

Real Estate for a changing world

Rugby Borough Council: Community Infrastructure Levy Viability Assessment Review



Prepared for Rugby Borough Council

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Contents

1	Summary	3
2	Introduction	7
3	Methodology and appraisal approach	17
4	Appraisal assumptions	22
5	Appraisal outputs	31
6	Appraisal results	32
7	Conclusions and recommendations	45

Appendices

- Appendix 1 Sales values evidence
- Appendix 2 Local Plan policies
- Appendix 3 Commercial property rents
- Appendix 4 BCIS Cost data
- Appendix 5 Sites details and appraisal inputs
- Appendix 6 Appraisal results
- Appendix 7 Sample development appraisal

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1 Summary

- 1.1 This report tests the ability of developments in the borough of Rugby to accommodate contributions towards infrastructure through the Community Infrastructure Levy ('CIL') alongside policies in the Rugby Borough Local Plan and other planning policy documents.
- 1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'), the Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans:* Advice for planning practitioners'.
- 1.3 The study was originally drafted in January 2022 and amended in February 2023 to incorporate additional typologies (three residential flatted developments in the urban area and two additional convenience retail typologies). Due to the significant time that has subsequently elapsed, we have updated the evidence to bring it up to date. Since November 2021¹, the Land Registry House Price Index for Rugby has increased by 9.8%, while new build values have increased by 20.8%. Over the same period, the RICS Building Cost Information Service Tender Price Index has increased by 11.9%.

Methodology

- 1.4 The January 2022 study methodology compared the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the plan period. For this review, we have continued to use this approach. The updated appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and CIL contributions) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating potential rates of CIL (alongside the Council's Local Plan requirements) generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable. 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 PPG².
- 1.5 This updated study again 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 the site.
- 1.6 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 growth following the coronavirus pandemic. Forecasts for future house price growth point to continuing growth in mainstream housing markets over the medium term, although there is a degree of short term uncertainty as a result of increases in the Bank of England base rate and mortgage rates following the government's September 2022 'Fiscal Event'.. 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. It is important to note, however, that our assessment of suggested CIL rates relies on current and not grown appraisal inputs.
- 1.7 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. Some sites may require more detailed viability analysis when they come forward

¹ At the time of drafting the January 2022 report, this was the most recent data published by the Land Registry.

² Paragraph 018 of the PPG notes that "the cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan'.



through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment³.

Key findings

1.8 The key findings of the study are as follows:

Residential rates

- The results of our appraisal of residential developments shows a wide range of potential maximum CIL rates. We have recommended different rates for schemes which are required to provide affordable housing (11 or more units) and those that are not (10 or fewer units). For schemes of houses not required to provide on-site affordable housing, we recommend a CIL of £100 per square metre in the urban area and £200 per square metre in the rural area. For schemes of houses required to provide on-site affordable housing, we recommend a CIL of £100 per square metre in the urban area and £200 per square metre in the rural area.
- The viability of flatted developments is more challenging, due to higher construction costs. Furthermore, flatted developments will be brought forward predominantly in the urban area, where sales values are at the lowest end of the Borough-wide range. We therefore recommend that a zero CIL is set for flatted developments in the urban area.
- Housing schemes for elderly people are predominantly in the form of flatted schemes in urban areas. Our appraisals indicate that this form of housing is unlikely to generate sufficient residual land values to levy a CIL. We recommend that these schemes are nil rated.
- Our recommended rates have regard to the PPG requirement not to set CIL rates at the margins of viability. We are also mindful of the flexibility authorities now have a result of the changes to the CIL regulations which remove pooling restrictions on Section 106 obligations, providing much greater flexibility in how funds can be raised for infrastructure. In addition, residential schemes will need to make provision for affordable housing and our proposed rates strike an appropriate balance between the objectives set out in Policy H2 and the need to raise funds for infrastructure to support growth.

Office development

Our appraisals indicate that speculative office development is unlikely to come forward at the current time as office rents are too low to generate positive residual land values. As a consequence, office developments would only come forward as a result of an occupier's particular requirements and is therefore unlikely to represent a significant volume of development in the borough. We therefore recommend that office development is nil rated.

