	430,692	FALSE	Residential	House	Detached	125	3,400	3,446	Freehold
15, Anson Close, Rugby, Warwickshire CV22 7HX	CV22 7HX	CV22 7	05/06/2024	250,000	251,532	FALSE	Residential	Bungalow	Semi_Detached	73	3,425	3,446	Freehold
8, Cowdray Close, Cawston, Rugby, Warwickshire CV22 7ZX	CV22 7ZX	CV22 7	20/01/2023	390,000	393,155	TRUE	Residential	House	Terraced	114	3,421	3,449	Leasehold
16, Creswell Place, Cawston, Rugby, Warwickshire CV22 7GZ	CV22 7GZ	CV22 7	26/06/2024	285,000	286,746	FALSE	Residential	House	Semi_Detached	83	3,434	3,455	Freehold
69, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	05/04/2024	360,000	360,227	FALSE	Residential	House	Detached	104	3,462	3,464	Freehold
27, Alicia Close, Cawston, Rugby, Warwickshire CV22 7GT	CV22 7GT	CV22 7	09/11/2022	602,000	592,308	FALSE	Residential	House	Detached	171	3,520	3,464	Freehold
4, Rowan Drive, Rugby, Warwickshire CV22 7JN	CV22 7JN	CV22 7	24/07/2023	480,000	478,194	FALSE	Residential	House	Detached	138	3,478	3,465	Freehold
8, Pope Street, Rugby, Warwickshire CV22 7BL	CV22 7BL	CV22 7	05/07/2024	257,108	260,118	FALSE	Residential	House	Semi_Detached	75	3,428	3,468	Freehold
30, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	24/01/2023	205,000	208,169	FALSE	Residential	Bungalow	Semi_Detached	60	3,417	3,469	Freehold
8, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	02/10/2023	385,000	374,856	FALSE	Residential	House	Detached	108	3,565	3,471	Freehold
5, Compton Court, Cawston, Rugby, Warwickshire CV22 7SH	CV22 7SH	CV22 7	29/03/2023	205,000	204,861	FALSE	Residential	House	Flat	59	3,475	3,472	Leasehold
5, Viola Road, Cawston, Rugby, Warwickshire CV22 7WL	CV22 7WL	CV22 7	24/09/2024	630,000	621,783	FALSE	Residential	House	Detached	179	3,520	3,474	Freehold
40, Beswick Gardens, Rugby, Warwickshire CV22 7PP	CV22 7PP	CV22 7	30/08/2024	259,950	257,131	FALSE	Residential	Bungalow	Semi_Detached	74	3,513	3,475	Freehold
93, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	19/06/2024	280,000	281,716	FALSE	Residential	House	Semi_Detached	81	3,457	3,478	Freehold
19, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	12/12/2022	285,000	285,696	FALSE	Residential	House	Semi_Detached	82	3,476	3,484	Freehold
6, Jasmine Way, Bilton, Rugby, Warwickshire CV22 7UR	CV22 7UR	CV22 7	26/05/2023	215,000	220,025	FALSE	Residential	House	Terraced	63	3,413	3,492	Freehold
41, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	27/09/2023	255,000	255,000	FALSE	Residential	House	Terraced	73	3,493	3,493	Freehold
22, Magee Close, Cawston, Rugby, Warwickshire CV22 7DQ	CV22 7DQ	CV22 7	01/03/2024	280,000	286,455	FALSE	Residential	House	Semi_Detached	82	3,415	3,493	Freehold
3, Stonehall Road, Cawston, Rugby, Warwickshire CV22 7FR	CV22 7FR	CV22 7	15/10/2024	465,000	454,978	FALSE	Residential	House	Detached	130	3,577	3,500	Freehold
10, Wolston Court, Cawston, Rugby, Warwickshire CV22 7SQ	CV22 7SQ	CV22 7	14/06/2024	275,000	273,141	FALSE	Residential	House	Flat	78	3,526	3,502	Leasehold
30, Marton Court, Cawston, Rugby, Warwickshire CV22 7SW	CV22 7SW	CV22 7	09/11/2022	260,000	255,814	FALSE	Residential	Bungalow	Detached	73	3,562	3,504	Leasehold
28, Lestock Close, Rugby, Warwickshire CV22 7HR	CV22 7HR	CV22 7	16/12/2022	305,000	305,745	FALSE	Residential	House	Semi_Detached	87	3,506	3,514	Freehold
1, Trustees Close, Cawston, Rugby, Warwickshire CV22 7ZG	CV22 7ZG	CV22 7	29/03/2023	450,000	450,000	FALSE	Residential	House	Detached	128	3,516	3,516	Freehold
58, Lytham Road, Rugby, Warwickshire CV22 7PG	CV22 7PG	CV22 7	06/06/2024	245,000	246,501	FALSE	Residential	House	Semi_Detached	70	3,500	3,521	Freehold
24, Noble Drive, Cawston, Rugby, Warwickshire CV22 7FL	CV22 7FL	CV22 7	16/08/2024	408,000	401,680	FALSE	Residential	House	Detached	114	3,579	3,524	Freehold
24, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	15/02/2023	420,000	420,264	FALSE	Residential	House	Detached	119	3,529	3,532	Freehold
50, David Road, Rugby, Warwickshire CV22 7PX	CV22 7PX	CV22 7	09/12/2022	273,000	273,667	FALSE	Residential	House	Semi_Detached	77	3,545	3,554	Freehold
57, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	22/02/2023	405,000	405,255	FALSE	Residential	House	Detached	114	3,553	3,555	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
5, Frobisher Road, Rugby, Warwickshire CV22 7HU	CV22 7HU	CV22 7	09/12/2022	291,000	291,711	FALSE	Residential	Bungalow	Semi_Detached	82	3,549	3,557	Freehold
178, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RA	CV22 7RA	CV22 7	26/05/2023	287,000	292,160	FALSE	Residential	House	Semi_Detached	82	3,500	3,563	Freehold
73, Ophelia Crescent, Cawston, Rugby, Warwickshire CV22 7UU	CV22 7UU	CV22 7	20/04/2023	585,000	584,632	FALSE	Residential	House	Detached	164	3,567	3,565	Freehold
11, Ferriby Road, Cawston, Rugby, Warwickshire CV22 7XH	CV22 7XH	CV22 7	14/04/2023	710,000	709,553	FALSE	Residential	House	Detached	199	3,568	3,566	Freehold
11, Beatty Drive, Rugby, Warwickshire CV22 7ET	CV22 7ET	CV22 7	19/09/2024	215,000	213,943	FALSE	Residential	Bungalow	Terraced	60	3,583	3,566	Freehold
50, Ophelia Crescent, Cawston, Rugby, Warwickshire CV22 7DU	CV22 7DU	CV22 7	01/09/2023	475,000	468,513	FALSE	Residential	House	Detached	131	3,626	3,576	Freehold
19, Judith Way, Cawston, Rugby, Warwickshire CV22 7FY	CV22 7FY	CV22 7	16/01/2023	430,000	429,190	FALSE	Residential	House	Detached	120	3,583	3,577	Freehold
8, Beatty Drive, Rugby, Warwickshire CV22 7ET	CV22 7ET	CV22 7	14/09/2023	252,500	254,047	FALSE	Residential	Bungalow	Semi_Detached	71	3,556	3,578	Freehold
91, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	26/05/2023	245,000	250,726	FALSE	Residential	House	Terraced	70	3,500	3,582	Freehold
32, Kennedy Drive, Rugby, Warwickshire CV22 7SP	CV22 7SP	CV22 7	04/07/2024	195,000	197,283	FALSE	Residential	House	Semi_Detached	55	3,545	3,587	Freehold
276, Bilton Road, Rugby, Warwickshire CV22 7EG	CV22 7EG	CV22 7	03/04/2024	355,000	358,714	FALSE	Residential	House	Semi_Detached	100	3,550	3,587	Freehold
83, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	04/12/2023	450,000	452,203	FALSE	Residential	House	Semi_Detached	126	3,571	3,589	Freehold
36, Beswick Gardens, Rugby, Warwickshire CV22 7PP	CV22 7PP	CV22 7	21/04/2023	320,000	319,799	FALSE	Residential	House	Detached	89	3,596	3,593	Freehold
27, Lime Tree Avenue, Bilton, Rugby, Warwickshire CV22 7QT	CV22 7QT	CV22 7	26/07/2024	400,000	402,788	FALSE	Residential	House	Detached	112	3,571	3,596	Freehold
53, Plexfield Road, Rugby, Warwickshire CV22 7EN	CV22 7EN	CV22 7	05/04/2024	490,520	490,829	FALSE	Residential	House	Detached	136	3,607	3,609	Freehold
7, Richard Hodgkinson Close, Cawston, Rugby, Warwickshire CV22 7YG	CV22 7YG	CV22 7	27/01/2023	460,000	459,133	FALSE	Residential	House	Detached	127	3,622	3,615	Freehold
31, Spicer Place, Rugby, Warwickshire CV22 7EA	CV22 7EA	CV22 7	15/12/2023	330,000	325,493	FALSE	Residential	House	Detached	90	3,667	3,617	Freehold
5, Cowdray Close, Cawston, Rugby, Warwickshire CV22 7ZX	CV22 7ZX	CV22 7	23/02/2023	410,000	416,949	TRUE	Residential	House	Terraced	115	3,565	3,626	Leasehold
24, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	25/01/2023	225,000	228,479	FALSE	Residential	Bungalow	Semi_Detached	63	3,571	3,627	Freehold
3, Shustoke Lane, Cawston, Rugby, Warwickshire CV22 7ZD	CV22 7ZD	CV22 7	19/10/2022	326,500	322,843	FALSE	Residential	House	Detached	89	3,669	3,627	Freehold
18, Oldbury Close, Cawston, Rugby, Warwickshire CV22 7ZB	CV22 7ZB	CV22 7	14/06/2024	220,000	221,348	FALSE	Residential	House	Semi_Detached	61	3,607	3,629	Freehold
10, Elder Close, Rugby, Warwickshire CV22 7TJ	CV22 7TJ	CV22 7	24/07/2023	321,000	319,792	FALSE	Residential	House	Detached	88	3,648	3,634	Freehold
15, Monks Close, Cawston, Rugby, Warwickshire CV22 7FP	CV22 7FP	CV22 7	20/10/2023	475,000	462,485	FALSE	Residential	House	Detached	127	3,740	3,642	Freehold
23, Marton Court, Cawston, Rugby, Warwickshire CV22 7SW	CV22 7SW	CV22 7	16/05/2024	372,500	379,290	FALSE	Residential	Bungalow	Terraced	104	3,582	3,647	Leasehold
19, Beech Drive, Rugby, Warwickshire CV22 7LT	CV22 7LT	CV22 7	24/10/2023	420,000	408,934	FALSE	Residential	House	Detached	112	3,750	3,651	Freehold
31, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	23/06/2023	325,000	321,160	FALSE	Residential	House	Detached	87	3,736	3,691	Freehold
3, Richard Hodgkinson Close, Cawston, Rugby, Warwickshire CV22 7YG	CV22 7YG	CV22 7	01/06/2023	430,000	424,919	FALSE	Residential	House	Detached	115	3,739	3,695	Freehold
53, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	21/06/2024	382,500	384,844	FALSE	Residential	House	Semi_Detached	104	3,678	3,700	Freehold
31, Judith Way, Cawston, Rugby, Warwickshire CV22 7FY	CV22 7FY	CV22 7	15/07/2024	460,000	463,207	FALSE	Residential	House	Detached	125	3,680	3,706	Freehold
37, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	28/11/2023	435,000	430,664	FALSE	Residential	House	Detached	116	3,750	3,713	Freehold
17, Oldbury Close, Cawston, Rugby, Warwickshire CV22 7ZB	CV22 7ZB	CV22 7	07/11/2023	335,000	331,660	FALSE	Residential	House	Detached	89	3,764	3,727	Freehold
7, Gold Avenue, Cawston, Rugby, Warwickshire CV22 7FB	CV22 7FB	CV22 7	30/08/2023	480,000	475,511	FALSE	Residential	House	Detached	127	3,780	3,744	Freehold
3, Napton Court, Cawston, Rugby, Warwickshire CV22 7SN	CV22 7SN	CV22 7	17/03/2023	240,000	239,837	FALSE	Residential	House	Flat	64	3,750	3,747	Leasehold
9, Anson Close, Rugby, Warwickshire CV22 7HX	CV22 7HX	CV22 7	27/04/2023	230,000	236,333	FALSE	Residential	Bungalow	Semi_Detached	63	3,651	3,751	Freehold
2, Tene Close, Cawston, Rugby, Warwickshire CV22 7ZA	CV22 7ZA	CV22 7	18/01/2023	362,500	361,817	FALSE	Residential	House	Detached	96	3,776	3,769	Freehold
24, Orchard Way, Rugby, Warwickshire CV22 7PS	CV22 7PS	CV22 7	01/06/2023	292,000	295,055	FALSE	Residential	House	Semi_Detached	78	3,744	3,783	Freehold
16, Elder Close, Rugby, Warwickshire CV22 7TJ	CV22 7TJ	CV22 7	07/05/2024	280,000	283,750	FALSE	Residential	Bungalow	Detached	75	3,733	3,783	Freehold
43, Lime Tree Avenue, Bilton, Rugby, Warwickshire CV22 7QT	CV22 7QT	CV22 7	27/10/2023	940,000	915,233	FALSE	Residential	House	Detached	241	3,900	3,798	Freehold
10, Acorn Drive, Rugby, Warwickshire CV22 7UG	CV22 7UG	CV22 7	07/11/2023	380,000	376,212	FALSE	Residential	House	Detached	99	3,838	3,800	Freehold
3, Lestock Close, Rugby, Warwickshire CV22 7HR	CV22 7HR	CV22 7	28/07/2023	270,000	273,717	FALSE	Residential	House	Terraced	72	3,750	3,802	Freehold
4, Alicia Close, Cawston, Rugby, Warwickshire CV22 7GT	CV22 7GT	CV22 7	21/12/2022	565,000	557,284	FALSE	Residential	House	Detached	146	3,870	3,817	Freehold
30, Freemantle Road, Rugby, Warwickshire CV22 7HZ	CV22 7HZ	CV22 7	16/12/2022	260,000	260,635	FALSE	Residential	Bungalow	Semi_Detached	68	3,824	3,833	Freehold
3, Anson Close, Rugby, Warwickshire CV22 7HX	CV22 7HX	CV22 7	22/03/2024	225,000	230,187	FALSE	Residential	Bungalow	Semi_Detached	60	3,750	3,836	Freehold
38, Noble Drive, Cawston, Rugby, Warwickshire CV22 7FL	CV22 7FL	CV22 7	20/01/2023	435,000	434,180	FALSE	Residential	House	Detached	113	3,850	3,842	Freehold
10, Cavendish Close, Cawston, Rugby, Warwickshire CV22 7GB	CV22 7GB	CV22 7	11/06/2024	350,000	350,220	FALSE	Residential	House	Detached	91	3,846	3,849	Freehold
37, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	23/09/2024	230,000	228,193	FALSE	Residential	Bungalow	Semi_Detached	59	3,898	3,868	Freehold
49, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	05/08/2024	245,000	242,343	FALSE	Residential	Bungalow	Semi_Detached	62	3,952	3,909	Freehold
67, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	03/04/2023	255,000	262,021	FALSE	Residential	Bungalow	Semi_Detached	67	3,806	3,911	Freehold
7, Wheatfield Road, Bilton, Rugby, Warwickshire CV22 7LN	CV22 7LN	CV22 7	05/05/2023	340,000	346,113	FALSE	Residential	House	Semi_Detached	88	3,864	3,933	Freehold
249, Bilton Road, Rugby, Warwickshire CV22 7EQ	CV22 7EQ	CV22 7	14/08/2023	425,000	421,026	FALSE	Residential	House	Detached	107	3,972	3,935	Freehold
29, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	18/10/2024	360,000	352,241	FALSE	Residential	House	Detached	89	4,045	3,958	Freehold
46, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QX	CV22 7QX	CV22 7	19/04/2024	350,000	353,662	FALSE	Residential	House	Semi_Detached	89	3,933	3,974	Freehold
6, Hannah Twining Crescent, Cawston, Rugby, Warwickshire CV22 7YE	CV22 7YE	CV22 7	02/02/2024	228,000	231,096	FALSE	Residential	House	Semi_Detached	58	3,931	3,984	Freehold
11, Longrood Road, Rugby, Warwickshire CV22 7RG	CV22 7RG	CV22 7	20/04/2023	620,000	619,610	FALSE	Residential	House	Detached	155	4,000	3,997	Freehold
22, Bronze Road, Cawston, Rugby, Warwickshire CV22 7XN	CV22 7XN	CV22 7	24/02/2023	412,000	412,259	FALSE	Residential	House	Detached	102	4,039	4,042	Freehold
1, Armour Court, Cawston, Rugby, Warwickshire CV22 7UE	CV22 7UE	CV22 7	31/07/2024	370,000	372,579	FALSE	Residential	House	Detached	92	4,022	4,050	Freehold
267, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RP	CV22 7RP	CV22 7	26/10/2022	332,000	328,281	FALSE	Residential	House	Detached	81	4,099	4,053	Freehold
53, New Street, Rugby, Warwickshire CV22 7BD	CV22 7BD	CV22 7	14/02/2023	127,000	129,847	FALSE	Residential	Bungalow	Semi_Detached	32	3,969	4,058	Freehold
100, Beswick Gardens, Rugby, Warwickshire CV22 7PR	CV22 7PR	CV22 7	15/11/2022	400,000	400,000	FALSE	Residential	House	Semi_Detached	98	4,082	4,082	Freehold
14, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	24/10/2022	487,500	482,040	FALSE	Residential	House	Detached	118	4,131	4,085	Freehold
3, Longrood Road, Rugby, Warwickshire CV22 7RG	CV22 7RG	CV22 7	08/09/2023	540,000	532,626	FALSE	Residential	House	Detached	130	4,154	4,097	Freehold
4, Oswald Way, Rugby, Warwickshire CV22 7PL	CV22 7PL	CV22 7	18/08/2023	240,000	237,756	FALSE	Residential	Bungalow	Detached	58	4,138	4,099	Freehold
140, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RA	CV22 7RA	CV22 7	10/03/2023	410,000	410,000	FALSE	Residential	House	Detached	100	4,100	4,100	Freehold
52, Bawnmore Road, Rugby, Warwickshire CV22 7QW	CV22 7QW	CV22 7	06/10/2022	892,000	882,009	FALSE	Residential	House	Detached	215	4,149	4,102	Freehold
44, Orchard Way, Rugby, Warwickshire CV22 7PS	CV22 7PS	CV22 7	07/10/2022	450,000	444,960	FALSE	Residential	Bungalow	Detached	108	4,167	4,120	Freehold
28, Gold Avenue, Cawston, Rugby, Warwickshire CV22 7FB	CV22 7FB	CV22 7	18/07/2024	495,000	498,451	FALSE	Residential	House	Detached	120	4,125	4,154	Freehold
5, Oswald Way, Rugby, Warwickshire CV22 7PL	CV22 7PL	CV22 7	16/10/2024	239,000	233,849	FALSE	Residential	Bungalow	Detached	56	4,268	4,176	Freehold
125, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	18/04/2024	290,000	292,346	FALSE	Residential	House	Terraced	70	4,143	4,176	Freehold
Little Thatch, Church Walk, Bilton, Rugby, Warwickshire CV22 7NA	CV22 7NA	CV22 7	13/09/2023	956,000	942,945	FALSE	Residential	House	Detached	225	4,249	4,191	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
3, Tene Close, Cawston, Rugby, Warwickshire CV22 7ZA	CV22 7ZA	CV22 7	30/09/2024	485,000	478,674	FALSE	Residential	House	Detached	114	4,254	4,199	Freehold
93, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	29/06/2023	350,000	353,662	FALSE	Residential	House	Semi_Detached	84	4,167	4,210	Freehold
8, Scots Close, Rugby, Warwickshire CV22 7QY	CV22 7QY	CV22 7	11/11/2022	485,000	477,192	FALSE	Residential	House	Detached	113	4,292	4,223	Freehold
138, Lawford Lane, Rugby, Warwickshire CV22 7JT	CV22 7JT	CV22 7	13/10/2022	325,000	321,360	FALSE	Residential	House	Detached	76	4,276	4,228	Freehold
Carillon, Church Walk, Bilton, Rugby, Warwickshire CV22 7NA	CV22 7NA	CV22 7	24/08/2023	625,000	619,155	FALSE	Residential	House	Detached	146	4,281	4,241	Freehold
39, Carlton Road, Rugby, Warwickshire CV22 7PD	CV22 7PD	CV22 7	22/01/2024	338,000	339,710	FALSE	Residential	Bungalow	Detached	80	4,225	4,246	Freehold
51, Lime Tree Avenue, Bilton, Rugby, Warwickshire CV22 7QT	CV22 7QT	CV22 7	18/12/2023	1,075,000	1,060,320	FALSE	Residential	House	Detached	247	4,352	4,293	Freehold
4, Orchard Way, Rugby, Warwickshire CV22 7PS	CV22 7PS	CV22 7	01/03/2024	253,000	258,832	FALSE	Residential	Bungalow	Semi_Detached	60	4,217	4,314	Freehold
9, Park Farm Close, Bilton, Rugby, Warwickshire CV22 7BB	CV22 7BB	CV22 7	28/10/2022	435,000	430,128	FALSE	Residential	House	Detached	99	4,394	4,345	Freehold
17, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	27/11/2023	370,000	373,871	FALSE	Residential	House	Semi_Detached	86	4,302	4,347	Freehold
38, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	16/05/2023	235,000	239,225	FALSE	Residential	Bungalow	Semi_Detached	55	4,273	4,350	Freehold
239, Bilton Road, Rugby, Warwickshire CV22 7DY	CV22 7DY	CV22 7	11/04/2023	233,700	240,135	FALSE	Residential	Bungalow	Semi_Detached	55	4,249	4,366	Freehold
73, Magnet Lane, Rugby, Warwickshire CV22 7NJ	CV22 7NJ	CV22 7	28/06/2024	310,000	310,195	FALSE	Residential	Bungalow	Detached	71	4,366	4,369	Freehold
Farthings, Church Walk, Bilton, Rugby, Warwickshire CV22 7LX	CV22 7LX	CV22 7	15/02/2024	645,000	645,000	FALSE	Residential	House	Detached	146	4,418	4,418	Freehold
4, Cavendish Close, Cawston, Rugby, Warwickshire CV22 7GB	CV22 7GB	CV22 7	16/03/2023	241,500	247,839	FALSE	Residential	House	Semi_Detached	56	4,313	4,426	Freehold
23, Jasmine Way, Bilton, Rugby, Warwickshire CV22 7UR	CV22 7UR	CV22 7	06/06/2024	295,000	296,808	FALSE	Residential	Bungalow	Semi_Detached	67	4,403	4,430	Freehold
272, Bilton Road, Rugby, Warwickshire CV22 7EG	CV22 7EG	CV22 7	21/10/2022	390,000	391,430	FALSE	Residential	House	Semi_Detached	88	4,432	4,448	Freehold
29, Jasmine Way, Bilton, Rugby, Warwickshire CV22 7UR	CV22 7UR	CV22 7	28/07/2023	355,000	353,665	FALSE	Residential	Bungalow	Detached	79	4,494	4,477	Freehold
12, Orchard Way, Rugby, Warwickshire CV22 7PS	CV22 7PS	CV22 7	17/04/2024	180,000	181,883	FALSE	Residential	Bungalow	Semi_Detached	40	4,500	4,547	Freehold
48, Spicer Place, Rugby, Warwickshire CV22 7EA	CV22 7EA	CV22 7	20/04/2023	312,000	320,591	FALSE	Residential	House	Semi_Detached	70	4,457	4,580	Freehold
2, Mews Cottages, Magnet Lane, Rugby, Warwickshire CV22 7NH	CV22 7NH	CV22 7	15/03/2024	217,000	222,002	FALSE	Residential	House	Semi_Detached	48	4,521	4,625	Freehold
5, Joyce Way, Cawston, Rugby, Warwickshire CV22 7FT	CV22 7FT	CV22 7	16/10/2023	410,000	399,197	FALSE	Residential	House	Detached	81	5,062	4,928	Freehold
8, Park Farm Close, Bilton, Rugby, Warwickshire CV22 7BB	CV22 7BB	CV22 7	17/11/2023	340,100	336,710	FALSE	Residential	House	Detached	67	5,076	5,026	Freehold
6, Wych Elm Close, Rugby, Warwickshire CV22 7TH	CV22 7TH	CV22 7	11/10/2022	382,000	377,721	FALSE	Residential	House	Detached	73	5,233	5,174	Freehold
1, Cawston Way, Rugby, Warwickshire CV22 7NR	CV22 7NR	CV22 7	21/08/2023	325,000	321,961	FALSE	Residential	Bungalow	Detached	61	5,328	5,278	Freehold
4, Thurlaston Drive, Cawston, Rugby, Warwickshire CV22 7SB	CV22 7SB	CV22 7	15/12/2023	350,000	351,084	FALSE	Residential	Bungalow	Terraced	65	5,385	5,401	Leasehold
8, Oswald Way, Rugby, Warwickshire CV22 7PL	CV22 7PL	CV22 7	02/02/2024	265,000	265,000	FALSE	Residential	Bungalow	Detached	49	5,408	5,408	Freehold
1, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	09/12/2022	550,000	542,489	FALSE	Residential	House	Detached	99	5,556	5,480	Freehold
19, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	12/12/2022	433,115	434,173	FALSE	Residential	House	Semi_Detached	79	5,482	5,496	Freehold
55, Dreyer Close, Rugby, Warwickshire CV22 7SX	CV22 7SX	CV22 7	11/04/2023	211,000	216,810	FALSE	Residential	House	Semi_Detached	33	6,394	6,570	Freehold
72, Lime Tree Avenue, Bilton, Rugby, Warwickshire CV22 7QT	CV22 7QT	CV22 7	15/02/2024	595,000	599,122	FALSE	Residential	Bungalow	Other	87	6,839	6,886	Freehold
		CV22 7 Average									3,393	3,397	
19, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	04/10/2024	295,750	290,725	FALSE	Residential	House	Terraced	113	2,617	2,573	Freehold
5, Avocet Close, Rugby, Warwickshire CV23 0WU	CV23 0WU	CV23 0	27/09/2024	301,500	299,132	FALSE	Residential	House	Semi_Detached	114	2,645	2,624	Freehold
5, Shearwater Drive, Rugby, Warwickshire CV23 0WY	CV23 0WY	CV23 0	19/07/2024	487,500	490,898	FALSE	Residential	House	Detached	187	2,607	2,625	Freehold
35, Avocet Close, Rugby, Warwickshire CV23 0WU	CV23 0WU	CV23 0	09/06/2023	166,000	163,004	FALSE	Residential	House	Flat	62	2,677	2,629	Leasehold
33, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	210,000	210,513	TRUE	Residential	House	Semi_Detached	80	2,625	2,631	Freehold
31, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	210,000	210,513	TRUE	Residential	House	Semi_Detached	80	2,625	2,631	Freehold
3, Short Fishers Walk, Rugby, Warwickshire CV23 0GR	CV23 0GR	CV23 0	20/09/2024	575,000	567,500	FALSE	Residential	House	Detached	215	2,674	2,640	Freehold
Hunters Gate, Buckwell Lane, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BJ	CV23 0BJ	CV23 0	22/03/2024	780,000	788,435	FALSE	Residential	House	Detached	298	2,617	2,646	Freehold
10, Long Hassocks, Rugby, Warwickshire CV23 0JS	CV23 0JS	CV23 0	25/10/2022	590,000	583,391	FALSE	Residential	House	Detached	220	2,682	2,652	Freehold
8, Two Pike Leys, Rugby, Warwickshire CV23 0GS	CV23 0GS	CV23 0	02/02/2024	550,000	550,000	FALSE	Residential	House	Detached	207.4	2,652	2,652	Freehold
16, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	29/06/2023	162,750	164,476	TRUE	Residential	House	Terraced	62	2,625	2,653	Freehold
12, Lancut Hill, Rugby, Warwickshire CV23 0JR	CV23 0JR	CV23 0	06/04/2023	545,000	544,657	FALSE	Residential	House	Detached	205	2,659	2,657	Freehold
5, Woodruff Close, Rugby, Warwickshire CV23 0FN	CV23 0FN	CV23 0	19/05/2023	280,000	285,034	FALSE	Residential	House	Semi_Detached	107	2,617	2,664	Freehold
6, Lancut Hill, Rugby, Warwickshire CV23 0JR	CV23 0JR	CV23 0	09/11/2022	504,000	495,886	FALSE	Residential	House	Detached	185	2,724	2,680	Freehold
15, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	29/06/2023	164,500	166,245	TRUE	Residential	House	Terraced	62	2,653	2,681	Freehold
56, Longstork Road, Rugby, Warwickshire CV23 0GD	CV23 0GD	CV23 0	07/08/2023	271,000	274,004	FALSE	Residential	House	Semi_Detached	102	2,657	2,686	Freehold
52, Longstork Road, Rugby, Warwickshire CV23 0GD	CV23 0GD	CV23 0	28/03/2024	444,000	448,802	FALSE	Residential	House	Detached	167	2,659	2,687	Freehold
21, Robertson Close, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DJ	CV23 0DJ	CV23 0	19/01/2023	295,000	299,561	FALSE	Residential	House	Semi_Detached	111	2,658	2,699	Freehold
9, Betony Road, Rugby, Warwickshire CV23 0FB	CV23 0FB	CV23 0	26/01/2024	279,950	286,761	FALSE	Residential	House	Semi_Detached	105	2,666	2,731	Freehold
15, Sedge Road, Rugby, Warwickshire CV23 0FJ	CV23 0FJ	CV23 0	19/04/2024	285,000	287,982	FALSE	Residential	House	Semi_Detached	105	2,714	2,743	Freehold
8, Lancut Hill, Rugby, Warwickshire CV23 0JR	CV23 0JR	CV23 0	21/06/2024	575,000	575,362	FALSE	Residential	House	Detached	208	2,764	2,766	Freehold
11, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	21/03/2023	310,000	318,138	FALSE	Residential	House	Semi_Detached	115	2,696	2,766	Freehold
16, Meadow Furlong, Rugby, Warwickshire CV23 0GG	CV23 0GG	CV23 0	03/10/2022	114,750	113,767	FALSE	Residential	House	Terraced	41	2,799	2,775	Freehold
103, Crackthorne Drive, Rugby, Warwickshire CV23 0GJ	CV23 0GJ	CV23 0	12/06/2024	280,000	281,716	FALSE	Residential	House	Semi_Detached	101	2,772	2,789	Freehold
25, Betony Road, Rugby, Warwickshire CV23 0FB	CV23 0FB	CV23 0	21/02/2024	295,000	298,501	FALSE	Residential	House	Terraced	107	2,757	2,790	Freehold
15, Shearwater Drive, Rugby, Warwickshire CV23 0WY	CV23 0WY	CV23 0	28/04/2023	525,000	524,670	FALSE	Residential	House	Detached	186	2,823	2,821	Freehold
Cedar Vale, Rugby Road, Harborough Magna, Rugby, Warwickshire CV23 0HL	CV23 0HL	CV23 0	27/10/2022	399,950	401,417	FALSE	Residential	House	Semi_Detached	142	2,817	2,827	Freehold
14, Flaxdown Gardens, Rugby, Warwickshire CV23 0GX	CV23 0GX	CV23 0	06/11/2023	132,200	130,424	FALSE	Residential	House	Flat	46	2,874	2,835	Leasehold
21, Webb Drive, Rugby, Warwickshire CV23 0UP	CV23 0UP	CV23 0	30/08/2024	335,000	329,811	FALSE	Residential	House	Detached	116	2,888	2,843	Freehold
24, Whimbrel Close, Rugby, Warwickshire CV23 0WG	CV23 0WG	CV23 0	14/08/2024	520,000	511,945	FALSE	Residential	House	Detached	180	2,889	2,844	Freehold
10, The Hollies, Newton, Rugby, Warwickshire CV23 0DD	CV23 0DD	CV23 0	11/01/2024	499,500	502,028	FALSE	Residential	House	Detached	176	2,838	2,852	Freehold
12, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	12/09/2024	320,000	317,486	FALSE	Residential	House	Semi_Detached	111	2,883	2,860	Freehold
4, Fynes Way, Rugby, Warwickshire CV23 0FT	CV23 0FT	CV23 0	24/06/2024	290,000	291,777	FALSE	Residential	House	Semi_Detached	102	2,843	2,861	Freehold
5, Betony Road, Rugby, Warwickshire CV23 0FB	CV23 0FB	CV23 0	24/10/2022	306,000	307,122	FALSE	Residential	House	Semi_Detached	107	2,860	2,870	Freehold
24, Hadfield Close, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DL	CV23 0DL	CV23 0	28/04/2023	232,000	239,389	FALSE	Residential	House	Terraced	83	2,795	2,884	Freehold
3, Coton Park Drive, Rugby, Warwickshire CV23 0WL	CV23 0WL	CV23 0	05/04/2024	481,833	482,136	FALSE	Residential	House	Detached	167	2,885	2,887	Freehold
Oak Vale, Rugby Road, Harborough Magna, Rugby, Warwickshire CV23 0HL	CV23 0HL	CV23 0	28/11/2022	410,000	410,000	FALSE	Residential	House	Semi_Detached	142	2,887	2,887	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
2, Speedwell Close, Rugby, Warwickshire CV23 0SG	CV23 0SG	CV23 0	23/02/2024	350,000	350,000	FALSE	Residential	House	Detached	121	2,893	2,893	Freehold
3, Long Hassocks, Rugby, Warwickshire CV23 0JS	CV23 0JS	CV23 0	16/02/2024	475,000	475,000	FALSE	Residential	House	Detached	164	2,896	2,896	Freehold
24, Sorrel Drive, Rugby, Warwickshire CV23 0TL	CV23 0TL	CV23 0	15/08/2024	432,500	425,801	FALSE	Residential	House	Detached	147	2,942	2,897	Freehold
29, Crackthorne Drive, Rugby, Warwickshire CV23 0GJ	CV23 0GJ	CV23 0	23/06/2023	215,000	217,280	FALSE	Residential	House	Terraced	75	2,867	2,897	Freehold
17, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LS	CV23 0LS	CV23 0	17/02/2023	280,000	284,746	FALSE	Residential	House	Terraced	98	2,857	2,906	Freehold
83, Avocet Close, Rugby, Warwickshire CV23 0WU	CV23 0WU	CV23 0	16/08/2023	150,000	148,384	FALSE	Residential	House	Flat	51	2,941	2,909	Leasehold
12, The Leys, Newton, Rugby, Warwickshire CV23 0EA	CV23 0EA	CV23 0	22/09/2023	175,000	175,000	FALSE	Residential	House	Terraced	60	2,917	2,917	Freehold
22, Lutterworth Road, Pailton, Rugby, Warwickshire CV23 0QE	CV23 0QE	CV23 0	09/02/2024	280,000	283,323	FALSE	Residential	House	Terraced	97	2,887	2,921	Freehold
36, Crackthorne Drive, Rugby, Warwickshire CV23 0GL	CV23 0GL	CV23 0	09/12/2022	430,000	424,128	FALSE	Residential	House	Detached	145	2,966	2,925	Freehold
12, Vicarage Hill, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DG	CV23 0DG	CV23 0	08/08/2024	225,000	222,392	FALSE	Residential	House	Terraced	76	2,961	2,926	Freehold
Gable Cottage, Main Street, Easenhall, Rugby, Warwickshire CV23 0JA	CV23 0JA	CV23 0	20/11/2023	495,000	498,384	FALSE	Residential	House	Terraced	170	2,912	2,932	Freehold
97, Crackthorne Drive, Rugby, Warwickshire CV23 0GJ	CV23 0GJ	CV23 0	17/08/2023	370,000	366,540	FALSE	Residential	House	Detached	125	2,960	2,932	Freehold
32, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	322,000	322,786	TRUE	Residential	House	Semi_Detached	110	2,927	2,934	Freehold
30, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	09/12/2022	322,000	322,786	TRUE	Residential	House	Semi_Detached	110	2,927	2,934	Freehold
38, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LN	CV23 0LN	CV23 0	19/04/2024	260,000	262,103	FALSE	Residential	House	Terraced	89	2,921	2,945	Freehold
11, Avon Street, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DQ	CV23 0DQ	CV23 0	20/04/2023	215,000	221,847	FALSE	Residential	House	Terraced	75	2,867	2,958	Freehold
3, Clinton Crescent, Rugby, Warwickshire CV23 0FS	CV23 0FS	CV23 0	18/11/2022	455,000	447,675	FALSE	Residential	House	Detached	151	3,013	2,965	Freehold
36, Long Hassocks, Rugby, Warwickshire CV23 0JS	CV23 0JS	CV23 0	29/09/2023	465,000	458,650	FALSE	Residential	House	Detached	154	3,019	2,978	Freehold
7, Cornflower Drive, Rugby, Warwickshire CV23 0UG	CV23 0UG	CV23 0	25/10/2023	435,000	423,539	FALSE	Residential	House	Detached	142	3,063	2,983	Freehold
66, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	11/11/2022	145,000	140,597	FALSE	Residential	Maisonette	Flat	47	3,085	2,991	Freehold
9, Tythbarn Leys, Rugby, Warwickshire CV23 0GY	CV23 0GY	CV23 0	07/07/2023	482,000	480,187	FALSE	Residential	House	Detached	160	3,013	3,001	Freehold
11, Maidenhair Drive, Rugby, Warwickshire CV23 0SE	CV23 0SE	CV23 0	25/08/2023	395,000	391,306	FALSE	Residential	House	Detached	130	3,038	3,010	Freehold
17, Orchid Way, Rugby, Warwickshire CV23 0SD	CV23 0SD	CV23 0	10/02/2023	382,000	382,241	FALSE	Residential	House	Detached	126	3,032	3,034	Freehold
7, Vetch Walk, Rugby, Warwickshire CV23 0FL	CV23 0FL	CV23 0	24/02/2023	450,000	450,283	FALSE	Residential	House	Detached	148	3,041	3,042	Freehold
19, Orchid Way, Rugby, Warwickshire CV23 0SD	CV23 0SD	CV23 0	21/10/2022	380,000	375,744	FALSE	Residential	House	Detached	122	3,115	3,080	Freehold
2, Main Street, Stretton Under Fosse, Rugby, Warwickshire CV23 0PF	CV23 0PF	CV23 0	06/12/2022	775,000	764,417	FALSE	Residential	House	Detached	248	3,125	3,082	Freehold
2, Skelhorn Avenue, Rugby, Warwickshire CV23 0XP	CV23 0XP	CV23 0	02/10/2023	387,000	376,803	FALSE	Residential	House	Detached	122	3,172	3,089	Freehold
8, Orchid Way, Rugby, Warwickshire CV23 0SD	CV23 0SD	CV23 0	01/07/2024	382,000	384,663	FALSE	Residential	House	Detached	124	3,081	3,102	Freehold
10, Tythbarn Leys, Rugby, Warwickshire CV23 0GY	CV23 0GY	CV23 0	07/10/2022	300,000	301,100	FALSE	Residential	House	Semi_Detached	97	3,093	3,104	Freehold
1, Denyer Court, Broad Street, Brinklow, Rugby, Warwickshire CV23 0JL	CV23 0JL	CV23 0	24/11/2022	125,000	121,205	FALSE	Residential	House	Flat	39	3,205	3,108	Leasehold
1, Great Balance, Brinklow, Rugby, Warwickshire CV23 0NL	CV23 0NL	CV23 0	17/11/2022	265,000	262,088	FALSE	Residential	House	Terraced	84	3,155	3,120	Freehold
7, Woodruff Close, Rugby, Warwickshire CV23 0FN	CV23 0FN	CV23 0	02/11/2022	401,000	394,544	FALSE	Residential	House	Detached	126	3,183	3,131	Freehold
1, Bugle Close, Rugby, Warwickshire CV23 0FD	CV23 0FD	CV23 0	27/03/2024	285,000	291,570	FALSE	Residential	House	Semi_Detached	93	3,065	3,135	Leasehold
8, Stretton Close, Rugby, Warwickshire CV23 0YD	CV23 0YD	CV23 0	29/09/2023	318,000	313,657	FALSE	Residential	House	Detached	100	3,180	3,137	Freehold
Church Farm, Main Street, Harborough Magna, Rugby, Warwickshire CV23 0HS	CV23 0HS	CV23 0	22/03/2024	1,291,500	1,314,518	FALSE	Residential	House	Other	418	3,090	3,145	Freehold
The Almshouses, Brockhurst Lane, Monks Kirby, Rugby, Warwickshire CV23 0RA	CV23 0RA	CV23 0	25/04/2024	925,000	925,582	FALSE	Residential	House	Detached	294	3,146	3,148	Freehold
6, Batt Close, Rugby, Warwickshire CV23 0YA	CV23 0YA	CV23 0	06/12/2022	342,000	337,330	FALSE	Residential	House	Detached	107	3,196	3,153	Freehold
4, Church Street, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BP	CV23 0BP	CV23 0	24/03/2023	312,500	312,500	FALSE	Residential	Bungalow	Detached	99	3,157	3,157	Freehold
Newton Manor Cottage, Newton Manor Lane, Newton, Rugby, Warwickshire CV23 0DV	CV23 0DV	CV23 0	12/01/2023	675,000	673,728	FALSE	Residential	House	Detached	213	3,169	3,163	Freehold
11, Gentian Way, Rugby, Warwickshire CV23 0XH	CV23 0XH	CV23 0	21/11/2023	319,950	316,760	FALSE	Residential	House	Detached	100	3,200	3,168	Freehold
21, Coton Park Drive, Rugby, Warwickshire CV23 0WL	CV23 0WL	CV23 0	12/09/2024	355,000	352,211	FALSE	Residential	House	Semi_Detached	111	3,198	3,173	Freehold
9, Poppy Drive, Rugby, Warwickshire CV23 0TR	CV23 0TR	CV23 0	16/12/2022	275,000	271,245	FALSE	Residential	House	Detached	85	3,235	3,191	Freehold
2, Coombe Road, Rugby, Warwickshire CV23 0FW	CV23 0FW	CV23 0	25/10/2023	810,000	788,658	FALSE	Residential	House	Detached	247	3,279	3,193	Freehold
30, Main Street, Stretton Under Fosse, Rugby, Warwickshire CV23 0PF	CV23 0PF	CV23 0	10/05/2024	362,500	370,395	FALSE	Residential	House	Semi_Detached	116	3,125	3,193	Freehold
12, Saffron Close, Rugby, Warwickshire CV23 0XA	CV23 0XA	CV23 0	28/10/2022	455,000	449,904	FALSE	Residential	House	Detached	140	3,250	3,214	Freehold
8, Meadow Furlong, Rugby, Warwickshire CV23 0GG	CV23 0GG	CV23 0	30/09/2024	110,000	109,459	FALSE	Residential	Maisonette	Terraced	34	3,235	3,219	Freehold
25, Poppy Drive, Rugby, Warwickshire CV23 0TR	CV23 0TR	CV23 0	30/05/2023	400,000	397,498	FALSE	Residential	House	Detached	123	3,252	3,232	Freehold
4, Teasel Close, Rugby, Warwickshire CV23 0TJ	CV23 0TJ	CV23 0	05/07/2023	325,000	323,777	FALSE	Residential	Bungalow	Detached	100	3,250	3,238	Freehold
1, Sedge Road, Rugby, Warwickshire CV23 0FJ	CV23 0FJ	CV23 0	17/02/2023	301,750	301,940	FALSE	Residential	House	Detached	93	3,245	3,247	Freehold
66, Snellsdale Road, Rugby, Warwickshire CV23 0GN	CV23 0GN	CV23 0	27/10/2022	368,000	363,878	FALSE	Residential	House	Detached	112	3,286	3,249	Freehold
7, Newall Close, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DF	CV23 0DF	CV23 0	07/09/2023	335,000	337,053	FALSE	Residential	House	Semi_Detached	103	3,252	3,272	Freehold
34, Lutterworth Road, Pailton, Rugby, Warwickshire CV23 0QE	CV23 0QE	CV23 0	15/03/2024	660,000	667,137	FALSE	Residential	House	Detached	203	3,251	3,286	Freehold
4, Sandpiper Close, Rugby, Warwickshire CV23 0WP	CV23 0WP	CV23 0	16/12/2022	290,000	286,040	FALSE	Residential	House	Detached	87	3,333	3,288	Freehold
6, Farriers Court, Stretton Under Fosse, Rugby, Warwickshire CV23 0PN	CV23 0PN	CV23 0	01/06/2023	675,000	682,062	FALSE	Residential	House	Semi_Detached	207	3,261	3,295	Freehold
13, Mallow Way, Rugby, Warwickshire CV23 0UE	CV23 0UE	CV23 0	26/10/2022	370,000	365,856	FALSE	Residential	House	Detached	111	3,333	3,296	Freehold
2, Sorrel Drive, Rugby, Warwickshire CV23 0TL	CV23 0TL	CV23 0	26/09/2024	325,000	320,761	FALSE	Residential	House	Detached	97	3,351	3,307	Freehold
6, The Orchards, Newton, Rugby, Warwickshire CV23 0DS	CV23 0DS	CV23 0	16/01/2023	322,500	325,109	FALSE	Residential	House	Terraced	98	3,291	3,317	Freehold
41, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	23/12/2022	288,000	288,703	TRUE	Residential	House	Semi_Detached	87	3,310	3,318	Freehold
14, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	16/06/2023	390,000	385,392	TRUE	Residential	House	Detached	116	3,362	3,322	Freehold
58, Coton Park Drive, Rugby, Warwickshire CV23 0WN	CV23 0WN	CV23 0	26/04/2023	294,000	299,050	FALSE	Residential	House	Other	90	3,267	3,323	Freehold
17, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	04/10/2024	315,000	308,211	FALSE	Residential	House	Detached	92	3,424	3,350	Freehold
1, Brome Close, Rugby, Warwickshire CV23 0LD	CV23 0LD	CV23 0	05/06/2023	380,000	375,510	FALSE	Residential	House	Detached	112	3,393	3,353	Freehold
93, Longstork Road, Rugby, Warwickshire CV23 0GB	CV23 0GB	CV23 0	18/04/2023	110,500	114,019	FALSE	Residential	House	Terraced	34	3,250	3,354	Freehold
5, The Hollies, Newton, Rugby, Warwickshire CV23 0DD	CV23 0DD	CV23 0	25/05/2023	530,000	526,685	FALSE	Residential	House	Detached	157	3,376	3,355	Freehold
13, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	27/04/2023	390,000	389,755	TRUE	Residential	House	Detached	116	3,362	3,360	Freehold
12, Avon Street, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DQ	CV23 0DQ	CV23 0	04/10/2022	227,500	225,551	FALSE	Residential	House	Terraced	67	3,396	3,366	Freehold
5, Skelhorn Avenue, Rugby, Warwickshire CV23 0XL	CV23 0XL	CV23 0	20/10/2022	365,000	360,912	FALSE	Residential	House	Detached	107	3,411	3,373	Freehold
14, Sorrel Drive, Rugby, Warwickshire CV23 0TL	CV23 0TL	CV23 0	12/04/2024	267,000	267,168	FALSE	Residential	House	Detached	79	3,380	3,382	Freehold
11, Warre Close, Rugby, Warwickshire CV23 0FU	CV23 0FU	CV23 0	25/10/2022	845,000	835,535	FALSE	Residential	House	Detached	247	3,421	3,383	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
11, Station Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BT	CV23 0BT	CV23 0	20/12/2023	223,000	223,690	FALSE	Residential	House	Terraced	66	3,379	3,389	Freehold
2, Barr Lane, Brinklow, Rugby, Warwickshire CV23 0LU	CV23 0LU	CV23 0	03/11/2022	630,000	619,858	FALSE	Residential	Bungalow	Detached	182	3,462	3,406	Freehold
1, Clover Close, Rugby, Warwickshire CV23 0UA	CV23 0UA	CV23 0	06/04/2023	182,500	187,525	FALSE	Residential	House	Semi_Detached	55	3,318	3,410	Freehold
20, Page Close, Rugby, Warwickshire CV23 0XW	CV23 0XW	CV23 0	04/01/2023	390,000	389,265	FALSE	Residential	House	Detached	114	3,421	3,415	Freehold
25, The Crescent, Brinklow, Rugby, Warwickshire CV23 0LG	CV23 0LG	CV23 0	17/03/2023	216,000	222,030	FALSE	Residential	House	Terraced	65	3,323	3,416	Freehold
3, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LS	CV23 0LS	CV23 0	27/11/2023	251,250	252,968	FALSE	Residential	House	Terraced	74	3,395	3,418	Freehold
7, Oxlip Close, Rugby, Warwickshire CV23 0JQ	CV23 0JQ	CV23 0	06/12/2023	235,000	236,151	FALSE	Residential	House	Semi_Detached	69	3,406	3,422	Freehold
9, Lilbourne Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BD	CV23 0BD	CV23 0	12/04/2024	248,000	250,066	FALSE	Residential	House	Terraced	73	3,397	3,425	Freehold
2, Arthur James Drive, Rugby, Warwickshire CV23 0FQ	CV23 0FQ	CV23 0	23/06/2023	815,000	805,370	FALSE	Residential	House	Detached	234	3,483	3,442	Freehold
4, Brays Close, Brinklow, Rugby, Warwickshire CV23 0NH	CV23 0NH	CV23 0	10/05/2024	243,000	248,292	FALSE	Residential	Bungalow	Semi_Detached	72	3,375	3,449	Freehold
7, Monck Lane, Rugby, Warwickshire CV23 0XS	CV23 0XS	CV23 0	17/11/2023	270,000	272,825	FALSE	Residential	House	Semi_Detached	79	3,418	3,453	Freehold
8, Tythbarn Leys, Rugby, Warwickshire CV23 0GY	CV23 0GY	CV23 0	23/05/2023	320,000	317,999	FALSE	Residential	House	Detached	91	3,516	3,494	Freehold
4, Gentian Way, Rugby, Warwickshire CV23 0XJ	CV23 0XJ	CV23 0	09/08/2024	355,000	349,501	FALSE	Residential	House	Detached	100	3,550	3,495	Freehold
13, Skelhorn Avenue, Rugby, Warwickshire CV23 0XL	CV23 0XL	CV23 0	21/12/2022	355,000	350,152	FALSE	Residential	House	Detached	100	3,550	3,502	Freehold
43, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	06/01/2023	300,000	304,638	TRUE	Residential	House	Semi_Detached	87	3,448	3,502	Freehold
2, Watling Crescent, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0AH	CV23 0AH	CV23 0	12/10/2023	657,077	651,916	FALSE	Residential	House	Semi_Detached	185	3,552	3,524	Freehold
4, Vervain Drive, Rugby, Warwickshire CV23 0YH	CV23 0YH	CV23 0	28/03/2024	300,000	306,916	TRUE	Residential	House	Semi_Detached	87	3,448	3,528	Freehold
8, Arkwright Avenue, Rugby, Warwickshire CV23 0FR	CV23 0FR	CV23 0	18/07/2024	531,000	534,702	FALSE	Residential	House	Detached	151	3,517	3,541	Freehold
1, Edward Cave Walk, Newton, Rugby, Warwickshire CV23 0SN	CV23 0SN	CV23 0	08/09/2023	335,000	330,425	FALSE	Residential	House	Detached	93	3,602	3,553	Freehold
4, Lobelia Close, Rugby, Warwickshire CV23 0AT	CV23 0AT	CV23 0	15/03/2024	240,000	245,533	FALSE	Residential	House	Semi_Detached	69	3,478	3,558	Freehold
8, Lobelia Close, Rugby, Warwickshire CV23 0AT	CV23 0AT	CV23 0	28/07/2023	315,000	313,815	FALSE	Residential	House	Detached	88	3,580	3,566	Freehold
10, Page Close, Rugby, Warwickshire CV23 0XW	CV23 0XW	CV23 0	04/10/2023	315,000	306,700	FALSE	Residential	House	Detached	86	3,663	3,566	Freehold
16, Main Street, Newton, Rugby, Warwickshire CV23 0DY	CV23 0DY	CV23 0	11/11/2022	430,000	423,077	FALSE	Residential	House	Detached	118	3,644	3,585	Freehold
15, Begonia Way, Rugby, Warwickshire CV23 0YB	CV23 0YB	CV23 0	20/09/2023	320,000	315,630	TRUE	Residential	House	Detached	88	3,636	3,587	Freehold
28, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	360,000	355,084	TRUE	Residential	House	Detached	99	3,636	3,587	Freehold
29, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	16/12/2022	360,000	355,084	TRUE	Residential	House	Detached	99	3,636	3,587	Freehold
2, Champion Way, Rugby, Warwickshire CV23 0UR	CV23 0UR	CV23 0	14/11/2023	395,000	391,062	FALSE	Residential	House	Detached	109	3,624	3,588	Freehold
7a, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LS	CV23 0LS	CV23 0	04/04/2023	275,000	283,758	FALSE	Residential	House	Terraced	79	3,481	3,592	Freehold
18, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	24/06/2024	163,000	161,898	FALSE	Residential	Maisonette	Flat	45	3,622	3,598	Freehold
22, Snellsdale Road, Rugby, Warwickshire CV23 0GN	CV23 0GN	CV23 0	01/09/2023	322,000	317,603	FALSE	Residential	House	Detached	88	3,659	3,609	Freehold
26, Clover Close, Rugby, Warwickshire CV23 0UA	CV23 0UA	CV23 0	26/05/2023	200,000	198,749	FALSE	Residential	House	Detached	55	3,636	3,614	Freehold
14, Begonia Way, Rugby, Warwickshire CV23 0YB	CV23 0YB	CV23 0	29/11/2023	322,500	319,285	TRUE	Residential	House	Detached	88	3,665	3,628	Freehold
18, Mill Furlong, Rugby, Warwickshire CV23 0GF	CV23 0GF	CV23 0	28/06/2024	414,000	414,261	FALSE	Residential	House	Detached	114	3,632	3,634	Freehold
7, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	06/04/2023	320,000	319,799	TRUE	Residential	House	Detached	88	3,636	3,634	Freehold
56, South Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BZ	CV23 0BZ	CV23 0	20/10/2023	370,000	367,094	FALSE	Residential	Bungalow	Semi_Detached	101	3,663	3,635	Freehold
43, South Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BZ	CV23 0BZ	CV23 0	07/02/2024	287,500	291,404	FALSE	Residential	Bungalow	Semi_Detached	80	3,594	3,643	Freehold
Fosse Cottage, Fosse Way, Monks Kirby, Rugby, Warwickshire CV23 0RL	CV23 0RL	CV23 0	22/12/2022	495,000	488,240	FALSE	Residential	House	Detached	134	3,694	3,644	Freehold
14, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	26/05/2023	225,000	230,259	FALSE	Residential	House	Terraced	63	3,571	3,655	Freehold
The Manor House, Millers Lane, Monks Kirby, Rugby, Warwickshire CV23 0RJ	CV23 0RJ	CV23 0	16/01/2023	1,670,625	1,667,477	FALSE	Residential	House	Detached	456	3,664	3,657	Freehold
14, Vervain Drive, Rugby, Warwickshire CV23 0YH	CV23 0YH	CV23 0	21/07/2023	365,000	363,627	TRUE	Residential	House	Detached	99	3,687	3,673	Freehold
27, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	370,000	364,947	TRUE	Residential	House	Detached	99	3,737	3,686	Freehold
18, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	28/04/2023	325,000	324,796	TRUE	Residential	House	Detached	88	3,693	3,691	Freehold
8, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	16/06/2023	340,000	335,983	TRUE	Residential	House	Detached	91	3,736	3,692	Freehold
17, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	20/12/2022	330,000	325,493	TRUE	Residential	House	Detached	88	3,750	3,699	Freehold
11, Mallow Way, Rugby, Warwickshire CV23 0UE	CV23 0UE	CV23 0	19/01/2024	281,000	282,422	FALSE	Residential	House	Detached	76	3,697	3,716	Freehold
6, Poppy Drive, Rugby, Warwickshire CV23 0TR	CV23 0TR	CV23 0	21/11/2023	320,000	320,200	FALSE	Residential	House	Other	86	3,721	3,723	Freehold
2, Mill Furlong, Rugby, Warwickshire CV23 0GF	CV23 0GF	CV23 0	05/10/2022	290,000	291,064	FALSE	Residential	House	Semi_Detached	78	3,718	3,732	Freehold
44, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	19/12/2022	345,000	340,289	TRUE	Residential	House	Detached	91	3,791	3,739	Freehold
17, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	14/07/2023	233,000	232,124	TRUE	Residential	House	Detached	62	3,758	3,744	Freehold
9, Edward Cave Walk, Newton, Rugby, Warwickshire CV23 0SN	CV23 0SN	CV23 0	14/10/2022	650,000	642,719	FALSE	Residential	House	Detached	171	3,801	3,759	Freehold
22, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	28/10/2022	300,000	301,100	TRUE	Residential	House	Semi_Detached	80	3,750	3,764	Freehold
Anvil House, 23, Lutterworth Road, Pailton, Rugby, Warwickshire CV23 0QE	CV23 0QE	CV23 0	26/10/2022	500,000	494,400	FALSE	Residential	House	Detached	131	3,817	3,774	Freehold
6, Aster Drive, Rugby, Warwickshire CV23 0HR	CV23 0HR	CV23 0	12/04/2024	258,000	260,699	FALSE	Residential	House	Semi_Detached	69	3,739	3,778	Freehold
The Moorings, Main Street, Easenhall, Rugby, Warwickshire CV23 0JA	CV23 0JA	CV23 0	21/08/2024	359,200	355,305	FALSE	Residential	House	Semi_Detached	94	3,821	3,780	Freehold
87, Heath Lane, Brinklow, Rugby, Warwickshire CV23 0NX	CV23 0NX	CV23 0	29/11/2023	350,000	353,662	FALSE	Residential	House	Semi_Detached	93	3,763	3,803	Freehold
58, Stretton Close, Rugby, Warwickshire CV23 0YD	CV23 0YD	CV23 0	08/09/2023	330,000	325,493	FALSE	Residential	House	Detached	85	3,882	3,829	Freehold
3, Main Street, Monks Kirby, Rugby, Warwickshire CV23 0QX	CV23 0QX	CV23 0	12/05/2023	290,000	295,214	FALSE	Residential	House	Semi_Detached	77	3,766	3,834	Freehold
62, Stretton Close, Rugby, Warwickshire CV23 0YD	CV23 0YD	CV23 0	01/07/2024	210,000	211,831	FALSE	Residential	House	Terraced	55	3,818	3,851	Freehold
65, Chervil Way, Rugby, Warwickshire CV23 0AX	CV23 0AX	CV23 0	22/09/2023	237,500	238,955	TRUE	Residential	House	Semi_Detached	62	3,831	3,854	Freehold
8, The Paddock, Newton, Rugby, Warwickshire CV23 0EE	CV23 0EE	CV23 0	14/10/2022	450,000	444,960	FALSE	Residential	House	Detached	115	3,913	3,869	Freehold
2, Arkwright Avenue, Rugby, Warwickshire CV23 0FR	CV23 0FR	CV23 0	22/11/2023	575,000	569,268	FALSE	Residential	House	Detached	147	3,912	3,873	Freehold
30, Sorrel Drive, Rugby, Warwickshire CV23 0TL	CV23 0TL	CV23 0	18/04/2023	295,000	294,814	FALSE	Residential	House	Detached	76	3,882	3,879	Freehold
3, Begonia Way, Rugby, Warwickshire CV23 0YB	CV23 0YB	CV23 0	30/08/2023	265,000	267,937	TRUE	Residential	House	Semi_Detached	69	3,841	3,883	Freehold
8, Newall Close, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DF	CV23 0DF	CV23 0	14/10/2022	298,700	299,795	FALSE	Residential	House	Semi_Detached	77	3,879	3,893	Freehold
20, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	26/05/2023	265,000	269,764	TRUE	Residential	House	Semi_Detached	69	3,841	3,910	Freehold
11, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	30/03/2023	237,500	243,734	TRUE	Residential	House	Semi_Detached	62	3,831	3,931	Freehold
9, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	27/03/2023	237,500	243,734	TRUE	Residential	House	Semi_Detached	62	3,831	3,931	Freehold
10, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	27/03/2023	237,500	243,734	TRUE	Residential	House	Semi_Detached	62	3,831	3,931	Freehold
19, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	28/04/2023	265,000	272,297	TRUE	Residential	House	Semi_Detached	69	3,841	3,946	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
12, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	30/03/2023	238,500	244,761	TRUE	Residential	House	Semi_Detached	62	3,847	3,948	Freehold
33, The Crescent, Brinklow, Rugby, Warwickshire CV23 0LG	CV23 0LG	CV23 0	28/05/2024	250,000	254,557	FALSE	Residential	House	Terraced	64	3,906	3,977	Freehold
Garden Cottage, Coventry Road, Pailton, Rugby, Warwickshire CV23 0QA	CV23 0QA	CV23 0	14/07/2023	700,000	697,367	FALSE	Residential	House	Detached	175	4,000	3,985	Freehold
6a, Lutterworth Road, Pailton, Rugby, Warwickshire CV23 0QE	CV23 0QE	CV23 0	23/04/2024	265,000	267,144	FALSE	Residential	House	Terraced	67	3,955	3,987	Freehold
14, Clinton Crescent, Rugby, Warwickshire CV23 0FS	CV23 0FS	CV23 0	27/03/2024	580,000	586,272	FALSE	Residential	House	Detached	147	3,946	3,988	Freehold
29, Gentian Way, Rugby, Warwickshire CV23 0XH	CV23 0XH	CV23 0	16/08/2023	485,000	480,464	FALSE	Residential	House	Detached	120	4,042	4,004	Freehold
37, Skelhorn Avenue, Rugby, Warwickshire CV23 0XL	CV23 0XL	CV23 0	10/09/2024	224,000	222,899	FALSE	Residential	House	Terraced	55	4,073	4,053	Freehold
43, Heath Lane, Brinklow, Rugby, Warwickshire CV23 0NR	CV23 0NR	CV23 0	26/10/2022	380,000	381,394	FALSE	Residential	House	Semi_Detached	94	4,043	4,057	Freehold
49, Heath Lane, Brinklow, Rugby, Warwickshire CV23 0NR	CV23 0NR	CV23 0	05/04/2024	390,000	394,080	FALSE	Residential	House	Semi_Detached	96	4,063	4,105	Freehold
Aveley House, School Street, Churchover, Rugby, Warwickshire CV23 0EQ	CV23 0EQ	CV23 0	11/08/2023	878,000	869,789	FALSE	Residential	House	Detached	209	4,201	4,162	Freehold
28, Sandpiper Close, Rugby, Warwickshire CV23 0WP	CV23 0WP	CV23 0	01/03/2024	350,000	353,785	FALSE	Residential	House	Detached	85	4,118	4,162	Freehold
49, The Crescent, Brinklow, Rugby, Warwickshire CV23 0LG	CV23 0LG	CV23 0	14/02/2023	545,000	545,343	FALSE	Residential	House	Detached	131	4,160	4,163	Freehold
Kates Cottage, 44, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LN	CV23 0LN	CV23 0	10/03/2023	675,000	675,000	FALSE	Residential	House	Detached	161	4,193	4,193	Freehold
33, Skelhorn Avenue, Rugby, Warwickshire CV23 0XL	CV23 0XL	CV23 0	06/01/2023	230,000	231,861	FALSE	Residential	House	Terraced	55	4,182	4,216	Freehold
27, Shuttleworth Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DB	CV23 0DB	CV23 0	19/04/2024	355,000	355,224	FALSE	Residential	Bungalow	Detached	84	4,226	4,229	Freehold
15, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LS	CV23 0LS	CV23 0	17/03/2023	223,000	229,226	FALSE	Residential	House	Terraced	54	4,130	4,245	Freehold