Industrial, light industrial, warehousing and logistics

Our appraisals of industrial and warehousing (including distribution and logistics facilities) indicate that developments could, in theory, absorb a modest CIL rate of up to £7 per square metre. We understand that a significant volume of consented floorspace remains to be built out (circa 20 million square feet), but the Plan has allocated additional land over the plan period. Clearly the consented land will be built out first and – depending on takeup rates - it is possible that no CIL liable industrial schemes will come forward over the life of the first CIL Charging Schedule. Nevertheless, given that this type of use can viably contribute towards infrastructure through CIL, we suggest that a rate of £5 per square metre is applied.

³ The Local Housing Delivery Group Guidance 'Viability Testing Local Plans: Advice for Planning Practitioners' notes that "*the* role of the test is not to provide 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".



Retail floorspace

1.9 We recommend a nil rate for comparison retail as our appraisals indicate that this type of development is on the margins of viability. A rate of £100 per square metre is proposed for convenience retail, but the extent to which developments of this type may come forward is largely controlled by the six major operators, who are likely to have limited expansion plans at the present time.

Strategic sites

The South West Rugby Urban Extension has been tested with the community infrastructure and highways requirements identified in the masterplan and costed by G&T. The same costings from been applied as a 'notional' budget to the Coton Park West Urban Extension. The indicative costs for South West Rugby are set out in Appendix K of the South West Masterplan Supplementary Planning Document. As these sites will have to bear this significant direct cost, there is no additional capacity to apply CIL to these schemes. We therefore recommend that residential developments on both South West Rugby Urban Extension and Coton Park East are specifically nil rated in the Charging Schedule.

Proposed rates

• Our proposed CIL rates are summarised in Table 1.8.1.

Type of scheme	Rugby Town urban area	Rural area			
Residential houses - 10 or fewer units	£100	£200			
Residential houses - 11 or more units	£60	£160			
Residential flatted developments – 10 or fewer units	Nil	£200			
Residential flatted developments – 11 or more units	Nil	£160			
Residential developments within South West Rugby Urban Extension and Coton Park East	Nil				
Retail (convenience)	£100)			
Industrial, light industrial, warehousing and logistics	£5				
All other uses	Nil				

Table 1.8.1: Proposed CIL rates per square metre

- The proposed CIL rates amount to well below 5% of development costs⁴ and are therefore not a critical determinant in the viability of developments.
- Some scenarios (e.g. certain affordable housing percentages) are unviable prior to the application of CIL in the appraisal. There is clearly an important distinction to be drawn between these schemes and those that are viable. Where schemes are viable, the proposed CIL rates are sufficiently modest to ensure that schemes remain viable.

⁴ For example, Typology 7 (50 unit scheme in rural area) has development costs amounting to £16.69 million (£7.97 million construction; £3.44 million profit and finance; and £5.27 million gross residual land value). At £160 per square metre, the total CIL on the private floor area of 2,933 square metres is £469,280 (assuming no existing floorspace to offset new floorspace). The CIL liability equates to 2.81% of development costs. This typology incorporates 30% affordable housing.

Typology 8 (50 unit scheme in urban area) has development costs amounting to £16.29 million (£8.16 million construction; £3.43 million profit and finance; and £4.71 million gross residual land value). At £60 per square metre, the total CIL on private floor area of 3,428 square metres is £205,680 (assuming no existing floorspace to offset new floorspace). The CIL liability equates to 1.26% of development costs. This typology incorporates 20% affordable housing.



- 1.10 Although we have tested schemes with a range of affordable housing percentages, the recommended rates above are based on the appraisal outputs which also include the relevant percentage in Policy H2 (i.e. 20% in urban areas on sites of at least 0.36 hectares in size or capable of accommodating 11 or more units and 30% in rural areas on sites of at least 0.36 hectares in size or capable of accommodating 11 or more units.
- 1.11 The recommended rates are also set at a significant discount to the maximum rates, in line with the requirements set out in the Planning Practice Guidance. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule. That said, current mainstream forecasts are that residential values will increase over the next five years.