18, Brockhurst Lane, Monks Kirby, Rugby, Warwickshire CV23 0RA	CV23 0RA	CV23 0	09/10/2023	595,000	579,323	FALSE	Residential	House	Detached	135	4,407	4,291	Freehold
7, Stretton Close, Rugby, Warwickshire CV23 0YD	CV23 0YD	CV23 0	17/03/2023	230,000	236,421	FALSE	Residential	House	Terraced	55	4,182	4,299	Freehold
10, North Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BW	CV23 0BW	CV23 0	20/10/2023	405,000	394,329	FALSE	Residential	House	Detached	90	4,500	4,381	Freehold
Highfield Cottage, Cord Lane, Easenhall, Rugby, Warwickshire CV23 0HZ	CV23 0HZ	CV23 0	20/10/2023	600,000	584,191	FALSE	Residential	House	Detached	131	4,580	4,459	Freehold
Woodlands, Manor Lane, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BS	CV23 0BS	CV23 0	15/07/2024	370,000	372,579	FALSE	Residential	House	Detached	81	4,568	4,600	Freehold
21, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	21/12/2022	288,638	286,310	TRUE	Residential	House	Other	62	4,655	4,618	Freehold
33, Rugby Road, Pailton, Rugby, Warwickshire CV23 0QH	CV23 0QH	CV23 0	09/06/2023	770,000	760,902	FALSE	Residential	House	Detached	164	4,695	4,640	Freehold
5a, Bond End, Monks Kirby, Rugby, Warwickshire CV23 0RD	CV23 0RD	CV23 0	05/03/2024	384,995	389,158	FALSE	Residential	Bungalow	Detached	82	4,695	4,746	Freehold
4, Heath Lane, Brinklow, Rugby, Warwickshire CV23 0NR	CV23 0NR	CV23 0	27/01/2023	467,000	466,120	FALSE	Residential	House	Detached	97	4,814	4,805	Freehold
2, Vervain Drive, Rugby, Warwickshire CV23 0YH	CV23 0YH	CV23 0	21/12/2022	239,091	237,163	TRUE	Residential	House	Flat	49	4,879	4,840	Freehold
6, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LN	CV23 0LN	CV23 0	16/05/2023	170,000	171,610	FALSE	Residential	Maisonette	Other	34	5,000	5,047	Freehold
Chadwick, Smeaton Lane, Stretton Under Fosse, Rugby, Warwickshire CV23 0PS	CV23 0PS	CV23 0	27/10/2023	755,000	735,107	FALSE	Residential	House	Detached	142	5,317	5,177	Freehold
1, Vervain Drive, Rugby, Warwickshire CV23 0YH	CV23 0YH	CV23 0	21/12/2022	336,491	333,777	TRUE	Residential	House	Flat	49	6,867	6,812	Freehold
		CV23 0 Average									3,423	3,421	
20, Normandy Link, Houlton, Rugby, Warwickshire CV23 1EY	CV23 1EY	CV23 1	23/06/2023	399,000	394,285	TRUE	Residential	House	Detached	149	2,678	2,646	Freehold
3, Preston Close, Houlton, Rugby, Warwickshire CV23 1BU	CV23 1BU	CV23 1	13/07/2023	249,900	248,960	TRUE	Residential	House	Detached	89	2,808	2,797	Freehold
21, Maxwell Road, Houlton, Rugby, Warwickshire CV23 1AH	CV23 1AH	CV23 1	29/08/2024	349,950	344,529	FALSE	Residential	House	Detached	123	2,845	2,801	Freehold
Flat 9, Crick House, 1, Station Avenue, Houlton, Rugby, Warwickshire CV23 1DA	CV23 1DA	CV23 1	02/05/2024	200,000	201,095	FALSE	Residential	House	Flat	71	2,817	2,832	Leasehold
1, Dewsbury Close, Houlton, Rugby, Warwickshire CV23 1BN	CV23 1BN	CV23 1	24/03/2023	238,000	238,000	TRUE	Residential	House	Detached	82	2,902	2,902	Freehold
18, Normandy Link, Houlton, Rugby, Warwickshire CV23 1EY	CV23 1EY	CV23 1	08/12/2022	675,000	665,782	TRUE	Residential	House	Detached	229	2,948	2,907	Freehold
18, Hannington Close, Houlton, Rugby, Warwickshire CV23 1FG	CV23 1FG	CV23 1	05/05/2023	249,995	247,635	TRUE	Residential	House	Flat	85	2,941	2,913	Freehold
1, Ripon Way, Houlton, Rugby, Warwickshire CV23 1BW	CV23 1BW	CV23 1	19/05/2023	243,250	241,729	TRUE	Residential	House	Detached	82	2,966	2,948	Freehold
3, Ripon Way, Houlton, Rugby, Warwickshire CV23 1BW	CV23 1BW	CV23 1	05/05/2023	249,900	248,337	TRUE	Residential	House	Detached	82	3,048	3,029	Freehold
13, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	09/05/2024	315,000	321,861	FALSE	Residential	House	Semi_Detached	106	2,972	3,036	Freehold
11, Station Avenue, Houlton, Rugby, Warwickshire CV23 1BF	CV23 1BF	CV23 1	10/10/2022	343,000	344,258	FALSE	Residential	House	Semi_Detached	113	3,035	3,047	Freehold
6, Angwin Avenue, Houlton, Rugby, Warwickshire CV23 1AA	CV23 1AA	CV23 1	03/11/2023	448,000	443,534	FALSE	Residential	House	Detached	145	3,090	3,059	Freehold
4, Near Birch Road, Houlton, Rugby, Warwickshire CV23 1DX	CV23 1DX	CV23 1	05/05/2023	340,000	346,113	FALSE	Residential	House	Semi_Detached	113	3,009	3,063	Freehold
27, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	16/12/2022	349,995	346,996	TRUE	Residential	House	Terraced	113	3,097	3,071	Freehold
1, Beverly Close, Houlton, Rugby, Warwickshire CV23 1BL	CV23 1BL	CV23 1	28/03/2024	320,000	327,377	FALSE	Residential	House	Semi_Detached	106	3,019	3,088	Freehold
20, Hannington Close, Houlton, Rugby, Warwickshire CV23 1FG	CV23 1FG	CV23 1	21/11/2022	327,995	324,391	TRUE	Residential	House	Terraced	105	3,124	3,089	Freehold
4, Normandy Road, Houlton, Rugby, Warwickshire CV23 1EZ	CV23 1EZ	CV23 1	27/01/2023	530,000	529,001	TRUE	Residential	House	Detached	171	3,099	3,094	Freehold
42, Station Avenue, Houlton, Rugby, Warwickshire CV23 1BF	CV23 1BF	CV23 1	12/01/2024	364,995	366,842	TRUE	Residential	House	Detached	118	3,093	3,109	Freehold
35, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	28/04/2023	684,995	684,564	TRUE	Residential	House	Detached	219	3,128	3,126	Freehold
33, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	16/06/2023	349,995	353,707	TRUE	Residential	House	Terraced	113	3,097	3,130	Freehold
2, Leap View Close, Houlton, Rugby, Warwickshire CV23 1DP	CV23 1DP	CV23 1	23/10/2022	354,995	351,019	TRUE	Residential	House	Detached	112	3,170	3,134	Freehold
40, Station Avenue, Houlton, Rugby, Warwickshire CV23 1BF	CV23 1BF	CV23 1	14/12/2023	374,995	369,874	TRUE	Residential	House	Detached	118	3,178	3,135	Freehold
29, Station Avenue, Houlton, Rugby, Warwickshire CV23 1BF	CV23 1BF	CV23 1	01/03/2024	346,746	354,740	TRUE	Residential	House	Semi_Detached	113	3,069	3,139	Freehold
27, Station Avenue, Houlton, Rugby, Warwickshire CV23 1BF	CV23 1BF	CV23 1	31/07/2024	365,000	369,273	FALSE	Residential	House	Semi_Detached	117	3,120	3,156	Freehold
41, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	23/06/2023	699,995	691,724	TRUE	Residential	House	Detached	219	3,196	3,159	Freehold
19, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	25/11/2022	360,995	357,028	TRUE	Residential	House	Terraced	113	3,195	3,160	Freehold
41, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	18/05/2023	349,995	358,176	TRUE	Residential	House	Terraced	113	3,097	3,170	Freehold
8, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	27/02/2023	335,000	342,509	FALSE	Residential	House	Semi_Detached	108	3,102	3,171	Freehold
35, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	28/04/2023	349,995	361,141	TRUE	Residential	House	Terraced	113	3,097	3,196	Freehold
7, Chatton Close, Houlton, Rugby, Warwickshire CV23 1FW	CV23 1FW	CV23 1	29/09/2023	534,950	527,645	TRUE	Residential	House	Detached	164	3,262	3,217	Freehold
17, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	20/12/2022	363,995	364,884	TRUE	Residential	House	Semi_Detached	113	3,221	3,229	Freehold
51, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	17/03/2023	354,995	364,906	TRUE	Residential	House	Terraced	113	3,142	3,229	Freehold
22, Normandy Link, Houlton, Rugby, Warwickshire CV23 1EY	CV23 1EY	CV23 1	10/05/2023	299,000	297,130	TRUE	Residential	House	Detached	92	3,250	3,230	Freehold
6, Normandy Road, Houlton, Rugby, Warwickshire CV23 1EZ	CV23 1EZ	CV23 1	26/05/2023	299,000	297,130	TRUE	Residential	House	Detached	92	3,250	3,230	Freehold
6, Hansford Close, Houlton, Rugby, Warwickshire CV23 1AQ	CV23 1AQ	CV23 1	08/04/2024	355,000	355,224	TRUE	Residential	House	Detached	109	3,257	3,259	Freehold
49, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	23/06/2023	364,995	368,866	TRUE	Residential	House	Terraced	113	3,230	3,264	Freehold
11, Chatton Close, Houlton, Rugby, Warwickshire CV23 1FW	CV23 1FW	CV23 1	25/08/2023	349,000	352,868	TRUE	Residential	House	Semi_Detached	108	3,231	3,267	Freehold
32, Near Birch Road, Houlton, Rugby, Warwickshire CV23 1DX	CV23 1DX	CV23 1	27/10/2023	439,950	428,358	TRUE	Residential	House	Detached	131	3,358	3,270	Freehold
34, Maxwell Road, Houlton, Rugby, Warwickshire CV23 1AH	CV23 1AH	CV23 1	22/05/2023	417,000	414,392	FALSE	Residential	House	Detached	126	3,310	3,289	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
7, Florence Avenue, Houlton, Rugby, Warwickshire CV23 1BD	CV23 1BD	CV23 1	28/10/2022	292,000	289,498	FALSE	Residential	House	Terraced	88	3,318	3,290	Freehold
53, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	06/04/2023	362,995	374,555	TRUE	Residential	House	Terraced	113	3,212	3,315	Freehold
47, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	27/04/2023	364,995	375,045	TRUE	Residential	House	Semi_Detached	113	3,230	3,319	Freehold
55, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	03/04/2023	364,995	375,045	TRUE	Residential	House	Semi_Detached	113	3,230	3,319	Freehold
55, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	01/09/2023	349,995	352,140	TRUE	Residential	House	Semi_Detached	106	3,302	3,322	Freehold
53, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	01/09/2023	349,995	352,140	TRUE	Residential	House	Semi_Detached	106	3,302	3,322	Freehold
16, Hannington Close, Houlton, Rugby, Warwickshire CV23 1FG	CV23 1FG	CV23 1	11/05/2023	379,995	388,877	TRUE	Residential	House	Terraced	117	3,248	3,324	Freehold
3, Normandy View, Houlton, Rugby, Warwickshire CV23 1EP	CV23 1EP	CV23 1	07/10/2022	295,000	296,082	TRUE	Residential	House	Semi_Detached	89	3,315	3,327	Freehold
49, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	23/06/2023	349,995	353,656	TRUE	Residential	House	Semi_Detached	106	3,302	3,336	Freehold
51, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	25/08/2023	349,995	353,874	TRUE	Residential	House	Semi_Detached	106	3,302	3,338	Freehold
2, Dewsbury Close, Houlton, Rugby, Warwickshire CV23 1BN	CV23 1BN	CV23 1	28/10/2022	452,500	447,432	TRUE	Residential	House	Detached	134	3,377	3,339	Freehold
57, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	16/12/2022	389,995	390,947	TRUE	Residential	House	Semi_Detached	117	3,333	3,341	Freehold
17, Hemingbrough Road, Houlton, Rugby, Warwickshire CV23 1BP	CV23 1BP	CV23 1	28/03/2024	420,000	424,542	FALSE	Residential	House	Detached	127	3,307	3,343	Freehold
46, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	13/02/2024	331,000	331,000	FALSE	Residential	House	Detached	99	3,343	3,343	Freehold
6, Hannington Close, Houlton, Rugby, Warwickshire CV23 1FG	CV23 1FG	CV23 1	25/11/2022	384,995	378,797	TRUE	Residential	House	Detached	113	3,407	3,352	Freehold
5, Far Birch Avenue, Houlton, Rugby, Warwickshire CV23 1FX	CV23 1FX	CV23 1	26/04/2024	549,950	550,296	TRUE	Residential	House	Detached	164	3,353	3,355	Freehold
3, Hansford Close, Houlton, Rugby, Warwickshire CV23 1AQ	CV23 1AQ	CV23 1	13/02/2024	366,000	366,000	FALSE	Residential	House	Detached	109	3,358	3,358	Freehold
8, Walmsley Road, Houlton, Rugby, Warwickshire CV23 1AX	CV23 1AX	CV23 1	18/11/2022	390,000	390,000	FALSE	Residential	House	Semi_Detached	116	3,362	3,362	Freehold
12, Faulkner Road, Houlton, Rugby, Warwickshire CV23 1AD	CV23 1AD	CV23 1	03/11/2022	340,000	336,264	FALSE	Residential	House	Terraced	100	3,400	3,363	Freehold
24, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	28/10/2022	505,995	500,327	TRUE	Residential	House	Detached	148	3,419	3,381	Freehold
70, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	27/01/2023	689,750	688,450	TRUE	Residential	House	Detached	203	3,398	3,391	Freehold
5, Normandy View, Houlton, Rugby, Warwickshire CV23 1EP	CV23 1EP	CV23 1	16/12/2022	315,000	315,769	TRUE	Residential	House	Semi_Detached	93	3,387	3,395	Freehold
4, Hannington Close, Houlton, Rugby, Warwickshire CV23 1FG	CV23 1FG	CV23 1	25/11/2022	389,995	383,716	TRUE	Residential	House	Detached	113	3,451	3,396	Freehold
22, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	28/10/2022	484,995	479,563	TRUE	Residential	House	Detached	141	3,440	3,401	Freehold
49, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	01/06/2023	699,750	691,482	TRUE	Residential	House	Detached	203	3,447	3,406	Freehold
31, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	16/12/2022	629,995	621,392	TRUE	Residential	House	Detached	182	3,462	3,414	Freehold
12, Muirhead Rise, Houlton, Rugby, Warwickshire CV23 1BE	CV23 1BE	CV23 1	11/12/2023	296,000	297,449	FALSE	Residential	House	Semi_Detached	87	3,402	3,419	Freehold
15, Park View, Houlton, Rugby, Warwickshire CV23 1EB	CV23 1EB	CV23 1	03/11/2022	320,000	320,000	TRUE	Residential	House	Semi_Detached	93	3,441	3,441	Freehold
11, Normandy View, Houlton, Rugby, Warwickshire CV23 1EP	CV23 1EP	CV23 1	18/11/2022	320,000	320,000	TRUE	Residential	House	Semi_Detached	93	3,441	3,441	Freehold
16, Park View, Houlton, Rugby, Warwickshire CV23 1EB	CV23 1EB	CV23 1	09/12/2022	320,000	320,781	TRUE	Residential	House	Semi_Detached	93	3,441	3,449	Freehold
13, Normandy View, Houlton, Rugby, Warwickshire CV23 1EP	CV23 1EP	CV23 1	18/10/2022	320,000	321,174	TRUE	Residential	House	Semi_Detached	93	3,441	3,453	Freehold
26, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	28/10/2022	492,995	487,473	TRUE	Residential	House	Detached	141	3,496	3,457	Freehold
1, East View Close, Houlton, Rugby, Warwickshire CV23 1DQ	CV23 1DQ	CV23 1	10/11/2023	455,000	450,464	TRUE	Residential	House	Detached	130	3,500	3,465	Freehold
8, Dewsbury Close, Houlton, Rugby, Warwickshire CV23 1BN	CV23 1BN	CV23 1	28/10/2022	470,000	464,736	TRUE	Residential	House	Detached	134	3,507	3,468	Freehold
9, Park View, Houlton, Rugby, Warwickshire CV23 1EB	CV23 1EB	CV23 1	16/01/2024	251,000	256,867	FALSE	Residential	House	Terraced	74	3,392	3,471	Freehold
14, Normandy View, Houlton, Rugby, Warwickshire CV23 1EP	CV23 1EP	CV23 1	02/11/2022	323,000	323,000	TRUE	Residential	House	Semi_Detached	93	3,473	3,473	Freehold
28, Moors Lane, Houlton, Rugby, Warwickshire CV23 1BT	CV23 1BT	CV23 1	25/11/2022	497,995	489,978	TRUE	Residential	House	Detached	141	3,532	3,475	Freehold
10, Great Brook Meadow Close, Houlton, Rugby, Warwickshire CV23 1DN	CV23 1DN	CV23 1	24/11/2023	629,995	623,715	TRUE	Residential	House	Detached	179	3,520	3,484	Freehold
15, Normandy View, Houlton, Rugby, Warwickshire CV23 1EP	CV23 1EP	CV23 1	14/10/2022	325,000	326,192	TRUE	Residential	House	Semi_Detached	93	3,495	3,507	Freehold
44, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	04/08/2023	599,750	594,141	TRUE	Residential	House	Detached	169	3,549	3,516	Freehold
2, Lee Drive, Houlton, Rugby, Warwickshire CV23 1AG	CV23 1AG	CV23 1	20/03/2024	244,950	250,597	FALSE	Residential	House	Semi_Detached	71	3,450	3,530	Freehold
75, Maine Street, Houlton, Rugby, Warwickshire CV23 1AS	CV23 1AS	CV23 1	12/07/2024	318,000	321,723	FALSE	Residential	House	Semi_Detached	91	3,495	3,535	Freehold
7, Hollinghurst Close, Houlton, Rugby, Warwickshire CV23 1FJ	CV23 1FJ	CV23 1	19/12/2023	299,203	300,668	TRUE	Residential	House	Semi_Detached	85	3,520	3,537	Freehold
12, Normandy Link, Houlton, Rugby, Warwickshire CV23 1EY	CV23 1EY	CV23 1	20/02/2023	399,500	399,752	TRUE	Residential	House	Detached	113	3,535	3,538	Freehold
7, Dewsbury Close, Houlton, Rugby, Warwickshire CV23 1BN	CV23 1BN	CV23 1	25/11/2022	500,000	491,950	TRUE	Residential	House	Detached	139	3,597	3,539	Freehold
1, Great Brook Meadow Close, Houlton, Rugby, Warwickshire CV23 1DN	CV23 1DN	CV23 1	03/11/2023	639,995	633,615	TRUE	Residential	House	Detached	179	3,575	3,540	Freehold
8, Normandy Link, Houlton, Rugby, Warwickshire CV23 1EY	CV23 1EY	CV23 1	20/10/2023	325,000	322,447	TRUE	Residential	House	Semi_Detached	91	3,571	3,543	Freehold
3, Dewsbury Close, Houlton, Rugby, Warwickshire CV23 1BN	CV23 1BN	CV23 1	20/12/2022	460,000	453,718	TRUE	Residential	House	Detached	128	3,594	3,545	Freehold
30, Station Avenue, Houlton, Rugby, Warwickshire CV23 1BF	CV23 1BF	CV23 1	21/07/2023	494,995	493,133	TRUE	Residential	House	Detached	139	3,561	3,548	Freehold
7, Great Brook Meadow Close, Houlton, Rugby, Warwickshire CV23 1DN	CV23 1DN	CV23 1	12/01/2024	459,995	462,323	TRUE	Residential	House	Detached	130	3,538	3,556	Freehold
2, Barn Close, Houlton, Rugby, Warwickshire CV23 1AB	CV23 1AB	CV23 1	13/06/2023	250,000	252,615	FALSE	Residential	House	Semi_Detached	71	3,521	3,558	Freehold
10, Oakridge Close, Houlton, Rugby, Warwickshire CV23 1DJ	CV23 1DJ	CV23 1	29/03/2023	636,995	636,995	TRUE	Residential	House	Detached	179	3,559	3,559	Freehold
17, Ripon Way, Houlton, Rugby, Warwickshire CV23 1BW	CV23 1BW	CV23 1	28/10/2022	400,000	395,520	TRUE	Residential	House	Detached	111	3,604	3,563	Freehold
13, Milnerton Close, Houlton, Rugby, Warwickshire CV23 1AY	CV23 1AY	CV23 1	26/04/2024	265,000	267,772	FALSE	Residential	House	Semi_Detached	75	3,533	3,570	Freehold
2, Great Brook Meadow Close, Houlton, Rugby, Warwickshire CV23 1DN	CV23 1DN	CV23 1	14/06/2024	640,000	640,403	TRUE	Residential	House	Detached	179	3,575	3,578	Freehold
9, Birch Ground Close, Houlton, Rugby, Warwickshire CV23 1DT	CV23 1DT	CV23 1	23/09/2024	406,000	400,704	FALSE	Residential	House	Detached	112	3,625	3,578	Freehold
14, Pinetree Way, Houlton, Rugby, Warwickshire CV23 1AJ	CV23 1AJ	CV23 1	28/11/2022	230,000	230,000	FALSE	Residential	House	Semi_Detached	64	3,594	3,594	Freehold
47, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	28/04/2023	459,995	459,706	TRUE	Residential	House	Detached	127	3,622	3,620	Freehold
15, Faulkner Road, Houlton, Rugby, Warwickshire CV23 1AD	CV23 1AD	CV23 1	10/01/2023	490,000	489,077	FALSE	Residential	House	Detached	135	3,630	3,623	Freehold
1, Howden Close, Houlton, Rugby, Warwickshire CV23 1BQ	CV23 1BQ	CV23 1	26/05/2023	539,995	536,618	TRUE	Residential	House	Detached	148	3,649	3,626	Freehold
2, Mountbatten View, Houlton, Rugby, Warwickshire CV23 1BJ	CV23 1BJ	CV23 1	15/01/2023	390,000	389,265	FALSE	Residential	House	Detached	107	3,645	3,638	Freehold
7, Howden Close, Houlton, Rugby, Warwickshire CV23 1BQ	CV23 1BQ	CV23 1	26/05/2023	594,995	591,274	TRUE	Residential	House	Detached	162	3,673	3,650	Freehold
26, Ripon Way, Houlton, Rugby, Warwickshire CV23 1BW	CV23 1BW	CV23 1	22/08/2023	410,000	406,166	TRUE	Residential	House	Detached	111	3,694	3,659	Freehold
4, Dewsbury Close, Houlton, Rugby, Warwickshire CV23 1BN	CV23 1BN	CV23 1	28/10/2022	330,000	326,304	TRUE	Residential	House	Detached	89	3,708	3,666	Freehold
9, Howden Close, Houlton, Rugby, Warwickshire CV23 1BQ	CV23 1BQ	CV23 1	28/04/2023	594,995	594,621	TRUE	Residential	House	Detached	162	3,673	3,671	Freehold
2, Normandy Link, Houlton, Rugby, Warwickshire CV23 1EY	CV23 1EY	CV23 1	16/12/2022	420,750	415,004	TRUE	Residential	House	Detached	113	3,723	3,673	Freehold
42, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	25/08/2023	619,750	613,954	TRUE	Residential	House	Detached	167	3,711	3,676	Freehold
10, Pinetree Way, Houlton, Rugby, Warwickshire CV23 1AJ	CV23 1AJ	CV23 1	15/07/2024	340,000	342,370	FALSE	Residential	House	Detached	93	3,656	3,681	Freehold
9, Normandy Road, Houlton, Rugby, Warwickshire CV23 1EZ	CV23 1EZ	CV23 1	29/08/2023	420,000	416,072	TRUE	Residential	House	Detached	113	3,717	3,682	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
37, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	30/03/2023	519,995	519,995	TRUE	Residential	House	Detached	141	3,688	3,688	Freehold
21, Poulson Road, Houlton, Rugby, Warwickshire CV23 1FL	CV23 1FL	CV23 1	16/12/2022	312,950	313,714	TRUE	Residential	House	Semi_Detached	85	3,682	3,691	Freehold
5, Dewsbury Close, Houlton, Rugby, Warwickshire CV23 1BN	CV23 1BN	CV23 1	25/11/2022	445,000	437,836	TRUE	Residential	House	Detached	118	3,771	3,710	Freehold
70, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	03/11/2022	399,995	393,555	TRUE	Residential	House	Detached	106	3,774	3,713	Freehold
62, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	20/01/2023	494,750	493,818	TRUE	Residential	House	Detached	133	3,720	3,713	Freehold
47, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	02/11/2023	499,750	494,768	TRUE	Residential	House	Detached	133	3,758	3,720	Freehold
22, Anthorn Close, Houlton, Rugby, Warwickshire CV23 1EU	CV23 1EU	CV23 1	03/11/2023	499,750	494,768	TRUE	Residential	House	Detached	133	3,758	3,720	Freehold
13, Poulson Road, Houlton, Rugby, Warwickshire CV23 1FL	CV23 1FL	CV23 1	05/06/2023	312,950	316,224	TRUE	Residential	House	Semi_Detached	85	3,682	3,720	Freehold
17, East View Close, Houlton, Rugby, Warwickshire CV23 1DQ	CV23 1DQ	CV23 1	08/12/2022	482,995	476,399	TRUE	Residential	House	Detached	128	3,773	3,722	Freehold
10, Normandy Link, Houlton, Rugby, Warwickshire CV23 1EY	CV23 1EY	CV23 1	24/02/2023	465,000	465,293	TRUE	Residential	House	Detached	125	3,720	3,722	Freehold
11, Poulson Road, Houlton, Rugby, Warwickshire CV23 1FL	CV23 1FL	CV23 1	11/08/2023	312,950	316,419	TRUE	Residential	House	Semi_Detached	85	3,682	3,723	Freehold
5, Hollinghurst Close, Houlton, Rugby, Warwickshire CV23 1FJ	CV23 1FJ	CV23 1	21/12/2023	314,950	316,492	TRUE	Residential	House	Semi_Detached	85	3,705	3,723	Freehold
20, Pinetree Way, Houlton, Rugby, Warwickshire CV23 1AJ	CV23 1AJ	CV23 1	12/02/2024	347,000	347,000	FALSE	Residential	House	Detached	93	3,731	3,731	Freehold
25, Poulson Road, Houlton, Rugby, Warwickshire CV23 1FL	CV23 1FL	CV23 1	04/05/2023	322,953	320,933	TRUE	Residential	House	Detached	86	3,755	3,732	Freehold
58, Dolbear Road, Houlton, Rugby, Warwickshire CV23 1EH	CV23 1EH	CV23 1	21/12/2023	405,000	399,469	TRUE	Residential	House	Detached	107	3,785	3,733	Freehold
2, Struthers Close, Houlton, Rugby, Warwickshire CV23 1FN	CV23 1FN	CV23 1	27/04/2023	399,950	399,698	TRUE	Residential	House	Detached	107	3,738	3,736	Freehold
72, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	11/11/2022	402,995	396,507	TRUE	Residential	House	Detached	106	3,802	3,741	Freehold
13, Rotary Close, Houlton, Rugby, Warwickshire CV23 1ES	CV23 1ES	CV23 1	23/05/2024	260,000	265,663	FALSE	Residential	House	Semi_Detached	71	3,662	3,742	Freehold
6, Walmsley Road, Houlton, Rugby, Warwickshire CV23 1AX	CV23 1AX	CV23 1	16/12/2022	232,000	228,832	FALSE	Residential	House	Detached	61	3,803	3,751	Freehold
22, Ripon Way, Houlton, Rugby, Warwickshire CV23 1BW	CV23 1BW	CV23 1	28/07/2023	445,000	443,326	TRUE	Residential	House	Detached	118	3,771	3,757	Freehold
51, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	28/07/2023	494,995	493,133	TRUE	Residential	House	Detached	131	3,779	3,764	Freehold
33, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	29/09/2023	484,750	478,130	TRUE	Residential	House	Detached	127	3,817	3,765	Freehold
9, Dewsbury Close, Houlton, Rugby, Warwickshire CV23 1BN	CV23 1BN	CV23 1	25/11/2022	425,000	418,158	TRUE	Residential	House	Detached	111	3,829	3,767	Freehold
6, Normandy Link, Houlton, Rugby, Warwickshire CV23 1EY	CV23 1EY	CV23 1	29/06/2023	340,000	343,557	TRUE	Residential	House	Semi_Detached	91	3,736	3,775	Freehold
3, Angwin Avenue, Houlton, Rugby, Warwickshire CV23 1AA	CV23 1AA	CV23 1	18/08/2023	449,995	445,787	TRUE	Residential	House	Detached	117	3,846	3,810	Freehold
11, Hollinghurst Close, Houlton, Rugby, Warwickshire CV23 1FJ	CV23 1FJ	CV23 1	30/05/2024	410,000	415,491	TRUE	Residential	House	Detached	109	3,761	3,812	Freehold
24, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	17/02/2023	450,000	450,283	FALSE	Residential	House	Detached	118	3,814	3,816	Freehold
9, Hertz Close, Houlton, Rugby, Warwickshire CV23 1AW	CV23 1AW	CV23 1	28/10/2022	286,500	287,551	FALSE	Residential	House	Semi_Detached	75	3,820	3,834	Freehold
9, Struthers Close, Houlton, Rugby, Warwickshire CV23 1FN	CV23 1FN	CV23 1	16/12/2022	334,950	330,376	TRUE	Residential	House	Detached	86	3,895	3,842	Freehold
7, Struthers Close, Houlton, Rugby, Warwickshire CV23 1FN	CV23 1FN	CV23 1	09/12/2022	334,950	330,376	TRUE	Residential	House	Detached	86	3,895	3,842	Freehold
20, Wroughton Drive, Houlton, Rugby, Warwickshire CV23 1BB	CV23 1BB	CV23 1	02/08/2024	344,000	338,672	FALSE	Residential	House	Detached	88	3,909	3,849	Freehold
63, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	26/04/2024	282,000	284,950	TRUE	Residential	House	Semi_Detached	74	3,811	3,851	Freehold
90, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	26/04/2024	282,000	284,950	TRUE	Residential	House	Semi_Detached	74	3,811	3,851	Freehold
21, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	15/04/2024	345,000	348,609	FALSE	Residential	House	Semi_Detached	90	3,833	3,873	Freehold
23, Poulson Road, Houlton, Rugby, Warwickshire CV23 1FL	CV23 1FL	CV23 1	27/04/2023	379,950	379,711	TRUE	Residential	House	Detached	98	3,877	3,875	Freehold
3, Struthers Close, Houlton, Rugby, Warwickshire CV23 1FN	CV23 1FN	CV23 1	17/03/2023	379,950	379,950	TRUE	Residential	House	Detached	98	3,877	3,877	Freehold
4, Brook Ground Close, Houlton, Rugby, Warwickshire CV23 1DL	CV23 1DL	CV23 1	22/03/2024	580,000	586,272	TRUE	Residential	House	Detached	151	3,841	3,883	Freehold
4, Walmsley Road, Houlton, Rugby, Warwickshire CV23 1AX	CV23 1AX	CV23 1	30/07/2024	235,000	237,098	FALSE	Residential	House	Flat	61	3,852	3,887	Freehold
11, Struthers Close, Houlton, Rugby, Warwickshire CV23 1FN	CV23 1FN	CV23 1	09/06/2023	369,950	365,579	TRUE	Residential	House	Detached	94	3,936	3,889	Freehold
1, Warminster Close, Houlton, Rugby, Warwickshire CV23 1DE	CV23 1DE	CV23 1	03/04/2024	315,000	315,198	FALSE	Residential	House	Detached	81	3,889	3,891	Freehold
8, Great Brook Meadow Close, Houlton, Rugby, Warwickshire CV23 1DN	CV23 1DN	CV23 1	22/01/2024	584,995	587,955	TRUE	Residential	House	Detached	151	3,874	3,894	Freehold
68, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	04/01/2023	534,750	533,742	TRUE	Residential	House	Detached	137	3,903	3,896	Freehold
38, Southwell Drive, Houlton, Rugby, Warwickshire CV23 1BY	CV23 1BY	CV23 1	14/08/2024	325,000	319,966	FALSE	Residential	House	Detached	82	3,963	3,902	Freehold
2, Brook Ground Close, Houlton, Rugby, Warwickshire CV23 1DL	CV23 1DL	CV23 1	24/05/2024	505,000	511,763	TRUE	Residential	House	Detached	131	3,855	3,907	Freehold
2, Southwell Drive, Houlton, Rugby, Warwickshire CV23 1BY	CV23 1BY	CV23 1	18/12/2023	325,000	320,562	FALSE	Residential	House	Detached	82	3,963	3,909	Freehold
5, Struthers Close, Houlton, Rugby, Warwickshire CV23 1FN	CV23 1FN	CV23 1	26/05/2023	369,950	367,636	TRUE	Residential	House	Detached	94	3,936	3,911	Freehold
5, Brook Ground Close, Houlton, Rugby, Warwickshire CV23 1DL	CV23 1DL	CV23 1	21/06/2024	649,500	649,909	TRUE	Residential	House	Detached	166	3,913	3,915	Freehold
35, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	04/08/2023	329,750	333,405	TRUE	Residential	House	Semi_Detached	85	3,879	3,922	Freehold
37, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	04/08/2023	334,750	338,460	TRUE	Residential	House	Semi_Detached	86	3,892	3,936	Freehold
43, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	28/04/2023	539,750	539,411	TRUE	Residential	House	Detached	137	3,940	3,937	Freehold
1, Struthers Close, Houlton, Rugby, Warwickshire CV23 1FN	CV23 1FN	CV23 1	22/12/2022	339,950	335,308	TRUE	Residential	House	Detached	85	3,999	3,945	Freehold
6, Great Brook Meadow Close, Houlton, Rugby, Warwickshire CV23 1DN	CV23 1DN	CV23 1	17/11/2023	569,995	564,313	TRUE	Residential	House	Detached	143	3,986	3,946	Freehold
6, Dewsbury Close, Houlton, Rugby, Warwickshire CV23 1BN	CV23 1BN	CV23 1	28/10/2022	350,000	351,284	TRUE	Residential	House	Semi_Detached	89	3,933	3,947	Freehold
57, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	28/07/2023	419,995	418,415	TRUE	Residential	House	Detached	106	3,962	3,947	Freehold
8, Oakridge Close, Houlton, Rugby, Warwickshire CV23 1DJ	CV23 1DJ	CV23 1	17/03/2023	564,995	564,995	TRUE	Residential	House	Detached	143	3,951	3,951	Freehold
67, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	17/05/2024	499,500	506,190	TRUE	Residential	House	Detached	128	3,902	3,955	Freehold
65, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	08/03/2024	290,000	296,685	TRUE	Residential	House	Semi_Detached	75	3,867	3,956	Freehold
84, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	19/05/2023	445,995	443,206	TRUE	Residential	House	Detached	112	3,982	3,957	Freehold
4, Great Brook Meadow Close, Houlton, Rugby, Warwickshire CV23 1DN	CV23 1DN	CV23 1	08/12/2023	449,500	443,362	TRUE	Residential	House	Detached	112	4,013	3,959	Freehold
2, East View Close, Houlton, Rugby, Warwickshire CV23 1DQ	CV23 1DQ	CV23 1	18/11/2022	418,995	412,250	TRUE	Residential	House	Detached	104	4,029	3,964	Freehold
34, Station Avenue, Houlton, Rugby, Warwickshire CV23 1BF	CV23 1BF	CV23 1	27/07/2023	285,000	289,585	TRUE	Residential	House	Semi_Detached	73	3,904	3,967	Freehold
32, Station Avenue, Houlton, Rugby, Warwickshire CV23 1BF	CV23 1BF	CV23 1	21/07/2023	285,000	289,585	TRUE	Residential	House	Semi_Detached	73	3,904	3,967	Freehold
28, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	25/11/2022	374,995	368,958	TRUE	Residential	House	Detached	93	4,032	3,967	Freehold
3, Great Brook Meadow Close, Houlton, Rugby, Warwickshire CV23 1DN	CV23 1DN	CV23 1	19/02/2024	659,000	659,000	TRUE	Residential	House	Detached	166	3,970	3,970	Freehold
4, Normandy Link, Houlton, Rugby, Warwickshire CV23 1EY	CV23 1EY	CV23 1	17/03/2023	361,350	361,350	TRUE	Residential	House	Detached	91	3,971	3,971	Freehold
54, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	27/04/2023	329,750	338,829	TRUE	Residential	House	Semi_Detached	85	3,879	3,986	Freehold
59, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	15/12/2023	298,000	299,459	TRUE	Residential	House	Semi_Detached	75	3,973	3,993	Freehold
1, Chatton Close, Houlton, Rugby, Warwickshire CV23 1FW	CV23 1FW	CV23 1	29/09/2023	279,950	279,950	TRUE	Residential	House	Terraced	70	3,999	3,999	Freehold
19, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	06/04/2023	334,750	343,967	TRUE	Residential	House	Semi_Detached	86	3,892	4,000	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
80, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	26/05/2023	399,995	397,493	TRUE	Residential	House	Detached	99	4,040	4,015	Freehold
69, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	23/02/2024	450,000	450,000	TRUE	Residential	House	Detached	112	4,018	4,018	Freehold
88, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	19/04/2024	299,000	302,128	TRUE	Residential	House	Semi_Detached	75	3,987	4,028	Freehold
68, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	26/04/2023	294,995	303,118	TRUE	Residential	House	Semi_Detached	75	3,933	4,042	Freehold
5, East View Close, Houlton, Rugby, Warwickshire CV23 1DQ	CV23 1DQ	CV23 1	18/08/2023	299,995	303,320	TRUE	Residential	House	Semi_Detached	75	4,000	4,044	Freehold
49, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	28/04/2023	487,995	487,688	TRUE	Residential	House	Detached	120	4,067	4,064	Freehold
7, East View Close, Houlton, Rugby, Warwickshire CV23 1DQ	CV23 1DQ	CV23 1	21/07/2023	299,995	304,822	TRUE	Residential	House	Semi_Detached	75	4,000	4,064	Freehold
10, East View Close, Houlton, Rugby, Warwickshire CV23 1DQ	CV23 1DQ	CV23 1	25/11/2022	304,995	304,995	TRUE	Residential	House	Semi_Detached	75	4,067	4,067	Freehold
74, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	10/03/2023	422,995	422,995	TRUE	Residential	House	Detached	104	4,067	4,067	Freehold
64, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	28/10/2022	299,995	301,095	TRUE	Residential	House	Semi_Detached	74	4,054	4,069	Freehold
66, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	28/10/2022	259,995	260,949	TRUE	Residential	House	Semi_Detached	64	4,062	4,077	Freehold
96, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	17/11/2023	407,995	403,928	TRUE	Residential	House	Detached	99	4,121	4,080	Freehold
40, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	28/04/2023	379,995	379,756	TRUE	Residential	House	Detached	93	4,086	4,083	Freehold
4, East View Close, Houlton, Rugby, Warwickshire CV23 1DQ	CV23 1DQ	CV23 1	16/06/2023	304,995	308,186	TRUE	Residential	House	Semi_Detached	75	4,067	4,109	Freehold
11, East View Close, Houlton, Rugby, Warwickshire CV23 1DQ	CV23 1DQ	CV23 1	28/06/2023	305,995	309,196	TRUE	Residential	House	Semi_Detached	75	4,080	4,123	Freehold
1, Brook Ground Close, Houlton, Rugby, Warwickshire CV23 1DL	CV23 1DL	CV23 1	28/03/2024	424,500	429,091	TRUE	Residential	House	Detached	104	4,082	4,126	Freehold
61, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DR	CV23 1DR	CV23 1	28/07/2023	260,000	264,183	TRUE	Residential	House	Semi_Detached	64	4,063	4,128	Freehold
6, Oakridge Close, Houlton, Rugby, Warwickshire CV23 1DJ	CV23 1DJ	CV23 1	27/03/2023	495,995	495,995	TRUE	Residential	House	Detached	120	4,133	4,133	Freehold
94, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	17/11/2023	306,995	310,207	TRUE	Residential	House	Semi_Detached	75	4,093	4,136	Freehold
8, East View Close, Houlton, Rugby, Warwickshire CV23 1DQ	CV23 1DQ	CV23 1	02/12/2023	309,995	311,513	TRUE	Residential	House	Semi_Detached	75	4,133	4,154	Freehold
92, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	21/06/2024	265,000	266,624	TRUE	Residential	House	Semi_Detached	64	4,141	4,166	Freehold
4, Ripon Way, Houlton, Rugby, Warwickshire CV23 1BW	CV23 1BW	CV23 1	27/01/2023	342,500	341,855	TRUE	Residential	House	Detached	82	4,177	4,169	Freehold
62, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	28/10/2022	311,995	313,139	TRUE	Residential	House	Semi_Detached	75	4,160	4,175	Freehold
3, Oakridge Close, Houlton, Rugby, Warwickshire CV23 1DJ	CV23 1DJ	CV23 1	24/11/2023	310,000	313,243	TRUE	Residential	House	Semi_Detached	75	4,133	4,177	Freehold
31, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	24/11/2023	384,750	380,914	TRUE	Residential	House	Detached	89	4,323	4,280	Freehold
21, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	15/08/2023	384,750	381,152	TRUE	Residential	House	Detached	89	4,323	4,283	Freehold
78, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	26/05/2023	315,995	321,676	TRUE	Residential	House	Semi_Detached	75	4,213	4,289	Freehold
76, Great Brook Ground, Houlton, Rugby, Warwickshire CV23 1DS	CV23 1DS	CV23 1	28/04/2023	314,995	323,668	TRUE	Residential	House	Semi_Detached	75	4,200	4,316	Freehold
39, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	25/08/2023	389,750	386,105	TRUE	Residential	House	Detached	89	4,379	4,338	Freehold
11, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	07/07/2023	374,750	373,340	TRUE	Residential	House	Detached	86	4,358	4,341	Freehold
16, Tolsford Road, Houlton, Rugby, Warwickshire CV23 1BG	CV23 1BG	CV23 1	17/03/2023	374,750	374,750	TRUE	Residential	House	Detached	86	4,358	4,358	Freehold
32, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	16/12/2022	254,995	252,810	TRUE	Residential	House	Terraced	57	4,474	4,435	Freehold
30, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	16/12/2022	254,995	255,618	TRUE	Residential	House	Semi_Detached	57	4,474	4,485	Freehold
36, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	16/12/2022	254,995	255,618	TRUE	Residential	House	Semi_Detached	57	4,474	4,485	Freehold
34, Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS	CV23 1BS	CV23 1	16/12/2022	254,995	255,618	TRUE	Residential	House	Semi_Detached	57	4,474	4,485	Freehold
		CV23 1 Average									3,643	3,645	
7, Vicarage Road, Flecknoe, Rugby, Warwickshire CV23 8AY	CV23 8AY	CV23 8	19/12/2022	220,000	220,537	FALSE	Residential	House	Semi_Detached	79	2,785	2,792	Freehold
Park View, Marton Road, Birdingbury, Rugby, Warwickshire CV23 8EH	CV23 8EH	CV23 8	11/07/2023	368,000	373,921	FALSE	Residential	Bungalow	Semi_Detached	131	2,809	2,854	Freehold
Merryfields, Marton Road, Birdingbury, Rugby, Warwickshire CV23 8EH	CV23 8EH	CV23 8	04/05/2023	990,000	983,809	FALSE	Residential	House	Detached	322	3,075	3,055	Freehold
2, Grange Farm Close, Grandborough, Rugby, Warwickshire CV23 8FU	CV23 8FU	CV23 8	06/10/2023	430,000	426,622	TRUE	Residential	House	Semi_Detached	138	3,116	3,091	Freehold
3, Main Street, Birdingbury, Rugby, Warwickshire CV23 8EL	CV23 8EL	CV23 8	14/02/2023	250,000	255,604	FALSE	Residential	House	Semi_Detached	80	3,125	3,195	Freehold
50, Main Street, Willoughby, Rugby, Warwickshire CV23 8BH	CV23 8BH	CV23 8	27/10/2023	385,000	374,856	FALSE	Residential	House	Detached	116	3,319	3,232	Freehold
Imberdene, Main Street, Birdingbury, Rugby, Warwickshire CV23 8EL	CV23 8EL	CV23 8	02/11/2023	330,000	333,452	FALSE	Residential	House	Semi_Detached	103	3,204	3,237	Freehold
The Stables, Church Road, Grandborough, Rugby, Warwickshire CV23 8DH	CV23 8DH	CV23 8	03/05/2024	475,000	483,658	FALSE	Residential	Bungalow	Terraced	147	3,231	3,290	Freehold
The Brambles, Vicarage Road, Flecknoe, Rugby, Warwickshire CV23 8AY	CV23 8AY	CV23 8	11/08/2023	882,000	873,752	FALSE	Residential	House	Detached	254	3,472	3,440	Freehold
3, White Barn Close, Willoughby, Rugby, Warwickshire CV23 8BG	CV23 8BG	CV23 8	27/03/2024	850,000	859,192	FALSE	Residential	House	Detached	245	3,469	3,507	Freehold
8, Back Lane, Birdingbury, Rugby, Warwickshire CV23 8EN	CV23 8EN	CV23 8	15/06/2023	375,000	378,923	FALSE	Residential	House	Semi_Detached	107	3,505	3,541	Freehold
64, Main Street, Willoughby, Rugby, Warwickshire CV23 8BH	CV23 8BH	CV23 8	30/05/2023	244,650	249,049	FALSE	Residential	House	Semi_Detached	70	3,495	3,558	Freehold
58, Main Street, Willoughby, Rugby, Warwickshire CV23 8BH	CV23 8BH	CV23 8	06/12/2022	422,500	423,532	FALSE	Residential	House	Semi_Detached	119	3,550	3,559	Freehold
5, Grange Farm Close, Grandborough, Rugby, Warwickshire CV23 8FU	CV23 8FU	CV23 8	03/04/2023	650,000	649,591	TRUE	Residential	House	Detached	182	3,571	3,569	Freehold
14, Magdalen Road, Willoughby, Rugby, Warwickshire CV23 8BJ	CV23 8BJ	CV23 8	17/11/2023	278,500	281,414	FALSE	Residential	House	Semi_Detached	76	3,664	3,703	Freehold
Hay Loft, Manor Farm Barns, Brooks Close, Willoughby, Rugby, Warwickshire CV23 8EJ	CV23 8EJ	CV23 8	10/01/2024	585,000	587,960	FALSE	Residential	House	Detached	151	3,874	3,894	Freehold
2, The Row, Broadwell, Rugby, Warwickshire CV23 8HF	CV23 8HF	CV23 8	10/03/2023	249,950	256,928	FALSE	Residential	House	Terraced	65	3,845	3,953	Freehold
4, Meadow Cottages, Grandborough, Rugby, Warwickshire CV23 8DQ	CV23 8DQ	CV23 8	16/10/2023	390,000	386,937	FALSE	Residential	House	Semi_Detached	96	4,063	4,031	Freehold
The Old Forge, Church Road, Grandborough, Rugby, Warwickshire CV23 8DH	CV23 8DH	CV23 8	06/02/2023	505,000	510,750	FALSE	Residential	House	Other	126	4,008	4,054	Freehold
Sundell, Moor Lane, Willoughby, Rugby, Warwickshire CV23 8BT	CV23 8BT	CV23 8	20/12/2023	600,000	591,806	FALSE	Residential	Bungalow	Detached	136	4,412	4,352	Freehold
1, Jubilee Cottage, The Green, Broadwell, Rugby, Warwickshire CV23 8HD	CV23 8HD	CV23 8	18/08/2023	354,500	358,429	FALSE	Residential	House	Semi_Detached	82	4,323	4,371	Freehold
Station House, London Road, Willoughby, Rugby, Warwickshire CV23 8BL	CV23 8BL	CV23 8	27/10/2023	565,000	550,113	FALSE	Residential	House	Detached	118	4,788	4,662	Freehold
25, Brooks Close, Willoughby, Rugby, Warwickshire CV23 8BY	CV23 8BY	CV23 8	10/05/2024	285,000	291,207	FALSE	Residential	Bungalow	Semi_Detached	62	4,597	4,697	Freehold
4, Grange Farm Close, Grandborough, Rugby, Warwickshire CV23 8FU	CV23 8FU	CV23 8	30/03/2023	495,000	507,994	TRUE	Residential	House	Semi_Detached	107	4,626	4,748	Freehold
4, Church Road, Grandborough, Rugby, Warwickshire CV23 8DH	CV23 8DH	CV23 8	25/01/2023	275,000	277,225	FALSE	Residential	House	Terraced	57	4,825	4,864	Freehold
Lyndhurst, Marton Road, Birdingbury, Rugby, Warwickshire CV23 8EH	CV23 8EH	CV23 8	18/11/2022	420,000	413,238	FALSE	Residential	Bungalow	Detached	82	5,122	5,039	Freehold
Milford House, Long Itchington Road, Birdingbury, Rugby, Warwickshire CV23 8EG	CV23 8EG	CV23 8	23/02/2024	1,000,000	1,000,000	FALSE	Residential	House	Detached	178.5	5,602	5,602	Freehold
Fox Farm, Wolfhampcote Lane, Sawbridge, Rugby, Warwickshire CV23 8BB	CV23 8BB	CV23 8	05/04/2023	1,175,000	1,195,181	FALSE	Residential	House	Other	212	5,542	5,638	Freehold
3, Grange Farm Close, Grandborough, Rugby, Warwickshire CV23 8FU	CV23 8FU	CV23 8	10/03/2023	494,000	506,968	TRUE	Residential	House	Semi_Detached	79	6,253	6,417	Freehold
		CV23 8 Average									3,975	3,998	
119, Townsend Lane, Long Lawford, Rugby, Warwickshire CV23 9DF	CV23 9DF	CV23 9	20/10/2023	225,000	219,072	FALSE	Residential	House	Detached	86	2,616	2,547	Freehold
23, Lelleford Close, Long Lawford, Rugby, Warwickshire CV23 9FP	CV23 9FP	CV23 9	02/12/2022	122,000	118,140	FALSE	Residential	House	Flat	46	2,652	2,568	Leasehold
13, Steeping Road, Long Lawford, Rugby, Warwickshire CV23 9SS	CV23 9SS	CV23 9	25/08/2023	357,000	353,661	FALSE	Residential	House	Detached	133	2,684	2,659	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
61, Steeping Road, Long Lawford, Rugby, Warwickshire CV23 9SG	CV23 9SG	CV23 9	14/10/2022	223,000	221,089	FALSE	Residential	House	Terraced	83	2,687	2,664	Freehold
100, Main Street, Long Lawford, Rugby, Warwickshire CV23 9BB	CV23 9BB	CV23 9	20/10/2023	520,000	506,299	FALSE	Residential	House	Detached	188	2,766	2,693	Freehold
6, Raffles Place, Long Lawford, Rugby, Warwickshire CV23 9DY	CV23 9DY	CV23 9	27/10/2022	310,000	311,137	FALSE	Residential	House	Semi_Detached	115	2,696	2,706	Freehold
11, Elizabeth Way, Long Lawford, Rugby, Warwickshire CV23 9DJ	CV23 9DJ	CV23 9	28/07/2023	220,000	223,029	FALSE	Residential	House	Terraced	82	2,683	2,720	Freehold
20, Round Avenue, Long Lawford, Rugby, Warwickshire CV23 9AF	CV23 9AF	CV23 9	15/12/2023	189,950	190,538	FALSE	Residential	House	Terraced	70	2,714	2,722	Freehold
24, Woodleigh Road, Long Lawford, Rugby, Warwickshire CV23 9FB	CV23 9FB	CV23 9	07/03/2023	243,000	243,000	FALSE	Residential	House	Detached	89	2,730	2,730	Freehold
10, Kerry Hill Drive, Long Lawford, Rugby, Warwickshire CV23 9FQ	CV23 9FQ	CV23 9	08/09/2023	307,000	308,881	FALSE	Residential	House	Semi_Detached	113	2,717	2,733	Freehold
157, Townsend Lane, Long Lawford, Rugby, Warwickshire CV23 9DE	CV23 9DE	CV23 9	18/12/2023	290,000	291,420	FALSE	Residential	House	Semi_Detached	106	2,736	2,749	Freehold
29, Fosse Crescent, Princethorpe, Rugby, Warwickshire CV23 9PQ	CV23 9PQ	CV23 9	11/08/2023	280,000	281,390	FALSE	Residential	House	Terraced	102	2,745	2,759	Freehold
2, Flashman Road, Cawston, Rugby, Warwickshire CV23 9GE	CV23 9GE	CV23 9	09/01/2023	467,500	466,619	FALSE	Residential	House	Detached	169	2,766	2,761	Freehold
8, Home Farm Barns, Birdingbury Road, Bourton, Rugby, Warwickshire CV23 9RA	CV23 9RA	CV23 9	12/06/2023	580,000	586,068	FALSE	Residential	House	Semi_Detached	212	2,736	2,764	Freehold
Lindon, Rugby Road, Long Lawford, Rugby, Warwickshire CV23 9DN	CV23 9DN	CV23 9	09/08/2023	472,000	467,586	FALSE	Residential	House	Detached	168	2,810	2,783	Freehold
33, Holbrook Road, Long Lawford, Rugby, Warwickshire CV23 9AH	CV23 9AH	CV23 9	17/03/2023	190,000	195,305	FALSE	Residential	House	Terraced	70	2,714	2,790	Freehold
14, Lelleford Close, Long Lawford, Rugby, Warwickshire CV23 9FP	CV23 9FP	CV23 9	03/04/2024	307,000	310,212	FALSE	Residential	House	Semi_Detached	111	2,766	2,795	Freehold
59, Sheeppcote Drive, Long Lawford, Rugby, Warwickshire CV23 9FE	CV23 9FE	CV23 9	08/06/2023	340,000	335,983	FALSE	Residential	House	Detached	120	2,833	2,800	Freehold
15, Townsend Lane, Long Lawford, Rugby, Warwickshire CV23 9DQ	CV23 9DQ	CV23 9	17/03/2023	435,300	435,300	FALSE	Residential	Bungalow	Detached	155	2,808	2,808	Freehold
Woodlands, Frankton Lane, Stretton On Dunsmore, Rugby, Warwickshire CV23 9JQ	CV23 9JQ	CV23 9	30/03/2023	735,000	735,000	FALSE	Residential	House	Detached	261	2,816	2,816	Freehold
46, Ashman Avenue, Long Lawford, Rugby, Warwickshire CV23 9AG	CV23 9AG	CV23 9	02/10/2023	215,000	211,604	FALSE	Residential	House	Terraced	75	2,867	2,821	Freehold
12, Briars Close, Long Lawford, Rugby, Warwickshire CV23 9DW	CV23 9DW	CV23 9	04/05/2023	490,000	486,936	FALSE	Residential	House	Detached	170	2,882	2,864	Freehold
2, Foxfield Place, Long Lawford, Rugby, Warwickshire CV23 9BF	CV23 9BF	CV23 9	29/11/2022	365,000	359,124	FALSE	Residential	House	Detached	124	2,944	2,896	Freehold
1, Nene Court, Long Lawford, Rugby, Warwickshire CV23 9SZ	CV23 9SZ	CV23 9	09/12/2022	325,000	320,562	FALSE	Residential	House	Detached	110	2,955	2,914	Freehold
28, Squires Road, Stretton On Dunsmore, Rugby, Warwickshire CV23 9HF	CV23 9HF	CV23 9	12/07/2023	505,000	503,100	FALSE	Residential	House	Detached	172	2,936	2,925	Freehold
7, Home Farm Barns, Birdingbury Road, Bourton, Rugby, Warwickshire CV23 9RA	CV23 9RA	CV23 9	28/09/2023	630,000	621,397	FALSE	Residential	House	Detached	212	2,972	2,931	Freehold
464, London Road, Stretton On Dunsmore, Rugby, Warwickshire CV23 9HN	CV23 9HN	CV23 9	17/02/2023	345,000	350,847	FALSE	Residential	House	Terraced	119	2,899	2,948	Freehold
42, Holbrook Road, Long Lawford, Rugby, Warwickshire CV23 9AH	CV23 9AH	CV23 9	21/11/2022	285,000	281,868	FALSE	Residential	House	Terraced	95.14	2,996	2,963	Freehold
3, Tee Tong Road, Long Lawford, Rugby, Warwickshire CV23 9DD	CV23 9DD	CV23 9	17/07/2023	156,500	155,023	FALSE	Residential	House	Flat	52	3,010	2,981	Freehold
Harford Cottage, 25, Church Road, Church Lawford, Rugby, Warwickshire CV23 9EG	CV23 9EG	CV23 9	20/09/2023	750,000	739,758	FALSE	Residential	House	Detached	247	3,036	2,995	Freehold
19, School Street, Long Lawford, Rugby, Warwickshire CV23 9AU	CV23 9AU	CV23 9	25/07/2023	610,000	607,705	FALSE	Residential	House	Detached	202	3,020	3,008	Freehold
40, Elizabeth Way, Long Lawford, Rugby, Warwickshire CV23 9DJ	CV23 9DJ	CV23 9	19/10/2022	220,000	220,807	FALSE	Residential	House	Semi_Detached	73	3,014	3,025	Freehold
143a, Stocks Lane, Thurlaston, Rugby, Warwickshire CV23 9JU	CV23 9JU	CV23 9	21/12/2022	791,000	780,198	FALSE	Residential	House	Detached	257	3,078	3,036	Freehold
66, Chapel Street, Long Lawford, Rugby, Warwickshire CV23 9BE	CV23 9BE	CV23 9	14/06/2024	185,000	185,343	FALSE	Residential	House	Terraced	61	3,033	3,038	Freehold
Entracte, Livingstone Avenue, Long Lawford, Rugby, Warwickshire CV23 9BU	CV23 9BU	CV23 9	14/12/2023	330,000	325,493	FALSE	Residential	House	Detached	107	3,084	3,042	Freehold
76, Main Street, Long Lawford, Rugby, Warwickshire CV23 9AZ	CV23 9AZ	CV23 9	14/10/2022	200,000	198,286	FALSE	Residential	House	Terraced	65	3,077	3,051	Freehold
3, Tamar Close, Long Lawford, Rugby, Warwickshire CV23 9SQ	CV23 9SQ	CV23 9	01/08/2023	385,000	381,400	FALSE	Residential	House	Detached	125	3,080	3,051	Freehold
165, Townsend Lane, Long Lawford, Rugby, Warwickshire CV23 9DE	CV23 9DE	CV23 9	14/04/2023	244,950	251,695	FALSE	Residential	House	Semi_Detached	82	2,987	3,069	Freehold
Lothlorien, Main Street, Frankton, Rugby, Warwickshire CV23 9NY	CV23 9NY	CV23 9	03/11/2023	420,000	424,394	FALSE	Residential	House	Semi_Detached	138	3,043	3,075	Freehold
4, Briars Close, Long Lawford, Rugby, Warwickshire CV23 9DW	CV23 9DW	CV23 9	23/08/2024	312,500	309,111	FALSE	Residential	House	Semi_Detached	100	3,125	3,091	Freehold
42, Chapel Street, Long Lawford, Rugby, Warwickshire CV23 9BH	CV23 9BH	CV23 9	30/03/2023	160,000	164,467	FALSE	Residential	House	Terraced	53	3,019	3,103	Freehold
70, Teeswater Close, Long Lawford, Rugby, Warwickshire CV23 9GB	CV23 9GB	CV23 9	13/06/2023	337,500	333,512	FALSE	Residential	House	Detached	107	3,154	3,117	Freehold
15, Okement Grove, Long Lawford, Rugby, Warwickshire CV23 9SL	CV23 9SL	CV23 9	29/09/2023	233,000	234,428	FALSE	Residential	House	Semi_Detached	75	3,107	3,126	Freehold
1, Foxfield Place, Long Lawford, Rugby, Warwickshire CV23 9BF	CV23 9BF	CV23 9	16/12/2022	420,000	414,264	FALSE	Residential	House	Detached	132	3,182	3,138	Freehold
36, Steeping Road, Long Lawford, Rugby, Warwickshire CV23 9SG	CV23 9SG	CV23 9	15/08/2023	287,000	284,316	FALSE	Residential	House	Detached	90	3,189	3,159	Freehold
2, Cherwell Way, Long Lawford, Rugby, Warwickshire CV23 9SU	CV23 9SU	CV23 9	10/02/2023	215,000	215,135	FALSE	Residential	House	Detached	68	3,162	3,164	Freehold
The Barn, Frankton Lane, Stretton On Dunsmore, Rugby, Warwickshire CV23 9JQ	CV23 9JQ	CV23 9	26/07/2024	812,000	817,660	FALSE	Residential	House	Detached	254	3,197	3,219	Freehold
5, Rugby Road, Long Lawford, Rugby, Warwickshire CV23 9DS	CV23 9DS	CV23 9	20/12/2023	255,000	256,248	FALSE	Residential	House	Semi_Detached	79	3,228	3,244	Freehold
1, School Street, Church Lawford, Rugby, Warwickshire CV23 9EE	CV23 9EE	CV23 9	17/10/2024	555,000	543,039	FALSE	Residential	Bungalow	Detached	166	3,343	3,271	Freehold
4, Herdwick Close, Long Lawford, Rugby, Warwickshire CV23 9FR	CV23 9FR	CV23 9	27/01/2023	440,000	439,171	FALSE	Residential	House	Detached	134	3,284	3,277	Freehold
47, Round Avenue, Long Lawford, Rugby, Warwickshire CV23 9AA	CV23 9AA	CV23 9	25/11/2022	220,000	217,582	FALSE	Residential	House	Terraced	66	3,333	3,297	Freehold
35, Lelleford Close, Long Lawford, Rugby, Warwickshire CV23 9FP	CV23 9FP	CV23 9	17/03/2023	423,000	423,000	FALSE	Residential	House	Detached	128	3,305	3,305	Freehold
30, Woodleigh Road, Long Lawford, Rugby, Warwickshire CV23 9FB	CV23 9FB	CV23 9	01/09/2023	295,000	290,971	FALSE	Residential	House	Detached	88	3,352	3,306	Freehold
20, School Lane, Stretton On Dunsmore, Rugby, Warwickshire CV23 9ND	CV23 9ND	CV23 9	28/03/2024	295,000	301,801	FALSE	Residential	House	Semi_Detached	91	3,242	3,316	Freehold
6, Okement Grove, Long Lawford, Rugby, Warwickshire CV23 9SL	CV23 9SL	CV23 9	14/09/2023	325,000	320,562	FALSE	Residential	House	Detached	96	3,385	3,339	Freehold
12, Willowford Close, Long Lawford, Rugby, Warwickshire CV23 9FH	CV23 9FH	CV23 9	19/05/2023	254,000	258,567	FALSE	Residential	House	Semi_Detached	77	3,299	3,358	Freehold
48, Brookside, Stretton On Dunsmore, Rugby, Warwickshire CV23 9NH	CV23 9NH	CV23 9	28/03/2024	250,000	255,763	FALSE	Residential	House	Semi_Detached	76	3,289	3,365	Freehold
87, Main Street, Long Lawford, Rugby, Warwickshire CV23 9BB	CV23 9BB	CV23 9	21/07/2023	586,000	583,796	FALSE	Residential	House	Detached	173	3,387	3,375	Freehold
The Old School, Main Street, Frankton, Rugby, Warwickshire CV23 9NY	CV23 9NY	CV23 9	22/08/2024	535,000	526,713	FALSE	Residential	House	Detached	156	3,429	3,376	Freehold
27, School Street, Church Lawford, Rugby, Warwickshire CV23 9EE	CV23 9EE	CV23 9	15/08/2024	625,000	615,319	FALSE	Residential	House	Detached	182	3,434	3,381	Freehold
72, Teeswater Close, Long Lawford, Rugby, Warwickshire CV23 9GB	CV23 9GB	CV23 9	07/10/2022	246,000	246,902	FALSE	Residential	House	Semi_Detached	73	3,370	3,382	Freehold
25, Kings Newnham Road, Church Lawford, Rugby, Warwickshire CV23 9EP	CV23 9EP	CV23 9	20/09/2023	625,000	616,465	FALSE	Residential	House	Detached	182	3,434	3,387	Freehold
19, Raffles Place, Long Lawford, Rugby, Warwickshire CV23 9DY	CV23 9DY	CV23 9	02/12/2022	253,500	254,119	FALSE	Residential	House	Semi_Detached	75	3,380	3,388	Freehold
24, Elizabeth Way, Long Lawford, Rugby, Warwickshire CV23 9DJ	CV23 9DJ	CV23 9	16/08/2024	220,000	217,450	FALSE	Residential	House	Terraced	64	3,438	3,398	Freehold
13, Weaver Drive, Long Lawford, Rugby, Warwickshire CV23 9SR	CV23 9SR	CV23 9	29/06/2023	185,000	186,962	FALSE	Residential	House	Terraced	55	3,364	3,399	Freehold
11, Lelleford Close, Long Lawford, Rugby, Warwickshire CV23 9FP	CV23 9FP	CV23 9	11/10/2024	292,500	286,196	FALSE	Residential	House	Detached	84	3,482	3,407	Freehold
17, Flashman Road, Cawston, Rugby, Warwickshire CV23 9GE	CV23 9GE	CV23 9	26/04/2024	430,000	430,271	FALSE	Residential	House	Detached	126	3,413	3,415	Freehold
59, Round Avenue, Long Lawford, Rugby, Warwickshire CV23 9AA	CV23 9AA	CV23 9	13/01/2023	210,000	213,247	FALSE	Residential	House	Semi_Detached	62	3,387	3,439	Freehold
55, Weaver Drive, Long Lawford, Rugby, Warwickshire CV23 9SR	CV23 9SR	CV23 9	23/10/2024	249,950	244,563	FALSE	Residential	House	Detached	71	3,520	3,445	Freehold
4, Cherwell Way, Long Lawford, Rugby, Warwickshire CV23 9SU	CV23 9SU	CV23 9	27/09/2024	270,000	266,478	FALSE	Residential	House	Detached	77	3,506	3,461	Freehold
91, Townsend Lane, Long Lawford, Rugby, Warwickshire CV23 9DG	CV23 9DG	CV23 9	26/05/2023	289,000	294,196	FALSE	Residential	House	Semi_Detached	85	3,400	3,461	Freehold
Frog Hall, London Road, Stretton On Dunsmore, Rugby, Warwickshire CV23 9HU	CV23 9HU	CV23 9	03/05/2023	760,000	773,664	FALSE	Residential	House	Semi_Detached	222	3,423	3,485	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
69, Main Street, Long Lawford, Rugby, Warwickshire CV23 9BB	CV23 9BB	CV23 9	18/12/2023	254,000	255,244	FALSE	Residential	House	Semi_Detached	73	3,479	3,496	Freehold
15, Rugby Road, Long Lawford, Rugby, Warwickshire CV23 9DS	CV23 9DS	CV23 9	16/12/2022	300,000	300,733	FALSE	Residential	House	Semi_Detached	86	3,488	3,497	Freehold
43, Sheepcote Drive, Long Lawford, Rugby, Warwickshire CV23 9FE	CV23 9FE	CV23 9	06/12/2023	320,000	315,630	FALSE	Residential	House	Detached	90	3,556	3,507	Freehold
13, Teeswater Close, Long Lawford, Rugby, Warwickshire CV23 9GA	CV23 9GA	CV23 9	16/08/2023	330,000	326,914	FALSE	Residential	House	Detached	93	3,548	3,515	Freehold
40, Teeswater Close, Long Lawford, Rugby, Warwickshire CV23 9GB	CV23 9GB	CV23 9	23/07/2024	325,000	327,266	FALSE	Residential	House	Detached	93	3,495	3,519	Freehold
17, School Lane, Stretton On Dunsmore, Rugby, Warwickshire CV23 9ND	CV23 9ND	CV23 9	15/12/2022	288,000	288,703	FALSE	Residential	House	Semi_Detached	82	3,512	3,521	Freehold
7, North Street, Marton, Rugby, Warwickshire CV23 9RJ	CV23 9RJ	CV23 9	15/08/2024	249,950	247,052	FALSE	Residential	House	Terraced	70	3,571	3,529	Freehold
9, Sheepcote Drive, Long Lawford, Rugby, Warwickshire CV23 9FE	CV23 9FE	CV23 9	11/08/2023	222,000	223,102	FALSE	Residential	House	Terraced	63	3,524	3,541	Freehold
10, Brooke Lane, Cawston, Rugby, Warwickshire CV23 9FX	CV23 9FX	CV23 9	20/09/2024	285,750	283,505	FALSE	Residential	House	Semi_Detached	80	3,572	3,544	Freehold
3, The Gardens, Thurlaston, Rugby, Warwickshire CV23 9LS	CV23 9LS	CV23 9	05/12/2022	700,000	701,709	FALSE	Residential	House	Semi_Detached	198	3,535	3,544	Freehold
9, Kerry Hill Drive, Long Lawford, Rugby, Warwickshire CV23 9FQ	CV23 9FQ	CV23 9	18/12/2023	230,000	231,126	FALSE	Residential	House	Semi_Detached	65	3,538	3,556	Freehold
54, Hill Crescent, Stretton On Dunsmore, Rugby, Warwickshire CV23 9NF	CV23 9NF	CV23 9	27/09/2024	280,000	277,801	FALSE	Residential	Bungalow	Semi_Detached	78	3,590	3,562	Freehold
60, Chapel Street, Long Lawford, Rugby, Warwickshire CV23 9BE	CV23 9BE	CV23 9	27/08/2024	235,000	232,452	FALSE	Residential	Bungalow	Semi_Detached	65	3,615	3,576	Freehold
10, The Green, Long Lawford, Rugby, Warwickshire CV23 9BL	CV23 9BL	CV23 9	23/02/2023	379,000	379,239	FALSE	Residential	Bungalow	Detached	106	3,575	3,578	Freehold
37, Chapel Street, Long Lawford, Rugby, Warwickshire CV23 9BH	CV23 9BH	CV23 9	22/11/2023	262,500	264,295	FALSE	Residential	House	Terraced	73	3,596	3,620	Freehold
2, The Paddocks, Stretton On Dunsmore, Rugby, Warwickshire CV23 9NW	CV23 9NW	CV23 9	09/08/2023	305,000	306,514	FALSE	Residential	House	Terraced	84	3,631	3,649	Freehold
Forest Dene, Blacksmith Lane, Frankton, Rugby, Warwickshire CV23 9FZ	CV23 9FZ	CV23 9	29/11/2023	555,000	549,467	FALSE	Residential	House	Detached	150	3,700	3,663	Freehold
5, Birdingbury Road, Marton, Rugby, Warwickshire CV23 9RY	CV23 9RY	CV23 9	13/09/2023	740,000	729,894	FALSE	Residential	House	Detached	199	3,719	3,668	Freehold
6, Windrush Way, Long Lawford, Rugby, Warwickshire CV23 9SW	CV23 9SW	CV23 9	11/10/2022	196,000	196,719	FALSE	Residential	House	Semi_Detached	53	3,698	3,712	Freehold
65, Steeping Road, Long Lawford, Rugby, Warwickshire CV23 9SG	CV23 9SG	CV23 9	14/09/2023	210,000	210,000	FALSE	Residential	House	Terraced	56	3,750	3,750	Freehold
19, North Street, Marton, Rugby, Warwickshire CV23 9RJ	CV23 9RJ	CV23 9	18/10/2022	425,000	420,240	FALSE	Residential	House	Detached	112	3,795	3,752	Freehold
2, Tove Court, Long Lawford, Rugby, Warwickshire CV23 9SJ	CV23 9SJ	CV23 9	03/05/2024	278,000	281,723	FALSE	Residential	House	Detached	75	3,707	3,756	Freehold
2, Lelleford Close, Long Lawford, Rugby, Warwickshire CV23 9FP	CV23 9FP	CV23 9	24/07/2023	340,000	338,721	FALSE	Residential	House	Detached	89	3,820	3,806	Freehold
4, Dalton Close, Church Lawford, Rugby, Warwickshire CV23 9EY	CV23 9EY	CV23 9	06/09/2024	340,000	335,565	FALSE	Residential	House	Detached	88	3,864	3,813	Freehold
22, School Lane, Stretton On Dunsmore, Rugby, Warwickshire CV23 9ND	CV23 9ND	CV23 9	19/09/2023	360,000	355,084	FALSE	Residential	Bungalow	Detached	93	3,871	3,818	Freehold
3, Steeping Road, Long Lawford, Rugby, Warwickshire CV23 9SS	CV23 9SS	CV23 9	30/01/2024	198,000	202,817	FALSE	Residential	House	Semi_Detached	53	3,736	3,827	Freehold
13, Kerry Hill Drive, Long Lawford, Rugby, Warwickshire CV23 9FQ	CV23 9FQ	CV23 9	23/01/2023	250,000	252,022	FALSE	Residential	House	Terraced	65	3,846	3,877	Freehold
3, Windrush Way, Long Lawford, Rugby, Warwickshire CV23 9SW	CV23 9SW	CV23 9	13/04/2023	200,000	205,507	FALSE	Residential	House	Semi_Detached	53	3,774	3,877	Freehold
25, Teeswater Close, Long Lawford, Rugby, Warwickshire CV23 9GA	CV23 9GA	CV23 9	20/05/2024	295,000	298,951	FALSE	Residential	House	Detached	77	3,831	3,882	Freehold
Sunnyside, Lawford Heath Lane, Lawford Heath, Rugby, Warwickshire CV23 9EU	CV23 9EU	CV23 9	05/05/2023	620,000	616,123	FALSE	Residential	House	Detached	158	3,924	3,900	Freehold
5, Kerry Hill Drive, Long Lawford, Rugby, Warwickshire CV23 9FQ	CV23 9FQ	CV23 9	23/04/2024	325,000	325,205	FALSE	Residential	House	Detached	83	3,916	3,918	Freehold
43, Steeping Road, Long Lawford, Rugby, Warwickshire CV23 9SG	CV23 9SG	CV23 9	05/08/2024	215,000	212,508	FALSE	Residential	House	Terraced	54	3,981	3,935	Freehold
1, Roberts Close, Stretton On Dunsmore, Rugby, Warwickshire CV23 9EZ	CV23 9EZ	CV23 9	30/08/2024	425,000	418,417	FALSE	Residential	House	Detached	106	4,009	3,947	Freehold
64, Main Street, Long Lawford, Rugby, Warwickshire CV23 9AZ	CV23 9AZ	CV23 9	30/09/2024	195,000	193,468	FALSE	Residential	House	Semi_Detached	49	3,980	3,948	Freehold
10, Steeping Road, Long Lawford, Rugby, Warwickshire CV23 9SS	CV23 9SS	CV23 9	09/08/2024	265,000	260,895	FALSE	Residential	House	Detached	66	4,015	3,953	Freehold
14, Teeswater Close, Long Lawford, Rugby, Warwickshire CV23 9GB	CV23 9GB	CV23 9	10/03/2023	291,000	298,639	FALSE	Residential	House	Semi_Detached	75	3,880	3,982	Freehold
35, Rugby Road, Long Lawford, Rugby, Warwickshire CV23 9DS	CV23 9DS	CV23 9	28/06/2024	387,500	387,744	FALSE	Residential	House	Detached	97	3,995	3,997	Freehold
24, Brookside, Stretton On Dunsmore, Rugby, Warwickshire CV23 9LY	CV23 9LY	CV23 9	10/11/2023	272,000	273,860	FALSE	Residential	House	Terraced	66	4,121	4,149	Freehold
6, Biddulph Terrace, Main Street, Frankton, Rugby, Warwickshire CV23 9NZ	CV23 9NZ	CV23 9	29/11/2023	330,000	332,256	FALSE	Residential	House	Terraced	79	4,177	4,206	Freehold
14, Brookside, Stretton On Dunsmore, Rugby, Warwickshire CV23 9LY	CV23 9LY	CV23 9	24/02/2023	365,000	371,186	FALSE	Residential	House	Terraced	88	4,148	4,218	Freehold
30, Squires Road, Stretton On Dunsmore, Rugby, Warwickshire CV23 9HF	CV23 9HF	CV23 9	27/09/2024	345,000	340,500	FALSE	Residential	House	Detached	80	4,313	4,256	Freehold
18, Weaver Drive, Long Lawford, Rugby, Warwickshire CV23 9SR	CV23 9SR	CV23 9	15/09/2023	180,000	180,000	FALSE	Residential	House	Terraced	42	4,286	4,286	Freehold
7, Louisa Ward Close, Marton, Rugby, Warwickshire CV23 9SA	CV23 9SA	CV23 9	24/11/2022	610,000	600,180	FALSE	Residential	House	Detached	139	4,388	4,318	Freehold
12, Birdingbury Road, Marton, Rugby, Warwickshire CV23 9RY	CV23 9RY	CV23 9	29/09/2023	245,000	246,501	FALSE	Residential	House	Semi_Detached	57	4,298	4,325	Freehold
Timbers, North Street, Marton, Rugby, Warwickshire CV23 9RJ	CV23 9RJ	CV23 9	09/01/2024	415,000	417,100	FALSE	Residential	House	Detached	95	4,368	4,391	Freehold
The Old Barn, Brookside, Stretton On Dunsmore, Rugby, Warwickshire CV23 9TR	CV23 9TR	CV23 9	06/07/2023	670,000	680,780	FALSE	Residential	House	Semi_Detached	154	4,351	4,421	Freehold
The Old Police House, Freeboard Lane, Stretton On Dunsmore, Rugby, Warwickshire CV23 9HS	CV23 9HS	CV23 9	12/10/2022	550,000	543,839	FALSE	Residential	House	Detached	123	4,472	4,421	Freehold
12, Fosse Way, Stretton On Dunsmore, Rugby, Warwickshire CV23 9NP	CV23 9NP	CV23 9	08/09/2023	420,000	414,264	FALSE	Residential	Bungalow	Detached	90	4,667	4,603	Freehold
63, School Street, Long Lawford, Rugby, Warwickshire CV23 9AT	CV23 9AT	CV23 9	21/11/2023	355,000	351,461	FALSE	Residential	Bungalow	Detached	75	4,733	4,686	Freehold
23, North Street, Marton, Rugby, Warwickshire CV23 9RJ	CV23 9RJ	CV23 9	10/01/2023	625,000	630,056	FALSE	Residential	House	Terraced	134	4,664	4,702	Freehold
Cromwell House, Fosse Way, Princethorpe, Rugby, Warwickshire CV23 9QH	CV23 9QH	CV23 9	27/02/2023	805,000	805,507	FALSE	Residential	House	Detached	171	4,708	4,711	Freehold
55, Rugby Road, Long Lawford, Rugby, Warwickshire CV23 9DN	CV23 9DN	CV23 9	19/06/2023	420,000	415,037	FALSE	Residential	House	Detached	88	4,773	4,716	Freehold
21, South View Road, Long Lawford, Rugby, Warwickshire CV23 9BP	CV23 9BP	CV23 9	23/02/2023	300,000	306,725	FALSE	Residential	Bungalow	Semi_Detached	65	4,615	4,719	Freehold
1, Home Farm Barns, Birdingbury Road, Bourton, Rugby, Warwickshire CV23 9RA	CV23 9RA	CV23 9	22/12/2022	420,000	416,401	FALSE	Residential	House	Terraced	88	4,773	4,732	Freehold
Paxford, Leamington Road, Princethorpe, Rugby, Warwickshire CV23 9PU	CV23 9PU	CV23 9	25/11/2022	825,000	811,718	FALSE	Residential	House	Detached	171	4,825	4,747	Freehold
Hawthorns, Main Street, Thurlaston, Rugby, Warwickshire CV23 9JS	CV23 9JS	CV23 9	02/11/2023	635,000	641,643	FALSE	Residential	House	Semi_Detached	135	4,704	4,753	Freehold
7, High Town, Princethorpe, Rugby, Warwickshire CV23 9PR	CV23 9PR	CV23 9	03/10/2023	425,000	418,287	FALSE	Residential	House	Terraced	85	5,000	4,921	Freehold
23, Steeping Road, Long Lawford, Rugby, Warwickshire CV23 9SS	CV23 9SS	CV23 9	26/04/2024	245,000	245,154	FALSE	Residential	House	Detached	48	5,104	5,107	Freehold
22, Rugby Lane, Stretton On Dunsmore, Rugby, Warwickshire CV23 9JH	CV23 9JH	CV23 9	21/02/2023	360,000	368,070	FALSE	Residential	Bungalow	Semi_Detached	71	5,070	5,184	Freehold
12, The Spinney, Long Lawford, Rugby, Warwickshire CV23 9SH	CV23 9SH	CV23 9	26/05/2023	340,000	337,874	FALSE	Residential	Bungalow	Detached	65	5,231	5,198	Freehold
The Stables, High Street, Marton, Rugby, Warwickshire CV23 9RR	CV23 9RR	CV23 9	10/07/2024	635,500	639,930	FALSE	Residential	House	Detached	122	5,209	5,245	Freehold
Billingshams Barn, Coronation Road, Church Lawford, Rugby, Warwickshire CV23 9ER	CV23 9ER	CV23 9	23/02/2023	530,000	530,334	FALSE	Residential	House	Detached	99	5,354	5,357	Freehold
4, School Lane, Stretton On Dunsmore, Rugby, Warwickshire CV23 9NB	CV23 9NB	CV23 9	01/03/2024	550,000	555,948	FALSE	Residential	Bungalow	Detached	103	5,340	5,398	Freehold
23, Birdingbury Road, Marton, Rugby, Warwickshire CV23 9RY	CV23 9RY	CV23 9	06/12/2023	1,000,000	986,344	FALSE	Residential	House	Detached	176	5,682	5,604	Freehold
Tigh'Na'Mara, Pudding Bag Lane, Thurlaston, Rugby, Warwickshire CV23 9JZ	CV23 9JZ	CV23 9	27/01/2023	760,000	758,568	FALSE	Residential	Bungalow	Detached	121	6,281	6,269	Freehold
2, Rugby Lane, Stretton On Dunsmore, Rugby, Warwickshire CV23 9JH	CV23 9JH	CV23 9	17/11/2022	450,000	442,755	FALSE	Residential	Bungalow	Detached	65	6,923	6,812	Freehold
		CV23 9 Average									3,619	3,613	
8, Daneswood Road, Binley Woods, Coventry, Warwickshire CV3 2BJ	CV3 2BJ	CV3 2	15/04/2024	277,000	279,898	FALSE	Residential	House	Semi_Detached	105	2,638	2,666	Freehold
1, Woodlands Court, Binley Woods, Coventry, Warwickshire CV3 2LB	CV3 2LB	CV3 2	26/01/2024	160,000	160,437	FALSE	Residential	House	Flat	60	2,667	2,674	Leasehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
2, Woodlands Court, Binley Woods, Coventry, Warwickshire CV3 2LB	CV3 2LB	CV3 2	19/04/2024	150,000	149,087	FALSE	Residential	House	Flat	54	2,778	2,761	Leasehold
32, Pinewood Drive, Binley Woods, Coventry, Warwickshire CV3 2BX	CV3 2BX	CV3 2	02/10/2024	260,000	255,583	FALSE	Residential	House	Terraced	92	2,826	2,778	Freehold
2, Foxwood Drive, Binley Woods, Coventry, Warwickshire CV3 2SP	CV3 2SP	CV3 2	12/10/2022	620,000	613,055	FALSE	Residential	House	Detached	219	2,831	2,799	Freehold
9, Kingsley Court, Binley Woods, Coventry, Warwickshire CV3 2JP	CV3 2JP	CV3 2	14/10/2022	170,000	165,494	FALSE	Residential	House	Flat	59	2,881	2,805	Leasehold
34, Elm Close, Binley Woods, Coventry, Warwickshire CV3 2BU	CV3 2BU	CV3 2	16/12/2022	133,250	129,034	FALSE	Residential	Maisonette	Flat	46	2,897	2,805	Leasehold
20, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	16/06/2023	270,000	272,825	TRUE	Residential	House	Semi_Detached	97	2,784	2,813	Freehold
3, Ilford Court, Binley Woods, Coventry, Warwickshire CV3 2JN	CV3 2JN	CV3 2	24/05/2024	168,000	168,920	FALSE	Residential	House	Flat	60	2,800	2,815	Leasehold
27, Ferndale Road, Binley Woods, Coventry, Warwickshire CV3 2BG	CV3 2BG	CV3 2	22/11/2022	364,995	359,119	FALSE	Residential	Bungalow	Detached	126	2,897	2,850	Freehold
254, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2BD	CV3 2BD	CV3 2	25/10/2022	200,000	200,733	FALSE	Residential	House	Semi_Detached	70	2,857	2,868	Freehold
5, Norman Ashman Coppice, Binley Woods, Coventry, Warwickshire CV3 2BP	CV3 2BP	CV3 2	14/07/2023	260,000	263,579	FALSE	Residential	House	Terraced	90	2,889	2,929	Freehold
24, Elm Close, Binley Woods, Coventry, Warwickshire CV3 2BU	CV3 2BU	CV3 2	22/03/2024	125,000	125,943	FALSE	Residential	Maisonette	Flat	43	2,907	2,929	Leasehold
3, Craven Avenue, Binley Woods, Coventry, Warwickshire CV3 2JJ	CV3 2JJ	CV3 2	02/02/2024	300,000	303,560	FALSE	Residential	House	Terraced	103	2,913	2,947	Freehold
1, Ferndale Road, Binley Woods, Coventry, Warwickshire CV3 2BG	CV3 2BG	CV3 2	25/10/2022	360,000	355,968	FALSE	Residential	Bungalow	Detached	120	3,000	2,966	Freehold
232, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2BD	CV3 2BD	CV3 2	01/09/2023	435,000	437,665	FALSE	Residential	House	Semi_Detached	147	2,959	2,977	Freehold
39, Heather Road, Binley Woods, Coventry, Warwickshire CV3 2DE	CV3 2DE	CV3 2	14/10/2022	290,000	291,064	FALSE	Residential	Bungalow	Semi_Detached	97	2,990	3,001	Freehold
217, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2BB	CV3 2BB	CV3 2	19/05/2023	375,000	381,742	FALSE	Residential	House	Semi_Detached	125	3,000	3,054	Freehold
20, Pinewood Drive, Binley Woods, Coventry, Warwickshire CV3 2BX	CV3 2BX	CV3 2	09/08/2023	315,000	318,491	FALSE	Residential	House	Semi_Detached	103	3,058	3,092	Freehold
240, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2BD	CV3 2BD	CV3 2	17/03/2023	350,000	359,188	FALSE	Residential	House	Semi_Detached	116	3,017	3,096	Freehold
50, Woodlands Road, Binley Woods, Coventry, Warwickshire CV3 2BZ	CV3 2BZ	CV3 2	14/10/2024	344,500	338,647	FALSE	Residential	House	Terraced	109	3,161	3,107	Freehold
33, Craven Avenue, Binley Woods, Coventry, Warwickshire CV3 2JJ	CV3 2JJ	CV3 2	27/10/2023	505,000	491,694	FALSE	Residential	House	Detached	158	3,196	3,112	Freehold
3, Woodlands Court, Binley Woods, Coventry, Warwickshire CV3 2LB	CV3 2LB	CV3 2	06/09/2024	180,000	181,358	FALSE	Residential	House	Flat	58	3,103	3,127	Leasehold
23, Craven Avenue, Binley Woods, Coventry, Warwickshire CV3 2JJ	CV3 2JJ	CV3 2	15/08/2024	700,000	689,157	FALSE	Residential	House	Detached	219	3,196	3,147	Freehold
303, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2BE	CV3 2BE	CV3 2	26/05/2023	635,000	631,029	FALSE	Residential	House	Detached	199	3,191	3,171	Freehold
271, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2BE	CV3 2BE	CV3 2	27/10/2023	275,000	272,840	FALSE	Residential	House	Semi_Detached	86	3,198	3,173	Freehold
11a, Woodlands Road, Binley Woods, Coventry, Warwickshire CV3 2DA	CV3 2DA	CV3 2	19/12/2022	320,000	317,258	FALSE	Residential	House	Terraced	100	3,200	3,173	Freehold
35, Woodlands Road, Binley Woods, Coventry, Warwickshire CV3 2BZ	CV3 2BZ	CV3 2	12/05/2023	272,000	276,890	FALSE	Residential	House	Semi_Detached	87	3,126	3,183	Freehold
80, Court Leet, Binley Woods, Coventry, Warwickshire CV3 2JR	CV3 2JR	CV3 2	23/08/2024	275,000	271,812	FALSE	Residential	House	Terraced	84	3,274	3,236	Freehold
6, Monks Road, Binley Woods, Coventry, Warwickshire CV3 2BS	CV3 2BS	CV3 2	09/02/2024	140,000	139,336	FALSE	Residential	Maisonette	Flat	42	3,333	3,318	Leasehold
9, Craven Avenue, Binley Woods, Coventry, Warwickshire CV3 2JJ	CV3 2JJ	CV3 2	12/05/2023	350,000	356,293	FALSE	Residential	House	Semi_Detached	107	3,271	3,330	Freehold
3, Heather Road, Binley Woods, Coventry, Warwickshire CV3 2DE	CV3 2DE	CV3 2	15/09/2023	770,000	759,485	FALSE	Residential	Bungalow	Detached	224	3,438	3,391	Freehold
5, Court Leet, Binley Woods, Coventry, Warwickshire CV3 2JQ	CV3 2JQ	CV3 2	24/05/2024	276,000	282,011	FALSE	Residential	House	Semi_Detached	83	3,325	3,398	Freehold
12, Ferndale Road, Binley Woods, Coventry, Warwickshire CV3 2BG	CV3 2BG	CV3 2	25/10/2022	425,000	420,240	FALSE	Residential	House	Detached	122	3,484	3,445	Freehold
2, Monks Road, Binley Woods, Coventry, Warwickshire CV3 2BS	CV3 2BS	CV3 2	15/06/2023	162,000	159,076	FALSE	Residential	Maisonette	Flat	45	3,600	3,535	Leasehold
9, Norman Ashman Coppice, Binley Woods, Coventry, Warwickshire CV3 2BP	CV3 2BP	CV3 2	15/12/2022	350,000	350,855	FALSE	Residential	House	Semi_Detached	98	3,571	3,580	Freehold
77, Monks Road, Binley Woods, Coventry, Warwickshire CV3 2BQ	CV3 2BQ	CV3 2	05/07/2024	292,000	294,545	FALSE	Residential	House	Terraced	82	3,561	3,592	Freehold
76, Court Leet, Binley Woods, Coventry, Warwickshire CV3 2JR	CV3 2JR	CV3 2	08/08/2024	285,000	281,696	FALSE	Residential	House	Terraced	78	3,654	3,611	Freehold
118, Monks Road, Binley Woods, Coventry, Warwickshire CV3 2BY	CV3 2BY	CV3 2	20/12/2023	310,000	311,518	FALSE	Residential	House	Semi_Detached	86	3,605	3,622	Freehold
13, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	16/12/2022	385,000	379,742	TRUE	Residential	House	Detached	104	3,702	3,651	Freehold
1, Spinney Close, Binley Woods, Coventry, Warwickshire CV3 2SE	CV3 2SE	CV3 2	21/02/2024	280,000	280,000	FALSE	Residential	House	Detached	73	3,836	3,836	Freehold
1, Estover Close, Binley Woods, Coventry, Warwickshire CV3 2WQ	CV3 2WQ	CV3 2	22/09/2023	405,000	399,469	TRUE	Residential	House	Detached	104	3,894	3,841	Freehold
76, Monks Road, Binley Woods, Coventry, Warwickshire CV3 2BS	CV3 2BS	CV3 2	15/08/2023	417,000	413,100	FALSE	Residential	House	Detached	107	3,897	3,861	Freehold
23, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	29/09/2023	455,000	448,786	TRUE	Residential	House	Detached	115	3,957	3,902	Freehold
120, Heather Road, Binley Woods, Coventry, Warwickshire CV3 2DB	CV3 2DB	CV3 2	18/10/2023	325,000	322,447	FALSE	Residential	House	Semi_Detached	82	3,963	3,932	Freehold
15, Ferndale Road, Binley Woods, Coventry, Warwickshire CV3 2BG	CV3 2BG	CV3 2	10/03/2023	350,000	350,000	FALSE	Residential	Bungalow	Detached	89	3,933	3,933	Freehold
63, Heather Road, Binley Woods, Coventry, Warwickshire CV3 2DD	CV3 2DD	CV3 2	30/04/2024	335,000	338,505	FALSE	Residential	Bungalow	Semi_Detached	86	3,895	3,936	Freehold
309, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2BE	CV3 2BE	CV3 2	15/12/2023	1,220,000	1,203,340	FALSE	Residential	House	Detached	301	4,053	3,998	Freehold
29, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	19/01/2024	199,500	204,354	TRUE	Residential	House	Semi_Detached	51	3,912	4,007	Freehold
123, Heather Road, Binley Woods, Coventry, Warwickshire CV3 2DB	CV3 2DB	CV3 2	27/10/2022	590,000	583,391	FALSE	Residential	House	Detached	145	4,069	4,023	Freehold
3a, Ashdale Close, Binley Woods, Coventry, Warwickshire CV3 2SD	CV3 2SD	CV3 2	05/03/2024	450,000	454,866	FALSE	Residential	House	Detached	112	4,018	4,061	Freehold
19, Ferndale Road, Binley Woods, Coventry, Warwickshire CV3 2BG	CV3 2BG	CV3 2	17/07/2023	310,000	308,834	FALSE	Residential	Bungalow	Detached	76	4,079	4,064	Freehold
12, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	22/12/2022	330,000	327,173	TRUE	Residential	House	Terraced	80	4,125	4,090	Freehold
108, Heather Road, Binley Woods, Coventry, Warwickshire CV3 2DB	CV3 2DB	CV3 2	07/07/2023	372,000	377,985	FALSE	Residential	House	Semi_Detached	92	4,043	4,109	Freehold
114, Monks Road, Binley Woods, Coventry, Warwickshire CV3 2BY	CV3 2BY	CV3 2	21/06/2023	420,000	415,037	FALSE	Residential	House	Detached	101	4,158	4,109	Freehold
21, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	30/08/2023	405,000	401,213	TRUE	Residential	House	Detached	97	4,175	4,136	Freehold
31, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	24/01/2024	205,995	211,007	TRUE	Residential	House	Semi_Detached	51	4,039	4,137	Freehold
2, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	09/12/2022	404,950	399,420	TRUE	Residential	House	Detached	95	4,263	4,204	Freehold
24, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	30/10/2023	265,000	260,814	TRUE	Residential	House	Terraced	62	4,274	4,207	Freehold
14, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	24/02/2023	399,950	400,202	TRUE	Residential	House	Detached	95	4,210	4,213	Freehold
8, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	22/12/2022	339,950	337,037	TRUE	Residential	House	Terraced	80	4,249	4,213	Freehold
14a, Daneswood Road, Binley Woods, Coventry, Warwickshire CV3 2BJ	CV3 2BJ	CV3 2	15/08/2023	567,500	562,193	FALSE	Residential	House	Detached	133	4,267	4,227	Freehold
163, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2AY	CV3 2AY	CV3 2	17/02/2023	510,000	510,321	FALSE	Residential	Bungalow	Detached	120	4,250	4,253	Freehold
42, Craven Avenue, Binley Woods, Coventry, Warwickshire CV3 2PY	CV3 2PY	CV3 2	14/10/2022	475,000	470,930	FALSE	Residential	House	Terraced	110	4,318	4,281	Freehold
11, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	21/12/2022	265,000	265,647	TRUE	Residential	House	Semi_Detached	62	4,274	4,285	Freehold
36, Birchwood Road, Binley Woods, Coventry, Warwickshire CV3 2JH	CV3 2JH	CV3 2	03/04/2023	305,000	314,713	FALSE	Residential	House	Terraced	73	4,178	4,311	Freehold
16, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	10/03/2023	409,950	409,950	TRUE	Residential	House	Detached	95	4,315	4,315	Freehold
4, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	17/11/2023	410,000	405,913	FALSE	Residential	Bungalow	Detached	94	4,362	4,318	Freehold
50, Heather Road, Binley Woods, Coventry, Warwickshire CV3 2DE	CV3 2DE	CV3 2	09/02/2023	308,000	308,194	FALSE	Residential	Bungalow	Detached	71	4,338	4,341	Freehold
9, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	16/12/2022	270,000	270,659	TRUE	Residential	House	Semi_Detached	62	4,355	4,365	Freehold
1, Ashdale Close, Binley Woods, Coventry, Warwickshire CV3 2SD	CV3 2SD	CV3 2	18/12/2023	280,000	281,371	FALSE	Residential	Bungalow	Semi_Detached	64	4,375	4,396	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
22, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	16/06/2023	270,000	272,825	TRUE	Residential	House	Semi_Detached	62	4,355	4,400	Freehold
2, Ferndale Road, Binley Woods, Coventry, Warwickshire CV3 2BG	CV3 2BG	CV3 2	22/05/2023	380,000	377,624	FALSE	Residential	Bungalow	Detached	84	4,524	4,496	Freehold
6, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	22/12/2022	430,000	424,128	TRUE	Residential	Bungalow	Detached	94	4,574	4,512	Freehold
152, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2AZ	CV3 2AZ	CV3 2	26/04/2024	710,000	710,447	FALSE	Residential	Bungalow	Detached	157	4,522	4,525	Freehold
33, Heather Road, Binley Woods, Coventry, Warwickshire CV3 2DE	CV3 2DE	CV3 2	10/02/2023	654,000	654,412	FALSE	Residential	House	Detached	144	4,542	4,545	Freehold
76, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2AX	CV3 2AX	CV3 2	26/03/2024	510,000	515,515	FALSE	Residential	Bungalow	Detached	110	4,636	4,687	Freehold
9, Marl Close, Binley Woods, Coventry, Warwickshire CV3 2XZ	CV3 2XZ	CV3 2	01/08/2023	445,000	440,839	TRUE	Residential	Bungalow	Detached	94	4,734	4,690	Freehold
22, Coombe Drive, Binley Woods, Coventry, Warwickshire CV3 2QU	CV3 2QU	CV3 2	14/08/2023	225,000	227,494	FALSE	Residential	Bungalow	Semi_Detached	48	4,688	4,739	Freehold
37, Ferndale Road, Binley Woods, Coventry, Warwickshire CV3 2BG	CV3 2BG	CV3 2	07/07/2023	315,000	313,815	FALSE	Residential	Bungalow	Detached	63	5,000	4,981	Freehold
168, Rugby Road, Binley Woods, Coventry, Warwickshire CV3 2AZ	CV3 2AZ	CV3 2	11/10/2024	550,000	538,147	FALSE	Residential	House	Detached	108	5,093	4,983	Freehold
131, Heather Road, Binley Woods, Coventry, Warwickshire CV3 2DB	CV3 2DB	CV3 2	14/10/2022	360,000	361,320	FALSE	Residential	Bungalow	Semi_Detached	72	5,000	5,018	Freehold
10, Boscage Road, Binley Woods, Coventry, Warwickshire CV3 2WJ	CV3 2WJ	CV3 2	22/12/2022	320,000	317,258	TRUE	Residential	House	Terraced	62	5,161	5,117	Freehold
18, Birchwood Road, Binley Woods, Coventry, Warwickshire CV3 2JH	CV3 2JH	CV3 2	19/09/2023	270,000	271,654	FALSE	Residential	Bungalow	Semi_Detached	52	5,192	5,224	Freehold
		CV3 2 Average									3,748	3,742	
4, Brandon Lane, Coventry, West Midlands CV3 3GU	CV3 3GU	CV3 3	12/09/2023	215,000	224,014	FALSE	Residential	House	Detached	76	2,829	2,948	Freehold
2, Willow Way, Coventry, West Midlands CV3 3HU	CV3 3HU	CV3 3	28/11/2022	247,000	253,806	TRUE	Residential	House	Semi_Detached	84	2,940	3,022	Freehold
134, Willow Way, Coventry, West Midlands CV3 3JT	CV3 3JT	CV3 3	11/12/2023	250,000	267,538	FALSE	Residential	House	Semi_Detached	87	2,874	3,075	Freehold
19, Willow Way, Coventry, West Midlands CV3 3HU	CV3 3HU	CV3 3	18/07/2024	224,000	232,450	FALSE	Residential	House	Semi_Detached	72	3,111	3,228	Freehold
21, Willow Way, Coventry, West Midlands CV3 3HU	CV3 3HU	CV3 3	26/07/2024	226,000	234,526	FALSE	Residential	House	Semi_Detached	72	3,139	3,257	Freehold
18, Turtledove Close, Coventry, West Midlands CV3 3JN	CV3 3JN	CV3 3	19/01/2024	180,000	191,027	FALSE	Residential	House	Terraced	58	3,103	3,294	Freehold
11, Betty Ennis Walk, Coventry, West Midlands CV3 3JX	CV3 3JX	CV3 3	28/11/2022	320,000	326,271	TRUE	Residential	House	Detached	99	3,232	3,296	Freehold
5, Betty Ennis Walk, Coventry, West Midlands CV3 3JX	CV3 3JX	CV3 3	20/12/2022	320,000	329,499	TRUE	Residential	House	Detached	99	3,232	3,328	Freehold
9, Willow Way, Coventry, West Midlands CV3 3HU	CV3 3HU	CV3 3	19/01/2023	190,000	197,605	FALSE	Residential	House	Terraced	58	3,276	3,407	Freehold
22, Turtledove Close, Coventry, West Midlands CV3 3JN	CV3 3JN	CV3 3	24/06/2024	190,000	198,598	FALSE	Residential	House	Terraced	58	3,276	3,424	Freehold
19, Hastingscroft Close, Coventry, West Midlands CV3 3JQ	CV3 3JQ	CV3 3	21/07/2023	275,000	288,698	FALSE	Residential	House	Detached	84	3,274	3,437	Freehold
3, Willow Way, Coventry, West Midlands CV3 3HU	CV3 3HU	CV3 3	12/02/2024	225,000	238,654	FALSE	Residential	House	Semi_Detached	69	3,261	3,459	Freehold
74, Willow Way, Coventry, West Midlands CV3 3JT	CV3 3JT	CV3 3	05/05/2023	325,000	344,446	FALSE	Residential	House	Detached	99	3,283	3,479	Freehold
8, Willow Way, Coventry, West Midlands CV3 3HU	CV3 3HU	CV3 3	21/12/2022	335,000	344,944	TRUE	Residential	House	Detached	99	3,384	3,484	Freehold
9, Bracken Walk, Coventry, West Midlands CV3 3JZ	CV3 3JZ	CV3 3	19/08/2024	198,000	202,630	FALSE	Residential	House	Terraced	58	3,414	3,494	Freehold
8, Crown Farm Close, Coventry, West Midlands CV3 3JY	CV3 3JY	CV3 3	15/03/2024	195,000	206,311	FALSE	Residential	House	Semi_Detached	58	3,362	3,557	Freehold
20, Turtledove Close, Coventry, West Midlands CV3 3JN	CV3 3JN	CV3 3	28/07/2023	196,000	206,951	FALSE	Residential	House	Terraced	58	3,379	3,568	Freehold
79, Willow Way, Coventry, West Midlands CV3 3JU	CV3 3JU	CV3 3	21/05/2024	235,000	247,074	FALSE	Residential	House	Semi_Detached	69	3,406	3,581	Freehold
18, Woodpecker Close, Coventry, West Midlands CV3 3JP	CV3 3JP	CV3 3	14/06/2024	210,000	219,503	FALSE	Residential	House	Terraced	58	3,621	3,785	Freehold
		CV3 3 Average									3,231	3,375	
9, Top Road, Barnacle, Coventry, Warwickshire CV7 9LE	CV7 9LE	CV7 9	09/12/2022	450,000	443,855	FALSE	Residential	House	Detached	167	2,695	2,658	Freehold
74, Wood Lane, Shilton, Coventry, Warwickshire CV7 9LA	CV7 9LA	CV7 9	24/04/2023	345,000	350,926	FALSE	Residential	House	Other	129	2,674	2,720	Freehold
19, Main Road, Ansty, Coventry, Warwickshire CV7 9JA	CV7 9JA	CV7 9	07/10/2022	515,000	509,231	FALSE	Residential	House	Detached	181	2,845	2,813	Freehold
42, Wood Lane, Shilton, Coventry, Warwickshire CV7 9LA	CV7 9LA	CV7 9	02/06/2023	370,000	365,628	FALSE	Residential	House	Detached	128	2,891	2,856	Freehold
28, Grove Road, Ansty, Coventry, Warwickshire CV7 9JE	CV7 9JE	CV7 9	14/07/2023	340,000	338,721	FALSE	Residential	House	Detached	115	2,957	2,945	Freehold
Rosewood, Lower Road, Barnacle, Coventry, Warwickshire CV7 9LD	CV7 9LD	CV7 9	24/03/2023	618,000	618,000	FALSE	Residential	House	Detached	203	3,044	3,044	Freehold
34, Charles Lakin Close, Shilton, Coventry, Warwickshire CV7 9LB	CV7 9LB	CV7 9	24/06/2024	345,000	347,114	FALSE	Residential	House	Semi_Detached	108	3,194	3,214	Freehold
Lavender Cottage, Main Street, Withybrook, Coventry, Warwickshire CV7 9LW	CV7 9LW	CV7 9	17/01/2024	500,000	507,942	FALSE	Residential	House	Other	147	3,401	3,455	Freehold
4, The Row, Ansty, Coventry, Warwickshire CV7 9JA	CV7 9JA	CV7 9	09/03/2023	260,000	267,259	FALSE	Residential	House	Terraced	76	3,421	3,517	Freehold
The Old School House, Main Street, Withybrook, Coventry, Warwickshire CV7 9LT	CV7 9LT	CV7 9	28/07/2023	442,600	449,721	FALSE	Residential	House	Semi_Detached	125	3,541	3,598	Freehold
35, Hallway Drive, Shilton, Coventry, Warwickshire CV7 9JQ	CV7 9JQ	CV7 9	02/06/2023	248,000	250,630	FALSE	Residential	House	Terraced	68	3,647	3,686	Freehold
5, Chapel Lane, Barnacle, Coventry, Warwickshire CV7 9LF	CV7 9LF	CV7 9	02/02/2023	260,000	260,164	FALSE	Residential	Bungalow	Detached	70	3,714	3,717	Freehold
7, Main Street, Withybrook, Coventry, Warwickshire CV7 9LT	CV7 9LT	CV7 9	02/06/2023	355,000	358,765	FALSE	Residential	House	Terraced	94	3,777	3,817	Freehold
1, Nettle Hill Cottage, Brinklow Road, Ansty, Coventry, Warwickshire CV7 9JL	CV7 9JL	CV7 9	15/03/2024	465,000	475,720	FALSE	Residential	House	Semi_Detached	122	3,811	3,899	Freehold
14, Leicester Road, Shilton, Coventry, Warwickshire CV7 9HT	CV7 9HT	CV7 9	27/02/2024	920,000	926,373	FALSE	Residential	House	Other	202	4,554	4,586	Freehold
		CV7 9 Average									3,344	3,368	
7, Church Road, Ryton On Dunsmore, Coventry, Warwickshire CV8 3ET	CV8 3ET	CV8 3	30/10/2023	375,000	365,119	FALSE	Residential	House	Detached	138	2,717	2,646	Freehold
3, St Margarets Avenue, Wolston, Coventry, Warwickshire CV8 3LJ	CV8 3LJ	CV8 3	27/10/2022	170,500	165,980	FALSE	Residential	House	Flat	61	2,795	2,721	Leasehold
44, Leamington Road, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FN	CV8 3FN	CV8 3	01/07/2024	490,000	495,736	FALSE	Residential	House	Semi_Detached	182	2,692	2,724	Freehold
4, Avondale Road, Brandon, Coventry, Warwickshire CV8 3HS	CV8 3HS	CV8 3	28/11/2022	302,500	302,500	FALSE	Residential	House	Semi_Detached	111	2,725	2,725	Freehold
Peacehaven, Oxford Road, Ryton On Dunsmore, Coventry, Warwickshire CV8 3EA	CV8 3EA	CV8 3	09/10/2023	590,000	574,455	FALSE	Residential	House	Detached	207	2,850	2,775	Freehold
11, Abbots Walk, Wolston, Coventry, Warwickshire CV8 3JS	CV8 3JS	CV8 3	24/03/2023	125,000	124,915	FALSE	Residential	Maisonette	Flat	45	2,778	2,776	Leasehold
63, School Street, Wolston, Coventry, Warwickshire CV8 3HG	CV8 3HG	CV8 3	26/09/2024	237,500	236,333	FALSE	Residential	House	Terraced	84	2,827	2,813	Freehold
1, Abbots Walk, Wolston, Coventry, Warwickshire CV8 3JS	CV8 3JS	CV8 3	28/04/2023	128,000	128,087	FALSE	Residential	Maisonette	Flat	45	2,844	2,846	Leasehold
65, School Street, Wolston, Coventry, Warwickshire CV8 3HG	CV8 3HG	CV8 3	09/08/2024	280,000	276,754	FALSE	Residential	House	Terraced	96	2,917	2,883	Freehold
31, School Street, Wolston, Coventry, Warwickshire CV8 3HG	CV8 3HG	CV8 3	26/05/2023	255,000	260,960	FALSE	Residential	House	Terraced	90	2,833	2,900	Freehold
14, Fetherston Crescent, Ryton On Dunsmore, Coventry, Warwickshire CV8 3EZ	CV8 3EZ	CV8 3	10/01/2023	317,000	321,901	FALSE	Residential	House	Semi_Detached	111	2,856	2,900	Freehold
37, St Margarets Avenue, Wolston, Coventry, Warwickshire CV8 3LJ	CV8 3LJ	CV8 3	28/04/2023	161,250	166,385	FALSE	Residential	House	Terraced	57	2,829	2,919	Freehold
27, School Street, Wolston, Coventry, Warwickshire CV8 3HG	CV8 3HG	CV8 3	21/10/2022	190,000	188,372	FALSE	Residential	House	Terraced	64	2,969	2,943	Freehold
7, St Margarets Avenue, Wolston, Coventry, Warwickshire CV8 3LJ	CV8 3LJ	CV8 3	12/07/2024	179,000	180,598	FALSE	Residential	House	Flat	61	2,934	2,961	Leasehold
114, Warwick Road, Wolston, Coventry, Warwickshire CV8 3GZ	CV8 3GZ	CV8 3	04/11/2022	281,000	281,000	FALSE	Residential	House	Semi_Detached	94	2,989	2,989	Freehold
23, Bagshaw Close, Ryton On Dunsmore, Coventry, Warwickshire CV8 3EX	CV8 3EX	CV8 3	16/02/2024	283,000	286,359	FALSE	Residential	House	Terraced	95	2,979	3,014	Freehold
4, Cedar Avenue, Ryton On Dunsmore, Coventry, Warwickshire CV8 3QB	CV8 3QB	CV8 3	16/11/2023	340,000	336,611	FALSE	Residential	House	Detached	110	3,091	3,060	Freehold
5, Handley Close, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FG	CV8 3FG	CV8 3	11/11/2022	204,350	202,104	FALSE	Residential	House	Terraced	66	3,096	3,062	Freehold
9, Leamington Road, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FL	CV8 3FL	CV8 3	06/10/2022	500,000	494,400	FALSE	Residential	House	Detached	161	3,106	3,071	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
8, St Leonards Walk, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FD	CV8 3FD	CV8 3	28/07/2023	210,000	212,891	FALSE	Residential	House	Terraced	69	3,043	3,085	Freehold
9, Carthusian Close, Wolston, Coventry, Warwickshire CV8 3NE	CV8 3NE	CV8 3	17/02/2023	460,000	460,290	FALSE	Residential	House	Detached	149	3,087	3,089	Freehold
Erchless House, High Street, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FH	CV8 3FH	CV8 3	09/08/2024	351,000	345,563	FALSE	Residential	House	Detached	111	3,162	3,113	Freehold
69, High Street, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FJ	CV8 3FJ	CV8 3	20/09/2024	350,000	347,251	FALSE	Residential	House	Semi_Detached	111	3,153	3,128	Freehold
15, Handley Close, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FG	CV8 3FG	CV8 3	09/02/2024	257,000	260,050	FALSE	Residential	House	Terraced	83	3,096	3,133	Freehold
72, Warwick Road, Wolston, Coventry, Warwickshire CV8 3HA	CV8 3HA	CV8 3	02/10/2023	250,000	248,036	FALSE	Residential	House	Semi_Detached	79	3,165	3,140	Freehold
104, Manor Estate, Wolston, Coventry, Warwickshire CV8 3GX	CV8 3GX	CV8 3	22/05/2023	208,000	212,862	FALSE	Residential	House	Terraced	67	3,104	3,177	Freehold
Tamarilly, The Close, Brandon, Coventry, Warwickshire CV8 3JF	CV8 3JF	CV8 3	09/03/2023	295,500	295,500	FALSE	Residential	Bungalow	Detached	93	3,177	3,177	Freehold
24, Avondale Road, Brandon, Coventry, Warwickshire CV8 3HS	CV8 3HS	CV8 3	12/07/2024	230,000	232,005	FALSE	Residential	House	Terraced	73	3,151	3,178	Freehold
10, Avondale Road, Brandon, Coventry, Warwickshire CV8 3HS	CV8 3HS	CV8 3	22/11/2022	310,000	306,593	FALSE	Residential	House	Terraced	96	3,229	3,194	Freehold
50, High Street, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FH	CV8 3FH	CV8 3	28/10/2022	331,000	332,214	FALSE	Residential	House	Semi_Detached	104	3,183	3,194	Freehold
60, Leamington Road, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FN	CV8 3FN	CV8 3	19/05/2023	297,000	303,942	FALSE	Residential	House	Terraced	94	3,160	3,233	Freehold
27, High Street, Ryton On Dunsmore, Coventry, Warwickshire CV8 3EY	CV8 3EY	CV8 3	28/10/2022	425,000	426,559	FALSE	Residential	House	Semi_Detached	130	3,269	3,281	Freehold
87, High Street, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FJ	CV8 3FJ	CV8 3	11/11/2022	250,000	247,253	FALSE	Residential	House	Terraced	74	3,378	3,341	Freehold
62, Leamington Road, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FN	CV8 3FN	CV8 3	02/02/2024	300,000	304,074	FALSE	Residential	House	Semi_Detached	91	3,297	3,341	Freehold
4, Manns Close, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FP	CV8 3FP	CV8 3	27/06/2024	435,000	437,665	FALSE	Residential	House	Semi_Detached	130	3,346	3,367	Freehold
7, Holly Drive, Ryton On Dunsmore, Coventry, Warwickshire CV8 3QA	CV8 3QA	CV8 3	19/09/2023	410,000	404,401	FALSE	Residential	House	Detached	120	3,417	3,370	Freehold
44, Main Street, Wolston, Coventry, Warwickshire CV8 3HJ	CV8 3HJ	CV8 3	14/10/2022	320,000	317,258	FALSE	Residential	House	Terraced	94	3,404	3,375	Freehold
10, Bluemels Drive, Wolston, Coventry, Warwickshire CV8 3LN	CV8 3LN	CV8 3	28/10/2022	242,000	239,927	FALSE	Residential	House	Terraced	71	3,408	3,379	Freehold
17, Stretton Road, Wolston, Coventry, Warwickshire CV8 3FR	CV8 3FR	CV8 3	03/04/2024	457,000	457,288	FALSE	Residential	Bungalow	Detached	134	3,410	3,413	Freehold
2, Hallams Close, Brandon, Coventry, Warwickshire CV8 3NZ	CV8 3NZ	CV8 3	27/10/2022	295,000	287,180	FALSE	Residential	House	Flat	84	3,512	3,419	Freehold
49, High Street, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FJ	CV8 3FJ	CV8 3	25/08/2023	280,000	283,103	FALSE	Residential	House	Semi_Detached	82	3,415	3,452	Freehold
74, Meadow Road, Wolston, Coventry, Warwickshire CV8 3JJ	CV8 3JJ	CV8 3	14/10/2022	410,000	405,408	FALSE	Residential	House	Detached	117	3,504	3,465	Freehold
Avaligana, Rugby Road, Brandon, Coventry, Warwickshire CV8 3GJ	CV8 3GJ	CV8 3	10/03/2023	455,000	455,000	FALSE	Residential	House	Detached	131	3,473	3,473	Freehold
18, Fetherston Crescent, Ryton On Dunsmore, Coventry, Warwickshire CV8 3EZ	CV8 3EZ	CV8 3	19/05/2023	275,000	281,428	FALSE	Residential	Bungalow	Terraced	81	3,395	3,474	Freehold
41, Leamington Road, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FL	CV8 3FL	CV8 3	08/07/2024	328,000	331,840	FALSE	Residential	House	Semi_Detached	95	3,453	3,493	Freehold
59, High Street, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FJ	CV8 3FJ	CV8 3	03/05/2024	342,000	349,449	FALSE	Residential	House	Semi_Detached	100	3,420	3,494	Freehold
4, Derry Close, Wolston, Coventry, Warwickshire CV8 3JH	CV8 3JH	CV8 3	10/02/2023	365,000	365,230	FALSE	Residential	Bungalow	Detached	104	3,510	3,512	Freehold
17, Hallams Close, Brandon, Coventry, Warwickshire CV8 3NZ	CV8 3NZ	CV8 3	11/06/2024	552,500	552,848	FALSE	Residential	House	Detached	157	3,519	3,521	Freehold
15, Arderne De Gray Road, Wolston, Coventry, Warwickshire CV8 3LQ	CV8 3LQ	CV8 3	27/01/2023	340,000	345,257	FALSE	Residential	House	Semi_Detached	98	3,469	3,523	Freehold
1, Hallams Close, Brandon, Coventry, Warwickshire CV8 3NZ	CV8 3NZ	CV8 3	24/05/2024	520,000	526,964	FALSE	Residential	House	Detached	149	3,490	3,537	Freehold
1, Nicholas Everton Close, Brandon, Coventry, Warwickshire CV8 3GF	CV8 3GF	CV8 3	18/12/2023	285,000	285,882	FALSE	Residential	House	Terraced	80	3,563	3,574	Freehold
72, High Street, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FH	CV8 3FH	CV8 3	28/06/2024	335,250	337,304	FALSE	Residential	House	Semi_Detached	94	3,566	3,588	Freehold
15, Hallams Close, Brandon, Coventry, Warwickshire CV8 3NZ	CV8 3NZ	CV8 3	11/10/2024	249,000	244,769	FALSE	Residential	House	Terraced	68	3,662	3,600	Freehold
2, Keep Close, Wolston, Coventry, Warwickshire CV8 3LT	CV8 3LT	CV8 3	21/12/2022	452,000	445,827	FALSE	Residential	House	Detached	123	3,675	3,625	Freehold
47, St Margarets Avenue, Wolston, Coventry, Warwickshire CV8 3LJ	CV8 3LJ	CV8 3	10/02/2023	240,000	244,068	FALSE	Residential	House	Terraced	67	3,582	3,643	Freehold
19, Leamington Road, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FL	CV8 3FL	CV8 3	16/06/2023	342,500	346,083	FALSE	Residential	House	Semi_Detached	95	3,605	3,643	Freehold
56, Meadow Road, Wolston, Coventry, Warwickshire CV8 3JJ	CV8 3JJ	CV8 3	17/10/2024	287,500	282,510	FALSE	Residential	House	Semi_Detached	77	3,734	3,669	Freehold
7, Mill Close, Wolston, Coventry, Warwickshire CV8 3PA	CV8 3PA	CV8 3	22/09/2023	220,000	221,348	FALSE	Residential	House	Semi_Detached	60	3,667	3,689	Freehold
12, Arderne De Gray Road, Wolston, Coventry, Warwickshire CV8 3LQ	CV8 3LQ	CV8 3	09/02/2024	565,000	565,000	FALSE	Residential	House	Detached	153	3,693	3,693	Freehold
19, Elmdene Close, Wolston, Coventry, Warwickshire CV8 3JN	CV8 3JN	CV8 3	18/05/2023	435,000	432,280	FALSE	Residential	House	Detached	117	3,718	3,695	Freehold
20, Arderne De Gray Road, Wolston, Coventry, Warwickshire CV8 3LQ	CV8 3LQ	CV8 3	26/05/2023	590,000	586,310	FALSE	Residential	House	Detached	158	3,734	3,711	Freehold
1, Carthusian Close, Wolston, Coventry, Warwickshire CV8 3NE	CV8 3NE	CV8 3	17/11/2023	405,000	400,963	FALSE	Residential	House	Detached	108	3,750	3,713	Freehold
Dutton, Main Street, Brandon, Coventry, Warwickshire CV8 3HW	CV8 3HW	CV8 3	22/09/2023	255,000	255,000	FALSE	Residential	House	Terraced	68	3,750	3,750	Freehold
64, Main Street, Wolston, Coventry, Warwickshire CV8 3HJ	CV8 3HJ	CV8 3	09/02/2024	925,000	925,000	FALSE	Residential	House	Detached	246	3,760	3,760	Freehold
8, Lammas Court, Wolston, Coventry, Warwickshire CV8 3LP	CV8 3LP	CV8 3	17/02/2023	240,000	245,380	FALSE	Residential	House	Semi_Detached	65	3,692	3,775	Freehold
17, Cedar Avenue, Ryton On Dunsmore, Coventry, Warwickshire CV8 3QB	CV8 3QB	CV8 3	05/04/2024	345,000	345,217	FALSE	Residential	House	Detached	91	3,791	3,794	Freehold
Hillview, Rugby Road, Brandon, Coventry, Warwickshire CV8 3GJ	CV8 3GJ	CV8 3	01/08/2024	498,000	490,286	FALSE	Residential	House	Detached	128	3,891	3,830	Freehold
10, Lea Walk, Ryton On Dunsmore, Coventry, Warwickshire CV8 3QD	CV8 3QD	CV8 3	30/01/2023	455,001	454,144	FALSE	Residential	House	Detached	118	3,856	3,849	Freehold
11, Hallams Close, Brandon, Coventry, Warwickshire CV8 3NZ	CV8 3NZ	CV8 3	14/10/2022	275,000	272,644	FALSE	Residential	House	Terraced	70	3,929	3,895	Freehold
62, Main Street, Wolston, Coventry, Warwickshire CV8 3HJ	CV8 3HJ	CV8 3	30/04/2024	435,000	435,274	FALSE	Residential	House	Detached	107	4,065	4,068	Freehold
49, St Margarets Avenue, Wolston, Coventry, Warwickshire CV8 3LJ	CV8 3LJ	CV8 3	25/10/2022	240,750	238,687	FALSE	Residential	House	Terraced	58	4,151	4,115	Freehold
31, Main Street, Wolston, Coventry, Warwickshire CV8 3HH	CV8 3HH	CV8 3	22/08/2023	242,000	243,201	FALSE	Residential	House	Terraced	59	4,102	4,122	Freehold
16, John Simpson Close, Wolston, Coventry, Warwickshire CV8 3HX	CV8 3HX	CV8 3	17/02/2023	480,000	480,302	FALSE	Residential	House	Detached	116	4,138	4,141	Freehold
25, Willowbrook Road, Wolston, Coventry, Warwickshire CV8 3JT	CV8 3JT	CV8 3	24/10/2022	327,500	328,701	FALSE	Residential	House	Semi_Detached	79	4,146	4,161	Freehold
97, High Street, Ryton On Dunsmore, Coventry, Warwickshire CV8 3FJ	CV8 3FJ	CV8 3	19/05/2023	460,000	457,123	FALSE	Residential	House	Detached	108	4,259	4,233	Freehold
1, John Simpson Close, Wolston, Coventry, Warwickshire CV8 3HX	CV8 3HX	CV8 3	11/10/2024	380,000	373,405	FALSE	Residential	House	Semi_Detached	88	4,318	4,243	Freehold
11, Brook Street, Wolston, Coventry, Warwickshire CV8 3HD	CV8 3HD	CV8 3	04/09/2023	180,000	180,000	FALSE	Residential	House	Terraced	42	4,286	4,286	Freehold
18, Holly Drive, Ryton On Dunsmore, Coventry, Warwickshire CV8 3QA	CV8 3QA	CV8 3	21/10/2022	526,000	520,108	FALSE	Residential	House	Detached	114	4,614	4,562	Freehold
3, Warren Close, Ryton On Dunsmore, Coventry, Warwickshire CV8 3JZ	CV8 3JZ	CV8 3	25/07/2023	220,000	223,540	FALSE	Residential	Bungalow	Semi_Detached	47	4,681	4,756	Freehold
22, Main Street, Wolston, Coventry, Warwickshire CV8 3HJ	CV8 3HJ	CV8 3	25/11/2022	140,000	138,462	FALSE	Residential	House	Terraced	29	4,828	4,775	Freehold
12, Poplar Grove, Ryton On Dunsmore, Coventry, Warwickshire CV8 3QE	CV8 3QE	CV8 3	11/04/2023	550,000	559,447	FALSE	Residential	House	Other	117	4,701	4,782	Freehold
8, Stretton Road, Wolston, Coventry, Warwickshire CV8 3FR	CV8 3FR	CV8 3	25/11/2022	308,000	308,000	FALSE	Residential	House	Semi_Detached	64	4,813	4,813	Freehold
Fairview, London Road, Ryton On Dunsmore, Coventry, Warwickshire CV8 3EW	CV8 3EW	CV8 3	28/03/2024	410,000	414,434	FALSE	Residential	House	Detached	85	4,824	4,876	Freehold
13, John Simpson Close, Wolston, Coventry, Warwickshire CV8 3HX	CV8 3HX	CV8 3	07/03/2024	385,000	389,163	FALSE	Residential	Bungalow	Detached	77	5,000	5,054	Freehold
CV8 3 Average													
Carfax, Temple Hill, Wolvey, Hinckley, Warwickshire LE10 3HY	LE10 3HY	LE10 3	17/08/2023	600,000	594,389	FALSE	Residential	House	Detached	228	2,632	2,607	Freehold
16, Leicester Road, Wolvey, Hinckley, Warwickshire LE10 3HJ	LE10 3HJ	LE10 3	06/01/2023	225,000	228,479	FALSE	Residential	House	Semi_Detached	86	2,616	2,657	Freehold
1, Mill Row, Wolvey, Hinckley, Warwickshire LE10 3HS	LE10 3HS	LE10 3	23/02/2023	350,000	355,932	FALSE	Residential	House	Terraced	132	2,652	2,696	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m ²	Price per m ²	Market price per m ²	Tenure
106, Leicester Road, Wolvey, Hinckley, Warwickshire LE10 3HJ	LE10 3HJ	LE10 3	11/01/2023	280,000	284,329	FALSE	Residential	House	Semi_Detached	96	2,917	2,962	Freehold
21, Pipers End, Wolvey, Hinckley, Warwickshire LE10 3LQ	LE10 3LQ	LE10 3	19/07/2024	247,500	250,397	FALSE	Residential	House	Semi_Detached	81	3,056	3,091	Freehold
40, Wolds Lane, Wolvey, Hinckley, Warwickshire LE10 3LL	LE10 3LL	LE10 3	14/06/2024	210,000	211,287	FALSE	Residential	Bungalow	Semi_Detached	68	3,088	3,107	Freehold
7, Pipers End, Wolvey, Hinckley, Warwickshire LE10 3LQ	LE10 3LQ	LE10 3	04/10/2024	185,500	182,281	FALSE	Residential	Bungalow	Semi_Detached	56	3,313	3,255	Freehold
19, Pipers End, Wolvey, Hinckley, Warwickshire LE10 3LQ	LE10 3LQ	LE10 3	26/01/2024	232,000	237,644	FALSE	Residential	House	Semi_Detached	70	3,314	3,395	Freehold
9, Leicester Road, Wolvey, Hinckley, Warwickshire LE10 3HJ	LE10 3HJ	LE10 3	03/10/2023	260,000	257,958	FALSE	Residential	House	Semi_Detached	72	3,611	3,583	Freehold
1, Wolds Lane, Wolvey, Hinckley, Warwickshire LE10 3LL	LE10 3LL	LE10 3	15/06/2023	301,000	297,443	FALSE	Residential	House	Detached	81	3,716	3,672	Freehold
Alerene, Bulkington Road, Wolvey, Hinckley, Warwickshire LE10 3LA	LE10 3LA	LE10 3	12/01/2024	414,000	416,095	FALSE	Residential	Bungalow	Detached	112	3,696	3,715	Freehold
Dorville, Mill Lane, Wolvey, Hinckley, Warwickshire LE10 3HR	LE10 3HR	LE10 3	07/06/2023	390,000	385,392	FALSE	Residential	Bungalow	Detached	96	4,063	4,015	Freehold
46, Wicket Close, Wolvey, Hinckley, Warwickshire LE10 3GB	LE10 3GB	LE10 3	30/09/2024	247,000	245,060	FALSE	Residential	House	Semi_Detached	61	4,049	4,017	Freehold
Rusty Stack, Bulkington Road, Wolvey, Hinckley, Warwickshire LE10 3LA	LE10 3LA	LE10 3	02/09/2024	448,000	442,157	FALSE	Residential	Bungalow	Detached	107	4,187	4,132	Freehold
4, Field Close, Wolvey, Hinckley, Warwickshire LE10 3AZ	LE10 3AZ	LE10 3	02/09/2024	390,000	386,937	FALSE	Residential	House	Semi_Detached	92	4,239	4,206	Freehold
Aaria House, Coventry Road, Wolvey, Hinckley, Warwickshire LE10 3LD	LE10 3LD	LE10 3	26/07/2024	337,000	339,349	FALSE	Residential	House	Detached	80	4,213	4,242	Freehold
		LE10 3 Average									3,460	3,460	