2 Introduction

- 2.1 The Council has commissioned this updated study to consider the ability of developments in Rugby to accommodate contributions towards essential supporting infrastructure through Community Infrastructure Levy ('CIL'), alongside policies in the Local Plan. 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 to test a range of potential CIL rates to inform a draft Charging Schedule for consultation.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's adopted planning policies alongside potential 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 conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 In light of the above we would highlight that the purpose of this viability study is to assist the Council in understanding the capacity of schemes to absorb CIL and to inform a Charging Schedule for consultation and Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and Planning Practice Guidance are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area as a whole.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within Rugby borough and does not account for individual site circumstances which may only emerge when an application comes forward. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on the large site allocations are based on assessments of likely development capacity on the sites in the Local Plan and clearly this may differ from the quantum of development in actual planning applications that will come forward. Scheme specific testing may still be required at the point where they come forward⁵.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance, 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 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The long term consequences of the virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.
- 2.7 The UK Government introduced a series of restrictive and economically disruptive measures to

⁵ However, the PPG notes that once plan policies are adopted, land values should adjust to reflect the requirements and that price paid for the land should not be used as a justification for failing to provide policy compliant developments (see for example paragraph 002).



slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the UK, which has in turn led to a positive rebound in economic activity.

- 2.8 However, the rebound in economic activity has seen inflation rates increase above the BoE's inflation target of 2%, with inflation currently standing at 10.1% at the time of writing.
- 2.9 Despite the economic headwinds facing the UK, the housing market has outperformed expectations in 2020 and 2021. According to the Office of National Statistics reporting on Registry Data ("ONS Data"), in 2020, house prices grew by 8.5% and a further 10.7% in 2021. Halifax's Managing Director, Russell Galley states in the Halifax February 2022 House Price Index Report that "The UK housing market shrugged off a slightly slower start to the year with average property prices rising by another 0.5% in February, or £1,478 in cash terms. This was an eighth successive month of house price growth, as the resilience which has typified the market throughout the pandemic shows little sign of easing. Year-on-year prices grew by 10.8%, the fastest pace of annual growth since June 2007, pushing the average house price up to another record high of £278,123".
- 2.10 However, in the third and fourth quarters of 2022, annual house price growth has fallen back, largely (although not exclusively) as a result of the Government's September 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's February 2023 House Price Index Report that "Annual house price growth slipped into negative territory for the first time since June 2020, with prices down 1.1% in February compared with the same month last year. Moreover, February saw a further monthly price fall (-0.5%) the sixth in a row which leaves prices 3.7% below their August peak (after taking account of seasonal effects). The recent run of weak house price data began with the financial market turbulence in response to the mini-Budget at the end of September last year. While financial market conditions normalised some time ago, housing market activity has remained subdued."
- 2.11 As a consequence according to ONS Data house price growth totalled 9.8% in 2022.
- 2.12 The instillation of a new Chancellor (and Prime Minister) who effectually reversed the majority of the proposals in the Mini Budget has led to a degree of stability. However significant headwinds remain domestically and globally.
- 2.13 Both Nationwide and Halifax indicate that whilst the market remains resilient, house price growth is expected to continue to be somewhat muted as a result of continuing pressure on household budgets and the impact of higher interest rate rises. Robert Gardner (Nationwide) comments in March 2023 that "It will be hard for the market to regain much momentum in the near term since consumer confidence remains weak and household budgets remain under pressure from high inflation. Housing affordability also remains stretched, where mortgage rates remain well above the lows prevailing at this point last year".
- 2.14 Halifax observe the resilience the UK housing market assisted in Q1 2023 by the easing of mortgage rates and increase in mortgage approvals. However Kim Kinnaird, Director of Mortgages also comments; "Predicting exactly where house prices go next is more difficult. While the increased cost of living continues to put significant pressure on personal finances, the likely drop in energy prices and inflation more generally in the coming months should offer a little more headroom in household budgets. While the path for interest rates is uncertain, mortgage costs are unlikely to get significantly cheaper in the short-term and the performance of the housing market will continue to reflect these new norms of higher borrowing costs and lower demand. Therefore, we still expect to see a continued slowdown through this year".
- 2.15 In their April 2023 Housing Market Update, Savills reflect the weakening market is largely a



consequence of the challenging mortgage environment leading to a softening of demand in contrast to supply. They do also note that demand is recovering reflected by an increase in mortgage approvals (albeit still below pre covid levels).