Appendix 4 - Commercial lettings data

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term
01/02/2023	01/03/2023	Regent Pl	Rugby	GRND	170	23.52	Achieved		3,998.40	Office	1 yr
13/03/2023	13/04/2023	Regent Pl	Rugby	1st	170	23.00	Asking		3,910.00	Office	
06/03/2023	06/03/2023	Regent Pl	Rugby	1st	250	23.00	Asking		5,750.00	Office	
17/07/2024	17/07/2024	Regent Pl	Rugby	2nd	210	21.42	Asking		4,498.20	Office	
20/02/2023	22/03/2023	iQuarter	Rugby	GRND	1,800	19.42	Asking		34,956.00	Office	5 yrs
10/07/2023	09/08/2023	Regent Pl	Rugby	2nd	225	19.00	Asking		4,275.00	Office	
25/10/2024	24/11/2024	4 Allerton Rd	Rugby	GRND	1,800	17.39	Achieved		31,302.00	Office	6 yrs
19/06/2023	19/07/2023	55B High St	Rugby	1st	393	15.27	Asking		6,001.11	Office	
31/10/2023	31/10/2023	Hillmorton	Rugby	GRND	265	15.05	Achieved	FRI	3,988.25	Office	5 yrs
16/01/2024	16/01/2024	Leicester Rd	Rugby	GRND	3,929	14.50	Achieved	IRI	56,970.50	Office	6 yrs
01/04/2024	31/07/2024	Castle	Rugby	1-2	306	13.97	Asking		3,979.53	Office	
01/06/2023	01/06/2023	Castle Mound Way	Rugby	GRND	920	13.59	Achieved	FRI	12,502.80	Office	6 yrs
28/02/2024	29/03/2024	Somers Rd	Rugby	GRND	2,535	11.69	Achieved	FRI	29,634.15	Office	3 yrs
12/12/2023	12/12/2023	Broadwell	Rugby	GRND,1	493	11.66	Achieved	IRI	5,748.38	Office	3 yrs
12/11/2024	19/12/2024	Broadwell	Rugby	GRND,1	1,526	11.63	Achieved	FRI	17,747.38	Office	3 yrs
01/01/2025	01/01/2025	1A Charlotte St	Rugby	GRND,1	568	11.03	Achieved		6,265.04	Office	1 yr
30/12/2024	29/01/2025	Kings Newnham Ln	Bretford	GRND	733	10.23	Asking		7,498.59	Office	
05/07/2023	05/07/2023	32 Bilton Rd	Rugby	1st	2,753	10.12	Effective	FRI	27,866.30	Office	10 yrs
31/08/2024	16/10/2024	47-48 Chapel St	Rugby	1st	903	9.97	Asking		9,002.91	Office	
17/10/2023	16/11/2023	3a Earl St	Rugby	GRND,1	1,058	9.45	Achieved	FRI	9,998.10	Office	2 yrs
20/02/2024	21/03/2024	15-17 Bank St	Rugby	2nd	707	7.99	Achieved	FRI	5,648.93	Office	1 yr
31/07/2023	31/07/2023	Rugby Western Relief Rd	Rugby	GRND,1-2	39,024	7.20	Effective	FRI	280,973.59	Office	10 yrs
25/03/2024	24/04/2024	15-17 Bank St	Rugby	2nd	248	7.06	Achieved	FRI	1,750.88	Office	1 yr
30/01/2024	30/01/2024	Castle Mound Way	Rugby	GRND,Unk	5,124	7.02	Achieved	FRI	35,970.48	Office	5 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term
01/11/2023	01/12/2023	Pilot Way	Ansty	GRND,1	70,389	12.00	Achieved		844,668.00	Industrial	10 yrs
14/04/2023	14/05/2023	Coventry Rd	Rugby	GRND	1,853	11.60	Asking		21,494.80	Industrial	1 yr
22/12/2023	22/12/2023	Woodside Park	Rugby	GRND	1,876	11.00	Achieved	FRI	20,636.00	Industrial	5 yrs
03/04/2024	02/07/2024	London Rd	Ryton On Dunsmore	GRND,1	166,748	9.60	Achieved		1,600,780.80	Industrial	10 yrs
16/02/2024	17/03/2024	London Rd	Dunchurch	GRND	11,550	9.52	Achieved		109,956.00	Light industrial	10 yrs
07/07/2023	07/07/2023	Castle Mound Way	Rugby	GRND,1	661,348	8.94	Effective	FRI	5,909,663.35	Industrial	10 yrs
28/03/2024	28/04/2024	5 Castle Mound	Rugby	GRND	376,563	8.55	Achieved	FRI	3,219,613.65	Industrial	11 yrs
01/10/2023	10/10/2023	1-3 Pelham Rd	Rugby	GRND	12,295	8.53	Achieved	FRI	104,876.35	Industrial	10 yrs
31/12/2024	31/12/2024	Old Leicester Rd	Rugby	GRND,1	41,056	8.52	Achieved		349,797.12	Industrial	15 yrs
31/05/2023	01/06/2023	Newton Ln	Newton	GRND	10,664	8.45	Achieved	FRI	90,110.80	Industrial	8 yrs
20/08/2024	19/09/2024	Swift Point	Rugby	GRND	50,371	8.25	Asking		415,560.75	Industrial	
05/08/2024	05/08/2024	Swift Point	Rugby	GRND,1	33,041	8.25	Asking		272,588.25	Industrial	
06/06/2024	06/07/2024	24 Butlers Leap	Rugby	GRND,MEZZ	3,270	8.10	Asking		26,487.00	Industrial	
11/12/2023	11/12/2023	62-66 Somers Rd	Rugby	GRND	3,114	8.03	Achieved	FRI	25,005.42	Industrial	2 yrs
05/12/2023	05/12/2023	62-66 Somers Rd	Rugby	GRND	3,114	8.03	Achieved	FRI	25,005.42	Industrial	2 yrs
30/04/2024	30/05/2024	Hadrians Way	Rugby	GRND,MEZZ	4,034	7.94	Asking		32,029.96	Industrial	
06/03/2023	07/03/2023	Unit 4-6 Shilton Industrial Est	Coventry	GRND	1,200	7.50	Achieved	FRI	9,000.00	Industrial	3 yrs
29/11/2024	29/11/2024	Unit 4-6 Shilton Industrial Est	Coventry	GRND	1,339	7.47	Achieved		10,002.33	Industrial	3 yrs
14/04/2023	14/05/2023	Coventry Rd	Rugby	GRND,MEZZ	3,244	7.35	Asking		23,843.40	Industrial	1 yr
03/04/2023	03/04/2023	Hadrians Way	Rugby	GRND,MEZZ	11,819	7.32	Asking		86,515.08	Industrial	
12/06/2023	17/07/2023	Cosford Ln	Rugby	GRND	81,752	7.21	Asking	FRI	589,431.92	Industrial	
13/06/2023	13/06/2023	Brownsover Rd	Rugby	GRND,MEZZ,1	9,498	6.91	Effective	FRI	65,625.91	Industrial	7 yrs 8 mos
13/10/2023	03/11/2023	Chariot Way	Rugby	GRND,1	25,595	6.90	Achieved	FRI	176,605.50	Industrial	10 yrs
06/03/2023	06/03/2023	3 Sparta Close	Rugby	GRND	4,291	6.46	Asking		27,719.86	Industrial	
01/07/2024	31/08/2024	25 Regent St	Rugby	BSMT	1,232	3.25	Asking		4,004.00	Light industrial	

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term	
04/04/2023	04/05/2023	40 Church St	Rugby	GRND		137	62.04	Achieved	FRI	8,500.00	Retail	1 yr
09/10/2023	09/10/2023	104 Newbold Rd	Rugby	GRND		1,800	52.78	Achieved	FRI	95,000.00	Retail	15 yrs
01/04/2024	30/04/2024	13 & 15 Regent St	Rugby	GRND		430	41.86	Asking		17,999.80	Retail	
03/04/2023	03/04/2023	66 Church St	Rugby	GRND		336	41.67	Asking		14,001.12	Retail	
03/02/2023	03/02/2023	69 Church St	Rugby	GRND		781	39.69	Achieved	FRI	31,000.00	Retail	10 yrs
07/11/2023	23/02/2024	Chapel St	Rugby	GRND		501	38.92	Asking		19,498.92	Retail	1 yr
01/08/2024	31/08/2024	116 Hillmorton Rd	Rugby	GRND		465	38.71	Asking		18,000.15	Retail	
15/05/2024	14/06/2024	Chapel St	Rugby	GRND		982	30.55	Achieved		30,000.00	Retail	10 yrs
20/11/2023	20/11/2023	13 & 15 Regent St	Rugby	GRND		670	23.88	Achieved	FRI	16,000.00	Retail	2 yrs
25/12/2023	25/12/2023	Market Pl	Rugby	GRND		689	21.55	Achieved	FRI	14,850.00	Retail	10 yrs
02/06/2023	02/06/2023	222 Frobisher Rd	Rugby	GRND		452	21.02	Achieved	FRI	9,500.00	Retail	10 yrs
24/09/2024	14/10/2024	Chapel St	Rugby	GRND,1		3,383	20.69	Achieved		70,000.00	Retail	10 yrs
06/01/2025	12/02/2025	155D Bilton Rd	Rugby	GRND		521	19.19	Achieved	FRI	10,000.00	Retail	
13/03/2023	12/04/2023	9 Church St	Rugby	GRND		1,046	19.12	Asking		19,999.52	Retail	
01/03/2024	01/04/2024	31-33 Regent St	Rugby	GRND		977	18.42	Asking		17,996.34	Retail	
09/02/2023	09/02/2023	1 Chapel St	Rugby	GRND		546	18.32	Achieved	FRI	10,000.00	Retail	5 yrs
01/04/2024	31/07/2024	45-46 Church St	Rugby	GRND		839	17.88	Asking		15,000.00	Retail	
01/02/2024	01/03/2024	28 Regent St	Rugby	GRND		901	17.76	Asking		16,001.76	Retail	
14/01/2025	13/02/2025	3 St Matthews St	Rugby	GRND		617	17.50	Asking		10,797.50	Retail	
02/04/2023	10/06/2023	155D Bilton Rd	Rugby	GRND		521	17.27	Asking		8,997.67	Retail	1 yr
01/01/2024	08/02/2024	Chapel St	Rugby	GRND		2,532	16.79	Achieved	FRI	42,500.00	Retail	10 yrs
15/08/2023	15/08/2023	5 Market Pl	Rugby	GRND		2,003	16.48	Achieved	FRI	33,000.00	Retail	15 yrs
01/04/2023	01/05/2023	14 High St	Rugby	GRND		792	16.41	Achieved	FRI	13,000.00	Retail	
06/11/2023	06/11/2023	28 The Green	Rugby	Unkwn		436	16.06	Achieved	FRI	7,000.00	Retail	6 yrs
22/12/2023	22/12/2023	210-216 Frobisher Rd	Rugby	GRND		1,001	15.98	Achieved	FRI	16,000.00	Retail	20 yrs
30/10/2024	30/10/2024	67 High St	Rugby	GRND		1,927	15.57	Achieved	FRI	30,000.00	Retail	
06/06/2024	06/07/2024	33-34 High St	Rugby	GRND		1,609	15.54	Asking		25,003.86	Retail	1 yr
13/03/2023	12/04/2023	10 Church St	Rugby	GRND		1,311	15.26	Asking		20,005.86	Retail	
11/07/2024	31/08/2024	7-8 St. Matthews St	Rugby	GRND		627	15.15	Asking		9,499.05	Retail	
02/11/2023	02/11/2023	191-193 Railway Ter	Rugby	GRND		1,672	14.95	Achieved		25,000.00	Retail	3 yrs
17/02/2023	17/02/2023	26-27 High St	Rugby	GRND		1,500	13.33	Achieved	FRI	20,000.00	Retail	5 yrs
08/03/2024	07/04/2024	15 Albert St	Rugby	GRND		1,000	12.50	Asking		12,500.00	Retail	
27/07/2023	27/07/2023	32 Sheep St	Rugby	GRND		977	12.15	Asking	FRI	11,870.00	Retail	10 yrs
13/03/2023	12/04/2023	7 Church St	Rugby	GRND		5,403	11.57	Asking		62,512.71	Retail	
01/08/2023	01/08/2023	3-5 Castle St	Rugby	GRND		1,765	10.20	Achieved	FRI	18,000.00	Retail	

Appendix 5 - BCIS costs

£/M2 STUDY

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

Last updated: 08-Feb-2025 08:00

Rebased to Rugby (101; sample 19)

MAXIMUM AGE OF RESULTS: 5 YEARS

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (5)	1,653	451	861	1,023	1,318	4,613	5
500 to 2000m2 GFA (5)	1,318	-	-	-	-	-	1
Over 2000m2 GFA (5)	1,737	451	-	942	-	4,613	4
282.1 Advance factories							
Generally (5)	861	-	-	-	-	-	1
Over 2000m2 GFA (5)	861	-	-	-	-	-	1
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (5)	1,318	-	-	-	-	-	1
500 to 2000m2 GFA (5)	1,318	-	-	-	-	-	1
282.22 Purpose built factories/Offices - mixed facilities (5)	1,697	-	-	-	-	-	1
284. Warehouses/stores							
Generally (5)	828	468	-	716	-	1,412	4
Up to 500m2 GFA (5)	1,412	-	-	-	-	-	1
Over 2000m2 GFA (5)	548	468	-	-	-	628	2

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
284.1 Advance warehouses/stores (5)	468	-	-	-	-	-	1
284.2 Purpose built warehouses/stores							
Generally (5)	1,020	628	-	-	-	1,412	2
Up to 500m ² GFA (5)	1,412	-	-	-	-	-	1
Over 2000m ² GFA (5)	628	-	-	-	-	-	1
320. Offices							
Generally (5)	2,702	2,047	-	-	-	3,358	2
Air-conditioned							
Generally (5)	2,047	-	-	-	-	-	1
1-2 storey (5)	2,047	-	-	-	-	-	1
Not air-conditioned							
Generally (5)	3,358	-	-	-	-	-	1
1-2 storey (5)	3,358	-	-	-	-	-	1
447. Care homes for the elderly							
Generally (5)	2,063	1,675	1,806	1,918	2,052	3,133	7
Over 2000m ² GFA (5)	2,063	1,675	1,806	1,918	2,052	3,133	7
532. Community Centres							
Generally (5)	2,932	2,744	-	2,812	-	3,361	4
Up to 500m ² GFA							
Generally (5)	2,792	-	-	-	-	-	1
Timber framed (5)	2,792	-	-	-	-	-	1
500 to 2000m ² GFA							
Generally (5)	2,788	2,744	-	-	-	2,832	2

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Steel framed (5)	2,788	2,744	-	-	-	2,832	2
810. Housing, mixed developments (5)	1,723	852	1,474	1,655	1,905	3,991	331
810.1 Estate housing							
Generally (5)	1,695	814	1,425	1,676	1,866	3,481	204
Single storey (5)	1,936	1,297	1,688	1,794	1,967	3,481	36
2-storey (5)	1,646	814	1,404	1,626	1,819	2,672	163
3-storey (5)	1,537	1,162	1,301	1,541	1,715	1,967	5
810.12 Estate housing semi detached							
Generally (5)	1,804	1,117	1,494	1,737	1,966	3,481	56
Single storey (5)	1,883	1,297	1,642	1,817	1,937	3,481	19
2-storey (5)	1,758	1,117	1,440	1,717	1,984	2,672	36
3-storey (5)	1,967	-	-	-	-	-	1
810.13 Estate housing terraced							
Generally (5)	1,503	927	1,335	1,451	1,716	2,160	9
Single storey (5)	1,491	-	-	-	-	-	1
2-storey (5)	1,554	927	1,375	1,451	1,793	2,160	7
3-storey (5)	1,162	-	-	-	-	-	1
816. Flats (apartments)							
Generally (5)	1,953	974	1,586	1,834	2,230	3,823	159
1-2 storey (5)	1,918	1,076	1,462	1,686	2,386	3,517	31
3-5 storey (5)	1,959	974	1,587	1,839	2,202	3,823	112
6 storey or above (5)	1,973	1,507	1,670	1,889	2,155	2,686	16
843. Supported housing							
Generally (5)	2,022	1,534	1,643	1,668	2,515	3,055	13

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
2-storey (5)	1,982	1,555	1,626	1,651	2,179	3,055	7
3-storey (5)	2,715	-	-	-	-	-	1
4-storey or above (5)	1,918	1,534	-	1,810	-	2,515	4
843.1 Supported housing with shops, restaurants or the like (5)	2,236	1,683	-	2,209	-	2,843	4
856.2 Students' residences, halls of residence, etc (5)	1,880	1,834	-	-	-	1,925	2

Appendix 6 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study			
		Flats	Houses
Cat 2		1.15%	0.54%
Cat 3(a)		9.28%	10.77%
Cat 3(b)		9.47%	23.80%

Appendix 7 - BLV assumptions

Appendix 8 - Appraisal outputs – £5,000 per unit S106

RUGBY LOCAL PLAN VIABILITY Sales value £3,410 psm
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606.342 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£254,975	231,533	213,705	196,053	178,576	161,273	144,147	127,196	110,420			
2 Residential Small site - medium density	5	£284,790	238,790	220,923	203,232	185,717	168,376	151,211	134,222	117,407			
3 Residential Small site - higher density (flats)	5	£71,393	154,077	167,037	179,851	192,520	205,045	217,424	229,657	241,745			
4 Residential Small site - low density	10	£509,950	463,066	427,411	392,105	357,151	322,548	288,295	254,392	220,840			
5 Residential Small site - medium density	10	£509,950	477,579	441,846	406,465	371,434	336,753	302,423	268,443	234,815			
6 Residential Small site - higher density (flats)	10	£142,786	308,154	334,074	359,702	385,041	410,088	434,846	459,314	483,491			
7 Residential Medium site - low density	25	£1,274,875	1,157,665	1,068,526	980,264	892,877	806,368	720,735	635,979	552,100			
8 Residential Medium site - medium density	25	£1,274,875	799,682	715,471	632,105	549,584	467,906	387,073	307,084	227,939			
9 Residential Medium site - higher density (flats and	25	£449,776	266,285	189,147	112,806	37,285	38,049	113,121	187,380	260,830			
10 Residential Medium site - low density	50	£2,699,735	2,301,116	2,125,020	1,950,654	1,778,019	1,607,116	1,437,943	1,270,501	1,104,288			
11 Residential Medium site - medium density	50	£2,699,735	2,371,393	2,194,923	2,020,185	1,847,177	1,675,902	1,506,356	1,338,543	1,172,460			
12 Residential Medium site - higher density (flats)	50	£755,926	1,778,918	1,890,703	2,001,212	2,110,446	2,218,404	2,325,087	2,430,493	2,534,623			
13 Residential Large site - low density	100	£5,736,536	4,433,609	4,091,496	3,752,748	3,417,364	3,085,245	2,756,689	2,431,398	2,109,473			
14 Residential Large site - medium density	100	£5,736,536	4,574,024	4,231,167	3,891,674	3,555,546	3,222,782	2,893,383	2,567,348	2,244,676			
15 Residential Large site - high density (flats and house	100	£2,231,031	2,358,564	2,044,946	1,734,505	1,427,242	1,121,696	818,276	518,063	221,054			
16 Residential Large site - low density	200	£11,121,997	8,934,515	8,252,236	7,576,659	6,907,789	6,245,625	5,590,165	4,941,410	4,299,361			
17 Residential Large site - medium density (houses ar	200	£8,179,098	6,255,075	5,610,127	4,971,638	4,339,608	3,714,037	3,094,924	2,482,270	1,876,053			
18 Strategic scale site - low density	500	£36,552,211	6,855,698	7,008,905	5,347,277	3,702,138	2,073,487	461,324	1,152,301	2,775,152			
19 Strategic scale site - medium density (houses and f	600	£48,190,263	6,855,698	7,008,905	5,347,277	3,702,138	2,073,487	461,324	1,152,301	2,775,152			
20 Strategic scale site - low density	600	£36,552,211	6,855,698	7,008,905	5,347,277	3,702,138	2,073,487	461,324	1,152,301	2,775,152			
21 Strategic scale site - medium density (houses and f	600	£36,552,211	6,855,698	7,008,905	5,347,277	3,702,138	2,073,487	461,324	1,152,301	2,775,152			
22 Strategic scale site - low density	600	£36,552,211	6,855,698	7,008,905	5,347,277	3,702,138	2,073,487	461,324	1,152,301	2,775,152			
23 Strategic scale site - medium density (houses and f	600	£36,552,211	6,855,698	7,008,905	5,347,277	3,702,138	2,073,487	461,324	1,152,301	2,775,152			
24 Housing for Elderly (C3) - high density	40	£514,029	1,178,503	1,834,149	1,891,795	1,949,442	2,007,088	2,064,734	2,122,381	2,180,027			
25 Housing for Elderly (C3) - high density	60	£664,603	2,703,882	2,787,766	2,871,850	2,955,933	3,040,017	3,124,101	3,208,185	3,292,270			
26 Housing for Elderly (C3) extra care	70	£748,626	3,199,270	3,294,612	3,389,953	3,485,294	3,580,636	3,675,978	3,771,319	3,866,660			
27 Retail (comparison)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252			
28 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532			
29 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135			
30 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702			
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606			
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590			
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574			
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489			
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243			
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084			
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103			
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962			
39 Student housing development (high density) 300 b	-	£385,719	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821			
40 Hotel (100 rooms)	-	£240,951	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067			
41 Hotel (125 rooms)	-	£240,951	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591			
42 Hotel (150 rooms)	-	£240,951	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385			
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949			
44 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335			
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335			
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495			
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390			
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284			

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £834.685 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£132,490	231,533	213,705	196,053	178,576	161,273	144,147	127,196	110,420			
2 Residential Small site - medium density	5	£132,490	238,790	220,923	203,232	185,717	168,376	151,211	134,222	117,407			
3 Residential Small site - higher density (flats)	5	£37,097	154,077	167,037	179,851	192,520	205,045	217,424	229,657	241,745			
4 Residential Small site - low density	10	£264,979	463,066	427,411	392,105	357,151	322,548	288,295	254,392	220,840			
5 Residential Small site - medium density	10	£264,979	477,579	441,846	406,465	371,434	336,753	302,423	268,443	234,815			
6 Residential Small site - higher density (flats)	10	£74,194	308,154	334,074	359,702	385,041	410,088	434,846	459,314	483,491			
7 Residential Medium site - low density	25	£662,449	1,157,665	1,068,526	980,264	892,877	806,368	720,735	635,979	552,100			
8 Residential Medium site - medium density	25	£662,449	799,682	715,471	632,105	549,584	467,906	387,073	307,084	227,939			
9 Residential Medium site - higher density (flats and	25	£233,712	266,285	189,147	112,806	37,285	38,049	113,121	187,380	260,830			
10 Residential Medium site - low density	50	£1,402,832	2,301,116	2,125,020	1,950,654	1,778,019	1,607,116	1,437,943	1,270,501	1,104,288			
11 Residential Medium site - medium density	50	£1,402,832	2,371,393	2,194,923	2,020,185	1,847,177	1,675,902	1,506,356	1,338,543	1,172,460			
12 Residential Medium site - higher density (flats)	50	£327,212	1,778,918	1,890,703	2,001,212	2,110,446	2,218,404	2,325,087	2,430,493	2,534,623			
13 Residential Large site - low density	100	£2,981,019	4,433,609	4,091,496	3,752,748	3,417,364	3,085,245	2,756,689	2,431,398	2,109,473			
14 Residential Large site - medium density	100	£2,981,019	4,574,024	4,231,167	3,891,674	3,555,546	3,222,782	2,893,383	2,567,348	2,244,676			
15 Residential Large site - high density (flats and house	100	£1,159,285	2,358,564	2,044,946	1,734,505	1,427,242	1,121,696	818,276	518,063	221,054			
16 Residential Large site - low density	200	£6,813,757	6,855,698	7,008,905	5,347,277	3,702,138	2,073,487	461,324	1,152,301	2,775,152			
17 Residential Large site - medium density (houses ar	200	£4,789,630	6,255,075	5,610,127	4,971,638	4,339,608	3,714,037	3,094,924	2,482,270	1,876,053			
18 Strategic scale site - low density	500	£20,032,446	6,855,698	7,008,905	5,347,277	3,702,138	2,073,487	461,324	1,152,301	2,775,152			
19 Strategic scale site - medium density (houses and f	600	£12,520,279	5,724,747	4,090,799	2,473,035	871,456	725,460	2,338,016	3,933,942	5,513,240			
20 Strategic scale site - low density	600	£25,040,557	9,850,792	7,999,060	6,165,516	4,350,162	2,548,870	754,826	1,036,453	2,836,021			
21 Strategic scale site - medium density (houses and f	500	£19,197,768	6,855,698	7,008,905	5,347,277	3,702,138	2,073,487	461,324	1,152,301	2,775,152			
22 Strategic scale site - low density	600	£20,867,131	6,854,785	7,065,416	5,483,048	3,916,043	2,358,544	812,231	740,644	2,300,568			
23 Strategic scale site - medium density (houses and f	700	£20,867,131	8,857,644	7,016,164	5,191,947	3,380,759	1,580,396	214,345	2,025,526	3,835,525			
24 Housing for Elderly (C3) - high density	40	£267,099	1,178,503	1,834,149	1,891,795	1,949,442	2,007,088	2,064,734	2,122,381	2,180,027			
25 Housing for Elderly (C3) - high density	60	£345,387	2,703,882	2,787,766	2,871,850	2,955,933	3,040,017	3,124,101	3,208,185	3,292,270			
26 Housing for Elderly (C2) extra care	70	£389,520	3,199,270	3,294,612	3,389,953	3,485,294	3,580,636	3,675,978	3,771,319	3,866,660			
27 Retail (comparison)	-												

RUGBY LOCAL PLAN VIABILITY Sales value £3.575 pcm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606.342 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH				
1 Residential Small site - low density	5	£254,975	241,471	223,097	204,902	186,888	169,055	151,403	133,931	116,640				
2 Residential Small site - medium density	5	£254,975	248,727	230,314	212,081	194,029	176,158	158,467	140,957	123,627				
3 Residential Small site - higher density (flats)	5	£71,393	152,417	165,468	178,373	191,132	203,745	216,211	228,532	240,707				
4 Residential Small site - low density	10	£509,950	482,942	446,193	409,804	373,777	338,111	302,806	267,862	233,281				
5 Residential Small site - medium density	10	£264,979	497,455	460,629	424,163	388,060	352,317	316,935	281,914	247,255				
6 Residential Small site - higher density (flats)	10	£142,786	304,834	330,936	356,746	382,264	407,489	432,423	457,064	481,412				
7 Residential Medium site - low density	25	£1,274,875	1,207,356	1,115,482	1,024,511	934,443	845,277	757,015	669,656	583,200				
8 Residential Medium site - medium density	25	£1,274,875	841,068	754,581	668,959	584,203	500,313	417,290	335,133	253,842				
9 Residential Medium site - higher density (flats and	25	£449,776	290,949	217,272	139,309	62,181	14,388	91,058	166,901	241,916				
10 Residential Medium site - low density	50	£2,699,735	2,393,959	2,212,752	2,033,326	1,855,680	1,679,814	1,505,729	1,333,398	1,162,325				
11 Residential Medium site - medium density	50	£2,699,735	2,464,234	2,282,655	2,102,857	1,924,838	1,748,601	1,574,142	1,401,465	1,230,568				
12 Residential Medium site - higher density (flats)	50	£755,926	1,781,974	1,893,991	2,003,933	2,113,002	2,220,797	2,327,318	2,432,564	2,536,539				
13 Residential Large site - low density	100	£5,736,936	4,611,170	4,259,285	3,916,859	3,585,891	3,254,382	2,922,326	2,590,722	2,259,559				
14 Residential Large site - medium density	100	£5,736,936	4,751,585	4,398,956	4,046,785	3,704,074	3,361,820	3,023,025	2,687,688	2,355,809				
15 Residential Large site - high density (flats and house	100	£2,231,031	2,487,993	2,167,251	1,849,756	1,533,507	1,223,561	913,258	606,231	302,478				
16 Residential Large site - low density	200	£11,112,997	9,261,758	8,561,468	7,866,056	7,181,522	6,501,868	5,829,092	5,163,195	4,504,176				
17 Residential Large site - medium density (houses ar	200	£9,179,098	6,519,884	5,860,363	5,207,441	4,561,118	3,921,394	3,288,268	2,661,742	2,040,783				
18 Strategic scale site - low density	500	£36,552,211	9,431,739	7,712,638	6,010,420	4,325,083	2,659,620	1,081,510	495,327	2,082,928				
19 Strategic scale site - medium density (houses and	600	£48,190,263	10,530,379	8,641,246	6,770,611	4,917,549	3,069,620	1,240,387	580,183	2,418,271				
20 Strategic scale site - low density	600	£36,945,869	7,218,588	5,375,210	3,543,150	1,729,401	68,385	1,891,309	3,695,450	5,502,008				
21 Strategic scale site - medium density (houses and	600	£40,158,553	9,076,988	7,455,869	5,844,334	4,245,454	2,659,994	1,081,510	495,327	2,082,928				
22 Strategic scale site - low density	700	£40,158,553	9,298,264	7,424,408	5,565,120	3,723,209	1,887,417	65,784	1,775,234	3,615,715				
23 Strategic scale site - medium density (houses and	40	£514,029	1,815,217	1,870,928	1,926,639	1,982,349	2,038,059	2,093,771	2,149,481	2,205,191				
24 Housing for Elderly (C3) - high density	60	£664,603	2,783,706	2,844,789	2,925,871	3,006,954	3,088,037	3,169,120	3,250,203	3,331,285				
25 Housing for Elderly (C3) - high density	70	£749,626	3,271,556	3,363,282	3,455,010	3,546,737	3,638,465	3,730,192	3,821,919	3,913,646				
26 Retail (comparison)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252				
27 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532				
28 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135				
29 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702				
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606				
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590				
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574				
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489				
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243				
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084				
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103				
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962				
39 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821				
40 Hotel (100 rooms)	-	£240,951	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067				
41 Hotel (125 rooms)	-	£240,951	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591				
42 Hotel (150 rooms)	-	£240,951	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385				
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949				
44 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949				
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335				
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495				
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390				
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284				

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £634.685 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH				
1 Residential Small site - low density	5	£132,490	241,471	223,097	204,902	186,888	169,055	151,403	133,931	116,640				
2 Residential Small site - medium density	5	£132,490	248,727	230,314	212,081	194,029	176,158	158,467	140,957	123,627				
3 Residential Small site - higher density (flats)	5	£37,097	152,417	165,468	178,373	191,132	203,745	216,211	228,532	240,707				
4 Residential Small site - low density	10	£264,979	482,942	446,193	409,804	373,777	338,111	302,806	267,862	233,281				
5 Residential Small site - medium density	10	£264,979	497,455	460,629	424,163	388,060	352,317	316,935	281,914	247,255				
6 Residential Small site - higher density (flats)	10	£74,194	304,834	330,936	356,746	382,264	407,489	432,423	457,064	481,412				
7 Residential Medium site - low density	25	£662,449	1,207,356	1,115,482	1,024,511	934,443	845,277	757,015	669,656	583,200				
8 Residential Medium site - medium density	25	£662,449	841,068	754,581	668,959	584,203	500,313	417,290	335,133	253,842				
9 Residential Medium site - higher density (flats and	25	£233,712	290,049	217,272	139,309	62,181	14,388	91,058	166,901	241,916				
10 Residential Medium site - low density	50	£1,402,832	2,393,959	2,212,752	2,033,326	1,855,680	1,679,814	1,505,729	1,333,398	1,162,325				
11 Residential Medium site - medium density	50	£1,402,832	2,464,234	2,282,655	2,102,857	1,924,838	1,748,601	1,574,142	1,401,465	1,230,568				
12 Residential Medium site - higher density (flats)	50	£327,249	1,815,217	1,870,928	1,926,639	1,982,349	2,038,059	2,093,771	2,149,481	2,205,191				
13 Residential Large site - low density	100	£2,981,019	4,611,170	4,259,285	3,916,859	3,585,891	3,254,382	2,922,326	2,590,722	2,259,559				
14 Residential Large site - medium density	100	£2,981,019	4,751,585	4,398,956	4,046,785	3,704,074	3,361,820	3,023,025	2,687,688	2,355,809				
15 Residential Large site - high density (flats and house	100	£1,159,285	2,487,993	2,167,251	1,849,756	1,533,507	1,223,561	913,258	606,231	302,478				
16 Residential Large site - low density	200	£6,813,757	9,261,758	8,561,468	7,866,056	7,181,522	6,501,868	5,829,092	5,163,195	4,504,176				
17 Residential Large site - medium density (houses ar	200	£4,789,630	6,519,884	5,860,363	5,207,441	4,561,118	3,921,394	3,288,268	2,661,742	2,040,783				
18 Strategic scale site - low density	500	£2,032,446	9,431,739	7,712,638	6,010,420	4,325,083	2,659,620	1,081,510	495,327	2,082,928				
19 Strategic scale site - medium density (houses and	600	£12,520,279	6,392,653	4,721,947	3,067,780	1,430,150	193,853	1,840,073	3,471,725	5,086,387				
20 Strategic scale site - low density	600	£25,040,557	10,530,379	8,641,246	6,770,611	4,917,5								

RUGBY LOCAL PLAN VIABILITY Sales value £3,740 pcm
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606.342 PER HA

Description	No of units	BLV	Residual land values							
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£254,975	296,825	275,404	254,193	233,191	212,400	191,819	171,447	151,288
2 Residential Small site - medium density	5	£254,975	304,082	282,622	261,372	240,332	219,503	198,882	178,472	158,272
3 Residential Small site - higher density (flats)	5	£71,393	104,649	120,329	135,837	151,174	166,340	181,335	196,157	210,809
4 Residential Small site - low density	10	£509,950	593,649	550,807	508,385	466,382	424,799	383,636	342,893	302,570
5 Residential Small site - medium density	10	£509,950	608,163	565,243	522,744	480,664	439,005	397,765	356,945	316,544
6 Residential Small site - higher density (flats)	10	£142,786	209,296	240,656	271,674	302,348	332,680	362,688	392,314	421,618
7 Residential Medium site - low density	25	£1,274,875	1,484,125	1,377,019	1,270,962	1,165,955	1,061,998	959,091	857,233	756,425
8 Residential Medium site - medium density	25	£1,274,875	1,109,535	1,008,271	908,017	808,770	710,533	613,304	517,083	421,871
9 Residential Medium site - higher density (flats and	25	£449,716	552,890	459,977	368,016	277,004	186,945	97,837	8,679	-78,711
10 Residential Medium site - low density	50	£2,699,735	2,933,259	2,722,373	2,513,552	2,306,797	2,102,108	1,899,486	1,698,929	1,500,439
11 Residential Medium site - medium density	50	£2,699,735	3,003,536	2,792,277	2,583,083	2,375,955	2,170,895	1,967,899	1,766,970	1,568,108
12 Residential Medium site - higher density (flats)	50	£755,926	1,325,740	1,462,466	1,597,676	1,731,370	1,863,548	1,994,211	2,123,357	2,250,988
13 Residential Large site - low density	100	£5,738,536	5,680,778	5,270,027	4,863,301	4,460,601	4,061,926	3,667,276	3,276,652	2,890,054
14 Residential Large site - medium density	100	£5,738,536	6,811,183	5,409,698	5,002,228	4,598,783	4,199,365	3,803,970	3,412,602	3,025,269
15 Residential Large site - high density (flats and house	100	£2,231,031	3,509,468	3,132,510	2,759,339	2,389,956	2,024,360	1,662,553	1,304,533	950,302
16 Residential Large site - low density	200	£11,142,997	11,342,023	10,528,030	9,721,187	8,922,326	8,131,447	7,348,549	6,573,633	5,806,698
17 Residential Large site - medium density (houses ar	200	£9,179,098	8,538,547	7,767,928	7,004,977	6,249,697	5,502,084	4,762,141	4,029,866	3,305,262
18 Strategic scale site - low density	500	£38,552,211	40,895,687	12,513,080	10,547,190	8,600,746	6,666,412	4,743,874	2,840,934	957,590
19 Strategic scale site - medium density (houses and f	600	£36,945,869	12,728,058	10,588,823	8,470,678	6,373,624	4,294,697	2,222,886	172,339	-1,899,213
20 Strategic scale site - high density (houses and f	600	£40,158,553	13,846,699	11,971,590	10,114,843	8,267,694	6,438,346	4,623,457	2,819,499	1,026,053
21 Strategic scale site - low density	700	£48,190,263	16,098,397	13,914,376	11,751,331	9,597,392	7,464,968	5,354,057	3,261,640	1,176,615
22 Strategic scale site - medium density (houses and f	600	£36,945,869	12,728,058	10,588,823	8,470,678	6,373,624	4,294,697	2,222,886	172,339	-1,899,213
23 Strategic scale site - high density (houses and f	600	£40,158,553	14,831,729	12,670,958	10,521,834	8,392,689	6,282,869	4,182,997	2,099,867	27,039
24 Housing for Elderly (C3) - high density	40	£514,029	1,586,298	1,653,455	1,720,612	1,787,768	1,854,924	1,922,081	1,989,237	2,056,395
25 Housing for Elderly (C3) - high density	60	£664,603	2,422,873	2,520,806	2,618,941	2,717,075	2,815,209	2,913,344	3,011,478	3,109,613
26 Housing for Elderly (C2) extra care	70	£748,626	2,876,396	2,987,881	3,099,366	3,210,852	3,322,337	3,433,822	3,545,308	3,656,792
27 Retail (comparison)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252
28 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532
29 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135
30 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962
39 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821
40 Hotel (100 rooms)	-	£240,951	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067
41 Hotel (125 rooms)	-	£240,951	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591
42 Hotel (150 rooms)	-	£240,951	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949
44 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £634.685 PER HA

Description	No of units	BLV	Residual land values							
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£132,490	296,825	275,404	254,193	233,191	212,400	191,819	171,447	151,288
2 Residential Small site - medium density	5	£132,490	304,082	282,622	261,372	240,332	219,503	198,882	178,472	158,272
3 Residential Small site - higher density (flats)	5	£37,997	104,649	120,329	135,837	151,174	166,340	181,335	196,157	210,809
4 Residential Small site - low density	10	£264,979	593,649	550,807	508,385	466,382	424,799	383,636	342,893	302,570
5 Residential Small site - medium density	10	£264,979	608,163	565,243	522,744	480,664	439,005	397,765	356,945	316,544
6 Residential Small site - higher density (flats)	10	£74,194	209,296	240,656	271,674	302,348	332,680	362,688	392,314	421,618
7 Residential Medium site - low density	25	£662,449	1,484,125	1,377,019	1,270,962	1,165,955	1,061,998	959,091	857,233	756,425
8 Residential Medium site - medium density	25	£662,449	1,109,535	1,008,271	908,017	808,770	710,533	613,304	517,083	421,871
9 Residential Medium site - higher density (flats and	25	£233,712	552,890	459,977	368,016	277,004	186,945	97,837	8,679	-78,711
10 Residential Medium site - low density	50	£1,402,832	2,933,259	2,722,373	2,513,552	2,306,797	2,102,108	1,899,486	1,698,929	1,500,439
11 Residential Medium site - medium density	50	£1,402,832	3,003,536	2,792,277	2,583,083	2,375,955	2,170,895	1,967,899	1,766,970	1,568,108
12 Residential Medium site - higher density (flats)	50	£392,727	1,325,740	1,462,466	1,597,676	1,731,370	1,863,548	1,994,211	2,123,357	2,250,988
13 Residential Large site - low density	100	£2,981,019	5,680,778	5,270,027	4,863,301	4,460,601	4,061,926	3,667,276	3,276,652	2,890,054
14 Residential Large site - medium density	100	£2,981,019	6,811,183	5,409,698	5,002,228	4,598,783	4,199,365	3,803,970	3,412,602	3,025,269
15 Residential Large site - high density (flats and house	100	£1,159,285	3,509,468	3,132,510	2,759,339	2,389,956	2,024,360	1,662,553	1,304,533	950,302
16 Residential Large site - low density	200	£6,813,757	11,342,023	10,528,030	9,721,187	8,922,326	8,131,447	7,348,549	6,573,633	5,806,698
17 Residential Large site - medium density (houses ar	200	£4,789,630	8,538,547	7,767,928	7,004,977	6,249,697	5,502,084	4,762,141	4,029,866	3,305,262
18 Strategic scale site - low density	500	£20,032,446	14,498,415	12,513,080	10,547,190	8,600,746	6,666,412	4,743,874	2,840,934	957,590
19 Strategic scale site - medium density (houses and f	600	£12,520,279	11,419,808	9,486,965	7,559,242	5,643,353	3,758,695	1,887,241	34,998	-1,836,403
20 Strategic scale site - low density	500	£25,040,557	16,098,397	13,914,376	11,751,331	9,597,392	7,464,968	5,354,057	3,261,640	1,176,615
21 Strategic scale site - medium density (houses and f	600	£19,197,098	13,846,699	11,971,590	10,114,843	8,267,694	6,438,346	4,623,457	2,819,499	1,026,053
22 Strategic scale site - low density	700	£20,867,131	14,831,729	12,670,958	10,521,834	8,392,689	6,282,869	4,182,997	2,099,867	27,039
23 Strategic scale site - medium density (houses and f	600	£20,867,131	14,831,729	12,670,958	10,521,834	8,392,689	6,282,869	4,182,997	2,099,867	27,039
24 Housing for Elderly (C3) - high density	40	£267,099	1,586,298	1,653,455	1,720,612	1,787,768	1,854,924	1,922,081	1,989,237	2,056,395
25 Housing for Elderly (C3) - high density	60	£345,387	2,422,873	2,520,806	2,618,941	2,717,075	2,815,209	2,913,344	3,011,478	3,109,613
26 Housing for Elderly (C2) extra care	70	£389,520	2,876,396	2,987,881	3,099,366	3,210,852	3,322,337			

RUGBY LOCAL PLAN VIABILITY Sales value £3,905 pcm
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606.342 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£254,975	352,179	327,711	303,482	279,494	255,744	232,233	208,962	185,930			
2 Residential Small site - medium density	5	£254,975	359,435	334,929	310,663	286,635	262,846	239,298	215,988	192,917			
3 Residential Small site - higher density (flats)	5	£71,393	56,880	75,189	93,301	111,216	129,336	146,457	163,782	180,911			
4 Residential Small site - low density	10	£509,950	704,357	655,422	606,966	558,988	511,488	464,467	417,924	371,860			
5 Residential Small site - medium density	10	£509,950	718,870	669,858	621,324	573,269	525,693	478,595	431,975	385,835			
6 Residential Small site - higher density (flats)	10	£142,786	113,759	150,377	186,602	222,433	257,870	292,915	327,565	361,823			
7 Residential Medium site - low density	25	£1,274,875	1,760,894	1,638,556	1,517,413	1,397,469	1,278,719	1,161,167	1,044,810	929,650			
8 Residential Medium site - medium density	25	£1,274,875	1,378,001	1,261,963	1,147,075	1,033,338	920,752	809,317	699,033	589,899			
9 Residential Medium site - higher density (flats and	25	£449,776	899,732	702,683	596,722	491,849	389,062	285,363	183,750	83,225			
10 Residential Medium site - low density	50	£2,699,735	3,472,561	3,231,993	2,993,778	2,757,914	2,524,402	2,293,242	2,064,434	1,837,979			
11 Residential Medium site - medium density	50	£2,699,735	3,542,838	3,301,897	3,063,309	2,827,072	2,593,188	2,361,655	2,132,476	1,905,647			
12 Residential Medium site - higher density (flats)	50	£755,926	869,507	1,031,342	1,191,418	1,349,738	1,506,299	1,661,104	1,814,150	1,965,439			
13 Residential Large site - low density	100	£3,739,536	6,750,386	6,280,768	5,815,743	5,355,311	4,899,471	4,448,223	4,001,566	3,559,503			
14 Residential Large site - medium density	100	£3,739,536	6,860,801	6,420,440	5,954,970	5,493,633	5,036,909	4,584,916	4,137,516	3,694,708			
15 Residential Large site - high density (flats and house	100	£2,231,031	4,530,944	4,097,768	3,668,921	3,244,404	2,824,215	2,408,356	1,996,826	1,589,626			
16 Residential Large site - low density	200	£13,112,997	13,403,824	12,476,948	11,559,132	10,650,376	9,760,681	8,860,046	7,976,471	7,105,957			
17 Residential Large site - medium density (houses ar	200	£3,179,098	10,557,209	9,675,493	8,802,514	7,938,275	7,082,775	6,236,014	5,397,991	4,568,708			
18 Strategic scale site - low density	500	£36,552,211	19,559,627	17,296,030	15,054,261	12,834,620	10,637,108	8,461,725	6,308,470	4,162,810			
19 Strategic scale site - medium density (houses and	500	£8,880,000	10,559,928	9,675,493	8,802,514	7,938,275	7,082,775	6,236,014	5,397,991	4,568,708			
20 Strategic scale site - low density	600	£48,190,263	21,639,302	19,150,335	16,685,693	14,245,377	11,829,386	9,437,720	7,055,502	4,697,575			
21 Strategic scale site - medium density (houses and	600	£36,945,869	18,193,328	15,766,191	13,362,915	10,982,207	8,611,788	6,265,300	3,942,983	1,628,591			
22 Strategic scale site - low density	600	£40,158,553	18,579,377	16,451,780	14,344,974	12,250,914	10,176,949	8,123,863	6,081,021	4,058,188			
23 Strategic scale site - medium density (houses and	700	£40,158,553	20,321,562	17,868,325	15,430,443	13,015,134	10,623,951	8,247,475	5,891,762	3,549,235			
24 Housing for Elderly (C3) - high density	40	£514,029	1,357,380	1,435,982	1,514,584	1,593,187	1,671,789	1,750,392	1,828,994	1,907,597			
25 Housing for Elderly (C3) - high density	60	£664,603	2,081,638	2,196,825	2,312,011	2,427,196	2,542,382	2,657,569	2,772,755	2,887,941			
26 Housing for Elderly (C2) extra care	70	£749,626	2,481,237	2,196,825	2,312,011	2,427,196	2,542,382	2,657,569	2,772,755	2,887,941			
27 Retail (comparison)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252			
28 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532			
29 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135			
30 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702			
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606			
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590			
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574			
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489			
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243			
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084			
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103			
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962			
39 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821			
40 Hotel (100 rooms)	-	£240,851	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067			
41 Hotel (125 rooms)	-	£240,851	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591			
42 Hotel (150 rooms)	-	£240,851	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385			
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949			
44 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949			
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335			
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495			
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390			
48 Community use	-	£301,138	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284			

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £634.685 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£132,490	352,179	327,711	303,482	279,494	255,744	232,233	208,962	185,930			
2 Residential Small site - medium density	5	£132,490	359,435	334,929	310,663	286,635	262,846	239,298	215,988	192,917			
3 Residential Small site - higher density (flats)	5	£37,097	56,880	75,189	93,301	111,216	129,336	146,457	163,782	180,911			
4 Residential Small site - low density	10	£264,979	704,357	655,422	606,966	558,988	511,488	464,467	417,924	371,860			
5 Residential Small site - medium density	10	£264,979	718,870	669,858	621,324	573,269	525,693	478,595	431,975	385,835			
6 Residential Small site - higher density (flats)	10	£74,194	113,759	150,377	186,602	222,433	257,870	292,915	327,565	361,823			
7 Residential Medium site - low density	25	£662,449	1,760,894	1,638,556	1,517,413	1,397,469	1,278,719	1,161,167	1,044,810	929,650			
8 Residential Medium site - medium density	25	£662,449	1,378,001	1,261,963	1,147,075	1,033,338	920,752	809,317	699,033	589,899			
9 Residential Medium site - higher density (flats and	25	£233,712	899,732	702,683	596,722	491,849	389,062	285,363	183,750	83,225			
10 Residential Medium site - low density	50	£1,402,832	3,472,561	3,231,993	2,993,778	2,757,914	2,524,402	2,293,242	2,064,434	1,837,979			
11 Residential Medium site - medium density	50	£1,402,832	3,542,838	3,301,897	3,063,309	2,827,072	2,593,188	2,361,655	2,132,476	1,905,647			
12 Residential Medium site - higher density (flats)	50	£332,727	869,507	1,031,342	1,191,418	1,349,738	1,506,299	1,661,104	1,814,150	1,965,439			
13 Residential Large site - low density	100	£3,739,536	6,750,386	6,280,768	5,815,743	5,355,311	4,899,471	4,448,223	4,001,566	3,559,503			
14 Residential Large site - medium density	100	£3,739,536	6,860,801	6,420,440	5,954,970	5,493,633	5,036,909	4,584,916	4,137,516	3,694,708			
15 Residential Large site - high density (flats and house	100	£1,559,285	4,530,944	4,097,768	3,668,921	3,244,404	2,824,215	2,408,356	1,996,826	1,589,626			
16 Residential Large site - low density	200	£6,815,757	13,403,824	12,476,948	11,559,132	10,650,376	9,760,681	8,860,046	7,976,471	7,105,957			
17 Residential Large site - medium density (houses ar	200	£4,789,630	10,557,209	9,675,493	8,802,514	7,938,275	7,082,775	6,236,014	5,397,991	4,568,708			
18 Residential Large site - low density	500	£20,032,446	19,559,928	17,296,030	15,054,261	12,834,620	10,637,108	8,461,725	6,308,470	4,162,810			
19 Strategic scale site - medium density (houses and	500	£12,520,279	16,405,399	14,197,771	12,011,851	9,847,638	7,705,132	5,569,973	3,453,500	1,359,914			
20 Strategic scale site - low density	600	£25,040,557	21,639,302	19,150,335	16,685,693	14,245,377	11,829,386	9,437,720	7,055,502	4,697,575			
21 Strategic scale site - medium density (houses and	600	£19,193,760	18,193,328	15,766,191	13,362,915	10,982,207	8,611,788	6,265,300	3,942,983	1,628,591			
22 Strategic scale site - low density	600	£20,867,131	18,579,377	16,451,780	14,344,974	12,250,914	10,176,949	8,123,863	6,081,021	4,058,188			
23 Strategic scale site - medium density (houses and	700	£20,867,131	20,321,562	17,868,325	15,430,443	13,015,134	10,623,951	8,247,475	5,891,762	3,549,235			
24 Housing for Elderly (C3) - high density	40	£267,099	1,357,380	1,435,982	1,514,584	1,593,187	1,671,789	1,750,392	1,828,994	1,907,597			
25 Housing for Elderly (C3) - high density	60	£345,438	2,081,638	2,196,825	2,312,011	2,427,196	2,542,382	2,657,569	2,772,755	2,887,941			
26 Housing for Elderly (C2) extra care	70	£389,520	2,481,237	2,1									

RUGBY LOCAL PLAN VIABILITY Sales value £4,070 pcm
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606,342 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£254,975	407,533	380,018	352,773	325,796	299,088	272,648	246,478	220,578			
2 Residential Small site - medium density	5	£254,975	414,789	387,237	359,952	332,937	306,191	279,713	253,503	227,563			
3 Residential Small site - higher density (flats)	5	£71,393	8,111	30,049	50,765	71,259	91,531	111,580	131,408	151,014			
4 Residential Small site - low density	10	£509,950	8,105,065	760,037	705,546	651,593	598,176	545,296	492,954	441,150			
5 Residential Small site - medium density	10	£509,950	8,295,578	774,473	719,905	665,875	612,381	559,426	507,006	455,124			
6 Residential Small site - higher density (flats)	10	£142,786	18,222	60,098	101,530	142,518	183,061	223,161	262,816	302,028			
7 Residential Medium site - low density	25	£1,274,875	2,037,662	1,900,093	1,763,865	1,628,981	1,495,440	1,363,242	1,232,387	1,102,875			
8 Residential Medium site - medium density	25	£1,274,875	1,646,467	1,515,653	1,386,133	1,257,906	1,130,971	1,005,330	880,982	757,929			
9 Residential Medium site - higher density (flats and	25	£449,776	1,066,573	945,390	825,430	706,693	589,179	472,888	357,821	243,977			
10 Residential Medium site - low density	50	£2,699,735	4,011,862	3,741,614	3,474,003	3,209,031	2,946,696	2,686,999	2,429,939	2,175,518			
11 Residential Medium site - medium density	50	£2,699,735	4,082,139	3,811,517	3,543,535	3,276,189	3,015,482	2,755,412	2,497,981	2,243,187			
12 Residential Medium site - higher density (flats)	50	£755,926	413,273	600,216	785,162	968,108	1,149,052	1,327,997	1,504,943	1,679,890			
13 Residential Large site - low density	100	£5,739,536	7,819,994	7,291,510	6,768,186	6,250,021	5,737,015	5,229,169	4,726,481	4,228,953			
14 Residential Large site - medium density	100	£5,739,536	7,960,410	7,431,182	6,907,113	6,386,204	5,874,453	5,365,862	4,862,430	4,364,158			
15 Residential Large site - high density (flats and house	100	£2,231,031	5,552,420	5,063,027	4,576,504	4,098,851	3,624,070	3,154,159	2,689,119	2,228,950			
16 Residential Large site - low density	200	£11,129,997	15,465,625	14,425,276	13,395,081	12,375,038	11,365,150	10,365,414	9,375,832	8,396,403			
17 Residential Large site - medium density (houses and	200	£9,179,098	12,567,185	11,577,558	10,597,709	9,626,854	8,663,466	7,709,988	6,766,116	5,832,155			
18 Strategic scale site - low density	500	£36,552,211	24,912,728	22,078,981	19,961,332	17,968,495	16,000,469	14,157,254	12,439,165	10,845,859			
19 Strategic scale site - medium density (houses and f	600	£48,190,263	27,142,614	24,361,383	21,607,290	18,880,255	16,168,128	13,483,265	10,825,662	8,195,322			
20 Strategic scale site - medium density (houses and f	600	£36,945,869	23,643,562	20,923,611	18,222,856	15,548,855	12,901,609	10,281,116	7,676,962	5,092,882			
21 Strategic scale site - low density	600	£40,158,553	23,390,592	20,897,078	18,545,611	16,204,966	13,887,623	11,592,960	9,311,851	7,054,140			
22 Strategic scale site - medium density (houses and f	700	£40,158,553	25,781,173	23,030,028	20,303,090	17,603,073	14,929,976	12,273,819	9,642,680	7,031,332			
23 Strategic scale site - low density	40	£514,029	1,128,460	1,218,509	1,308,557	1,398,606	1,488,654	1,578,703	1,668,751	1,758,800			
24 Housing for Elderly (C3) - high density	60	£664,603	1,740,604	1,872,842	2,005,080	2,137,317	2,269,555	2,401,793	2,534,031	2,666,269			
25 Housing for Elderly (C3) - high density	70	£749,626	2,086,097	2,247,082	2,408,067	2,569,052	2,729,037	2,889,022	3,049,007	3,208,992			
26 Housing for Elderly (C2) extra care	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252			
27 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532			
28 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135			
29 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702			
30 Office	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606			
31 Industrial (40% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590			
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574			
33 Warehousing/logistics (60% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489			
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	20,709,243	20,709,243	20,709,243	20,709,243	20,709,243	20,709,243	20,709,243	20,709,243			
35 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084			
36 Student housing development (high density) 200 b	-	£267,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103			
37 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962			
38 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821			
39 Hotel (100 rooms)	-	£240,951	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067			
40 Hotel (125 rooms)	-	£240,951	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591			
41 Hotel (150 rooms)	-	£240,951	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385			
42 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949			
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949			
44 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335			
45 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495			
46 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390			
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284			

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £834,685 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£132,490	407,533	380,018	352,773	325,796	299,088	272,648	246,478	220,578			
2 Residential Small site - medium density	5	£132,490	414,789	387,237	359,952	332,937	306,191	279,713	253,503	227,563			
3 Residential Small site - higher density (flats)	5	£37,997	8,111	30,049	50,765	71,259	91,531	111,580	131,408	151,014			
4 Residential Small site - low density	10	£264,979	8,105,065	760,037	705,546	651,593	598,176	545,296	492,954	441,150			
5 Residential Small site - medium density	10	£264,979	8,295,578	774,473	719,905	665,875	612,381	559,426	507,006	455,124			
6 Residential Small site - higher density (flats)	10	£74,194	18,222	60,098	101,530	142,518	183,061	223,161	262,816	302,028			
7 Residential Medium site - low density	25	£662,449	2,037,662	1,900,093	1,763,865	1,628,981	1,495,440	1,363,242	1,232,387	1,102,875			
8 Residential Medium site - medium density	25	£662,449	1,646,467	1,515,653	1,386,133	1,257,906	1,130,971	1,005,330	880,982	757,929			
9 Residential Medium site - higher density (flats and	25	£233,712	1,066,573	945,390	825,430	706,693	589,179	472,888	357,821	243,977			
10 Residential Medium site - low density	50	£1,402,832	4,011,862	3,741,614	3,474,003	3,209,031	2,946,696	2,686,999	2,429,939	2,175,518			
11 Residential Medium site - medium density	50	£1,402,832	4,082,139	3,811,517	3,543,535	3,276,189	3,015,482	2,755,412	2,497,981	2,243,187			
12 Residential Medium site - higher density (flats)	50	£392,972	413,273	600,216	785,162	968,108	1,149,052	1,327,997	1,504,943	1,679,890			
13 Residential Large site - low density	100	£2,981,019	7,819,994	7,291,510	6,768,186	6,250,021	5,737,015	5,229,169	4,726,481	4,228,953			
14 Residential Large site - medium density	100	£2,981,019	7,960,410	7,431,182	6,907,113	6,386,204	5,874,453	5,365,862	4,862,430	4,364,158			
15 Residential Large site - high density (flats and house	100	£1,159,285	5,552,420	5,063,027	4,576,504	4,098,851	3,624,070	3,154,159	2,689,119	2,228,950			
16 Residential Large site - low density	200	£6,813,757	15,465,625	14,425,276	13,395,081	12,375,038	11,365,150	10,365,414	9,375,832	8,396,403			
17 Residential Large site - medium density (houses and	200	£4,789,626	12,567,185	11,577,558	10,597,709	9,626,854	8,663,466	7,709,988	6,766,116	5,832,155			
18 Strategic scale site - low density	500	£20,032,446	24,612,728	22,078,981	19,961,332	17,968,495	16,000,469	14,157,254	12,439,165	10,845,859			
19 Strategic scale site - medium density (houses and f	600	£12,520,279	21,390,989	18,908,978	16,451,316	14,018,004	11,609,041	9,224,429	6,864,166	4,515,859			
20 Strategic scale site - low density	500	£25,040,557	27,142,614	24,361,383	21,607,290	18,880,255	16,168,128	13,483,265	10,825,662	8,195,322			
21 Strategic scale site - medium density (houses and f	600	£19,197,766	23,643,562	20,923,611	18,222,856	15,548,855	12,901,609	10,281,116	7,676,962	5,092,882			
22 Strategic scale site - low density	600	£20,867,131	23,296,592	20,907,378	18,545,611	16,204,966	13,887,623	11,592,960	9,311,851	7,054,140			
23 Strategic scale site - medium density (houses and f	700	£20,867,131	25,781,173	23,030,028	20,303,090	17,603,073	14,929,976	12,273,819	9,642,680	7,031,332			
24 Housing for Elderly (C3) - high density	40	£267,035	1,128,460	1,218,509	1,308,557	1,398,606	1,488,654	1,578,703	1,668,751	1,758,800			
25 Housing for Elderly (C3) - high density	60	£345,387	1,740,604	1,872,842	2,005,080	2,137,317	2,269,555	2,401,793	2,534,031	2,666,269			
26 Housing for Elderly (C2) extra care	70	£389,520	2,086,097	2,247,082	2,408,067	2,569,052	2,729,037	2,889,022	3,049,007	3,208,992			
27 Retail (convenience)	-	£208,671											

RUGBY LOCAL PLAN VIABILITY		Sales value £4,235 pcm		AH tenure		Rented 82%		SO 18%		Fst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£1,606,342 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£254,975	462,886	432,326	402,063	372,099	342,432	313,063	283,992	255,220	
2 Residential Small site - medium density	5	£254,975	470,143	439,544	409,243	379,240	349,534	320,128	291,019	262,207	
3 Residential Small site - higher density (flats)	5	£71,393	38,077	14,864	8,229	31,301	54,126	76,704	99,033	121,116	
4 Residential Small site - low density	10	£509,950	925,772	864,052	804,127	744,197	684,864	626,127	567,986	510,440	
5 Residential Small site - medium density	10	£509,950	940,285	879,088	818,486	758,479	699,070	640,255	582,037	524,418	
6 Residential Small site - higher density (flats)	10	£142,786	76,153	29,728	16,457	62,602	108,252	153,406	198,067	242,232	
7 Residential Medium site - low density	25	£1,274,875	2,314,432	2,161,630	2,010,317	1,860,494	1,712,160	1,565,317	1,419,964	1,276,100	
8 Residential Medium site - medium density	25	£1,274,875	1,914,933	1,769,344	1,625,191	1,482,473	1,341,190	1,201,343	1,062,932	925,956	
9 Residential Medium site - higher density (flats and	25	£449,776	1,323,415	1,188,096	1,054,137	921,536	790,296	660,414	531,892	404,730	
10 Residential Medium site - low density	50	£2,699,735	4,551,164	4,251,235	3,954,229	3,660,148	3,368,990	3,080,755	2,795,445	2,513,058	
11 Residential Medium site - medium density	50	£2,699,735	4,621,440	4,321,139	4,023,761	3,729,306	3,437,775	3,149,169	2,863,486	2,580,727	
12 Residential Medium site - higher density (flats)	50	£755,926	42,316	169,092	378,904	586,474	791,803	994,890	1,195,736	1,394,341	
13 Residential Large site - low density	100	£5,739,536	8,869,602	8,302,252	7,720,628	7,144,731	6,574,560	6,010,115	5,451,396	4,898,402	
14 Residential Large site - medium density	100	£5,739,536	9,030,019	8,441,924	7,859,555	7,282,914	6,711,997	6,146,806	5,587,345	5,033,607	
15 Residential Large site - high density (flats and	100	£2,231,031	5,673,896	5,028,285	4,488,087	3,953,299	3,423,925	2,899,962	2,381,412	1,868,278	
16 Residential Large site - low density	200	£11,142,997	17,527,425	16,373,604	15,231,030	14,099,701	12,979,619	11,870,782	10,773,193	9,686,848	
17 Residential Large site - medium density (houses ar	200	£9,179,098	14,567,131	13,467,437	12,378,579	11,300,558	10,233,373	9,177,025	8,131,513	7,095,601	
18 Strategic scale site - low density	500	£36,552,211	59,657,177	56,400,962	53,041,303	4,982,997	4,635,829	4,289,662	3,943,495	3,597,328	
19 Strategic scale site - medium density (houses and	600	£48,190,263	32,638,892	29,555,171	26,501,502	23,477,885	20,484,321	17,520,809	14,580,945	11,663,280	
20 Strategic scale site - medium density (houses and	600	£36,945,869	29,057,396	26,044,166	23,060,438	20,106,213	17,175,270	14,265,977	11,386,330	8,536,330	
21 Strategic scale site - low density	600	£40,158,553	27,973,963	25,367,777	22,725,290	20,139,502	17,579,413	15,037,835	12,519,955	10,027,868	
22 Strategic scale site - medium density (houses and	700	£40,158,553	31,208,757	28,165,361	25,151,671	22,167,690	19,207,185	16,271,968	13,366,566	10,482,000	
23 Strategic scale site - high density	40	£514,029	899,541	1,001,036	1,102,530	1,204,025	1,305,519	1,407,013	1,508,508	1,610,002	
24 Housing for Elderly (C3) - high density	60	£664,603	1,399,570	1,548,860	1,698,150	1,847,438	1,996,728	2,146,018	2,295,307	2,444,597	
25 Housing for Elderly (C3) - high density	70	£749,626	1,690,947	1,861,637	2,032,436	2,203,235	2,374,034	2,544,833	2,715,632	2,886,431	
26 Housing for Elderly (C2) extra care	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	
27 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	
28 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	
29 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	
39 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	
40 Hotel (100 rooms)	-	£240,851	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	
41 Hotel (125 rooms)	-	£240,851	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	
42 Hotel (150 rooms)	-	£240,851	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949	
44 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495	
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£634,685 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£132,490	462,886	432,326	402,063	372,099	342,432	313,063	283,992	255,220	
2 Residential Small site - medium density	5	£132,490	470,143	439,544	409,243	379,240	349,534	320,128	291,019	262,207	
3 Residential Small site - higher density (flats)	5	£37,997	38,077	14,864	8,229	31,301	54,126	76,704	99,033	121,116	
4 Residential Small site - low density	10	£264,979	925,772	864,052	804,127	744,197	684,864	626,127	567,986	510,440	
5 Residential Small site - medium density	10	£264,979	940,285	879,088	818,486	758,479	699,070	640,255	582,037	524,418	
6 Residential Small site - higher density (flats)	10	£74,194	76,153	29,728	16,457	62,602	108,252	153,406	198,067	242,232	
7 Residential Medium site - low density	25	£662,449	2,314,432	2,161,630	2,010,317	1,860,494	1,712,160	1,565,317	1,419,964	1,276,100	
8 Residential Medium site - medium density	25	£662,449	1,914,933	1,769,344	1,625,191	1,482,473	1,341,190	1,201,343	1,062,932	925,956	
9 Residential Medium site - higher density (flats and	25	£233,712	1,323,415	1,188,096	1,054,137	921,536	790,296	660,414	531,892	404,730	
10 Residential Medium site - low density	50	£1,402,832	4,551,164	4,251,235	3,954,229	3,660,148	3,368,990	3,080,755	2,795,445	2,513,058	
11 Residential Medium site - medium density	50	£1,402,832	4,621,440	4,321,139	4,023,761	3,729,306	3,437,775	3,149,169	2,863,486	2,580,727	
12 Residential Medium site - higher density (flats)	50	£362,709	42,316	169,092	378,904	586,474	791,803	994,890	1,195,736	1,394,341	
13 Residential Large site - low density	100	£2,981,019	8,869,602	8,302,252	7,720,628	7,144,731	6,574,560	6,010,115	5,451,396	4,898,402	
14 Residential Large site - medium density	100	£2,981,019	9,030,019	8,441,924	7,859,555	7,282,914	6,711,997	6,146,806	5,587,345	5,033,607	
15 Residential Large site - high density (flats and	100	£1,159,285	5,673,896	5,028,285	4,488,087	3,953,299	3,423,925	2,899,962	2,381,412	1,868,278	
16 Residential Large site - low density	200	£6,813,757	17,527,425	16,373,604	15,231,030	14,099,701	12,979,619	11,870,782	10,773,193	9,686,848	
17 Residential Large site - medium density (houses ar	200	£4,769,620	14,567,131	13,467,437	12,378,579	11,300,558	10,233,373	9,177,025	8,131,513	7,095,601	
18 Strategic scale site - low density	500	£20,032,446	29,627,177	26,820,562	24,041,303	21,289,307	18,563,829	15,852,783	13,169,232	10,513,174	
19 Strategic scale site - medium density (houses and	600	£12,520,279	26,354,035	23,611,562	20,890,781	18,188,371	15,512,952	12,864,526	10,243,091	7,648,649	
20 Strategic scale site - low density	600	£25,040,557	32,638,892	29,555,171	26,501,502	23,477,885	20,484,321	17,520,809	14,580,945	11,663,280	
21 Strategic scale site - medium density (houses and	700	£19,197,660	29,057,396	26,044,166	23,060,438	20,106,213	17,175,270	14,265,977	11,386,330	8,536,330	
22 Strategic scale site - low density	600	£20,867,131	27,973,963	25,367,777	22,725,290	20,139,502	17,579,413	15,037,835	12,519,955	10,027,868	
23 Strategic scale site - medium density (houses and	700	£20,867,131	31,208,757	28,165,361	25,151,671	22,167,690	19,207,185	16,271,968	13,366,566	10,482,000	
24 Housing for Elderly (C3) - high density	40	£267,099	899,541	1,001,036	1,102,530	1,204,025	1,305,519	1,407,013	1,508,508	1,610,002	
25 Housing for Elderly (C3) - high density	60	£345,387	1,399,570	1,548,860	1,698,150	1,847,438	1,996,728	2,146,018	2,295,307	2,444,597	
26 Housing for Elderly (C2) extra care	70	£389,520	1,690,917	1,861,637	2,032,436	2,203,235	2,374,034	2,544,833	2,715,632	2,886,431	
27 Retail (convenience)	-	£208,671	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	
28 Office	-	£834,685	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	
29 Office	-	£417,343	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	
30 Office	-	£834,685	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	
31 Industrial (40% plot ratio)	-	£834,685	1,490,								