- 2.16 On a broader economic scale CBRE offer a cautiously optimistic medium term view in their Q2 2023 Economic Outlook stating: "Although inflation is declining gradually, it remains persistently high. Despite this, and the recent instability in the global banking sector, we are more optimistic about the economic outlook and now expect the UK to avoid a recession this year. This partly reflects improving business confidence and the resilient labour market. Moreover, as inflation returns to sufficiently low levels, GDP will start to recover more substantially. In 2024, we expect GDP growth of 1.2%".
- 2.17 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. In their April 2023 Housing Market Update, Savills are forecasting 6.2% cumulative growth across the UK between 2023 and 2027.

Local Housing Market Context

2.18 House prices in Rugby Borough have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered. Over the 10 year period to February 2023 (the most recently available Land Registry data broken down by new build and second hand), average new build sales values in Rugby have increased by 119%, while the value of existing properties has increased by 79%. The average values achieved for new build properties in February 2023 was £495,240, while the average achieved sales value for existing properties was £282,919.



Figure 2.18.1: Average sales value in Rugby

Source: Land Registry



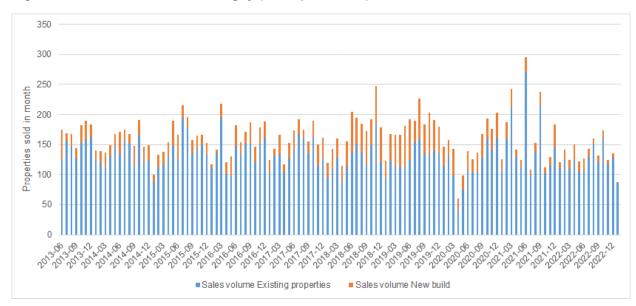


Figure 2.18.2: Sales volumes in Rugby (sales per month)

Source: Land Registry

- 2.19 The future trajectory of house prices is currently uncertain, although Savills' *Residential Property Forecasts Winter 2021* prediction is that is that values are expected to increase over the next five years. Medium term predictions are that properties in West Midlands markets will grow over the period between 2023 and 2027. Savills predict that values in the West Midlands region will fall by 9.5% in 2023, increase by 1.5% in 2024, 4.0% in 2025, 7.5% in 2026 and 5.5% in 2027. This equates to cumulative growth of 8.9% between 2023 and 2027 inclusive.
- 2.20 In common with other boroughs/districts, there are variations in sales values between different parts of Rugby, as shown in Figure 2.20.1. However, the variations in Rugby are far narrower than in some other areas. Highest sales values are achieved in the rural areas to the north and west of the Rugby urban area, with marginally lower values in the urban area itself. This analysis is based on new build and second hand sales data (attached as Appendix 1, as explained further in paragraph 4.2).



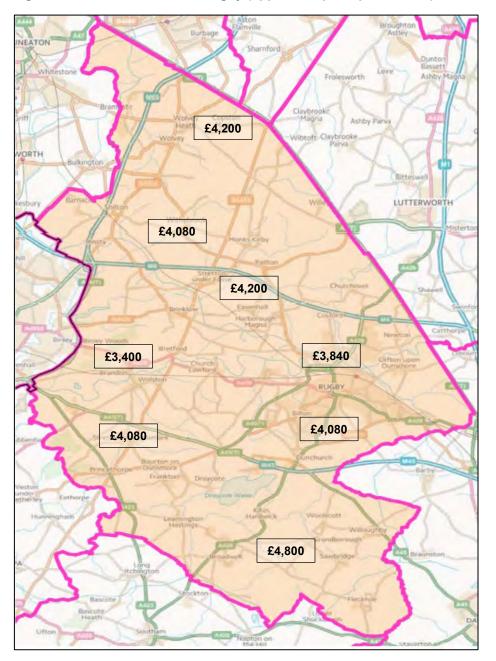


Figure 2.20.1: Sales values in Rugby (approx. £s per square metre)

Sources: Map – Ordnance Survey; Values – Land Registry

National Policy Context

The National Planning Policy Framework

- 2.21 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019, and in 2021.
- 2.22 Paragraph 34 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".