Appendix 9 - Appraisal outputs – £10,000 per unit S106

RUGBY LOCAL PLAN VIABILITY		Sales value £3,080 psm		AH tenure		Rented 82%		SO 18%		Fst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£1,606,342 PER HA		£634,685 PER HA		£370,000 PER HA		£247,000 PER HA		£247,000 PER HA	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	35% AH
1 Residential Small site - low density	5	£254,975	99,350	87,615	75,997	64,495	53,111	41,842	30,691	19,658	19,658
2 Residential Small site - medium density	5	£254,975	106,607	94,834	83,177	71,636	60,213	48,907	37,716	26,642	26,642
3 Residential Small site - higher density (flats)	5	£71,393	271,417	279,118	286,725	294,238	301,656	308,979	316,209	323,343	323,343
4 Residential Small site - low density	10	£509,950	198,701	175,232	151,994	128,992	106,221	83,684	61,381	39,311	39,311
5 Residential Small site - medium density	10	£509,950	213,215	189,668	166,354	143,274	120,427	97,812	75,432	53,285	53,285
6 Residential Small site - higher density (flats)	10	£142,786	542,833	558,236	573,451	588,476	603,312	617,960	632,417	646,686	646,686
7 Residential Medium site - low density	25	£1,274,875	496,753	438,078	379,987	322,479	265,533	209,211	153,452	98,276	98,276
8 Residential Medium site - medium density	25	£1,274,875	553,376	480,799	416,615	352,431	288,147	223,863	159,579	105,295	105,295
9 Residential Medium site - higher density (flats and	25	£449,716	800,164	809,799	818,934	828,069	837,204	846,339	855,474	864,609	864,609
10 Residential Medium site - low density	50	£2,549,750	993,506	876,154	759,974	644,950	531,111	41,842	30,691	19,658	19,658
11 Residential Medium site - medium density	50	£2,549,750	1,066,607	948,834	831,177	716,360	602,136	48,907	37,716	26,642	26,642
12 Residential Medium site - higher density (flats)	50	£713,925	2,714,171	2,791,118	2,867,255	2,942,392	3,017,529	3,092,666	3,167,803	3,242,940	3,242,940
13 Residential Large site - low density	100	£5,099,500	1,987,012	1,752,322	1,519,988	1,289,984	1,062,222	83,684	61,381	39,311	39,311
14 Residential Large site - medium density	100	£5,099,500	2,132,215	1,896,668	1,663,554	1,432,274	1,204,274	97,812	75,432	53,285	53,285
15 Residential Large site - high density (flats and house	100	£2,231,031	3,343,339	3,399,657	3,455,975	3,512,293	3,568,611	3,624,929	3,681,247	3,737,565	3,737,565
16 Residential Large site - low density	200	£1,115,515	3,943,017	3,489,804	3,036,591	2,583,378	2,130,165	1,676,952	1,223,739	770,526	770,526
17 Residential Large site - medium density (houses ar	200	£1,115,515	4,389,034	3,935,821	3,482,608	3,029,395	2,576,182	2,122,969	1,669,756	1,216,543	1,216,543
18 Strategic scale site - low density	500	£3,555,211	3,735,710	4,879,946	6,024,182	7,168,418	8,312,654	9,456,890	10,601,126	11,745,362	11,745,362
19 Strategic scale site - medium density (houses and	500	£3,555,211	6,633,818	7,769,125	8,874,432	9,979,739	11,075,046	12,170,353	13,265,660	14,360,967	14,360,967
20 Strategic scale site - low density	600	£4,810,283	3,869,791	5,163,288	6,456,785	7,750,282	9,043,779	10,337,276	11,630,773	12,924,270	12,924,270
21 Strategic scale site - medium density (houses and	600	£4,810,283	7,089,872	8,383,239	9,676,606	10,970,003	12,263,400	13,556,797	14,850,194	16,143,591	16,143,591
22 Strategic scale site - low density	700	£5,712,355	3,225,516	4,360,164	5,494,812	6,629,460	7,764,108	8,908,756	10,053,504	11,198,252	11,198,252
23 Strategic scale site - medium density (houses and	700	£5,712,355	6,005,099	7,140,747	8,275,395	9,410,043	10,544,691	11,679,339	12,813,987	13,948,635	13,948,635
24 Housing for Elderly (C3) - high density	40	£267,099	2,407,912	2,442,666	2,477,420	2,512,174	2,546,928	2,581,682	2,616,436	2,651,190	2,651,190
25 Housing for Elderly (C3) - high density	60	£400,648	3,645,851	3,695,831	3,745,811	3,795,791	3,845,771	3,895,751	3,945,731	3,995,711	3,995,711
26 Housing for Elderly (C2) extra care	70	£115,267	4,292,744	4,348,570	4,404,396	4,460,222	4,516,048	4,571,874	4,627,700	4,683,526	4,683,526
27 Retail (convenience)	-	£208,671	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252
28 Retail (comparison)	-	£934,685	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532
29 Office	-	£417,343	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135
30 Office	-	£828,014	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702
31 Industrial (40% plot ratio)	-	£834,685	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606
32 Warehousing/logistics (50% plot ratio)	-	£834,685	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590
33 Warehousing/logistics (60% plot ratio)	-	£834,685	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574
34 Industrial with HQ office (30% plot ratio)	-	£25,045,557	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243
35 Warehousing/logistics (30% plot ratio)	-	£25,045,557	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084
36 Warehousing/logistics (25% plot ratio)	-	£33,387,409	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103
37 Student housing development (high density) 200 b	-	£133,560	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962
38 Student housing development (high density) 250 b	-	£166,848	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821
39 Student housing development (high density) 300 b	-	£200,146	8,419,632	8,419,632	8,419,632	8,419,632	8,419,632	8,419,632	8,419,632	8,419,632	8,419,632
40 Hotel (100 rooms)	-	£125,203	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067
41 Hotel (125 rooms)	-	£125,203	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591
42 Hotel (150 rooms)	-	£125,203	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385
43 Leisure use	-	£260,406	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949
44 Leisure use	-	£260,406	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335
45 Leisure use	-	£260,406	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495
46 Community use	-	£138,962	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390
47 Community use	-	£138,962	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284
48 Community use	-	£138,962	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£634,685 PER HA		£370,000 PER HA		£247,000 PER HA		£247,000 PER HA		£247,000 PER HA	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	35% AH
1 Residential Small site - low density	5	£132,490	99,350	87,615	75,997	64,495	53,111	41,842	30,691	19,658	19,658
2 Residential Small site - medium density	5	£132,490	106,607	94,834	83,177	71,636	60,213	48,907	37,716	26,642	26,642
3 Residential Small site - higher density (flats)	5	£71,393	271,417	279,118	286,725	294,238	301,656	308,979	316,209	323,343	323,343
4 Residential Small site - low density	10	£264,979	198,701	175,232	151,994	128,992	106,221	83,684	61,381	39,311	39,311
5 Residential Small site - medium density	10	£264,979	213,215	189,668	166,354	143,274	120,427	97,812	75,432	53,285	53,285
6 Residential Small site - higher density (flats)	10	£74,194	542,833	558,236	573,451	588,476	603,312	617,960	632,417	646,686	646,686
7 Residential Medium site - low density	25	£662,449	496,753	438,078	379,987	322,479	265,533	209,211	153,452	98,276	98,276
8 Residential Medium site - medium density	25	£662,449	553,376	480,799	416,615	352,431	288,147	223,863	159,579	105,295	105,295
9 Residential Medium site - higher density (flats and	25	£233,712	800,164	809,799	818,934	828,069	837,204	846,339	855,474	864,609	864,609
10 Residential Medium site - low density	50	£1,324,890	993,506	876,154	759,974	644,950	531,111	41,842	30,691	19,658	19,658
11 Residential Medium site - medium density	50	£1,324,890	1,066,607	948,834	831,177	716,360	602,136	48,907	37,716	26,642	26,642
12 Residential Medium site - higher density (flats)	50	£371,343	2,714,171	2,791,118	2,867,255	2,942,392	3,017,529	3,092,666	3,167,803	3,242,940	3,242,940
13 Residential Large site - low density	100	£2,649,758	1,987,012	1,752,322	1,519,988	1,289,984	1,062,222	83,684	61,381	39,311	39,311
14 Residential Large site - medium density	100	£2,649,758	2,132,215	1,896,668	1,663,554	1,432,274	1,204,274	97,812	75,432	53,285	53,285
15 Residential Large site - high density (flats and house	100	£1,115,515	3,343,339	3,399,657	3,455,975	3,512,293	3,568,611	3,624,929	3,681,247	3,737,565	3,737,565
16 Residential Large site - low density	200	£5,099,500	3,943,017	3,489,804	3,036,591	2,583,378	2,130,165	1,676,952	1,223,739	770,526	770,526
17 Residential Large site - medium density (houses ar	200	£5,099,500	4,389,034	3,935,821	3,482,608	3,029,395	2,576,182	2,122,969	1,669,756	1,216,543	1,216,543
18 Strategic scale site - low density	500	£5,099,500	3,735,710	4,879,946	6,024,182	7,168,418	8,312,654	9,456,890	10,601,126	11,745,362	11,745,362
19 Strategic scale site - medium density (houses and	500	£5,099,500	6,633,818	7,769,125	8,874,432	9,979,739	11,075,046	12,170,353	13,265,660	14,360,967	14,360,967
20 Strategic scale site - low density	600	£6,746,040	3,869,791	5,163,288	6,456,785	7,750,282	9,043,779	10,337,276	11,630,773	12,924,270	12,924,270
21 Strategic scale site - medium density (houses and	600	£6,746,040	7,089,872	8,383,239	9,676,606	10,970,003	12,263,400	13,556,797	14,850,194	16,143,591	16,143,591
22 Strategic scale site - low density	700	£8,994,719	3,225,516	4,360,164	5,494,812	6,629,460	7,764,108	8,908,756	10,053,504	11,198,252	11,198,252
23 Strategic scale site - medium density (houses and	700	£8,994,719	6,005,099	7,140,747	8,275,395	9,410,043	10,544,691	11,679,339	12,813,987	13,948,635	13,948,635
24 Housing for Elderly (C3) - high density	40	£267,099	2,407,912	2,442,666	2,477,420	2,512,174	2,546,928	2,581,682	2,616,436	2,651,190	2,651,190
25 Housing for Elderly (C3) - high density	60	£400,648	3,645,851	3,695,831	3,745,811	3,795,791	3,845,771	3,895,751	3,945,731	3,995,711	3,995,711
26 Housing for Elderly (C2) extra care	70	£115,267	4,292,744	4,348,570	4,404,396	4,460,222	4,516,048	4,571,874	4,627,		

RUGBY LOCAL PLAN VIABILITY Sales value £3,245 pcm
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606,342 PER HA

Description	No of units	BLV	Residual land values							
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£254,975	154,705	139,923	125,288	110,798	96,455	82,257	68,206	54,300
2 Residential Small site - medium density	5	£254,975	161,961	147,141	132,467	117,939	103,557	89,321	75,231	61,287
3 Residential Small site - higher density (flats)	5	£71,393	223,648	233,979	244,190	254,280	264,252	274,103	283,834	293,446
4 Residential Small site - low density	10	£509,950	309,409	279,846	250,576	221,596	192,909	164,515	136,411	108,600
5 Residential Small site - medium density	10	£509,950	323,922	294,282	264,934	235,879	207,115	178,643	150,463	122,578
6 Residential Small site - higher density (flats)	10	£142,786	447,296	467,957	488,379	508,561	528,503	548,205	567,668	586,891
7 Residential Medium site - low density	25	£1,274,875	773,523	699,615	626,438	553,991	482,274	411,286	341,028	271,501
8 Residential Medium site - medium density	25	£1,274,875	423,842	354,407	285,673	217,642	150,313	83,685	17,760	48,187
9 Residential Medium site - higher density (flats and	25	£449,776	80,424	163,990	226,662	289,301	351,247	412,620	473,121	533,047
10 Residential Medium site - low density	50	£2,699,735	1,544,285	1,397,649	1,252,459	1,108,717	966,423	825,577	686,179	546,227
11 Residential Medium site - medium density	50	£2,699,735	1,615,633	1,468,619	1,323,051	1,178,932	1,036,299	895,035	755,257	616,928
12 Residential Medium site - higher density (flats)	50	£755,926	2,452,326	2,539,002	2,624,644	2,709,253	2,792,827	2,875,368	2,956,874	3,037,347
13 Residential Large site - low density	100	£5,379,536	2,942,196	2,658,950	2,376,502	2,100,850	1,825,997	1,553,939	1,284,680	1,018,218
14 Residential Large site - medium density	100	£5,379,536	3,062,611	2,798,622	2,517,428	2,239,033	1,963,434	1,690,633	1,420,630	1,153,424
15 Residential Large site - high density (flats and house	100	£2,231,031	903,428	844,194	787,615	733,692	683,370	634,444	591,884	550,499
16 Residential Large site - low density	200	£11,119,997	6,024,112	5,456,366	4,894,221	4,337,679	3,786,738	3,241,400	2,701,665	2,167,530
17 Residential Large site - medium density (houses ar	200	£8,179,098	3,401,872	2,864,605	2,332,762	1,806,344	1,285,348	789,777	299,630	248,834
18 Strategic scale site - low density	500	£36,552,211	1,496,998	1,001,110	1,318,583	2,724,657	4,116,584	5,494,364	6,874,644	8,246,817
20 Strategic scale site - low density	600	£48,190,263	1,895,730	1,236,304	1,236,304	2,800,311	4,356,708	5,910,453	7,461,675	9,014,381
21 Strategic scale site - medium density (houses and f	600	£36,945,869	1,323,132	2,874,304	4,417,913	5,959,068	7,492,177	9,024,530	10,567,012	12,120,875
22 Strategic scale site - low density	600	£40,158,553	1,787,070	402,521	965,505	2,332,254	3,696,536	5,063,522	6,438,379	7,828,346
23 Strategic scale site - medium density (houses and f	700	£40,158,553	819,853	763,903	2,349,983	3,933,287	5,518,088	7,107,297	8,712,809	10,343,526
24 Housing for Elderly (C3) - high density	40	£514,029	2,178,992	2,225,193	2,271,393	2,317,593	2,363,793	2,409,994	2,456,195	2,502,395
25 Housing for Elderly (C3) - high density	60	£664,603	3,304,817	3,371,849	3,438,881	3,505,914	3,572,946	3,639,978	3,707,010	3,774,043
26 Housing for Elderly (C2) extra care	70	£749,626	3,897,585	3,973,168	4,048,752	4,124,336	4,199,919	4,275,502	4,351,086	4,426,670
27 Retail (comparison)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252
28 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532
29 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135
30 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962
39 Student housing development (high density) 300 b	-	£385,719	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821
40 Hotel (100 rooms)	-	£240,918	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067
41 Hotel (125 rooms)	-	£240,918	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591
42 Hotel (150 rooms)	-	£240,918	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949
44 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £634,685 PER HA

Description	No of units	BLV	Residual land values							
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£132,490	154,705	139,923	125,288	110,798	96,455	82,257	68,206	54,300
2 Residential Small site - medium density	5	£132,490	161,961	147,141	132,467	117,939	103,557	89,321	75,231	61,287
3 Residential Small site - higher density (flats)	5	£37,997	223,648	233,979	244,190	254,280	264,252	274,103	283,834	293,446
4 Residential Small site - low density	10	£264,979	309,409	279,846	250,576	221,596	192,909	164,515	136,411	108,600
5 Residential Small site - medium density	10	£264,979	323,922	294,282	264,934	235,879	207,115	178,643	150,463	122,578
6 Residential Small site - higher density (flats)	10	£74,194	447,296	467,957	488,379	508,561	528,503	548,205	567,668	586,891
7 Residential Medium site - low density	25	£662,449	773,523	699,615	626,438	553,991	482,274	411,286	341,028	271,501
8 Residential Medium site - medium density	25	£662,449	423,842	354,407	285,673	217,642	150,313	83,685	17,760	48,187
9 Residential Medium site - higher density (flats and	25	£233,712	89,424	163,990	226,662	289,301	351,247	412,620	473,121	533,047
10 Residential Medium site - low density	50	£1,402,832	1,544,285	1,397,649	1,252,459	1,108,717	966,423	825,577	686,179	546,227
11 Residential Medium site - medium density	50	£1,402,832	1,615,633	1,468,619	1,323,051	1,178,932	1,036,299	895,035	755,257	616,928
12 Residential Medium site - higher density (flats)	50	£392,726	2,452,326	2,539,002	2,624,644	2,709,253	2,792,827	2,875,368	2,956,874	3,037,347
13 Residential Large site - low density	100	£2,981,019	2,942,196	2,658,950	2,376,502	2,100,850	1,825,997	1,553,939	1,284,680	1,018,218
14 Residential Large site - medium density	100	£2,981,019	3,062,611	2,798,622	2,517,428	2,239,033	1,963,434	1,690,633	1,420,630	1,153,424
15 Residential Large site - high density (flats and house	100	£1,159,285	903,428	844,194	787,615	733,692	683,370	634,444	591,884	550,499
16 Residential Large site - low density	200	£5,813,757	6,024,112	5,456,366	4,894,221	4,337,679	3,786,738	3,241,400	2,701,665	2,167,530
17 Residential Large site - medium density (houses ar	200	£4,184,078	3,401,872	2,864,605	2,332,762	1,806,344	1,285,348	789,777	299,630	248,834
18 Strategic scale site - low density	500	£20,032,446	1,496,998	1,001,110	1,318,583	2,724,657	4,116,584	5,494,364	6,874,644	8,246,817
19 Strategic scale site - medium density (houses and f	500	£12,520,279	1,434,435	2,827,729	4,207,147	5,572,687	6,939,149	8,299,447	9,645,638	10,977,723
20 Strategic scale site - low density	600	£25,040,557	1,895,730	359,480	1,235,130	2,800,311	4,356,708	5,910,453	7,461,675	9,014,381
21 Strategic scale site - medium density (houses and f	600	£19,197,668	1,323,132	2,874,304	4,417,913	5,959,068	7,492,177	9,024,530	10,567,012	12,120,875
22 Strategic scale site - low density	600	£20,867,131	1,757,070	402,521	965,505	2,332,254	3,696,536	5,063,522	6,438,379	7,828,346
23 Strategic scale site - medium density (houses and f	700	£20,867,131	819,853	763,903	2,349,983	3,933,287	5,518,088	7,107,297	8,712,809	10,343,526
24 Housing for Elderly (C3) - high density	40	£267,099	2,178,992	2,225,193	2,271,393	2,317,593	2,363,793	2,409,994	2,456,195	2,502,395
25 Housing for Elderly (C3) - high density	60	£345,387	3,304,817	3,371,849	3,438,881	3,505,914	3,572,946	3,639,978	3,707,010	3,774,043
26 Housing for Elderly (C2) extra care	70	£389,520	3,897,585	3,973,168	4,048,752	4,124,336	4,199,919	4,275,502	4,351,086	4,426,670
27 Retail (comparison)	-	£208,671	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252
28 Retail (convenience)	-	£834,685	1,244,532	1,244,532	1,244,532	1,244,532	1,244,			

RUGBY LOCAL PLAN VIABILITY Sales value £3,410 pm
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606.342 PER HA

Description	No of units	BLV	Residual land values							
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£254,975	210,058	192,231	174,578	157,101	139,799	122,673	105,721	88,948
2 Residential Small site - medium density	5	£254,975	217,314	199,440	181,758	164,242	146,902	129,736	112,747	95,933
3 Residential Small site - higher density (flats)	5	£71,393	175,880	188,839	201,653	214,323	226,847	239,226	251,459	263,548
4 Residential Small site - low density	10	£509,950	420,117	384,461	349,156	314,201	279,598	245,344	211,442	177,890
5 Residential Small site - medium density	10	£509,950	434,630	398,897	363,515	328,483	293,803	259,472	225,494	191,665
6 Residential Small site - higher density (flats)	10	£142,786	351,759	377,678	403,307	428,645	453,694	478,452	502,918	527,095
7 Residential Medium site - low density	25	£1,274,875	1,050,291	961,152	872,890	785,504	698,994	613,361	528,605	444,726
8 Residential Medium site - medium density	25	£1,274,875	1,050,291	961,152	872,890	785,504	698,994	613,361	528,605	444,726
9 Residential Medium site - higher density (flats and	25	£449,776	158,912	81,772	5,432	71,179	147,061	222,133	296,393	369,842
10 Residential Medium site - low density	50	£2,699,735	2,000,008	1,813,599	1,738,651	1,665,438	1,593,964	1,524,225	1,456,223	1,389,959
11 Residential Medium site - medium density	50	£2,699,735	2,160,285	1,983,815	1,809,077	1,635,653	1,463,799	1,293,682	1,125,302	958,660
12 Residential Medium site - higher density (flats)	50	£765,926	1,996,092	2,107,877	2,216,387	2,322,621	2,435,579	2,542,261	2,647,668	2,751,798
13 Residential Large site - low density	100	£5,739,536	4,011,805	3,669,692	3,330,944	2,995,591	2,663,540	2,334,886	2,009,594	1,687,667
14 Residential Large site - medium density	100	£5,739,536	4,152,220	3,809,364	3,469,870	3,133,743	2,800,979	2,471,579	2,145,544	1,822,873
15 Residential Large site - high density (flats and house	100	£2,231,031	1,936,760	1,622,939	1,309,908	1,000,079	693,456	390,037	89,823	-210,347
16 Residential Large site - low density	200	£11,112,997	8,105,208	7,422,927	6,747,352	6,078,482	5,416,317	4,760,856	4,112,102	3,470,053
17 Residential Large site - medium density (houses ar	200	£8,179,098	5,425,767	4,780,820	4,142,331	3,510,301	2,884,729	2,262,010	1,644,797	1,034,091
18 Strategic scale site - low density	500	£38,552,211	6,617,796	4,939,679	3,278,052	1,632,912	4,262	1,645,361	3,285,154	4,908,004
19 Strategic scale site - medium density (houses and f	600	£48,190,263	7,527,313	5,675,581	3,833,050	2,002,324	189,939	1,641,714	3,464,011	5,285,231
20 Strategic scale site - medium density (houses and f	600	£36,945,869	4,286,420	2,467,981	667,546	1,143,570	2,954,258	4,757,341	6,554,371	8,358,764
21 Strategic scale site - low density	600	£40,158,553	6,594,661	4,991,249	3,397,521	1,814,575	2,939,572	1,352,413	2,945,208	4,540,804
22 Strategic scale site - medium density (houses and f	700	£40,158,553	6,440,223	4,585,052	2,745,823	912,209	926,466	2,774,275	4,623,872	6,481,823
23 Strategic scale site - low density	40	£514,029	1,950,073	2,007,719	2,065,366	2,123,012	2,180,658	2,238,305	2,295,951	2,353,597
24 Housing for Elderly (C3) - high density	60	£664,603	2,963,783	3,047,866	3,131,951	3,216,035	3,300,119	3,384,203	3,468,287	3,552,370
25 Housing for Elderly (C3) - high density	70	£748,626	3,594,225	3,682,781	3,770,133	3,857,485	3,944,837	4,032,189	4,119,541	4,206,893
27 Retail (comparison)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252
28 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532
29 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135
30 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103
38 Student housing development (high density) 250 b	-	£321,263	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962
39 Student housing development (high density) 300 b	-	£385,719	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821
40 Hotel (100 rooms)	-	£240,914	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067
41 Hotel (125 rooms)	-	£240,914	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591
42 Hotel (150 rooms)	-	£240,914	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949
44 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £634.685 PER HA

Description	No of units	BLV	Residual land values							
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£132,490	210,058	192,231	174,578	157,101	139,799	122,673	105,721	88,948
2 Residential Small site - medium density	5	£132,490	217,314	199,440	181,758	164,242	146,902	129,736	112,747	95,933
3 Residential Small site - higher density (flats)	5	£37,097	175,880	188,839	201,653	214,323	226,847	239,226	251,459	263,548
4 Residential Small site - low density	10	£264,979	420,117	384,461	349,156	314,201	279,598	245,344	211,442	177,890
5 Residential Small site - medium density	10	£264,979	434,630	398,897	363,515	328,483	293,803	259,472	225,494	191,665
6 Residential Small site - higher density (flats)	10	£74,194	351,759	377,678	403,307	428,645	453,694	478,452	502,918	527,095
7 Residential Medium site - low density	25	£662,449	1,050,291	961,152	872,890	785,504	698,994	613,361	528,605	444,726
8 Residential Medium site - medium density	25	£662,449	1,050,291	961,152	872,890	785,504	698,994	613,361	528,605	444,726
9 Residential Medium site - higher density (flats and	25	£233,712	158,912	81,772	5,432	71,179	147,061	222,133	296,393	369,842
10 Residential Medium site - low density	50	£1,402,832	2,000,008	1,813,599	1,738,651	1,665,438	1,593,964	1,524,225	1,456,223	1,389,959
11 Residential Medium site - medium density	50	£1,402,832	2,160,285	1,983,815	1,809,077	1,635,653	1,463,799	1,293,682	1,125,302	958,660
12 Residential Medium site - higher density (flats)	50	£32,789	1,996,092	2,107,877	2,216,387	2,322,621	2,435,579	2,542,261	2,647,668	2,751,798
13 Residential Large site - low density	100	£2,981,019	4,011,805	3,669,692	3,330,944	2,995,591	2,663,540	2,334,886	2,009,594	1,687,667
14 Residential Large site - medium density	100	£2,981,019	4,152,220	3,809,364	3,469,870	3,133,743	2,800,979	2,471,579	2,145,544	1,822,873
15 Residential Large site - high density (flats and house	100	£1,159,285	1,936,760	1,622,939	1,309,908	1,000,079	693,456	390,037	89,823	-210,347
16 Residential Large site - low density	200	£6,813,757	8,105,208	7,422,927	6,747,352	6,078,482	5,416,317	4,760,856	4,112,102	3,470,053
17 Residential Large site - medium density (houses ar	200	£4,789,630	5,425,767	4,780,820	4,142,331	3,510,301	2,884,729	2,262,010	1,644,797	1,034,091
18 Strategic scale site - low density	500	£20,032,446	6,617,796	4,939,679	3,278,052	1,632,912	4,262	1,645,361	3,285,154	4,908,004
19 Strategic scale site - medium density (houses and f	600	£12,520,279	3,655,521	2,021,573	403,810	1,229,128	2,858,314	4,470,868	6,069,264	7,674,984
20 Strategic scale site - low density	600	£25,040,557	7,527,313	5,675,581	3,833,050	2,002,324	189,939	1,641,714	3,464,011	5,285,231
21 Strategic scale site - medium density (houses and f	600	£19,197,766	4,286,420	2,467,981	667,546	1,143,570	2,954,258	4,757,341	6,554,371	8,358,764
22 Strategic scale site - low density	600	£20,867,131	6,594,661	4,991,249	3,397,521	1,814,575	2,939,572	1,352,413	2,945,208	4,540,804
23 Strategic scale site - medium density (houses and f	700	£20,867,131	6,440,223	4,585,052	2,745,823	912,209	926,466	2,774,275	4,623,872	6,481,823
24 Housing for Elderly (C3) - high density	40	£267,099	1,950,073	2,007,719	2,065,366	2,123,012	2,180,658	2,238,305	2,295,951	2,353,597
25 Housing for Elderly (C3) - high density	60	£345,363	3,045,135	3,047,866	3,131,951	3,216,035	3,300,119	3,384,203	3,468,287	3,552,370
26 Housing for Elderly (C2) extra care	70	£389,520	3,594,225	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252
27 Retail (comparison)	-	£208,671	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252
28 Retail (convenience)	-	£934,685	1,244,532							

RUGBY LOCAL PLAN VIABILITY Sales value £3.575 psm
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606.342 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£254,975	219,997	201,621	183,427	165,414	147,580	129,928	112,456	95,166			
2 Residential Small site - medium density	5	£254,975	227,253	208,840	190,607	172,555	154,683	136,993	119,482	102,153			
3 Residential Small site - higher density (flats)	5	£71,393	174,220	187,270	200,175	212,934	225,547	238,014	250,334	262,509			
4 Residential Small site - low density	10	£509,950	439,993	403,243	366,855	330,827	295,162	259,857	224,913	190,330			
5 Residential Small site - medium density	10	£509,950	454,256	417,680	381,214	345,109	309,367	273,985	238,955	204,305			
6 Residential Small site - higher density (flats)	10	£142,786	348,438	374,541	400,351	425,868	451,095	476,027	500,669	525,018			
7 Residential Medium site - low density	25	£1,274,875	1,099,982	1,008,108	917,136	827,609	737,904	649,641	562,282	475,826			
8 Residential Medium site - medium density	25	£1,274,875	1,169,674	1,099,897	1,019,955	940,228	860,291	780,044	700,007	620,007			
9 Residential Medium site - higher density (flats and	25	£449,716	189,874	189,897	181,935	173,973	165,911	157,849	149,787	141,725			
10 Residential Medium site - low density	50	£2,549,750	2,199,964	2,016,216	1,834,272	1,652,328	1,470,384	1,288,440	1,106,496	924,552			
11 Residential Medium site - medium density	50	£2,549,750	2,253,127	2,071,548	1,890,000	1,708,452	1,526,904	1,345,356	1,163,808	982,260			
12 Residential Medium site - higher density (flats)	50	£755,926	1,999,148	2,110,766	2,221,109	2,331,177	2,437,972	2,544,492	2,649,738	2,753,711			
13 Residential Large site - low density	100	£5,099,500	4,399,986	4,035,486	3,670,986	3,306,486	2,941,986	2,577,486	2,212,986	1,848,486			
14 Residential Large site - medium density	100	£5,099,500	4,542,256	4,177,680	3,812,104	3,447,528	3,082,952	2,718,376	2,353,800	2,000,224			
15 Residential Large site - high density (flats and house	200	£2,231,031	2,066,189	1,745,448	1,425,747	1,108,897	795,321	485,019	177,991	127,683			
16 Residential Large site - low density	100	£13,112,997	8,432,450	7,732,160	7,038,748	6,352,215	5,672,560	4,999,784	4,333,887	3,674,869			
17 Residential Large site - medium density (houses ar	200	£8,179,098	5,690,577	5,031,055	4,376,133	3,731,810	3,091,822	2,454,175	1,823,175	1,198,820			
18 Strategic scale site - low density	500	£38,552,211	7,932,515	5,643,413	3,941,194	2,555,858	1,587,405	1,089,688	729,344	431,661			
19 Strategic scale site - medium density (houses and f	600	£48,190,263	8,206,901	6,310,556	4,425,240	2,858,618	1,706,890	1,154,387	761,648	487,843			
20 Strategic scale site - medium density (houses and f	600	£36,945,869	4,866,651	3,016,279	1,841,219	1,058,147	2,499,850	4,334,916	6,162,254	7,993,277			
21 Strategic scale site - low density	600	£40,158,553	6,980,963	5,358,162	3,732,225	2,121,485	1,141,913	1,089,688	2,717,855	4,339,783			
22 Strategic scale site - medium density (houses and f	700	£40,158,553	6,850,942	4,962,017	3,088,982	1,224,196	637,882	2,517,856	4,395,475	6,277,361			
23 Strategic scale site - low density	700	£40,158,553	6,850,942	4,962,017	3,088,982	1,224,196	637,882	2,517,856	4,395,475	6,277,361			
24 Housing for Elderly (C3) - high density	40	£514,029	1,988,787	2,044,499	2,100,209	2,155,919	2,211,630	2,267,341	2,323,051	2,378,762			
25 Housing for Elderly (C3) - high density	60	£664,603	3,023,808	3,104,890	3,185,973	3,267,055	3,348,138	3,429,221	3,510,304	3,591,387			
26 Housing for Elderly (C3) - high density	70	£749,626	3,574,711	3,666,439	3,758,165	3,849,893	3,941,620	4,033,347	4,125,074	4,216,801			
27 Retail (comparison)	-	£401,596	3,574,711	3,666,439	3,758,165	3,849,893	3,941,620	4,033,347	4,125,074	4,216,801			
28 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532			
29 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135			
30 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702			
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606			
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590			
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574			
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489			
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243			
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084			
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103			
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962			
39 Student housing development (high density) 300 b	-	£385,719	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821			
40 Hotel (100 rooms)	-	£240,919	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067			
41 Hotel (125 rooms)	-	£240,919	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591			
42 Hotel (150 rooms)	-	£240,919	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385			
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949			
44 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949			
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335			
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495			
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390			
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284			

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £634.685 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£132,490	219,997	201,621	183,427	165,414	147,580	129,928	112,456	95,166			
2 Residential Small site - medium density	5	£132,490	227,253	208,840	190,607	172,555	154,683	136,993	119,482	102,153			
3 Residential Small site - higher density (flats)	5	£37,997	174,220	187,270	200,175	212,934	225,547	238,014	250,334	262,509			
4 Residential Small site - low density	10	£264,979	454,506	417,680	381,214	345,109	309,367	273,985	238,955	204,305			
5 Residential Small site - medium density	10	£74,194	348,438	374,541	400,351	425,868	451,095	476,027	500,669	525,018			
6 Residential Medium site - low density	25	£624,449	1,099,982	1,008,108	917,136	827,609	737,904	649,641	562,282	475,826			
7 Residential Medium site - medium density	25	£624,449	1,169,674	1,099,897	1,019,955	940,228	860,291	780,044	700,007	620,007			
8 Residential Medium site - higher density (flats and	25	£233,712	189,874	189,897	181,935	173,973	165,911	157,849	149,787	141,725			
9 Residential Medium site - low density	50	£1,402,832	2,199,964	2,016,216	1,834,272	1,652,328	1,470,384	1,288,440	1,106,496	924,552			
10 Residential Medium site - medium density	50	£1,402,832	2,253,127	2,071,548	1,890,000	1,708,452	1,526,904	1,345,356	1,163,808	982,260			
11 Residential Medium site - higher density (flats)	50	£382,748	1,988,787	2,044,499	2,100,209	2,155,919	2,211,630	2,267,341	2,323,051	2,378,762			
12 Residential Large site - low density	100	£2,981,019	4,189,366	3,837,481	3,485,595	3,144,067	2,802,578	2,464,527	2,126,534	1,788,800			
13 Residential Large site - medium density	100	£2,981,019	4,329,781	3,977,153	3,625,525	3,282,270	2,940,016	2,601,220	2,265,884	1,934,005			
14 Residential Large site - high density (flats and house	100	£1,159,285	2,066,189	1,745,448	1,425,747	1,108,897	795,321	485,019	177,991	127,683			
15 Residential Large site - low density	200	£5,813,757	8,432,450	7,732,160	7,038,748	6,352,215	5,672,560	4,999,784	4,333,887	3,674,869			
16 Residential Large site - medium density (houses ar	200	£4,179,630	5,690,577	5,031,055	4,376,133	3,731,810	3,091,822	2,454,175	1,823,175	1,198,820			
17 Strategic scale site - low density	500	£20,032,446	7,932,515	5,643,413	3,941,194	2,555,858	1,587,405	1,089,688	729,344	431,661			
18 Strategic scale site - medium density (houses and f	600	£12,520,279	4,323,429	2,652,722	1,588,544	858,646	2,324,281	3,972,925	5,604,577	7,238,456			
19 Strategic scale site - low density	600	£25,040,557	5,205,901	3,310,556	2,425,240	1,558,618	710,890	1,154,387	3,011,648	4,867,843			
20 Strategic scale site - medium density (houses and f	600	£19,197,763	4,866,651	3,016,279	1,841,219	1,058,147	2,499,850	4,334,916	6,162,254	7,993,277			
21 Strategic scale site - low density	600	£20,867,131	6,980,963	5,358,162	3,732,225	2,121,485	1,141,913	1,089,688	2,717,855	4,339,783			
22 Strategic scale site - medium density (houses and f	700	£20,867,131	6,850,942	4,962,017	3,088,982	1,224,196	637,882	2,517,856	4,39				

RUGBY LOCAL PLAN VIABILITY		Sales value £3,740 pcm		AH tenure		Rented 82%		SO 18%		Frat Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£1,606,342 PER HA		£1,606,342 PER HA		£1,606,342 PER HA		£1,606,342 PER HA		£1,606,342 PER HA	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	35% AH
1 Residential Small site - low density	5	£254,975	275,350	253,929	232,718	211,716	190,925	170,344	149,972	129,810	129,810
2 Residential Small site - medium density	5	£254,975	282,607	261,147	239,897	218,858	198,028	177,407	156,997	136,797	136,797
3 Residential Small site - higher density (flats)	5	£71,393	126,451	142,131	157,639	172,976	188,142	203,137	217,959	232,611	232,611
4 Residential Small site - low density	10	£509,950	550,700	507,858	465,435	423,433	381,850	340,687	299,944	259,621	259,621
5 Residential Small site - medium density	10	£509,950	565,213	522,294	479,795	437,715	396,055	354,815	313,995	273,595	273,595
6 Residential Small site - higher density (flats)	10	£142,786	252,902	284,262	315,279	345,953	376,285	406,274	435,920	465,223	465,223
7 Residential Medium site - low density	25	£1,274,875	1,376,750	1,269,645	1,163,588	1,058,581	954,624	851,718	749,850	649,051	649,051
8 Residential Medium site - medium density	25	£1,274,875	1,002,161	900,897	800,643	701,396	603,159	505,930	409,709	314,497	314,497
9 Residential Medium site - higher density (flats and	25	£449,716	445,517	352,604	260,641	169,631	79,571	9,684	99,186	187,723	187,723
10 Residential Medium site - low density	50	£2,699,735	2,722,152	2,511,265	2,302,444	2,095,689	1,891,000	1,688,376	1,487,822	1,289,311	1,289,311
11 Residential Medium site - medium density	50	£2,699,735	2,792,428	2,581,168	2,371,974	2,164,848	1,959,796	1,756,791	1,555,862	1,356,999	1,356,999
12 Residential Medium site - higher density (flats)	50	£755,926	1,542,915	1,679,641	1,814,851	1,949,545	2,080,724	2,211,385	2,340,532	2,468,162	2,468,162
13 Residential Large site - low density	100	£5,399,536	5,258,874	4,848,223	4,441,497	4,038,798	3,640,123	3,245,473	2,854,848	2,468,259	2,468,259
14 Residential Large site - medium density	100	£5,399,536	5,399,389	4,987,894	4,580,424	4,176,980	3,777,561	3,382,166	2,990,798	2,603,455	2,603,455
15 Residential Large site - high density (flats and house	100	£2,231,031	3,087,665	2,710,706	2,337,535	1,968,152	1,602,556	1,240,749	879,957	522,493	522,493
16 Residential Large site - low density	200	£13,112,997	10,513,545	9,698,721	8,891,878	8,093,017	7,302,138	6,519,240	5,744,324	4,977,391	4,977,391
17 Residential Large site - medium density (houses ar	200	£8,179,098	7,709,239	6,938,620	6,175,870	5,420,388	4,672,776	3,932,833	3,200,559	2,475,953	2,475,953
18 Strategic scale site - low density	500	£36,552,211	12,460,288	10,474,953	8,501,055	6,539,323	4,597,188	2,674,649	771,708	1,132,183	1,132,183
19 Strategic scale site - medium density (houses and	600	£48,190,263	13,800,272	11,603,305	9,427,852	7,273,913	5,137,832	3,009,425	902,710	1,213,596	1,213,596
20 Strategic scale site - low density	600	£36,945,869	10,404,580	8,265,344	6,143,178	4,028,840	1,935,767	144,663	2,248,578	4,340,961	4,340,961
21 Strategic scale site - medium density	600	£40,158,553	11,780,972	9,912,263	8,045,697	6,186,025	4,344,923	2,510,013	686,882	1,148,314	1,148,314
22 Strategic scale site - higher density (houses and	700	£40,158,553	12,429,672	10,257,894	8,095,730	5,952,953	3,821,728	1,705,669	413,437	2,553,042	2,553,042
23 Strategic scale site - low density	40	£514,029	1,759,869	1,827,025	1,894,182	1,961,338	2,028,495	2,095,651	2,162,808	2,229,965	2,229,965
24 Housing for Elderly (C3) - high density	60	£664,603	2,682,773	2,780,908	2,879,042	2,977,177	3,075,311	3,173,445	3,271,579	3,369,714	3,369,714
25 Housing for Elderly (C3) - high density	70	£749,626	3,179,582	3,291,036	3,402,522	3,514,007	3,625,492	3,736,977	3,848,462	3,959,948	3,959,948
26 Housing for Elderly (C2) extra care	-	£401,599	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252
27 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532
28 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135
29 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702
30 Office	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606
31 Industrial (40% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962
39 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821
40 Hotel (100 rooms)	-	£240,951	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067
41 Hotel (125 rooms)	-	£240,951	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591
42 Hotel (150 rooms)	-	£240,951	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949
44 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390
48 Community use	-	£301,138	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£634,685 PER HA		£634,685 PER HA		£634,685 PER HA		£634,685 PER HA		£634,685 PER HA	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	35% AH
1 Residential Small site - low density	5	£132,490	275,350	253,929	232,718	211,716	190,925	170,344	149,972	129,810	129,810
2 Residential Small site - medium density	5	£132,490	282,607	261,147	239,897	218,858	198,028	177,407	156,997	136,797	136,797
3 Residential Small site - higher density (flats)	5	£37,597	126,451	142,131	157,639	172,976	188,142	203,137	217,959	232,611	232,611
4 Residential Small site - low density	10	£264,979	550,700	507,858	465,435	423,433	381,850	340,687	299,944	259,621	259,621
5 Residential Small site - medium density	10	£264,979	565,213	522,294	479,795	437,715	396,055	354,815	313,995	273,595	273,595
6 Residential Small site - higher density (flats)	10	£74,194	252,902	284,262	315,279	345,953	376,285	406,274	435,920	465,223	465,223
7 Residential Medium site - low density	25	£662,449	1,376,750	1,269,645	1,163,588	1,058,581	954,624	851,718	749,850	649,051	649,051
8 Residential Medium site - medium density	25	£662,449	1,002,161	900,897	800,643	701,396	603,159	505,930	409,709	314,497	314,497
9 Residential Medium site - higher density (flats and	25	£233,712	445,517	352,604	260,641	169,631	79,571	9,684	99,186	187,723	187,723
10 Residential Medium site - low density	50	£1,402,832	2,722,152	2,511,265	2,302,444	2,095,689	1,891,000	1,688,376	1,487,822	1,289,311	1,289,311
11 Residential Medium site - medium density	50	£1,402,832	2,792,428	2,581,168	2,371,974	2,164,848	1,959,796	1,756,791	1,555,862	1,356,999	1,356,999
12 Residential Medium site - higher density (flats)	50	£332,727	1,542,915	1,679,641	1,814,851	1,949,545	2,080,724	2,211,385	2,340,532	2,468,162	2,468,162
13 Residential Large site - low density	100	£2,981,019	5,258,874	4,848,223	4,441,497	4,038,798	3,640,123	3,245,473	2,854,848	2,468,259	2,468,259
14 Residential Large site - medium density	100	£2,981,019	5,399,389	4,987,894	4,580,424	4,176,980	3,777,561	3,382,166	2,990,798	2,603,455	2,603,455
15 Residential Large site - high density (flats and house	100	£1,159,285	3,087,665	2,710,706	2,337,535	1,968,152	1,602,556	1,240,749	879,957	522,493	522,493
16 Residential Large site - low density	200	£6,813,757	10,513,545	9,698,721	8,891,878	8,093,017	7,302,138	6,519,240	5,744,324	4,977,391	4,977,391
17 Residential Large site - medium density (houses ar	200	£4,789,630	10,513,545	9,698,721	8,891,878	8,093,017	7,302,138	6,519,240	5,744,324	4,977,391	4,977,391
18 Strategic scale site - low density	500	£2,032,446	12,460,288	10,474,953	8,501,055	6,539,323	4,597,188	2,674,649	771,708	1,132,183	1,132,183
19 Strategic scale site - medium density (houses and	500	£12,520,279	9,367,414	7,419,110	5,400,018	3,880,138	1,689,471	184,761	2,085,328	3,969,259	3,969,259
20 Strategic scale site - low density	600	£25,040,557	18,800,272	11,603,305	9,427,852	7,273,913	5,137,832	3,009,425	902,710	1,213,596	1,213,596
21 Strategic scale site - medium density (houses and	600	£19,197,600	12,460,288	10,474,953	8,501,055	6,539,323	4,597,188	2,674,649	771,708	1,132,183	1,132,183
22 Strategic scale site - low density	600	£20,867,131	11,796,972	9,912,263	8,045,697	6,186,025	4,344,923	2,510,013	686,882	1,148,314	1,148,314
23 Strategic scale site - medium density (houses and	700	£20,867,131	12,429,672	10,257,894	8,095,730	5,952,953	3,821,728	1,705,669	413,437	2,553,042	2,553,042
24 Housing for Elderly (C3) - high density	40	£267,099	1,759,869	1,827,025	1,894,182	1,961,338	2,028,495	2,095,651	2,162,808	2,229,965	2,229,965
25 Housing for Elderly (C3) - high density	60	£345,387	2,682,773	2,780,908	2,879,042	2,977,177	3,075,311	3,173,445	3,271,579	3,369,714	

RUGBY LOCAL PLAN VIABILITY Sales value £3,905 pcm
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606,342 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH				
1 Residential Small site - low density	5	£254,975	330,704	306,237	282,008	258,019	234,269	210,759	187,488	164,458				
2 Residential Small site - medium density	5	£254,975	337,960	313,454	289,187	265,160	241,371	217,822	194,513	171,442				
3 Residential Small site - higher density (flats)	5	£71,393	78,682	96,991	115,103	133,019	150,738	168,260	185,585	202,714				
4 Residential Small site - low density	10	£509,950	661,408	612,472	564,016	516,038	468,538	421,517	374,974	328,910				
5 Residential Small site - medium density	10	£509,950	675,921	626,909	578,375	530,320	482,743	435,646	389,026	342,885				
6 Residential Small site - higher density (flats)	10	£142,786	157,364	193,982	230,207	266,038	301,475	336,519	371,170	405,427				
7 Residential Medium site - low density	25	£1,274,875	1,653,520	1,531,182	1,410,040	1,290,094	1,171,345	1,053,793	937,436	822,277				
8 Residential Medium site - medium density	25	£1,274,875	1,270,626	1,154,589	1,039,701	925,963	813,378	701,943	591,659	482,525				
9 Residential Medium site - higher density (flats and	25	£449,716	702,358	595,309	489,348	384,475	280,688	177,989	76,376	24,518				
10 Residential Medium site - low density	50	£2,699,735	3,261,453	3,020,885	2,782,670	2,546,806	2,313,294	2,082,135	1,853,327	1,626,870				
11 Residential Medium site - medium density	50	£2,699,735	3,331,729	3,090,789	2,852,201	2,615,965	2,382,080	2,150,548	1,921,367	1,694,539				
12 Residential Medium site - higher density (flats)	50	£755,926	1,086,681	1,248,517	1,408,593	1,568,913	1,728,475	1,878,278	2,031,325	2,182,614				
13 Residential Large site - low density	100	£3,736,936	6,328,562	5,858,965	5,393,940	4,933,508	4,477,667	4,026,419	3,579,763	3,137,699				
14 Residential Large site - medium density	100	£3,736,936	6,468,997	5,998,636	5,532,866	5,071,690	4,615,105	4,163,113	3,715,713	3,272,904				
15 Residential Large site - high density (flats and house	100	£2,231,031	4,109,140	3,675,965	3,247,118	2,822,600	2,402,412	1,986,552	1,575,022	1,167,822				
16 Residential Large site - low density	200	£13,112,997	12,586,980	11,660,103	10,742,287	9,833,531	8,931,716	8,038,697	7,154,763	6,279,813				
17 Residential Large site - medium density (houses ar	200	£3,179,098	9,727,902	8,846,184	7,973,206	7,108,967	6,253,466	5,406,705	4,568,684	3,739,400				
18 Strategic scale site - low density	500	£36,552,211	17,521,801	15,851,987	13,016,134	10,796,494	8,598,982	6,413,463	4,242,268	2,093,385				
19 Strategic scale site - medium density (houses and	600	£48,190,263	19,350,742	16,861,776	14,397,134	11,952,678	9,521,315	7,114,429	4,732,023	2,356,301				
20 Strategic scale site - low density	600	£36,945,869	15,904,768	13,471,600	11,053,158	8,658,728	6,288,310	3,930,006	1,587,725	749,080				
21 Strategic scale site - higher density (houses and	600	£40,158,553	16,590,700	14,423,097	12,307,373	10,204,522	8,119,201	6,050,126	3,993,059	1,946,061				
22 Strategic scale site - medium density (houses and	700	£40,158,553	17,955,321	15,491,762	13,045,749	10,617,268	8,212,494	5,816,577	3,439,395	1,073,278				
23 Strategic scale site - low density	600	£48,190,263	19,350,742	16,861,776	14,397,134	11,952,678	9,521,315	7,114,429	4,732,023	2,356,301				
24 Housing for Elderly (C3) - high density	40	£514,029	1,530,950	1,609,552	1,688,155	1,768,757	1,845,360	1,923,962	2,002,565	2,081,167				
25 Housing for Elderly (C3) - high density	60	£664,603	2,341,739	2,456,925	2,572,112	2,687,298	2,802,484	2,917,670	3,032,857	3,148,043				
26 Housing for Elderly (C2) extra care	70	£749,626	2,784,392	2,915,635	3,046,879	3,178,122	3,309,364	3,440,608	3,571,851	3,703,094				
27 Retail (comparison)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252				
28 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532				
29 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135				
30 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702				
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606				
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590				
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574				
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489				
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243				
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084				
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103				
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962				
39 Student housing development (high density) 300 b	-	£385,719	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821				
40 Hotel (100 rooms)	-	£240,851	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067				
41 Hotel (125 rooms)	-	£240,851	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591				
42 Hotel (150 rooms)	-	£240,851	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385				
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949				
44 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949				
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335				
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495				
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390				
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284				

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £634,685 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH				
1 Residential Small site - low density	5	£132,490	330,704	306,237	282,008	258,019	234,269	210,759	187,488	164,458				
2 Residential Small site - medium density	5	£132,490	337,960	313,454	289,187	265,160	241,371	217,822	194,513	171,442				
3 Residential Small site - higher density (flats)	5	£37,997	78,682	96,991	115,103	133,019	150,738	168,260	185,585	202,714				
4 Residential Small site - low density	10	£264,979	661,408	612,472	564,016	516,038	468,538	421,517	374,974	328,910				
5 Residential Small site - medium density	10	£264,979	675,921	626,909	578,375	530,320	482,743	435,646	389,026	342,885				
6 Residential Small site - higher density (flats)	10	£74,194	157,364	193,982	230,207	266,038	301,475	336,519	371,170	405,427				
7 Residential Medium site - low density	25	£662,449	1,653,520	1,531,182	1,410,040	1,290,094	1,171,345	1,053,793	937,436	822,277				
8 Residential Medium site - medium density	25	£662,449	1,270,626	1,154,589	1,039,701	925,963	813,378	701,943	591,659	482,525				
9 Residential Medium site - higher density (flats and	25	£233,712	702,358	595,309	489,348	384,475	280,688	177,989	76,376	24,518				
10 Residential Medium site - low density	50	£1,402,832	3,261,453	3,020,885	2,782,670	2,546,806	2,313,294	2,082,135	1,853,327	1,626,870				
11 Residential Medium site - medium density	50	£1,402,832	3,331,729	3,090,789	2,852,201	2,615,965	2,382,080	2,150,548	1,921,367	1,694,539				
12 Residential Medium site - higher density (flats)	50	£332,727	6,328,562	5,858,965	5,393,940	4,933,508	4,477,667	4,026,419	3,579,763	3,137,699				
13 Residential Large site - low density	100	£2,981,019	6,328,562	5,858,965	5,393,940	4,933,508	4,477,667	4,026,419	3,579,763	3,137,699				
14 Residential Large site - medium density	100	£2,981,019	6,468,997	5,998,636	5,532,866	5,071,690	4,615,105	4,163,113	3,715,713	3,272,904				
15 Residential Large site - high density (flats and house	100	£1,159,285	4,109,140	3,675,965	3,247,118	2,822,600	2,402,412	1,986,552	1,575,022	1,167,822				
16 Residential Large site - low density	200	£6,813,757	12,586,980	11,660,103	10,742,287	9,833,531	8,931,716	8,038,697	7,154,763	6,279,813				
17 Residential Large site - medium density (houses ar	200	£4,789,639	9,727,902	8,846,184	7,973,206	7,108,967	6,253,466	5,406,705	4,568,684	3,739,400				
18 Strategic scale site - low density	500	£20,032,446	17,521,801	15,257,903	13,016,134	10,796,494	8,598,982	6,413,463	4,242,268					

RUGBY LOCAL PLAN VIABILITY		Sales value £4,070 psm		Sales value £4,070 psm		Sales value £4,070 psm		Sales value £4,070 psm		Sales value £4,070 psm		Sales value £4,070 psm		Sales value £4,070 psm	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£1,606.342 PER HA		£1,606.342 PER HA		£1,606.342 PER HA		£1,606.342 PER HA		£1,606.342 PER HA		£1,606.342 PER HA		£1,606.342 PER HA	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values	0% AH	5% AH	10% AH	15% AH
1 Residential Small site - low density	5	£254,975	386,058	386,058	331,298	304,321	277,613	251,174	225,002	199,100		386,058	386,058	331,298	304,321
2 Residential Small site - medium density	5	£254,975	386,058	386,058	331,298	304,321	277,613	251,174	225,002	199,100		386,058	386,058	331,298	304,321
3 Residential Small site - higher density (flats)	5	£71,393	30,914	61,852	72,567	93,061	113,333	133,383	153,211	172,616		30,914	61,852	72,567	93,061
4 Residential Small site - low density	10	£509,950	772,115	772,115	662,596	608,643	555,227	502,347	450,005	398,201		772,115	772,115	662,596	608,643
5 Residential Small site - medium density	10	£509,950	772,115	772,115	662,596	608,643	555,227	502,347	450,005	398,201		772,115	772,115	662,596	608,643
6 Residential Small site - higher density (flats)	10	£142,786	81,827	103,703	145,135	185,122	225,606	266,765	306,421	345,632		81,827	103,703	145,135	185,122
7 Residential Medium site - low density	25	£1,274,875	1,930,288	1,930,288	1,656,491	1,521,607	1,388,006	1,255,868	1,125,013	995,501		1,930,288	1,930,288	1,656,491	1,521,607
8 Residential Medium site - medium density	25	£1,274,875	1,930,288	1,930,288	1,656,491	1,521,607	1,388,006	1,255,868	1,125,013	995,501		1,930,288	1,930,288	1,656,491	1,521,607
9 Residential Medium site - higher density (flats and	25	£449,776	959,199	959,199	838,016	718,056	599,319	481,805	365,515	250,447		959,199	959,199	838,016	718,056
10 Residential Medium site - low density	50	£2,699,735	3,870,755	3,870,755	3,262,896	2,997,922	2,735,588	2,475,891	2,218,832	1,964,410		3,870,755	3,870,755	3,262,896	2,997,922
11 Residential Medium site - medium density	50	£2,699,735	3,870,755	3,870,755	3,262,896	2,997,922	2,735,588	2,475,891	2,218,832	1,964,410		3,870,755	3,870,755	3,262,896	2,997,922
12 Residential Medium site - higher density (flats)	50	£755,926	630,448	817,392	1,002,336	1,185,280	1,368,226	1,545,172	1,722,118	1,897,065		630,448	817,392	1,002,336	1,185,280
13 Residential Large site - low density	100	£5,736,536	7,398,191	7,398,191	6,346,382	5,828,217	5,315,212	4,807,365	4,304,677	3,807,149		7,398,191	7,398,191	6,346,382	5,828,217
14 Residential Large site - medium density	100	£5,736,536	7,398,191	7,398,191	6,346,382	5,828,217	5,315,212	4,807,365	4,304,677	3,807,149		7,398,191	7,398,191	6,346,382	5,828,217
15 Residential Large site - high density (flats and house	100	£2,231,031	5,130,616	4,641,223	4,156,700	3,677,048	3,202,266	2,732,356	2,267,316	1,807,146		5,130,616	4,641,223	4,156,700	3,677,048
16 Residential Large site - low density	200	£13,112,997	14,648,780	13,608,431	12,578,237	11,558,194	10,548,305	9,548,570	8,558,988	7,579,559		14,648,780	13,608,431	12,578,237	11,558,194
17 Residential Large site - medium density (houses ar	200	£9,179,098	11,746,565	10,753,750	9,770,743	8,797,546	7,834,157	6,880,579	5,936,808	5,002,846		11,746,565	10,753,750	9,770,743	8,797,546
18 Strategic scale site - low density	500	£38,552,211	22,583,314	20,040,855	17,523,206	15,030,368	12,562,341	10,119,127	7,700,724	5,298,405		22,583,314	20,040,855	17,523,206	15,030,368
19 Strategic scale site - medium density (houses and f	600	£48,190,263	24,888,450	22,097,735	19,331,084	16,591,695	13,879,570	11,194,705	8,522,864	5,874,892		24,888,450	22,097,735	19,331,084	16,591,695
20 Strategic scale site - medium density (houses and f	600	£36,945,869	21,362,559	18,635,051	15,934,297	13,260,297	10,602,439	7,964,495	5,353,483	2,755,197		21,362,559	18,635,051	15,934,297	13,260,297
21 Strategic scale site - low density	600	£40,158,553	21,289,999	18,901,779	16,537,852	14,186,986	11,859,082	9,551,776	7,257,543	4,961,200		21,289,999	18,901,779	16,537,852	14,186,986
22 Strategic scale site - medium density (houses and f	700	£40,158,553	23,441,510	20,687,652	17,951,374	15,233,109	12,553,885	9,882,198	7,235,967	4,599,621		23,441,510	20,687,652	17,951,374	15,233,109
23 Strategic scale site - high density	40	£514,029	1,302,031	1,392,079	1,482,128	1,572,176	1,662,225	1,752,273	1,842,322	1,932,370		1,302,031	1,392,079	1,482,128	1,572,176
24 Housing for Elderly (C3) - high density	40	£664,603	2,000,708	2,132,944	2,265,181	2,397,419	2,529,657	2,661,895	2,794,132	2,926,370		2,000,708	2,132,944	2,265,181	2,397,419
25 Housing for Elderly (C3) - high density	70	£748,626	2,389,232	2,640,234	2,891,236	3,142,238	3,393,240	3,644,242	3,895,244	4,146,246		2,389,232	2,640,234	2,891,236	3,142,238
26 Housing for Elderly (C2) extra care	70	£401,586	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252		3,594,252	3,594,252	3,594,252	3,594,252
27 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532		1,244,532	1,244,532	1,244,532	1,244,532
28 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135		8,045,135	8,045,135	8,045,135	8,045,135
29 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702		12,067,702	12,067,702	12,067,702	12,067,702
30 Office	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606		1,158,606	1,158,606	1,158,606	1,158,606
31 Industrial (40% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590		1,490,590	1,490,590	1,490,590	1,490,590
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574		1,822,574	1,822,574	1,822,574	1,822,574
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574		1,822,574	1,822,574	1,822,574	1,822,574
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489		15,746,489	15,746,489	15,746,489	15,746,489
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489		15,746,489	15,746,489	15,746,489	15,746,489
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084		33,029,084	33,029,084	33,029,084	33,029,084
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103		4,734,103	4,734,103	4,734,103	4,734,103
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962		5,959,962	5,959,962	5,959,962	5,959,962
39 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821		7,185,821	7,185,821	7,185,821	7,185,821
40 Hotel (100 rooms)	-	£240,951	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067		2,136,067	2,136,067	2,136,067	2,136,067
41 Hotel (125 rooms)	-	£240,951	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591		3,000,591	3,000,591	3,000,591	3,000,591
42 Hotel (150 rooms)	-	£240,951	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385		3,980,385	3,980,385	3,980,385	3,980,385
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949		722,949	722,949	722,949	722,949
44 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949		722,949	722,949	722,949	722,949
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335		724,335	724,335	724,335	724,335
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495		907,495	907,495	907,495	907,495
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390		1,091,390	1,091,390	1,091,390	1,091,390
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284		1,275,284	1,275,284	1,275,284	1,275,284

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£634.685 PER HA		£634.685 PER HA		£634.685 PER HA		£634.685 PER HA		£634.685 PER HA		£634.685 PER HA		£634.685 PER HA	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values	0% AH	5% AH	10% AH	15% AH
1 Residential Small site - low density	5	£132,490	386,058	386,058	331,298	304,321	277,613	251,174	225,002	199,100		386,058	386,058	331,298	304,321
2 Residential Small site - medium density	5	£132,490	386,058	386,058	331,298	304,321	277,613	251,174	225,002	199,100		386,058	386,058	331,298	304,321
3 Residential Small site - higher density (flats)	5	£37,597	30,914	61,852	72,567	93,061	113,333	133,383	153,211	172,616		30,914	61,852	72,567	93,061
4 Residential Small site - low density	10	£264,979	772,115	772,115											

RUGBY LOCAL PLAN VIABILITY		Sales value £4,235 pcm		AH tenure		Rented 82%		SO 18%		Fst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£1,606.342 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£254,975	441,412	410,851	380,588	350,624	320,958	291,588	262,518	233,748	
2 Residential Small site - medium density	5	£254,975	448,668	418,069	387,768	357,765	328,060	298,653	269,544	240,733	
3 Residential Small site - higher density (flats)	5	£71,393	16,602	6,711	30,031	53,103	75,928	98,506	120,636	142,818	
4 Residential Small site - low density	10	£509,950	882,823	821,702	761,177	701,248	641,915	583,178	525,036	467,490	
5 Residential Small site - medium density	10	£509,950	897,336	836,138	775,536	715,530	656,120	597,306	539,087	481,465	
6 Residential Small site - higher density (flats)	10	£142,786	33,203	13,424	60,063	106,207	151,858	197,012	241,671	286,837	
7 Residential Medium site - low density	25	£1,274,875	2,207,058	2,054,256	1,902,943	1,753,120	1,604,787	1,457,943	1,312,500	1,168,726	
8 Residential Medium site - medium density	25	£1,274,875	1,807,558	1,661,969	1,517,816	1,375,099	1,233,816	1,093,969	955,558	818,582	
9 Residential Medium site - higher density (flats and	25	£449,776	1,216,041	1,080,722	946,763	814,163	682,922	553,040	424,519	297,356	
10 Residential Medium site - low density	50	£2,699,735	4,340,056	4,040,127	3,743,122	3,443,039	3,157,882	2,869,648	2,584,336	2,301,950	
11 Residential Medium site - medium density	50	£2,699,735	4,410,332	4,110,031	3,812,653	3,518,198	3,226,668	2,938,061	2,652,378	2,369,618	
12 Residential Medium site - higher density (flats)	50	£755,926	1,742,214	1,586,266	1,432,078	1,277,890	1,123,702	969,514	815,326	661,138	
13 Residential Large site - low density	100	£5,399,536	8,467,799	7,880,449	7,298,825	6,722,927	6,152,755	5,588,310	5,029,691	4,476,598	
14 Residential Large site - medium density	100	£5,399,536	8,608,214	8,020,119	7,437,751	6,861,110	6,290,194	5,725,005	5,165,541	4,611,803	
15 Residential Large site - high density (flats and house	100	£2,231,031	5,152,092	4,606,481	4,086,282	3,591,496	3,124,122	2,674,159	2,249,609	1,844,471	
16 Residential Large site - low density	200	£13,112,997	16,710,580	15,556,759	14,414,185	13,282,858	12,162,774	11,053,938	9,956,348	8,870,004	
17 Residential Large site - medium density (houses ar	200	£9,179,098	13,750,287	12,650,592	11,561,735	10,483,714	9,414,849	8,354,451	7,304,933	6,266,294	
18 Strategic scale site - low density	500	£36,552,211	62,619,680	58,413,067	54,203,277	50,094,242	46,089,716	42,190,889	38,398,662	34,706,435	
19 Strategic scale site - medium density (houses and	600	£48,190,263	30,384,728	27,301,006	24,247,337	21,223,721	18,218,311	15,240,249	12,292,386	9,374,721	
20 Strategic scale site - medium density (houses and	600	£36,945,869	26,803,232	23,790,001	20,794,238	17,825,651	14,896,711	11,977,417	9,087,462	6,217,688	
21 Strategic scale site - low density	600	£40,158,553	25,996,388	23,359,202	20,738,479	18,143,222	15,573,757	13,023,672	10,493,661	7,984,489	
22 Strategic scale site - medium density (houses and	700	£40,158,553	28,901,586	26,849,355	24,824,691	22,834,843	20,881,935	18,961,935	17,079,281	15,240,249	
23 Strategic scale site - low density	700	£48,190,263	30,384,728	27,301,006	24,247,337	21,223,721	18,218,311	15,240,249	12,292,386	9,374,721	
24 Housing for Elderly (C3) - high density	40	£514,029	1,073,111	1,174,606	1,276,100	1,377,595	1,479,090	1,580,585	1,682,079	1,783,572	
25 Housing for Elderly (C3) - high density	60	£664,693	1,659,871	1,808,961	1,958,250	2,107,540	2,256,830	2,406,119	2,555,409	2,704,699	
26 Housing for Elderly (C2) extra care	70	£749,626	3,584,252	3,584,252	3,584,252	3,584,252	3,584,252	3,584,252	3,584,252	3,584,252	
27 Retail (convenience)	-	£401,596	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	
28 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	
29 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	
39 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	
40 Hotel (100 rooms)	-	£240,851	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	
41 Hotel (125 rooms)	-	£240,851	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	
42 Hotel (150 rooms)	-	£240,851	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949	
44 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495	
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£634.685 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£132,490	441,412	410,851	380,588	350,624	320,958	291,588	262,518	233,748	
2 Residential Small site - medium density	5	£132,490	448,668	418,069	387,768	357,765	328,060	298,653	269,544	240,733	
3 Residential Small site - higher density (flats)	5	£37,597	16,602	6,711	30,031	53,103	75,928	98,506	120,636	142,818	
4 Residential Small site - low density	10	£264,979	882,823	821,702	761,177	701,248	641,915	583,178	525,036	467,490	
5 Residential Small site - medium density	10	£264,979	897,336	836,138	775,536	715,530	656,120	597,306	539,087	481,465	
6 Residential Small site - higher density (flats)	10	£74,194	33,203	13,424	60,063	106,207	151,858	197,012	241,671	286,837	
7 Residential Medium site - low density	25	£662,449	2,207,058	2,054,256	1,902,943	1,753,120	1,604,787	1,457,943	1,312,500	1,168,726	
8 Residential Medium site - medium density	25	£662,449	1,807,558	1,661,969	1,517,816	1,375,099	1,233,816	1,093,969	955,558	818,582	
9 Residential Medium site - higher density (flats and	25	£233,712	1,216,041	1,080,722	946,763	814,163	682,922	553,040	424,519	297,356	
10 Residential Medium site - low density	50	£1,402,832	4,340,056	4,040,127	3,743,122	3,443,039	3,157,882	2,869,648	2,584,336	2,301,950	
11 Residential Medium site - medium density	50	£1,402,832	4,410,332	4,110,031	3,812,653	3,518,198	3,226,668	2,938,061	2,652,378	2,369,618	
12 Residential Medium site - higher density (flats)	50	£372,714	1,742,214	1,586,266	1,432,078	1,277,890	1,123,702	969,514	815,326	661,138	
13 Residential Large site - low density	100	£2,981,019	8,467,799	7,880,449	7,298,825	6,722,927	6,152,755	5,588,310	5,029,691	4,476,598	
14 Residential Large site - medium density	100	£2,981,019	8,608,214	8,020,119	7,437,751	6,861,110	6,290,194	5,725,005	5,165,541	4,611,803	
15 Residential Large site - high density (flats and house	100	£1,159,285	6,152,092	5,606,481	5,086,282	4,531,496	4,002,122	3,478,159	2,959,609	2,446,471	
16 Residential Large site - low density	200	£6,813,757	16,710,580	15,556,759	14,414,185	13,282,858	12,162,774	11,053,938	9,956,348	8,870,004	
17 Residential Large site - medium density (houses ar	200	£4,789,690	13,750,287	12,650,592	11,561,735	10,483,714	9,414,849	8,354,451	7,304,933	6,266,294	
18 Strategic scale site - low density	500	£20,032,446	27,619,680	24,813,067	22,030,277	19,264,242	16,525,702	13,814,656	11,131,104	8,475,047	
19 Strategic scale site - medium density (houses and	500	£12,520,279	24,338,453	21,582,057	18,852,654	16,150,243	13,474,825	10,826,398	8,204,965	5,603,578	
20 Strategic scale site - low density	600	£25,040,557	30,384,728	27,301,006	24,247,337	21,223,721	18,218,311	15,240,249	12,292,386	9,374,721	
21 Strategic scale site - medium density (houses and	600	£19,137,600	26,803,232	23,790,001	20,794,238	17,825,651	14,896,711	11,977,417	9,087,462	6,217,688	
22 Strategic scale site - low density	600	£20,867,131	25,996,388	23,359,202	20,738,479	18,143,222	15,573,757	13,023,672	10,493,661	7,984,489	
23 Strategic scale site - medium density (houses and	700	£20,867,131	28,901,586	26,849,355	24,824,691	22,834,843	20,881,935	18,961,935	17,079,281	15,240,249	
24 Housing for Elderly (C3) - high density	40	£267,099	1,073,111	1,174,606	1,276,100	1,377,595	1,479,090	1,580,585	1,682,079	1,783,572	
25 Housing for Elderly (C3) - high density	60	£345,389	1,659,871	1,808,961	1,958,250	2,107,540	2,256,830	2,406,119	2,555,409	2,704,699	
26 Housing for Elderly (C2) extra care	70	£389,520	1,994,073	1,994,073	1,994,073	1,994,073	1,994,073	1,994,073	1,994,073	1,994,073	
27 Retail (convenience)	-	£208,671	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	
28 Office	-	£345,389	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	
29 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	
31 Industrial (40% plot ratio)	-	£634,685	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	
32 Warehousing/logistics (50% plot ratio)	-	£634,685	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	
33 Warehousing/logistics (60% plot ratio)	-	£634,685	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	
34 Industrial with HQ office (30% plot ratio)	-	£4									

Appendix 10 - Appraisal outputs – £15,000 per unit S106

RUGBY LOCAL PLAN VIABILITY Sales value £3,740 psm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606.342 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£254,975	253,875	232,454	211,242	190,242	169,450	148,868	128,497	108,338			
2 Residential Small site - medium density	5	£254,975	261,131	239,672	218,423	197,383	176,552	155,933	135,523	115,323			
3 Residential Small site - higher density (flats)	5	£71,393	148,253	163,933	179,442	194,779	209,945	224,939	239,763	254,414			
4 Residential Small site - low density	10	£509,950	507,751	464,909	422,486	380,483	338,900	297,738	256,994	216,670			
5 Residential Small site - medium density	10	£509,950	529,586	479,344	436,945	394,765	353,106	311,866	271,045	230,646			
6 Residential Small site - higher density (flats)	10	£142,786	296,508	327,866	358,883	389,558	419,889	449,878	479,524	508,827			
7 Residential Medium site - low density	25	£1,274,875	1,269,377	1,162,271	1,056,214	951,208	847,250	744,343	642,485	541,677			
8 Residential Medium site - medium density	25	£1,274,875	894,787	793,523	693,269	594,022	495,785	398,556	302,335	207,123			
9 Residential Medium site - higher density (flats and	25	£449,776	388,142	245,230	153,267	62,257	28,228	118,696	208,199	296,736			
10 Residential Medium site - low density	50	£2,699,735	2,511,044	2,300,156	2,091,336	1,884,581	1,679,784	1,476,247	1,274,786	1,075,400			
11 Residential Medium site - medium density	50	£2,699,735	2,581,320	2,370,060	2,160,867	1,953,739	1,748,679	1,545,684	1,343,665	1,144,101			
12 Residential Medium site - higher density (flats)	50	£755,926	1,760,089	1,898,816	2,032,028	2,165,720	2,297,898	2,428,560	2,557,708	2,685,337			
13 Residential Large site - low density	100	£5,739,536	4,837,170	4,426,419	4,019,694	3,616,993	3,218,319	2,823,669	2,433,045	2,046,446			
14 Residential Large site - medium density	100	£5,739,536	4,977,586	4,566,090	4,156,620	3,755,176	3,355,756	2,960,363	2,569,995	2,181,652			
15 Residential Large site - high density (flats and house	100	£2,231,031	2,665,861	2,288,903	1,915,732	1,548,348	1,178,113	813,004	451,717	84,254			
16 Residential Large site - low density	200	£11,121,997	9,684,238	8,869,413	8,062,571	7,263,710	6,472,830	5,689,933	4,915,017	4,148,082			
17 Residential Large site - medium density (houses ar	200	£9,179,098	8,679,932	8,109,312	7,546,362	6,991,080	6,443,468	5,903,525	5,368,580	4,838,044			
18 Strategic scale site - low density	500	£38,552,211	10,414,087	8,413,160	6,431,830	4,470,098	2,527,962	605,424	1,329,354	3,265,035			
19 Strategic scale site - medium density (houses and f	600	£48,190,263	11,476,794	9,279,827	7,100,786	4,928,999	2,778,902	646,028	1,505,716	3,851,523			
20 Strategic scale site - low density	600	£36,945,869	9,076,712	5,919,848	3,784,247	1,669,910	450,400	2,576,129	4,700,491	6,816,669			
21 Strategic scale site - higher density (houses and f	600	£40,158,553	9,710,894	7,822,878	5,942,865	4,068,828	2,208,683	355,508	1,518,476	3,397,677			
22 Strategic scale site - medium density (houses and f	700	£40,158,553	9,994,400	7,808,719	5,630,054	3,470,762	1,314,586	844,451	3,021,396	5,204,019			
24 Housing for Elderly (C3) - high density	40	£514,029	1,933,439	2,000,596	2,067,752	2,134,908	2,202,065	2,269,221	2,336,379	2,403,535			
25 Housing for Elderly (C3) - high density	60	£664,603	2,942,875	3,041,009	3,139,144	3,237,278	3,335,413	3,433,547	3,531,682	3,629,816			
26 Housing for Elderly (C2) extra care	70	£748,626	3,462,787	3,594,252	3,694,252	3,794,252	3,894,252	3,994,252	4,094,252	4,194,252			
27 Retail (comparison)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252			
28 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532			
29 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135			
30 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702			
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606			
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590			
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574			
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489			
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243			
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084			
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103			
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962			
39 Student housing development (high density) 300 b	-	£385,501	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821			
40 Hotel (100 rooms)	-	£240,819	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067			
41 Hotel (125 rooms)	-	£240,819	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591			
42 Hotel (150 rooms)	-	£240,819	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385	3,960,385			
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949			
44 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335			
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335			
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495			
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390			
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284			

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £834.685 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH			
1 Residential Small site - low density	5	£132,490	253,875	232,454	211,242	190,242	169,450	148,868	128,497	108,338			
2 Residential Small site - medium density	5	£132,490	261,131	239,672	218,423	197,383	176,552	155,933	135,523	115,323			
3 Residential Small site - higher density (flats)	5	£37,097	148,253	163,933	179,442	194,779	209,945	224,939	239,763	254,414			
4 Residential Small site - low density	10	£264,979	507,751	464,909	422,486	380,483	338,900	297,738	256,994	216,670			
5 Residential Small site - medium density	10	£264,979	522,264	479,344	436,945	394,765	353,106	311,866	271,045	230,646			
6 Residential Small site - higher density (flats)	10	£74,194	296,508	327,866	358,883	389,558	419,889	449,878	479,524	508,827			
7 Residential Medium site - low density	25	£624,449	1,269,377	1,162,271	1,056,214	951,208	847,250	744,343	642,485	541,677			
8 Residential Medium site - medium density	25	£624,449	894,787	793,523	693,269	594,022	495,785	398,556	302,335	207,123			
9 Residential Medium site - higher density (flats and	25	£233,712	338,142	245,230	153,267	62,257	28,228	118,696	208,199	296,736			
10 Residential Medium site - low density	50	£1,402,832	2,511,044	2,300,156	2,091,336	1,884,581	1,679,784	1,476,247	1,274,786	1,075,400			
11 Residential Medium site - medium density	50	£1,402,832	2,581,320	2,370,060	2,160,867	1,953,739	1,748,679	1,545,684	1,343,665	1,144,101			
12 Residential Medium site - higher density (flats)	50	£327,012	1,760,089	1,898,816	2,032,028	2,165,720	2,297,898	2,428,560	2,557,708	2,685,337			
13 Residential Large site - low density	100	£2,981,019	4,837,170	4,426,419	4,019,694	3,616,993	3,218,319	2,823,669	2,433,045	2,046,446			
14 Residential Large site - medium density	100	£2,981,019	4,977,586	4,566,090	4,156,620	3,755,176	3,355,756	2,960,363	2,569,995	2,181,652			
15 Residential Large site - high density (flats and house	100	£1,159,285	2,665,861	2,288,903	1,915,732	1,548,348	1,178,113	813,004	451,717	84,254			
16 Residential Large site - low density	200	£6,813,757	9,684,238	8,869,413	8,062,571	7,263,710	6,472,830	5,689,933	4,915,017	4,148,082			
17 Residential Large site - medium density (houses ar	200	£4,789,630	8,679,932	8,109,312	7,546,362	6,991,080	6,443,468	5,903,525	5,368,580	4,838,044			
18 Strategic scale site - low density	500	£25,032,446	10,414,087	8,413,160	6,431,830	4,470,098	2,527,962	605,424	1,329,354	3,265,035			
19 Strategic scale site - medium density (houses and f	600	£12,502,279	7,298,189	5,349,884	3,420,792	1,510,913	391,096	2,314,510	4,218,180	6,102,107			
20 Strategic scale site - low density	600	£25,040,557	11,476,794	9,279,827	7,100,786	4,928,999	2,778,902	646,028	1,505,716	3,851,523			
21 Strategic scale site - medium density (houses and f	600	£19,197,768	9,076,712	5,919,848	3,784,247	1,669,910	450,400	2,576,129	4,700,491	6,816,669			
22 Strategic scale site - low density	600	£20,867,131	9,710,894	7,822,878	5,942,865	4,068,828	2,208,683	355,508	1,518,476	3,397,677			
23 Strategic scale site - medium density (houses and f	700	£20,867,131	9,994,400	7,808,719	5,630,054	3,470,762	1,314,586	844,451	3,021,396	5,204,019			
24 Housing for Elderly (C3) - high density	40	£26											

RUGBY LOCAL PLAN VIABILITY		Sales value £3,905 psm		AH tenure		Rented 82%		SO 18%		Frst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£1,606,342 PER HA		0% AH		5% AH		10% AH		15% AH	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values
1 Residential Small site - low density	5	£254,975	309,229	284,761	260,533	236,544	212,794	189,284	166,013	142,980	
2 Residential Small site - medium density	5	£254,975	316,486	291,980	267,712	243,685	219,897	196,348	173,038	149,968	
3 Residential Small site - higher density (flats)	5	£71,393	100,485	118,794	136,906	154,821	172,540	190,062	207,388	224,516	
4 Residential Small site - low density	10	£509,950	618,458	569,523	521,066	473,088	425,588	378,567	332,025	285,961	
5 Residential Small site - medium density	10	£509,950	632,972	583,960	535,426	487,371	439,794	392,095	346,076	299,935	
6 Residential Small site - higher density (flats)	10	£142,786	200,969	237,587	273,811	309,643	345,080	380,125	414,775	449,032	
7 Residential Medium site - low density	25	£1,274,875	1,546,146	1,423,808	1,302,666	1,182,720	1,063,971	946,419	830,063	714,902	
8 Residential Medium site - medium density	25	£1,274,875	1,163,252	1,047,214	932,326	818,590	706,004	594,568	484,285	375,151	
9 Residential Medium site - higher density (flats and	25	£449,776	594,984	487,936	381,975	277,100	173,314	70,615	31,471	133,530	
10 Residential Medium site - low density	50	£2,699,735	3,050,346	2,809,776	2,571,561	2,335,698	2,102,187	1,871,026	1,642,218	1,415,763	
11 Residential Medium site - medium density	50	£2,699,735	3,120,621	2,879,682	2,641,093	2,404,856	2,170,972	1,939,440	1,710,260	1,483,432	
12 Residential Medium site - higher density (flats)	50	£755,926	1,303,858	1,465,891	1,625,768	1,784,088	1,940,650	2,095,453	2,248,499	2,399,788	
13 Residential Large site - low density	100	£5,739,536	5,906,778	5,437,181	4,972,136	4,511,704	4,056,864	3,604,615	3,157,959	2,715,896	
14 Residential Large site - medium density	100	£5,739,536	6,047,193	5,576,832	5,111,063	4,649,886	4,193,301	3,741,309	3,293,909	2,851,101	
15 Residential Large site - high density (flats and house	100	£2,231,031	3,687,337	3,254,161	2,825,314	2,400,796	1,980,608	1,564,749	1,153,219	742,511	
16 Residential Large site - low density	200	£11,121,997	11,765,333	10,835,974	9,915,701	9,004,512	8,102,408	7,209,389	6,325,454	5,450,604	
17 Residential Large site - medium density (houses ar	200	£9,179,098	8,898,594	8,016,877	7,143,898	6,279,659	5,424,159	4,577,398	3,730,575	2,910,092	
18 Strategic scale site - low density	500	£38,552,211	40,433,614	13,219,777	10,978,008	8,753,562	6,537,744	4,344,238	2,173,043	24,165	
19 Strategic scale site - medium density (houses and f	600	£48,190,263	17,062,184	14,565,365	12,085,043	9,629,200	7,197,836	4,778,465	2,375,574	8,922	
20 Strategic scale site - medium density (houses and f	600	£36,945,869	13,590,572	11,148,121	8,729,680	6,328,281	3,937,570	1,571,075	801,706	3,180,546	
21 Strategic scale site - low density	600	£40,158,553	14,516,957	12,368,658	10,241,350	8,126,595	6,027,264	3,938,516	1,861,648	213,700	
22 Strategic scale site - medium density (houses and f	700	£40,158,553	15,561,080	13,084,086	10,626,341	8,181,588	5,756,041	3,341,092	934,107	1,490,369	
23 Strategic scale site - low density	40	£514,029	1,704,520	1,783,122	1,861,725	1,940,327	2,018,930	2,097,532	2,176,135	2,254,737	
24 Housing for Elderly (C3) - high density	60	£664,603	2,601,841	2,717,027	2,832,213	2,947,399	3,062,586	3,177,771	3,292,957	3,408,143	
25 Housing for Elderly (C3) - high density	70	£748,626	3,087,547	3,218,927	3,350,304	3,481,277	3,612,250	3,743,763	3,875,006	4,006,250	
26 Housing for Elderly (C2) extra care	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	
27 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	
28 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	
29 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	
30 Office	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	
31 Industrial (40% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	
33 Warehousing/logistics (60% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	
35 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	
36 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	
37 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	
38 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	
39 Hotel (100 rooms)	-	£240,851	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	
40 Hotel (125 rooms)	-	£240,851	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	
41 Hotel (150 rooms)	-	£240,851	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	
42 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949	
43 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	
44 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	
45 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495	
46 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	
48 Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£634,685 PER HA		0% AH		5% AH		10% AH		15% AH	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	Residual land values
1 Residential Small site - low density	5	£132,490	309,229	284,761	260,533	236,544	212,794	189,284	166,013	142,980	
2 Residential Small site - medium density	5	£132,490	316,486	291,980	267,712	243,685	219,897	196,348	173,038	149,968	
3 Residential Small site - higher density (flats)	5	£37,097	100,485	118,794	136,906	154,821	172,540	190,062	207,388	224,516	
4 Residential Small site - low density	10	£264,979	618,458	569,523	521,066	473,088	425,588	378,567	332,025	285,961	
5 Residential Small site - medium density	10	£264,979	632,972	583,960	535,426	487,371	439,794	392,095	346,076	299,935	
6 Residential Small site - higher density (flats)	10	£74,194	200,969	237,587	273,811	309,643	345,080	380,125	414,775	449,032	
7 Residential Medium site - low density	25	£662,449	1,546,146	1,423,808	1,302,666	1,182,720	1,063,971	946,419	830,063	714,902	
8 Residential Medium site - medium density	25	£662,449	1,163,252	1,047,214	932,326	818,590	706,004	594,568	484,285	375,151	
9 Residential Medium site - higher density (flats and	25	£233,712	594,984	487,936	381,975	277,100	173,314	70,615	31,471	133,530	
10 Residential Medium site - low density	50	£1,402,832	3,050,346	2,809,776	2,571,561	2,335,698	2,102,187	1,871,026	1,642,218	1,415,763	
11 Residential Medium site - medium density	50	£1,402,832	3,120,621	2,879,682	2,641,093	2,404,856	2,170,972	1,939,440	1,710,260	1,483,432	
12 Residential Medium site - higher density (flats)	50	£392,726	1,303,858	1,465,891	1,625,768	1,784,088	1,940,650	2,095,453	2,248,499	2,399,788	
13 Residential Large site - low density	100	£2,981,019	5,906,778	5,437,181	4,972,136	4,511,704	4,056,864	3,604,615	3,157,959	2,715,896	
14 Residential Large site - medium density	100	£2,981,019	6,047,193	5,576,832	5,111,063	4,649,886	4,193,301	3,741,309	3,293,909	2,851,101	
15 Residential Large site - high density (flats and house	100	£1,159,285	3,687,337	3,254,161	2,825,314	2,400,796	1,980,608	1,564,749	1,153,219	742,511	
16 Residential Large site - low density	200	£6,813,757	11,765,333	10,835,974	9,915,701	9,004,512	8,102,408	7,209,389	6,325,454	5,450,604	
17 Residential Large site - medium density (houses ar	200	£4,789,698	8,898,594	8,016,877	7,143,898	6,279,659	5,424,159	4,577,398	3,730,575	2,910,092	
18 Strategic scale site - low density	500	£20,032,446	18,483,674	13,219,777	10,978,008	8,753,562	6,537,744	4,344,238	2,173,043	24,165	
19 Strategic scale site - medium density (houses and f	600	£12,520,279	12,329,145	10,116,272	7,912,296	5,730,125	3,569,881	1,431,522	698,930	2,852,122	
20 Strategic scale site - low density	600	£25,040,557	17,062,184	14,565,365	12,085,043	9,629,200	7,197,836	4,778,465	2,375,574	8,922	
21 Strategic scale site - medium density (houses and f	600	£19,197,766	13,590,572	11,148,121	8,729,680	6,328,281	3,937,570	1,571,075	801,706	3,180,546	
22 Strategic scale site - low density	600	£20,867,131	14,516,957	12,368,658	10,241,350	8,126,595	6,027,264	3,938,516	1,861,648	213,700	
23 Strategic scale site - medium density (houses and f	700	£20,867,131	15,561,080	13,084,086	10,626,341	8,181,588	5,756,041	3,341,092	934,107	1,490,369	
24 Housing for Elderly (C3) - high density	40	£267,099	1,704,520	1,783,122	1,861,725	1,940,327	2,018,930	2,097,532	2,176,135	2,254,737	
25 Housing for Elderly (C3) - high density	70	£345,387	2,601,841	2,717,027	2,832,213	2,947,399	3,062,586	3,177,771	3,292,957	3,408,143	
26 Housing for Elderly (C2) extra care	70	£389,520	3,087,547	3,218,927	3,350,304	3,481,277	3,612,250	3,743,763	3,875,006	4,006,250	
27 Retail (convenience)	-	£208,671	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	
28 Office	-	£834,685	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	
29 Office	-	£417,343	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	
30 Office	-	£834,685	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	
31 Industrial (40% plot ratio)	-	£834,685	1,490,590	1,490,590	1,490,590	1,490,590					

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) Sales value £4,235 pcm AH tenure Rented 82% SO 18% Frst Hms 0%

Description		No of units	BLV	Residual land values										
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	35% AH		
1	Residential Small site - low density	5	£254,975	419,937	389,377	359,114	329,149	299,482	270,114	241,043	212,270	212,270		
2	Residential Small site - medium density	5	£254,975	427,193	396,594	366,294	336,290	306,585	277,178	248,069	219,258	219,258		
3	Residential Small site - higher density (flats)	5	£71,393	4,947	28,515	51,834	74,908	97,730	120,308	142,638	164,721	164,721		
4	Residential Small site - low density	10	£509,950	839,874	778,752	718,227	658,290	598,965	540,228	482,086	424,541	424,541		
5	Residential Small site - medium density	10	£509,950	854,387	793,189	732,586	672,581	613,170	554,356	496,138	438,515	438,515		
6	Residential Small site - higher density (flats)	10	£142,786	9,895	57,028	103,667	149,812	195,462	240,616	285,277	329,442	329,442		
7	Residential Medium site - low density	25	£1,274,875	2,099,684	1,946,881	1,795,569	1,645,746	1,497,413	1,350,570	1,205,216	1,061,352	1,061,352		
8	Residential Medium site - medium density	25	£1,274,875	1,700,184	1,554,596	1,410,442	1,267,725	1,126,442	986,596	848,183	711,207	711,207		
9	Residential Medium site - higher density (flats and	25	£449,776	1,108,667	973,348	839,388	706,789	575,548	445,667	317,145	189,983	189,983		
10	Residential Medium site - low density	50	£2,699,735	4,128,948	3,829,019	3,532,013	3,237,932	2,946,773	2,658,539	2,373,229	2,090,842	2,090,842		
11	Residential Medium site - medium density	50	£2,699,735	4,199,224	3,898,922	3,601,544	3,307,090	3,015,560	2,726,953	2,441,270	2,158,510	2,158,510		
12	Residential Medium site - higher density (flats)	50	£755,926	391,389	603,442	813,253	1,020,823	1,228,152	1,429,240	1,630,086	1,828,690	1,828,690		
13	Residential Large site - low density	100	£5,736,536	8,045,995	7,458,645	6,877,021	6,301,123	5,730,952	5,166,507	4,607,787	4,054,795	4,054,795		
14	Residential Large site - medium density	100	£5,736,536	8,186,410	7,598,315	7,015,948	6,439,306	5,868,390	5,303,200	4,743,737	4,190,000	4,190,000		
15	Residential Large site - high density (flats and house	100	£2,231,031	5,730,288	5,184,678	4,644,478	4,109,692	3,580,318	3,056,355	2,537,805	2,024,667	2,024,667		
16	Residential Large site - low density	200	£11,112,997	15,893,736	14,739,916	13,597,341	12,466,013	11,345,930	10,237,095	9,139,504	8,053,160	8,053,160		
17	Residential Large site - medium density (houses ar	200	£9,179,098	12,933,442	11,832,006	10,738,972	9,656,816	8,585,540	7,525,143	6,475,625	5,436,985	5,436,985		
18	Strategic scale site - low density	500	£36,552,211	48,846,741	45,165,678	41,492,146	37,822,115	34,152,576	30,483,518	26,814,519	23,145,020	23,145,020		
19	Strategic scale site - medium density (houses and f	600	£36,552,211	48,846,741	45,165,678	41,492,146	37,822,115	34,152,576	30,483,518	26,814,519	23,145,020	23,145,020		
20	Strategic scale site - low density	600	£36,552,211	48,846,741	45,165,678	41,492,146	37,822,115	34,152,576	30,483,518	26,814,519	23,145,020	23,145,020		
21	Strategic scale site - medium density (houses and f	600	£36,552,211	48,846,741	45,165,678	41,492,146	37,822,115	34,152,576	30,483,518	26,814,519	23,145,020	23,145,020		
22	Strategic scale site - low density	700	£40,158,553	53,506,979	49,506,979	45,506,979	41,506,979	37,506,979	33,506,979	29,506,979	25,506,979	25,506,979		
23	Strategic scale site - medium density (houses and f	700	£40,158,553	53,506,979	49,506,979	45,506,979	41,506,979	37,506,979	33,506,979	29,506,979	25,506,979	25,506,979		
24	Housing for Elderly (C3) - high density	40	£514,029	1,246,682	1,348,176	1,449,671	1,551,165	1,652,660	1,754,154	1,855,648	1,957,143	1,957,143		
25	Housing for Elderly (C3) - high density	60	£664,603	1,919,773	2,069,062	2,218,352	2,367,642	2,516,931	2,666,221	2,815,510	2,964,799	2,964,799		
26	Housing for Elderly (C2) extra care	70	£748,626	2,297,228	2,467,987	2,638,746	2,809,505	2,980,264	3,151,024	3,321,783	3,492,542	3,492,542		
27	Retail (comparison)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252		
28	Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532		
29	Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135		
30	Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702		
31	Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606		
32	Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590		
33	Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574		
34	Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489		
35	Warehousing/logistics (30% plot ratio)	-	£48,190,263	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243	29,709,243		
36	Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084		
37	Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103		
38	Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962		
39	Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821		
40	Hotel (100 rooms)	-	£240,951	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067		
41	Hotel (125 rooms)	-	£240,951	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591		
42	Hotel (150 rooms)	-	£240,951	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385		
43	Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949		
44	Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335		
45	Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335		
46	Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495		
47	Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390		
48	Community use	-	£301,136	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £634,685 PER HA

Description		No of units	BLV	Residual land values										
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	35% AH		
1	Residential Small site - low density	5	£132,490	419,937	389,377	359,114	329,149	299,482	270,114	241,043	212,270	212,270		
2	Residential Small site - medium density	5	£132,490	427,193	396,594	366,294	336,290	306,585	277,178	248,069	219,258	219,258		
3	Residential Small site - higher density (flats)	5	£37,977	4,947	28,515	51,834	74,908	97,730	120,308	142,638	164,721	164,721		
4	Residential Small site - low density	10	£264,979	839,874	778,752	718,227	658,290	598,965	540,228	482,086	424,541	424,541		
5	Residential Small site - medium density	10	£264,979	854,387	793,189	732,586	672,581	613,170	554,356	496,138	438,515	438,515		
6	Residential Small site - higher density (flats)	10	£74,194	9,895	57,028	103,667	149,812	195,462	240,616	285,277	329,442	329,442		
7	Residential Medium site - low density	25	£662,449	2,099,684	1,946,881	1,795,569	1,645,746	1,497,413	1,350,570	1,205,216	1,061,352	1,061,352		
8	Residential Medium site - medium density	25	£662,449	1,700,184	1,554,596	1,410,442	1,267,725	1,126,442	986,596	848,183	711,207	711,207		
9	Residential Medium site - higher density (flats and	25	£233,712	1,108,667	973,348	839,388	706,789	575,548	445,667	317,145	189,983	189,983		
10	Residential Medium site - low density	50	£1,402,832	4,128,948	3,829,019	3,532,013	3,237,932	2,946,773	2,658,539	2,373,229	2,090,842	2,090,842		
11	Residential Medium site - medium density	50	£1,402,832	4,199,224	3,898,922	3,601,544	3,307,090	3,015,560	2,726,953	2,441,270	2,158,510	2,158,510		
12	Residential Medium site - higher density (flats)	50	£327,212	3,913,891	3,603,442	3,301,253	3,008,823	2,716,452	2,424,081	2,131,710	1,839,339	1,839,339		
13	Residential Large site - low density	100	£2,981,019	8,045,995	7,458,645	6,877,021	6,301,123	5,730,952	5,166,507	4,607,787	4,054,795	4,054,795		
14	Residential Large site - medium density	100	£2,981,019	8,186,410	7,598,315	7,015,948	6,439,306	5,868,390	5,303,200	4,743,737	4,190,000	4,190,000		
15	Residential Large site - high density (flats and house	100	£1,159,285	5,730,288	5,184,678	4,644,478	4,109,692	3,580,318	3,056,355	2,537,805	2,024,667	2,024,667		
16	Residential Large site - low density	200	£6,813,757	15,893,736	14,739,916	13,597,341	12,466,013	11,345,930	10,237,095	9,139,504	8,053,160	8,053,160		
17	Residential Large site - medium density (houses ar	200	£4,789,639	12,933,442	11,832,006	10,738,972	9,656,816	8,585,540	7,525,143	6,475,625	5,436			

RUGBY LOCAL PLAN VIABILITY		Sales value £4,400 psm		AH tenure		Rented 82%		SO 18%		Fst Hms 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£1,606,342 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£254,975	475,290	441,683	408,404	375,452	342,827	310,529	278,559	246,918	
2 Residential Small site - medium density	5	£254,975	482,547	448,902	415,583	382,593	349,930	317,593	285,584	253,903	
3 Residential Small site - higher density (flats)	5	£71,393	42,178	16,375	9,298	34,948	60,327	85,431	110,264	134,823	
4 Residential Small site - low density	10	£509,950	950,581	883,367	816,809	750,903	685,654	621,058	557,117	493,830	
5 Residential Small site - medium density	10	£509,950	965,094	897,803	831,167	765,186	699,858	635,186	571,169	507,806	
6 Residential Small site - higher density (flats)	10	£142,786	84,355	32,751	18,595	69,896	120,652	170,863	220,527	269,647	
7 Residential Medium site - low density	25	£1,274,875	2,376,453	2,208,418	2,042,020	1,877,259	1,714,133	1,552,645	1,392,793	1,234,578	
8 Residential Medium site - medium density	25	£1,274,875	1,968,651	1,808,287	1,649,500	1,492,292	1,336,661	1,182,608	1,030,133	879,238	
9 Residential Medium site - higher density (flats and	25	£449,776	1,365,509	1,216,054	1,068,095	921,632	776,664	633,192	491,216	350,735	
10 Residential Medium site - low density	50	£2,699,735	4,668,249	4,338,640	4,012,240	3,689,049	3,369,067	3,052,296	2,738,734	2,428,381	
11 Residential Medium site - medium density	50	£2,699,735	4,738,526	4,408,544	4,081,770	3,758,207	3,437,853	3,120,710	2,806,775	2,496,050	
12 Residential Medium site - higher density (flats)	50	£755,926	83,871	172,317	406,996	639,192	868,904	1,098,133	1,320,879	1,543,141	
13 Residential Large site - low density	100	£5,736,536	9,115,603	8,469,387	7,829,464	7,195,834	6,568,496	5,947,453	5,332,702	4,724,245	
14 Residential Large site - medium density	100	£5,736,536	9,250,618	8,609,057	7,968,390	7,334,016	6,703,935	6,084,146	5,468,652	4,859,450	
15 Residential Large site - high density (flats and	100	£2,231,031	6,751,764	6,149,936	5,554,061	4,964,141	4,380,173	3,802,158	3,230,099	2,663,962	
16 Residential Large site - low density	200	£11,142,997	17,955,536	16,688,244	15,433,290	14,190,676	12,960,399	11,742,463	10,536,865	9,343,606	
17 Residential Large site - medium density (houses ar	200	£9,179,098	14,933,389	13,723,627	12,525,761	11,339,792	10,165,719	8,999,015	7,843,749	6,700,432	
18 Strategic scale site - low density	500	£36,552,211	60,926,687	57,644,049	54,491,472	51,459,990	48,450,805	45,482,958	42,559,359	39,683,835	
19 Strategic scale site - medium density (houses and f	600	£48,190,263	83,626,841	80,240,630	76,887,385	73,567,105	70,288,495	67,059,233	63,889,723	60,770,110	
20 Strategic scale site - medium density (houses and f	600	£36,945,869	29,962,902	26,651,718	23,365,619	20,102,446	16,871,812	13,673,719	10,497,962	7,342,494	
21 Strategic scale site - low density	600	£40,158,553	28,706,182	25,509,527	22,313,356	20,102,446	17,899,892	14,544,385	11,675,472	8,812,651	
22 Strategic scale site - medium density (houses and f	700	£40,158,553	32,021,959	28,668,682	25,346,293	22,056,613	18,791,869	15,551,440	12,338,779	9,144,585	
23 Strategic scale site - low density	700	£40,158,553	32,021,959	28,668,682	25,346,293	22,056,613	18,791,869	15,551,440	12,338,779	9,144,585	
24 Housing for Elderly (C3) - high density	40	£514,029	1,017,763	1,130,703	1,243,644	1,356,584	1,469,524	1,582,464	1,695,404	1,808,344	
25 Housing for Elderly (C3) - high density	60	£664,603	1,578,739	1,745,081	1,911,421	2,077,763	2,244,104	2,410,445	2,576,786	2,743,128	
26 Housing for Elderly (C2) extra care	70	£748,626	1,902,068	2,092,586	2,283,103	2,473,620	2,664,137	2,854,654	3,045,171	3,235,689	
27 Retail (convenience)	-	£401,596	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	
28 Retail (convenience)	-	£1,606,342	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	
29 Office	-	£803,171	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	
30 Office	-	£1,204,757	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	
31 Industrial (40% plot ratio)	-	£1,606,342	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	
32 Warehousing/logistics (50% plot ratio)	-	£1,606,342	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	1,490,590	
33 Warehousing/logistics (60% plot ratio)	-	£1,606,342	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	1,822,574	
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	15,746,489	
35 Warehousing/logistics (30% plot ratio)	-	£48,190,263	28,709,243	28,709,243	28,709,243	28,709,243	28,709,243	28,709,243	28,709,243	28,709,243	
36 Warehousing/logistics (25% plot ratio)	-	£64,253,685	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	33,029,084	
37 Student housing development (high density) 200 b	-	£257,035	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	4,734,103	
38 Student housing development (high density) 250 b	-	£321,268	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	5,959,962	
39 Student housing development (high density) 300 b	-	£385,179	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	7,185,821	
40 Hotel (100 rooms)	-	£240,819	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	2,136,067	
41 Hotel (125 rooms)	-	£240,819	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	3,000,591	
42 Hotel (150 rooms)	-	£240,819	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	3,980,385	
43 Leisure use	-	£481,903	722,949	722,949	722,949	722,949	722,949	722,949	722,949	722,949	
44 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	
45 Leisure use	-	£481,903	724,335	724,335	724,335	724,335	724,335	724,335	724,335	724,335	
46 Community use	-	£267,431	907,495	907,495	907,495	907,495	907,495	907,495	907,495	907,495	
47 Community use	-	£250,902	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	1,091,390	
48 Community use	-	£301,138	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	1,275,284	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£634,685 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£132,490	475,290	441,683	408,404	375,452	342,827	310,529	278,559	246,918	
2 Residential Small site - medium density	5	£132,490	482,547	448,902	415,583	382,593	349,930	317,593	285,584	253,903	
3 Residential Small site - higher density (flats)	5	£37,997	42,178	16,375	9,298	34,948	60,327	85,431	110,264	134,823	
4 Residential Small site - low density	10	£264,979	950,581	883,367	816,809	750,903	685,654	621,058	557,117	493,830	
5 Residential Small site - medium density	10	£264,979	965,094	897,803	831,167	765,186	699,858	635,186	571,169	507,806	
6 Residential Small site - higher density (flats)	10	£74,194	84,355	32,751	18,595	69,896	120,652	170,863	220,527	269,647	
7 Residential Medium site - low density	25	£662,449	2,376,453	2,208,418	2,042,020	1,877,259	1,714,133	1,552,645	1,392,793	1,234,578	
8 Residential Medium site - medium density	25	£662,449	1,968,651	1,808,287	1,649,500	1,492,292	1,336,661	1,182,608	1,030,133	879,238	
9 Residential Medium site - higher density (flats and	25	£233,712	1,365,509	1,216,054	1,068,095	921,632	776,664	633,192	491,216	350,735	
10 Residential Medium site - low density	50	£1,402,832	4,668,249	4,338,640	4,012,240	3,689,049	3,369,067	3,052,296	2,738,734	2,428,381	
11 Residential Medium site - medium density	50	£1,402,832	4,738,526	4,408,544	4,081,770	3,758,207	3,437,853	3,120,710	2,806,775	2,496,050	
12 Residential Medium site - higher density (flats)	50	£332,727	83,871	172,317	406,996	639,192	868,904	1,098,133	1,320,879	1,543,141	
13 Residential Large site - low density	100	£5,736,536	9,115,603	8,469,387	7,829,464	7,195,834	6,568,496	5,947,453	5,332,702	4,724,245	
14 Residential Large site - medium density	100	£5,736,536	9,250,618	8,609,057	7,968,390	7,334,016	6,703,935	6,084,146	5,468,652	4,859,450	
15 Residential Large site - high density (flats and	100	£2,231,031	6,751,764	6,149,936	5,554,061	4,964,141	4,380,173	3,802,158	3,230,099	2,663,962	
16 Residential Large site - low density	200	£11,142,997	17,955,536	16,688,244	15,433,290	14,190,676	12,960,399	11,742,463	10,536,865	9,343,606	
17 Residential Large site - medium density (houses ar	200	£9,179,098	14,933,389	13,723,627	12,525,761	11,339,792	10,165,719	8,999,015	7,843,749	6,700,432	
18 Strategic scale site - low density	500	£20,032,446	30,626,632	27,544,046	24,491,472	21,459,990	18,450,805	15,472,058	12,523,539	9,604,835	
19 Strategic scale site - medium density (houses and f	600	£12,520,279	27,278,275	24,255,137	21,253,993	18,252,463	15,340,608	12,428,367	9,545,762	6,691,298	
20 Strategic scale site - low density	600	£25,040,557	33,626,841	30,240,630	26,887,385	23,567,105	20,288,495	16,997,233	13,759,110	10,553,006	
21 Strategic scale site - medium density (houses and f	700	£19,197,761	29,962,902	26,651,718	23,365,619	20,102,446	16,871,812	13,673,719	10,497,962	7,342,494	
22 Strategic scale site - low density	700	£20,867,131	28,706,182	25,509,527	22,313,356	20,102,446	17,899,892	14,544,385	11,675,472	8,812,651	
23 Strategic scale site - medium density (houses and f	700	£20,867,131	32,021,959	28,668,682	25,346,293	22,056,613	18,791,869	15,551,440	12,338,779	9,144,585	
24 Housing for Elderly (C3) - high density	40	£267,099	1,017,763	1,130,703	1,243,644	1,356,584	1,469,524	1,582,464	1,695,404	1,808,344	
25 Housing for Elderly (C3) - high density	60	£345,387	1,578,739	1,745,081	1,911,421	2,077,763	2,244,104	2,410,445	2,576,786	2,743,128	
26 Housing for Elderly (C2) extra care	70	£389,520	1,902,068	2,092,586	2,283,103	2,473,620	2,664,137	2,854,654	3,045,171	3,235,689	
27 Retail (convenience)	-	£208,671	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	3,594,252	
28 Retail (convenience)	-	£834,685	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	1,244,532	
29 Office	-	£417,343	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	8,045,135	
30 Office	-	£828,014	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	12,067,702	
31 Industrial (40% plot ratio)	-	£834,685	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	1,158,606	
32 Warehousing/logistics (50% plot ratio)	-	£834,6									

Appendix 11 - Appraisal outputs - £10,000 per unit S106 with growth

RUGBY LOCAL PLAN VIABILITY

Sales value £3,245 psqm

AH tenure Rented 82% SO 18% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£1,606,342 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£254,975	360,003	340,230	320,646	301,249	282,041	263,019	244,185	225,538
2 Residential Small site - medium density	5	£254,975	367,258	347,449	327,825	308,390	289,143	270,083	251,210	232,526
3 Residential Small site - higher density (flats)	5	£71,393	80,890	95,307	109,569	123,675	137,625	151,420	165,060	178,545
4 Residential Small site - low density	10	£509,950	720,004	680,461	641,292	602,490	564,081	526,038	488,370	451,077
5 Residential Small site - medium density	10	£509,950	734,518	694,897	655,652	616,782	578,286	540,166	502,422	465,051
6 Residential Small site - higher density (flats)	10	£142,786	161,780	190,614	219,136	247,349	275,250	302,841	330,121	357,090
7 Residential Medium site - low density	25	£1,274,875	1,800,012	1,701,153	1,603,231	1,506,248	1,410,203	1,315,095	1,220,925	1,127,693
8 Residential Medium site - medium density	25	£1,274,875	1,865,645	1,762,224	1,659,706	1,557,189	1,454,672	1,352,155	1,249,638	1,147,121
9 Residential Medium site - higher density (flats and houses)	25	£440,778	773,314	687,675	602,892	518,964	435,891	353,673	272,309	191,901
10 Residential Medium site - low density	50	£2,549,750	3,555,650	3,359,985	3,166,177	2,974,226	2,784,132	2,595,894	2,409,514	2,224,900
11 Residential Medium site - medium density	50	£2,549,750	3,625,926	3,429,889	3,235,708	3,043,384	2,852,918	2,664,308	2,477,555	2,292,658
12 Residential Medium site - higher density (flats)	50	£755,926	1,116,420	1,239,375	1,369,985	1,481,249	1,600,169	1,717,743	1,833,973	1,948,859
13 Residential Large site - low density	100	£5,099,500	6,900,964	6,527,771	6,152,173	5,780,171	5,411,765	5,046,955	4,685,741	4,328,123
14 Residential Large site - medium density	100	£5,099,500	7,047,380	6,667,441	6,291,100	5,918,354	5,549,203	5,183,649	4,821,691	4,463,328
15 Residential Large site - high density (flats and houses)	100	£2,231,031	4,504,899	4,157,128	3,812,755	3,471,777	3,134,198	2,800,014	2,469,227	2,141,838
16 Residential Large site - low density	200	£13,112,997	17,748,826	16,925,252	16,238,880	15,494,709	14,757,740	14,027,970	13,305,403	12,590,306
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	10,671,651	9,950,193	9,239,662	8,536,066	7,839,405	7,149,690	6,466,890	5,791,935
18 Strategic scale site - low density	500	£38,552,211	50,524,310	48,671,138	46,835,553	45,019,354	43,212,142	41,434,316	39,689,077	37,974,424
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	31,084,130	29,279,474	27,514,081	25,792,826	24,164,008	22,620,617	21,169,172	19,802,667
20 Strategic scale site - low density	600	£48,190,263	62,168,144	60,242,662	58,316,396	56,390,130	54,463,864	52,537,598	50,611,332	48,685,066
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	47,440,919	45,420,020	43,403,235	41,390,450	39,381,665	37,376,880	35,376,095	33,379,310
22 Strategic scale site - low density	800	£40,158,553	51,655,238	49,522,272	47,393,278	45,268,284	43,147,290	41,030,296	38,917,302	36,808,308
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	51,436,266	49,309,949	47,182,826	45,055,703	42,928,580	40,801,457	38,674,334	36,547,211
24 Housing for Elderly (C3) - high density	40	£514,029	1,583,294	1,643,794	1,704,294	1,764,795	1,825,296	1,885,796	1,946,297	2,006,797
25 Housing for Elderly (C3) - high density	60	£694,693	2,422,566	2,510,447	2,598,328	2,686,209	2,774,091	2,861,972	2,949,853	3,037,733
26 Housing for Elderly (C2) extra care	70	£749,626	2,881,361	2,925,779	2,970,197	3,014,615	3,059,033	3,103,451	3,147,869	3,192,287
27 Retail (convenience)	-	£1,606,342	966,570	966,570	966,570	966,570	966,570	966,570	966,570	966,570
28 Office	-	£803,171	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737
29 Office	-	£1,204,757	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106
30 Office	-	£1,606,342	800,551	800,551	800,551	800,551	800,551	800,551	800,551	800,551
31 Industrial (40% plot ratio)	-	£1,606,342	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022
32 Warehouse/logistics (50% plot ratio)	-	£1,606,342	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492
33 Warehouse/logistics (60% plot ratio)	-	£1,606,342	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110
35 Warehouse/logistics (30% plot ratio)	-	£48,190,263	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019
36 Warehouse/logistics (25% plot ratio)	-	£84,285,695	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724
37 Student housing development (high density) 200 beds	-	£257,035	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642
38 Student housing development (high density) 250 beds	-	£321,268	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385
39 Student housing development (high density) 300 beds	-	£385,179	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129
40 Hotel (100 rooms)	-	£240,158	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423
41 Hotel (125 rooms)	-	£240,951	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080
42 Hotel (150 rooms)	-	£240,951	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026
43 Leisure use	-	£481,903	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441
44 Leisure use	-	£481,903	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441
45 Leisure use	-	£481,903	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441
46 Community use	-	£267,431	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611
47 Community use	-	£267,431	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611
48 Community use	-	£301,138	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£834,685 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£132,490	360,003	340,230	320,646	301,249	282,041	263,019	244,185	225,538
2 Residential Small site - medium density	5	£132,490	367,258	347,449	327,825	308,390	289,143	270,083	251,210	232,526
3 Residential Small site - higher density (flats)	5	£37,097	80,890	95,307	109,569	123,675	137,625	151,420	165,060	178,545
4 Residential Small site - low density	10	£264,979	734,518	694,897	655,652	616,782	578,286	540,166	502,422	465,051
5 Residential Small site - medium density	10	£264,979	734,518	694,897	655,652	616,782	578,286	540,166	502,422	465,051
6 Residential Small site - higher density (flats)	10	£74,194	161,780	190,614	219,136	247,349	275,250	302,841	330,121	357,090
7 Residential Medium site - low density	25	£662,449	1,800,012	1,701,153	1,603,231	1,506,248	1,410,203	1,315,095	1,220,925	1,127,693
8 Residential Medium site - medium density	25	£662,449	1,865,645	1,762,224	1,659,706	1,557,189	1,454,672	1,352,155	1,249,638	1,147,121
9 Residential Medium site - higher density (flats and houses)	25	£233,712	773,314	687,675	602,892	518,964	435,891	353,673	272,309	191,901
10 Residential Medium site - low density	50	£1,324,898	3,555,650	3,359,985	3,166,177	2,974,226	2,784,132	2,595,894	2,409,514	2,224,900
11 Residential Medium site - medium density	50	£1,324,898	3,625,926	3,429,889	3,235,708	3,043,384	2,852,918	2,664,308	2,477,555	2,292,658
12 Residential Medium site - higher density (flats)	50	£392,793	1,116,420	1,239,375	1,369,985	1,481,249	1,600,169	1,717,743	1,833,973	1,948,859
13 Residential Large site - low density	100	£2,649,796	6,900,964	6,527,771	6,152,173	5,780,171	5,411,765	5,046,955	4,685,741	4,328,123
14 Residential Large site - medium density	100	£2,649,796	7,047,380	6,667,441	6,291,100	5,918,354	5,549,203	5,183,649	4,821,691	4,463,328
15 Residential Large site - high density (flats and houses)	100	£1,159,285	4,504,899	4,157,128	3,812,755	3,471,777	3,134,198	2,800,014	2,469,227	2,141,838
16 Residential Large site - low density	200	£5,299,591	13,748,826	12,925,252	12,238,880	11,494,709	10,757,740	10,027,970	9,305,403	8,590,306
17 Residential Large site - medium density (houses and flats)	200	£3,664,996	10,671,651	9,950,193	9,239,662	8,536,066	7,839,405	7,149,690	6,466,890	5,791,935
18 Strategic scale site - low density	500	£20,032,446	26,524,310	25,279,474	24,034,638	22,789,802	21,544,966	20,300,130	19,055,294	17,810,458
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	17,084,130	16,279,474	15,474,818	14,670,162	13,865,506	13,060,850	12,256,194	11,451,538
20 Strategic scale site - low density	600	£25,044,552	32,781,144	31,042,662	29,304,180	27,565,698	25,827,216	24,088,734	22,350,252	20,611,770
21 Strategic scale site - medium density (houses and flats)	600	£15,197,760	19,040,919	17,045,020	15,044,235	13,043,450	11,042,665	9,041,880	7,041,095	5,040,310
22 Strategic scale site - low density	700	£20,867,131	27,436,266	26,077,724	24,719,182	23,360,640	22,002,098	20,643,556	19,285,014	17,926,472
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	27,436,266	26,077,724	24,719,182	23,360,640	22,002,098	20,643,556	19,285,014	17,926,472
24 Housing for Elderly (C3) - high density	40	£267,099	1,583,294	1,643,794	1,704,294	1,764,795	1,825,296	1,885,796	1,946,297	2,006,797
25 Housing for										

RUGBY LOCAL PLAN VIABILITY Sales value £3,410 psqm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £1,606,342 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£254,975	429,959	406,337	382,940	359,767	336,619	314,096	291,998	269,323		
2 Residential Small site - medium density	5	£254,975	437,215	413,555	390,119	366,908	343,922	321,160	298,623	276,311		
3 Residential Small site - higher density (flats)	5	£71,393	20,520	38,259	55,811	73,176	90,353	107,342	124,145	140,760		
4 Residential Small site - low density	10	£509,950	859,918	812,674	765,879	719,535	673,638	628,192	583,194	538,647		
5 Residential Small site - medium density	10	£509,950	874,430	827,110	780,239	733,817	687,844	642,320	597,246	552,621		
6 Residential Small site - higher density (flats)	10	£142,786	41,040	76,518	111,622	146,351	180,705	214,685	249,290	283,521		
7 Residential Medium site - low density	25	£1,274,875	2,149,795	2,031,685	1,914,699	1,798,835	1,684,096	1,570,480	1,457,986	1,346,616		
8 Residential Medium site - medium density	25	£1,274,875	2,244,778	2,097,913	1,944,410	1,811,901	1,684,096	1,570,480	1,457,986	1,346,616		
9 Residential Medium site - higher density (flats and houses)	25	£440,778	1,097,913	994,410	891,934	790,486	690,064	590,670	492,302	394,961		
10 Residential Medium site - low density	50	£2,549,750	4,299,590	4,063,374	3,829,398	3,597,534	3,366,380	3,135,226	2,904,072	2,672,918		
11 Residential Medium site - medium density	50	£2,549,750	4,374,740	4,138,550	3,904,438	3,670,326	3,436,214	3,202,102	2,967,990	2,733,878		
12 Residential Medium site - higher density (flats)	50	£755,926	539,828	694,516	847,552	998,939	1,148,875	1,296,760	1,443,195	1,587,978		
13 Residential Large site - low density	100	£5,099,500	8,599,180	8,126,748	7,655,879	7,185,070	6,714,262	6,243,454	5,772,646	5,301,838		
14 Residential Large site - medium density	100	£5,099,500	8,744,300	8,271,110	7,800,239	7,329,368	6,858,497	6,387,626	5,916,755	5,445,884		
15 Residential Large site - high density (flats and houses)	200	£2,549,750	16,354,548	15,452,567	14,550,586	13,648,605	12,746,624	11,844,643	10,942,662	10,040,681		
16 Residential Large site - low density	200	£13,122,997	16,354,548	15,452,567	14,550,586	13,648,605	12,746,624	11,844,643	10,942,662	10,040,681		
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	13,207,161	12,350,499	11,502,114	10,653,729	9,805,344	8,956,959	8,108,574	7,260,189		
18 Strategic scale site - low density	500	£38,552,211	68,844,464	24,693,793	22,517,093	20,340,393	18,163,693	16,000,993	13,838,293	11,675,593		
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	23,384,966	21,233,541	19,102,718	16,992,500	14,882,282	12,772,064	10,661,846	8,551,628		
20 Strategic scale site - low density	600	£48,190,263	29,733,392	27,306,620	24,902,940	22,522,354	20,142,768	17,763,182	15,383,596	13,004,010		
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	29,033,683	23,535,732	21,190,462	18,867,875	16,565,101	14,272,671	12,015,011	9,747,122		
22 Strategic scale site - low density	600	£40,158,553	25,599,181	23,501,471	21,433,633	19,385,663	17,357,565	15,349,337	13,358,638	11,383,371		
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	28,303,522	25,895,409	23,510,272	21,148,112	18,808,927	16,488,397	14,187,311	11,909,278		
24 Housing for Elderly (C3) - high density	40	£514,029	1,293,983	1,368,950	1,443,916	1,518,881	1,593,848	1,668,814	1,743,779	1,818,746		
25 Housing for Elderly (C3) - high density	60	£694,693	1,991,565	2,100,995	2,210,426	2,319,856	2,429,286	2,538,716	2,648,146	2,757,576		
26 Housing for Elderly (C2) extra care	70	£749,626	2,381,954	2,506,137	2,630,319	2,754,502	2,878,684	3,002,867	3,127,049	3,251,231		
27 Retail (convenience)	-	£208,617	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779		
28 Retail (convenience)	-	£1,606,342	966,570	966,570	966,570	966,570	966,570	966,570	966,570	966,570		
29 Office	-	£803,171	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737		
30 Office	-	£1,204,757	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106		
31 Industrial (40% plot ratio)	-	£1,606,342	800,551	800,551	800,551	800,551	800,551	800,551	800,551	800,551		
32 Warehouse/logistics (50% plot ratio)	-	£1,606,342	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022		
33 Warehouse/logistics (60% plot ratio)	-	£1,606,342	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492		
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110		
35 Warehouse/logistics (30% plot ratio)	-	£48,190,263	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019		
36 Warehouse/logistics (25% plot ratio)	-	£64,253,685	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724		
37 Student housing development (high density) 200 beds	-	£257,035	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642		
38 Student housing development (high density) 250 beds	-	£321,268	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385		
39 Student housing development (high density) 300 beds	-	£385,179	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129		
40 Hotel (100 rooms)	-	£240,146	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423		
41 Hotel (125 rooms)	-	£240,146	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080		
42 Hotel (150 rooms)	-	£240,146	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026		
43 Leisure use	-	£481,903	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441		
44 Leisure use	-	£481,903	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826		
45 Community use	-	£267,431	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611		
46 Community use	-	£250,902	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535		
48 Community use	-	£301,138	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £834,685 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£132,490	429,959	406,337	382,940	359,767	336,619	314,096	291,998	269,323		
2 Residential Small site - medium density	5	£132,490	437,215	413,555	390,119	366,908	343,922	321,160	298,623	276,311		
3 Residential Small site - higher density (flats)	5	£37,097	20,520	38,259	55,811	73,176	90,353	107,342	124,145	140,760		
4 Residential Small site - low density	10	£264,979	874,430	827,110	780,239	733,817	687,844	642,320	597,246	552,621		
5 Residential Small site - medium density	10	£264,979	874,430	827,110	780,239	733,817	687,844	642,320	597,246	552,621		
6 Residential Small site - higher density (flats)	10	£74,194	41,040	76,518	111,622	146,351	180,705	214,685	249,290	283,521		
7 Residential Medium site - low density	25	£662,449	2,149,795	2,031,685	1,914,699	1,798,835	1,684,096	1,570,480	1,457,986	1,346,616		
8 Residential Medium site - medium density	25	£662,449	2,244,778	2,097,913	1,944,410	1,811,901	1,684,096	1,570,480	1,457,986	1,346,616		
9 Residential Medium site - higher density (flats and houses)	25	£233,712	1,097,913	994,410	891,934	790,486	690,064	590,670	492,302	394,961		
10 Residential Medium site - low density	50	£1,324,898	4,299,590	4,063,374	3,829,398	3,597,534	3,366,380	3,135,226	2,904,072	2,672,918		
11 Residential Medium site - medium density	50	£1,324,898	4,374,740	4,138,550	3,904,438	3,670,326	3,436,214	3,202,102	2,967,990	2,733,878		
12 Residential Medium site - higher density (flats)	50	£402,832	4,307,500	4,073,952	3,842,622	3,613,510	3,386,617	3,161,941	2,939,483	2,719,244		
13 Residential Large site - low density	100	£2,649,796	8,599,180	8,126,748	7,655,879	7,185,070	6,714,262	6,243,454	5,772,646	5,301,838		
14 Residential Large site - medium density	100	£2,649,796	8,744,300	8,271,110	7,800,239	7,329,368	6,858,497	6,387,626	5,916,755	5,445,884		
15 Residential Large site - high density (flats and houses)	200	£1,324,898	16,354,548	15,452,567	14,550,586	13,648,605	12,746,624	11,844,643	10,942,662	10,040,681		
16 Residential Large site - low density	200	£1,324,898	16,354,548	15,452,567	14,550,586	13,648,605	12,746,624	11,844,643	10,942,662	10,040,681		
17 Residential Large site - medium density (houses and flats)	200	£880,800	26,891,403	24,693,793	22,517,093	20,340,393	18,163,693	16,000,993	14,000,424	12,250,939		
18 Strategic scale site - low density	500	£5,299,590	29,733,392	27,306,620	24,902,940	22,522,354	20,142,768	17,763,182	15,383,596	13,004,010		
19 Strategic scale site - medium density (houses and flats)	500	£3,850,000	23,384,966	21,233,541	19,102,718	16,992,500	14,882,282	12,772,064	10,661,846	8,551,628		
20 Strategic scale site - low density	600	£7,549,557	29,733,392	27,306,620	24,902,940	22,522,354	20,142,768	17,763,182	15,383,596	13,004,010		
21 Strategic scale site - medium density (houses and flats)	600	£5,110,000	29,733,392	27,306,620	24,902,940	22,522,354	20,142,768	17,763,182	15,383,596	13,004,010		
22 Strategic scale site - low density	700	£20,867,131	25,599,181	23,501,471	21,433,633	19,385,663	17,357,565	15,349,337	13,358,638	11,383,371		
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	28,303,522	25,895,409	23,510,272	21,148,112	18,808,927	16,488,397	14,187,311	11,909,278		
24 Housing for Elderly (C3) - high density	40	£267,099	1,293,983	1,368,950	1,443,916	1,518,881	1,593,848	1,668,814	1,743,779	1,818,746		
25 Housing for Elderly (C3) - high density	60	£345,389	1,991,565	2,100,995	2,210,426	2,319,856	2,429,286	2,538,716	2,648,146	2,757,576		
26 Housing for Elderly (C2) extra care	70	£389,520	2,381,954	2,506,137	2,630,319	2,754,502	2,878,684	3,002,867	3,127,049	3,251,231		

RUGBY LOCAL PLAN VIABILITY

Sales value £3,575 psqm

AH tenure

Rented 82%

SO 18%

Fst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£1,606,342 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£254,975	454,500	429,527	404,793	380,295	356,036	332,014	308,229	284,683		
2 Residential Small site - medium density	5	£254,975	461,757	436,745	411,972	387,436	363,138	339,078	315,256	291,670		
3 Residential Small site - higher density (flats)	5	£71,393	6,258	24,782	43,112	61,245	79,186	96,930	114,479	131,834		
4 Residential Small site - low density	10	£509,950	909,999	859,054	809,585	760,590	712,071	664,028	616,459	569,366		
5 Residential Small site - medium density	10	£509,950	923,512	873,491	823,944	774,872	726,277	678,156	630,510	583,341		
6 Residential Small site - higher density (flats)	10	£142,786	12,516	49,565	86,223	122,492	158,370	193,860	229,959	263,668		
7 Residential Medium site - low density	25	£1,274,875	2,272,499	2,147,636	2,023,962	1,901,476	1,780,179	1,660,069	1,541,148	1,423,415		
8 Residential Medium site - medium density	25	£1,274,875	1,837,146	1,718,875	1,601,748	1,485,764	1,370,922	1,257,222	1,144,665	1,033,251		
9 Residential Medium site - higher density (flats and houses)	25	£440,778	1,195,433	1,086,563	978,772	872,059	766,426	661,871	558,395	455,998		
10 Residential Medium site - low density	50	£2,549,750	4,472,339	4,226,224	3,982,451	3,741,022	3,501,934	3,265,190	3,030,788	2,798,730		
11 Residential Medium site - medium density	50	£2,549,750	4,542,615	4,296,128	4,051,983	3,810,180	3,570,720	3,333,604	3,098,830	2,866,399		
12 Residential Medium site - higher density (flats)	50	£755,926	422,525	583,669	743,099	900,817	1,058,823	1,211,114	1,363,694	1,514,961		
13 Residential Large site - low density	100	£5,099,500	8,718,479	8,239,587	7,765,252	7,295,474	6,830,251	6,369,584	5,913,474	5,461,919		
14 Residential Large site - medium density	100	£5,099,500	8,856,894	8,376,259	7,904,179	7,433,656	6,967,689	6,506,278	6,049,423	5,597,124		
15 Residential Large site - high density (flats and houses)	100	£2,231,031	6,194,753	5,753,981	5,317,501	4,885,314	4,457,419	4,033,816	3,614,506	3,199,488		
16 Residential Large site - low density	200	£13,112,997	17,232,776	16,282,462	15,341,196	14,408,977	13,485,807	12,571,684	11,666,609	10,770,582		
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	14,007,217	13,106,524	12,214,531	11,331,240	10,456,649	9,590,761	8,733,573	7,885,086		
18 Strategic scale site - low density	500	£38,552,211	26,983,177	26,670,446	24,379,732	22,111,037	19,850,865	17,628,145	15,418,508	13,230,955		
19 Strategic scale site - medium density (houses and flats)	500	£5,880,000	28,983,177	26,670,446	24,379,732	22,111,037	19,850,865	17,628,145	15,418,508	13,230,955		
20 Strategic scale site - low density	800	£25,040,557	31,912,443	29,365,746	26,843,297	24,345,096	21,876,337	19,421,437	16,994,474	14,584,723		
21 Strategic scale site - medium density (houses and flats)	800	£11,100,000	31,912,443	29,365,746	26,843,297	24,345,096	21,876,337	19,421,437	16,994,474	14,584,723		
22 Strategic scale site - low density	700	£20,867,131	27,330,869	25,147,305	22,984,535	20,839,288	18,712,511	16,606,580	14,521,495	12,457,255		
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	30,283,658	27,765,548	25,265,993	22,790,523	20,339,138	17,911,838	15,508,623	13,123,457		
24 Housing for Elderly (C3) - high density	40	£267,099	1,272,307	1,348,357	1,424,406	1,500,457	1,576,507	1,652,556	1,728,607	1,804,658		
25 Housing for Elderly (C3) - high density	60	£394,649	1,961,621	2,072,549	2,183,477	2,294,406	2,405,335	2,516,262	2,627,191	2,738,119		
26 Housing for Elderly (C2) extra care	70	£115,267	2,349,993	2,475,773	2,601,554	2,727,335	2,853,115	2,978,896	3,104,676	3,230,456		
27 Retail (convenience)	-	£208,671	926,570	926,570	926,570	926,570	926,570	926,570	926,570	926,570		
28 Office	-	£834,685	966,570	966,570	966,570	966,570	966,570	966,570	966,570	966,570		
29 Office	-	£1,204,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737		
30 Office	-	£1,625,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106		
31 Industrial (40% plot ratio)	-	£834,685	800,551	800,551	800,551	800,551	800,551	800,551	800,551	800,551		
32 Warehouse/logistics (50% plot ratio)	-	£834,685	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022		
33 Warehouse/logistics (60% plot ratio)	-	£834,685	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492		
34 Industrial with HQ office (30% plot ratio)	-	£25,040,557	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110		
35 Warehouse/logistics (30% plot ratio)	-	£25,040,557	21,653,019	21,653,019	21,653,019	21,653,019	21,653,019	21,653,019	21,653,019	21,653,019		
36 Warehouse/logistics (25% plot ratio)	-	£33,387,409	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724		
37 Student housing development (high density) 200 beds	-	£113,560	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642		
38 Student housing development (high density) 250 beds	-	£166,937	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385		
39 Student housing development (high density) 300 beds	-	£200,146	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129		
40 Hotel (100 rooms)	-	£125,203	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423		
41 Hotel (125 rooms)	-	£125,203	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080		
42 Hotel (150 rooms)	-	£125,203	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026		
43 Leisure use	-	£250,406	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441		
44 Leisure use	-	£250,406	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441		
45 Leisure use	-	£111,000	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441		
46 Community use	-	£111,000	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441		
47 Community use	-	£57,792	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535		
48 Community use	-	£69,363	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£834,685 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£132,490	454,500	429,527	404,793	380,295	356,036	332,014	308,229	284,683		
2 Residential Small site - medium density	5	£132,490	461,757	436,745	411,972	387,436	363,138	339,078	315,256	291,670		
3 Residential Small site - higher density (flats)	5	£37,097	6,258	24,782	43,112	61,245	79,186	96,930	114,479	131,834		
4 Residential Small site - low density	10	£264,979	909,999	859,054	809,585	760,590	712,071	664,028	616,459	569,366		
5 Residential Small site - medium density	10	£264,979	923,512	873,491	823,944	774,872	726,277	678,156	630,510	583,341		
6 Residential Small site - higher density (flats)	10	£74,194	12,516	49,565	86,223	122,492	158,370	193,860	229,959	263,668		
7 Residential Medium site - low density	25	£662,449	2,272,499	2,147,636	2,023,962	1,901,476	1,780,179	1,660,069	1,541,148	1,423,415		
8 Residential Medium site - medium density	25	£662,449	1,837,146	1,718,875	1,601,748	1,485,764	1,370,922	1,257,222	1,144,665	1,033,251		
9 Residential Medium site - higher density (flats and houses)	25	£233,712	1,195,433	1,086,563	978,772	872,059	766,426	661,871	558,395	455,998		
10 Residential Medium site - low density	50	£1,324,898	4,472,339	4,226,224	3,982,451	3,741,022	3,501,934	3,265,190	3,030,788	2,798,730		
11 Residential Medium site - medium density	50	£1,324,898	4,542,615	4,296,128	4,051,983	3,810,180	3,570,720	3,333,604	3,098,830	2,866,399		
12 Residential Medium site - higher density (flats)	50	£422,465	2,272,499	2,147,636	2,023,962	1,901,476	1,780,179	1,660,069	1,541,148	1,423,415		
13 Residential Large site - low density	100	£2,649,797	8,718,479	8,239,587	7,765,252	7,295,474	6,830,251	6,369,584	5,913,474	5,461,919		
14 Residential Large site - medium density	100	£2,649,797	8,856,894	8,376,259	7,904,179	7,433,656	6,967,689	6,506,278	6,049,423	5,597,124		
15 Residential Large site - high density (flats and houses)	100	£1,159,285	6,194,753	5,753,981	5,317,501	4,885,314	4,457,419	4,033,816	3,614,506	3,199,488		
16 Residential Large site - low density	200	£6,181,757	17,232,776	16,282,462	15,341,196	14,408,977	13,485,807	12,571,684	11,666,609	10,770,582		
17 Residential Large site - medium density (houses and flats)	200	£4,169,536	14,007,217	13,106,524	12,214,531	11,331,240	10,456,649	9,590,761	8,733,573	7,885,086		
18 Strategic scale site - low density	500	£20,032,446	28,983,177	26,670,446	24,379,732	22,111,037	19,850,865	17,628,145	15,418,508	13,230,955		
19 Strategic scale site - medium density (houses and flats)	500	£11,100,000	28,983,177	26,670,446	24,379,732	22,111,037	19,850,865	17,628,145	15,418,508	13,230,955		
20 Strategic scale site - low density	800	£25,040,557	31,912,443	29,365,746	26,843,297	24,345,096	21,876,337	19,421,437	16,994,474	14,584,723		
21 Strategic scale site - medium density (houses and flats)	800	£11,100,000	31,912,443	29,365,746	26,843,297	24,345,096	21,876,337	19,421,437	16,994,474	14,584,723		
22 Strategic scale site - low density	700	£20,867,131	27,330,869	25,147,305	22,984,535	20,839,288	18,712,511	16,606,580	14,521,495	12,457,255		
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	30,283,658	27,765,548	25,265,993	22,790,523	20,339,138	17,911,838	15,508,623	13,123,457		
24 Housing for Elderly (C3) - high density	40	£2										

RUGBY LOCAL PLAN VIABILITY

Sales value £3,905 psqm

AH Netten

Rented 82%

SO 18%

Fst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£1,606.342 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£254,975	594,413	561,741	529,380	497,330	465,593	434,168	403,055	372,252		
2 Residential Small site - medium density	5	£254,975	601,669	568,958	536,559	504,471	472,695	441,232	410,080	379,239		
3 Residential Small site - higher density (flats)	5	£71,393	112,763	87,971	63,436	39,154	15,128	8,774	32,649	56,265		
4 Residential Small site - low density	10	£509,950	1,188,827	1,123,480	1,058,758	994,061	931,186	868,335	806,106	744,505		
5 Residential Small site - medium density	10	£509,950	1,203,339	1,137,917	1,073,118	1,008,943	945,392	882,464	820,160	758,479		
6 Residential Small site - higher density (flats)	10	£142,786	225,524	175,943	126,871	78,309	30,257	17,548	65,298	112,529		
7 Residential Medium site - low density	25	£1,274,875	2,972,065	2,806,702	2,646,898	2,486,652	2,327,965	2,170,839	2,015,271	1,861,262		
8 Residential Medium site - medium density	25	£1,274,875	2,515,725	2,360,109	2,205,996	2,053,384	1,902,275	1,752,669	1,604,564	1,457,962		
9 Residential Medium site - higher density (flats and houses)	25	£440,778	1,844,630	1,700,031	1,556,856	1,415,103	1,274,773	1,135,866	998,381	862,319		
10 Residential Medium site - low density	50	£2,699,735	5,835,487	5,514,350	5,196,279	4,881,273	4,569,332	4,260,456	3,954,647	3,651,901		
11 Residential Medium site - medium density	50	£2,699,735	5,905,763	5,584,254	5,265,810	4,950,432	4,638,119	4,328,870	4,022,687	3,719,570		
12 Residential Medium site - higher density (flats)	50	£756,926	719,678	496,445	279,499	62,844	153,834	369,147	582,137	792,801		
13 Residential Large site - low density	100	£5,736,936	11,422,040	10,794,358	10,172,663	9,556,959	8,947,244	8,343,517	7,745,780	7,154,032		
14 Residential Large site - medium density	100	£5,736,936	11,562,455	10,934,028	10,311,590	9,695,142	9,084,682	8,480,211	7,881,730	7,289,237		
15 Residential Large site - high density (flats and houses)	100	£2,231,031	8,776,654	8,193,786	7,616,579	7,045,032	6,479,147	5,918,922	5,364,359	4,815,456		
16 Residential Large site - low density	200	£13,112,997	22,444,221	21,207,092	19,981,775	18,768,267	17,566,569	16,376,682	15,198,604	14,032,336		
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	19,062,319	17,885,415	16,715,892	15,559,751	14,414,990	13,281,609	12,159,608	11,048,989		
18 Strategic scale site - low density	500	£38,552,211	41,857,789	38,647,504	35,665,957	32,713,146	29,789,071	26,893,734	24,027,133	21,189,269		
19 Strategic scale site - medium density (houses and flats)	500	£24,095,132	37,872,207	34,931,060	32,018,127	29,133,408	26,276,904	23,448,612	20,648,535	17,876,670		
20 Strategic scale site - low density	600	£48,190,263	45,764,154	42,461,044	39,189,471	35,949,437	32,740,939	29,563,979	26,414,454	23,289,847		
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	41,852,238	38,424,769	35,223,179	32,049,996	28,907,849	25,796,738	22,716,661	19,667,620		
22 Strategic scale site - low density	600	£40,158,553	39,140,986	36,317,931	33,515,890	30,740,862	27,992,846	25,271,402	22,571,152	19,897,974		
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	43,975,372	40,710,755	37,477,368	34,275,209	31,101,848	27,954,923	24,839,296	21,754,965		
24 Housing for Elderly (C3) - high density	40	£514,029	693,687	798,668	903,849	1,008,630	1,113,610	1,218,592	1,323,572	1,428,553		
25 Housing for Elderly (C3) - high density	60	£694,693	1,099,617	1,253,645	1,407,874	1,561,703	1,715,731	1,869,760	2,023,788	2,177,817		
26 Housing for Elderly (C2) extra care	70	£749,626	1,351,181	1,526,902	1,702,623	1,878,343	2,054,065	2,229,786	2,405,507	2,581,228		
27 Retail (comparison)	-	£208,617	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779		
28 Retail (convenience)	-	£1,606,342	966,570	966,570	966,570	966,570	966,570	966,570	966,570	966,570		
29 Office	-	£803,171	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737		
30 Office	-	£1,204,757	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106		
31 Industrial (40% plot ratio)	-	£1,606,342	800,551	800,551	800,551	800,551	800,551	800,551	800,551	800,551		
32 Warehouse/logistics (50% plot ratio)	-	£1,606,342	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022		
33 Warehouse/logistics (60% plot ratio)	-	£1,606,342	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492		
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110		
35 Warehouse/logistics (30% plot ratio)	-	£48,190,263	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019	2,165,019		
36 Warehouse/logistics (25% plot ratio)	-	£64,253,685	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724		
37 Student housing development (high density) 200 beds	-	£257,035	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642		
38 Student housing development (high density) 250 beds	-	£321,268	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385		
39 Student housing development (high density) 300 beds	-	£385,179	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129		
40 Hotel (100 rooms)	-	£240,950	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423	1,416,423		
41 Hotel (125 rooms)	-	£240,951	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080		
42 Hotel (150 rooms)	-	£240,951	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026	2,685,026		
43 Leisure use	-	£481,903	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441		
44 Leisure use	-	£481,903	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826		
45 Leisure use	-	£481,903	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826		
46 Community use	-	£267,431	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611		
47 Community use	-	£250,902	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535		
48 Community use	-	£301,136	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£834.685 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£132,490	594,413	561,741	529,380	497,330	465,593	434,168	403,055	372,252		
2 Residential Small site - medium density	5	£132,490	601,669	568,958	536,559	504,471	472,695	441,232	410,080	379,239		
3 Residential Small site - higher density (flats)	5	£71,393	112,763	87,971	63,436	39,154	15,128	8,774	32,649	56,265		
4 Residential Small site - low density	10	£264,979	1,188,827	1,123,480	1,058,758	994,061	931,186	868,335	806,106	744,505		
5 Residential Small site - medium density	10	£264,979	1,203,339	1,137,917	1,073,118	1,008,943	945,392	882,464	820,160	758,479		
6 Residential Small site - higher density (flats)	10	£74,194	225,524	175,943	126,871	78,309	30,257	17,548	65,298	112,529		
7 Residential Medium site - low density	25	£662,449	2,972,065	2,806,702	2,646,898	2,486,652	2,327,965	2,170,839	2,015,271	1,861,262		
8 Residential Medium site - medium density	25	£662,449	2,515,725	2,360,109	2,205,996	2,053,384	1,902,275	1,752,669	1,604,564	1,457,962		
9 Residential Medium site - higher density (flats and houses)	25	£233,712	1,844,630	1,700,031	1,556,856	1,415,103	1,274,773	1,135,866	998,381	862,319		
10 Residential Medium site - low density	50	£1,402,832	5,835,487	5,514,350	5,196,279	4,881,273	4,569,332	4,260,456	3,954,647	3,651,901		
11 Residential Medium site - medium density	50	£1,402,832	5,905,763	5,584,254	5,265,810	4,950,432	4,638,119	4,328,870	4,022,687	3,719,570		
12 Residential Medium site - higher density (flats)	50	£392,799	496,445	279,499	62,844	153,834	369,147	582,137	792,801	1,002,801		
13 Residential Large site - low density	100	£2,845,872	11,422,040	10,794,358	10,172,663	9,556,959	8,947,244	8,343,517	7,745,780	7,154,032		
14 Residential Large site - medium density	100	£2,845,872	11,562,455	10,934,028	10,311,590	9,695,142	9,084,682	8,480,211	7,881,730	7,289,237		
15 Residential Large site - high density (flats and houses)	100	£1,159,285	8,776,654	8,193,786	7,616,579	7,045,032	6,479,147	5,918,922	5,364,359	4,815,456		
16 Residential Large site - low density	200	£6,813,757	22,444,221	21,207,092	19,981,775	18,768,267	17,566,569	16,376,682	15,198,604	14,032,336		
17 Residential Large site - medium density (houses and flats)	200	£4,769,630	19,062,319	17,885,415	16,715,892	15,559,751	14,414,990	13,281,609	12,159,608	11,048,989		
18 Strategic scale site - low density	500	£20,032,446	41,857,789	38,647,504	35,665,957	32,713,146	29,789,071	26,893,734	24,027,133	21,189,269		
19 Strategic scale site - medium density (houses and flats)	500	£12,520,279	37,872,207	34,931,060	32,018,127	29,133,408	26,276,904	23,448,612	20,648,535	17,876,670		
20 Strategic scale site - low density	600	£25,040,557	45,764,154	42,461,044	39,189,471	35,949,437	32,740,939	29,563,979	26,414,454	23,289,847		
21 Strategic scale site - medium density (houses and flats)	600	£18,193,760	41,852,238	38,424,769	35,223,179	32,049,996	28,907,849	25,796,738	22,716,661	19,667,620		
22 Strategic scale site - low density	600	£20,867,131	39,146,986	36,317,931	33,515,890	30,740,862	27,992,846	25,271,402	22,571,152	19,897,974		
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	43,975,372	40,710,755	37,477,368	34,275,209	31,101,848	27,954,923	24,839,296	21,7		

RUGBY LOCAL PLAN VIABILITY

Sales value £4,235 psqm

AH tenure
Rented 82%
SO 18%
Fst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£1,606.342 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£254,975	734,327	693,953	653,967	614,366	575,150	536,321	497,879	459,822		
2 Residential Small site - medium density	5	£254,975	741,583	701,172	661,146	621,507	582,253	543,396	504,904	466,809		
3 Residential Small site - higher density (flats)	5	£71,393	231,689	200,352	169,334	138,634	108,253	78,188	48,443	19,016		
4 Residential Small site - low density	10	£509,950	1,468,653	1,387,907	1,307,933	1,228,731	1,150,301	1,072,643	995,757	919,644		
5 Residential Small site - medium density	10	£509,950	1,483,165	1,402,343	1,322,292	1,243,013	1,164,507	1,086,772	1,009,809	933,618		
6 Residential Small site - higher density (flats)	10	£142,786	463,377	400,705	338,669	277,269	216,505	156,377	96,886	38,030		
7 Residential Medium site - low density	25	£1,274,875	3,671,632	3,466,767	3,269,833	3,071,828	2,875,753	2,681,608	2,489,393	2,299,109		
8 Residential Medium site - medium density	25	£1,274,875	3,194,305	3,001,343	2,810,243	2,621,005	2,432,629	2,246,115	2,064,463	1,882,674		
9 Residential Medium site - higher density (flats and houses)	25	£444,778	2,493,828	2,313,501	2,134,940	1,958,146	1,783,120	1,609,859	1,438,367	1,268,641		
10 Residential Medium site - low density	50	£2,549,750	7,343,264	6,937,006	6,539,666	6,141,716	5,743,506	5,345,216	4,946,822	4,548,332		
11 Residential Medium site - medium density	50	£2,549,750	7,343,264	6,937,006	6,539,666	6,141,716	5,743,506	5,345,216	4,946,822	4,548,332		
12 Residential Medium site - higher density (flats)	50	£755,926	1,855,532	1,571,786	1,290,931	1,012,968	737,895	465,714	196,424	-71,043		
13 Residential Large site - low density	100	£5,099,500	14,686,526	13,874,012	12,978,932	12,083,852	11,188,772	10,293,692	9,398,612	8,503,532		
14 Residential Large site - medium density	100	£5,099,500	14,686,526	13,874,012	12,978,932	12,083,852	11,188,772	10,293,692	9,398,612	8,503,532		
15 Residential Large site - higher density (flats and houses)	100	£2,231,031	11,358,555	10,633,592	9,915,656	9,204,751	8,500,875	7,804,028	7,114,211	6,431,424		
16 Residential Large site - low density	200	£13,112,997	27,655,666	26,131,724	24,622,354	23,127,557	21,647,332	20,181,679	18,730,599	17,294,091		
17 Residential Large site - medium density (houses and flats)	200	£9,179,098	24,117,420	22,660,308	21,217,255	19,786,262	18,373,329	16,972,456	15,585,643	14,212,890		
18 Strategic scale site - low density	500	£38,552,211	54,313,917	50,612,722	46,946,924	43,315,254	39,713,781	36,147,764	32,617,200	29,122,960		
19 Strategic scale site - medium density (houses and flats)	500	£24,051,352	50,356,698	46,728,463	43,135,059	39,576,485	36,052,742	32,563,831	29,109,751	25,690,502		
20 Strategic scale site - low density	600	£48,100,262	59,563,369	55,500,813	51,477,109	47,492,257	43,546,257	39,639,108	35,770,812	31,941,368		
21 Strategic scale site - medium density (houses and flats)	600	£36,945,869	55,244,465	51,268,942	47,331,587	43,432,400	39,571,382	35,748,532	31,963,851	28,217,337		
22 Strategic scale site - low density	600	£40,158,553	50,898,269	47,427,120	43,989,172	40,584,423	37,212,874	33,874,190	30,562,997	27,285,062		
23 Strategic scale site - medium density (houses and flats)	700	£40,158,553	57,591,191	53,582,989	49,613,178	45,681,762	41,786,978	37,925,373	34,102,227	30,317,541		
24 Housing for Elderly (C3) - high density	40	£514,029	115,068	248,979	382,891	516,802	650,715	784,627	918,538	1,052,450		
25 Housing for Elderly (C3) - high density	60	£694,693	237,613	434,742	631,871	828,999	1,026,128	1,223,257	1,420,386	1,617,514		
26 Housing for Elderly (C2) extra care	70	£749,626	352,368	578,030	803,692	1,029,353	1,255,015	1,480,677	1,706,338	1,932,000		
27 Retail (comparison)	-	£2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779		
28 Retail (convenience)	-	£1,606,342	966,570	966,570	966,570	966,570	966,570	966,570	966,570	966,570		
29 Office	-	£803,171	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737		
30 Office	-	£1,204,757	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106		
31 Industrial (40% plot ratio)	-	£1,606,342	800,551	800,551	800,551	800,551	800,551	800,551	800,551	800,551		
32 Warehouse/logistics (50% plot ratio)	-	£1,606,342	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022		
33 Warehouse/logistics (60% plot ratio)	-	£1,606,342	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492		
34 Industrial with HQ office (30% plot ratio)	-	£48,190,263	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110		
35 Warehouse/logistics (30% plot ratio)	-	£48,190,263	21,653,019	21,653,019	21,653,019	21,653,019	21,653,019	21,653,019	21,653,019	21,653,019		
36 Warehouse/logistics (25% plot ratio)	-	£84,285,685	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724		
37 Student housing development (high density) 200 beds	-	£257,035	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642		
38 Student housing development (high density) 250 beds	-	£321,268	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385		
39 Student housing development (high density) 300 beds	-	£385,179	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129		
40 Hotel (100 rooms)	-	£240,951	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080		
41 Hotel (125 rooms)	-	£240,951	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080		
42 Hotel (150 rooms)	-	£240,951	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080		
43 Leisure use	-	£481,903	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441		
44 Leisure use	-	£481,903	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441		
45 Leisure use	-	£481,903	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441	1,026,441		
46 Community use	-	£267,431	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611		
47 Community use	-	£250,902	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535		
48 Community use	-	£301,138	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£834.685 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£132,490	734,327	693,953	653,967	614,366	575,150	536,321	497,879	459,822		
2 Residential Small site - medium density	5	£132,490	741,583	701,172	661,146	621,507	582,253	543,396	504,904	466,809		
3 Residential Small site - higher density (flats)	5	£37,097	231,689	200,352	169,334	138,634	108,253	78,188	48,443	19,016		
4 Residential Small site - low density	10	£264,980	1,468,653	1,387,907	1,307,933	1,228,731	1,150,301	1,072,643	995,757	919,644		
5 Residential Small site - medium density	10	£264,980	1,483,165	1,402,343	1,322,292	1,243,013	1,164,507	1,086,772	1,009,809	933,618		
6 Residential Small site - higher density (flats)	10	£74,194	463,377	400,705	338,669	277,269	216,505	156,377	96,886	38,030		
7 Residential Medium site - low density	25	£662,449	3,671,632	3,466,767	3,269,833	3,071,828	2,875,753	2,681,608	2,489,393	2,299,109		
8 Residential Medium site - medium density	25	£662,449	3,194,305	3,001,343	2,810,243	2,621,005	2,432,629	2,246,115	2,064,463	1,882,674		
9 Residential Medium site - higher density (flats and houses)	25	£233,712	2,493,828	2,313,501	2,134,940	1,958,146	1,783,120	1,609,859	1,438,367	1,268,641		
10 Residential Medium site - low density	50	£1,324,896	7,343,264	6,937,006	6,539,666	6,141,716	5,743,506	5,345,216	4,946,822	4,548,332		
11 Residential Medium site - medium density	50	£1,324,896	7,343,264	6,937,006	6,539,666	6,141,716	5,743,506	5,345,216	4,946,822	4,548,332		
12 Residential Medium site - higher density (flats)	50	£392,793	1,855,532	1,571,786	1,290,931	1,012,968	737,895	465,714	196,424	-71,043		
13 Residential Large site - low density	100	£2,649,792	14,686,526	13,874,012	12,978,932	12,083,852	11,188,772	10,293,692	9,398,612	8,503,532		
14 Residential Large site - medium density	100	£2,649,792	14,686,526	13,874,012	12,978,932	12,083,852	11,188,772	10,293,692	9,398,612	8,503,532		
15 Residential Large site - higher density (flats and houses)	100	£1,159,285	11,358,555	10,633,592	9,915,656	9,204,751	8,500,875	7,804,028	7,114,211	6,431,424		
16 Residential Large site - low density	200	£5,298,584	27,655,666	26,131,724	24,622,354	23,127,557	21,647,332	20,181,679	18,730,599	17,294,091		
17 Residential Large site - medium density (houses and flats)	200	£3,613,757	24,117,420	22,660,308	21,217,255	19,786,262	18,373,329	16,972,456	15,585,643	14,212,890		
18 Strategic scale site - low density	500	£20,322,446	54,313,917	50,612,722	46,946,924	43,315,254	39,713,781	36,147,764	32,617,200	29,122,960		
19 Strategic scale site - medium density (houses and flats)	500	£13,520,279	50,356,698	46,728,463	43,135,059	39,576,485	36,052,742	32,563,831	29,109,751	25,690,502		
20 Strategic scale site - low density	600	£25,040,557	59,563,369	55,500,813	51,477,109	47,492,257	43,546,257	39,639,108	35,770,812	31,941,368		
21 Strategic scale site - medium density (houses and flats)	600	£18,197,780	55,244,465	51,268,942	47,331,587	43,432,400	39,571,382	35,748,532	31,963,851	28,217,337		
22 Strategic scale site - low density	600	£20,867,131	50,898,269	47,427,120	43,989,172	40,584,423	37,212,874	33,874,190	30,562,997	27,285,062		
23 Strategic scale site - medium density (houses and flats)	700	£20,867,131	57,591,191	53,582,989	49,613,178	45,681,762	41,786,978	37,925,373	34,102,227	30,317,541		

RUGBY LOCAL PLAN VIABILITY

Sales value £4,400 psfm

AH tenure

Rented 82%

SO 18%

Fst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£1,606.342 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£254.975	804,283	760,060	716,260	672,884	629,929	587,399	545,291	503,606		
2 Residential Small site - medium density	5	£132.490	804,283	760,060	716,260	672,884	629,929	587,399	545,291	503,606		
3 Residential Small site - higher density (flats)	5	£71.393	291,152	256,543	222,284	188,374	154,815	121,605	88,743	56,232		
4 Residential Small site - low density	10	£509.950	1,608,566	1,520,120	1,432,520	1,345,768	1,259,859	1,174,797	1,090,582	1,007,212		
5 Residential Small site - medium density	10	£294.979	1,623,079	1,534,556	1,446,880	1,360,049	1,274,065	1,188,255	1,104,633	1,021,187		
6 Residential Small site - higher density (flats)	10	£142.786	582,303	513,087	444,568	376,749	309,629	243,208	177,486	112,464		
7 Residential Medium site - low density	25	£1,274.875	4,021,415	3,800,300	3,581,300	3,364,417	3,149,647	2,936,993	2,726,455	2,518,032		
8 Residential Medium site - medium density	25	£1,274.875	3,533,594	3,321,959	3,112,366	2,904,816	2,699,306	2,495,838	2,294,412	2,095,029		
9 Residential Medium site - higher density (flats and houses)	25	£448.778	2,818,427	2,620,235	2,423,982	2,229,668	2,037,293	1,846,857	1,658,360	1,471,802		
10 Residential Medium site - low density	50	£2,699.735	8,802,209	7,446,540	7,017,021	6,591,650	6,170,428	5,753,356	5,340,433	4,931,657		
11 Residential Medium site - medium density	50	£2,699.735	7,950,486	7,516,444	7,086,551	6,660,808	6,239,214	5,821,770	5,408,473	4,996,326		
12 Residential Medium site - higher density (flats)	50	£756.926	2,423,459	2,108,456	1,796,646	1,488,029	1,182,604	880,370	581,329	285,481		
13 Residential Large site - low density	100	£5,363.930	15,453,287	14,602,852	13,760,553	12,926,390	12,100,364	11,282,473	10,472,719	9,671,101		
14 Residential Large site - medium density	100	£5,363.930	15,591,592	14,740,423	13,897,391	13,062,496	12,236,736	11,411,113	10,606,626	9,804,275		
15 Residential Large site - high density (flats and houses)	100	£2,231.031	12,649,506	11,853,494	11,065,195	10,284,611	9,511,739	8,746,581	7,989,139	7,239,408		
16 Residential Large site - low density	200	£13,112.997	30,253,179	28,585,630	26,934,039	25,298,405	23,678,728	22,075,010	20,487,249	18,915,446		
17 Residential Large site - medium density (houses and flats)	200	£9,179.098	26,644,970	25,046,754	23,467,935	21,902,517	20,352,499	18,817,890	17,298,681	15,794,942		
18 Strategic scale site - low density	800	£38,552.211	60,606,951	56,559,416	52,550,614	48,580,544	44,649,205	40,756,597	36,902,721	33,087,576		
19 Strategic scale site - medium density (houses and flats)	800	£24,905.132	56,568,911	52,605,809	48,680,768	44,793,767	40,940,662	37,121,441	33,340,360	29,597,417		
20 Strategic scale site - low density	600	£48,190.263	66,432,729	61,997,762	57,605,239	53,255,158	48,947,520	44,676,673	40,446,940	36,259,714		
21 Strategic scale site - medium density (houses and flats)	600	£36,945.869	62,037,329	57,691,028	53,383,249	49,117,240	44,893,001	40,716,533	36,589,836	32,470,909		
22 Strategic scale site - low density	600	£40,158.553	56,761,289	52,967,466	49,209,950	45,488,744	41,803,844	38,155,253	34,542,969	30,966,995		
23 Strategic scale site - medium density (houses and flats)	700	£40,158.553	64,380,079	59,988,247	55,568,406	51,360,557	47,104,699	42,890,832	38,718,957	34,586,683		
24 Housing for Elderly (C3) - high density	40	£514.029	171,624	25,476	122,512	270,890	419,267	567,644	716,021	864,386		
25 Housing for Elderly (C3) - high density	60	£694.693	190,482	25,291	243,969	462,648	681,326	900,005	1,118,684	1,337,363		
26 Housing for Elderly (C2) extra care	70	£748.626	144,828	103,594	354,226	604,858	856,490	1,106,122	1,356,754	1,607,986		
27 Retail (comparison)	-	£208.611	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779	2,925,779		
28 Retail (convenience)	-	£1,606.342	966,570	966,570	966,570	966,570	966,570	966,570	966,570	966,570		
29 Office	-	£803.171	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737	10,294,737		
30 Office	-	£1,204.757	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106	15,442,106		
31 Industrial (40% plot ratio)	-	£1,606.342	800,551	800,551	800,551	800,551	800,551	800,551	800,551	800,551		
32 Warehousing/logistics (50% plot ratio)	-	£1,606.342	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022	1,043,022		
33 Warehousing/logistics (60% plot ratio)	-	£1,606.342	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492	1,285,492		
34 Industrial with HQ office (30% plot ratio)	-	£48,190.263	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110	2,811,110		
35 Warehousing/logistics (30% plot ratio)	-	£48,190.263	2,163,019	2,163,019	2,163,019	2,163,019	2,163,019	2,163,019	2,163,019	2,163,019		
36 Warehousing/logistics (25% plot ratio)	-	£84,285.685	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724	24,077,724		
37 Student housing development (high density) 200 beds	-	£257.035	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642	4,001,642		
38 Student housing development (high density) 250 beds	-	£321.268	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385	5,044,385		
39 Student housing development (high density) 300 beds	-	£385.179	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129	6,087,129		
40 Hotel (100 rooms)	-	£240.951	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080		
41 Hotel (125 rooms)	-	£240.951	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080		
42 Hotel (150 rooms)	-	£240.951	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080	2,011,080		
43 Leisure use	-	£481.903	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826		
44 Leisure use	-	£481.903	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826		
45 Leisure use	-	£481.903	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826	1,027,826		
46 Community use	-	£267.431	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611	1,311,611		
47 Community use	-	£250.902	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535	1,596,535		
48 Community use	-	£301.138	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459	1,881,459		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£834.685 PER HA

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH		
1 Residential Small site - low density	5	£132.490	804,283	760,060	716,260	672,884	629,929	587,399	545,291	503,606		
2 Residential Small site - medium density	5	£132.490	804,283	760,060	716,260	672,884	629,929	587,399	545,291	503,606		
3 Residential Small site - higher density (flats)	5	£71.393	291,152	256,543	222,284	188,374	154,815	121,605	88,743	56,232		
4 Residential Small site - low density	10	£294.979	1,623,079	1,534,556	1,446,880	1,360,049	1,274,065	1,188,255	1,104,633	1,021,187		
5 Residential Small site - medium density	10	£294.979	1,623,079	1,534,556	1,446,880	1,360,049	1,274,065	1,188,255	1,104,633	1,021,187		
6 Residential Small site - higher density (flats)	10	£142.786	582,303	513,087	444,568	376,749	309,629	243,208	177,486	112,464		
7 Residential Medium site - low density	25	£1,274.875	4,021,415	3,800,300	3,581,300	3,364,417	3,149,647	2,936,993	2,726,455	2,518,032		
8 Residential Medium site - medium density	25	£1,274.875	3,533,594	3,321,959	3,112,366	2,904,816	2,699,306	2,495,838	2,294,412	2,095,029		
9 Residential Medium site - higher density (flats and houses)	25	£448.778	2,818,427	2,620,235	2,423,982	2,229,668	2,037,293	1,846,857	1,658,360	1,471,802		
10 Residential Medium site - low density	50	£2,699.735	8,802,209	7,446,540	7,017,021	6,591,650	6,170,428	5,753,356	5,340,433	4,931,657		
11 Residential Medium site - medium density	50	£2,699.735	7,950,486	7,516,444	7,086,551	6,660,808	6,239,214	5,821,770	5,408,473	4,996,326		
12 Residential Medium site - higher density (flats)	50	£756.926	2,423,459	2,108,456	1,796,646	1,488,029	1,182,604	880,370	581,329	285,481		
13 Residential Large site - low density	100	£5,363.930	15,453,287	14,602,852	13,760,553	12,926,390	12,100,364	11,282,473	10,472,719	9,671,101		
14 Residential Large site - medium density	100	£5,363.930	15,591,592	14,740,423	13,897,391	13,062,496	12,236,736	11,411,113	10,606,626	9,804,275		
15 Residential Large site - high density (flats and houses)	100	£2,231.031	12,649,506	11,853,494	11,065,195	10,284,611	9,511,739	8,746,581	7,989,139	7,239,408		
16 Residential Large site - low density	200	£13,112.997	30,253,179	28,585,630	26,934,039	25,298,405	23,678,728	22,075,010	20,487,249	18,915,446		
17 Residential Large site - medium density (houses and flats)	200	£9,179.098	26,644,970	25,046,754	23,467,935	21,902,517	20,352,499	18,817,890	17,298,681	15,794,942		
18 Strategic scale site - low density	800	£38,552.211	60,606,951	56,559,416	52,550,614	48,580,544	44,649,205	40,756,597	36,902,721	33,087,576		
19 Strategic scale site - medium density (houses and flats)	800	£24,905.132	56,568,911	52,605,809	48,680,768	44,793,767	40,940,662	37,121,441	33,340,360	29,597,417		
20 Strategic scale site - low density	600	£48,190.263	66,432,729	61,997,762	57,605,239	53,255,158	48,947,520	44,676,673	40,446,940	36,259,714		
21 Strategic scale site - medium density (houses and flats)	600	£36,945.869	62,037,329	57,691,028	53,383,249	49,117,240	44,893,001	40,716,533	36,589,836	32,470,909		
22 Strategic scale site - low density	600	£40,158.553	56,761,289	52,967,466	49,209,950	45,488,744	41,803,844	38,155,253	34,542,969	30,966,995		
23 Strategic scale site - medium density (houses and flats)	700	£40,158.553	64,380,079	59,988,247	5							