- 2.23 Paragraph 57 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 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".
- 2.24 In boroughs with urban areas, such as Rugby, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Local Plan Policy H2 requires 20% affordable housing on previously developed sites and 30% on greenfield sites but is applied 'subject to viability' having regards to site-specific circumstances. This enables schemes that cannot provide as much as 20%/30% affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.25 Prior to the publication of the updated NPPF, the meaning of a "competitive return" had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value, although there was no consensus around this view. The revised NPPF removes the requirement for "competitive returns" and is silent on how landowner returns should be assessed. The revised 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 adopted, 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 danger of the approach in the revised 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

- 2.26 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 have 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.
- 2.27 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 56 of the NPPF, and to the provision of affordable housing.
- 2.28 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. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).



- 2.29 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.30 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres 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 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.
- 2.31 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.
- 2.32 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.
- 2.33 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 NPPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way [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 such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG 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, although that Order does provide a useful reference point. The NPPG 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.
- 2.34 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).
- 2.35 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government "continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area." The White Paper summarised the main finding of the CIL review to be that "the current system is not as fast, simple, certain or transparent as originally intended."



- 2.36 As a result, the Government committed to "examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017." 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 will no longer be required to publish a Regulation 123 list.
 - 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 to be 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 to publish annual CIL rate summaries showing the rates after indexation.

The Levelling Up and Regeneration Bill (2022)

- 2.37 In May 2022, DLUHC laid the Levelling Up and Regeneration Bill before Parliament, setting out proposals for a new "Infrastructure Levy" ('IL') to replace existing systems for securing developer contributions from development.
- 2.38 The IL would replace both CIL and Section 106 agreements with a single contribution, calculated as a percentage of GDV above a 'threshold' to allow for cost of land, construction, fees etc. Local authorities who wish to provide on-site affordable housing on developments in their areas would need to purchase units from developers at market value, using their receipt from this tariff, through an arrangement the Bill calls 'Right to Require'. The balance of any tariff could be used at the discretion of the local authority.
- 2.39 The proposed arrangements are problematic in terms of implementation and in particular, rate setting in urban areas would be difficult as the threshold will be fixed and costs will vary site to site. This will inevitably mean that the tariff needs to be set by reference to the least viable site within each area. The recent technical consultation on the IL drew almost universal negative feedback from stakeholders, including the LGA, the RICS and the RTPI. The government has recently announced an amendment to the Bill to make adoption of IL voluntary, whereas the original proposal was for IL to be mandatory for all authorities.

Neighbouring borough and district CIL rates

2.40 Table 2.40.1 summarises the CIL rates adopted by Rugby's neighbouring charging authorities.

Residential rates per Charging authority Date CS came into Other rates per effect square metre square metre Stratford-upon-Avon 1 February 2018 Five zones: £0 to £150 Retail: £0 - £120 1 September 2015 Three rates: £61.50 to n/a Daventry £246

Table 2.40.1: CIL rates in neighbouring charging authorities



Charging authority	Date CS came into effect	Residential rates per square metre	Other rates per square metre
Warwick	18 December 2017	Three zones, £70 to £195. Some strategic sites with lower rates of £0 to £55	Retail: £65- £105 Student hsg: £100
Nuneaton & Bedworth	On hold as of May 2021 following publication of DCS	£50	Large retail: £100
Coventry	Not yet introduced	n/a	n/a
Hinkley & Bosworth	Not yet introduced	n/a	n/a
Blaby	Not yet introduced	n/a	n/a
Harborough	Not yet introduced	n/a	n/a

Local Policy context

- 2.41 There are numerous policy requirements that are now embedded in base build costs for schemes in the borough addressing Plan requirements, (i.e. secure by design, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 2 summarises our analysis of the potential impacts of the adopted Local Plan policies which must be reflected in viability testing undertaken to test the impact of CIL rates.
- 2.42 In order to assess the ability of schemes to absorb CIL, it is also necessary to factor in the preexisting requirements in the adopted policies. 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 We set out a summary of the policies we identify as having cost implications for developments below:
 - Policy DS5: Comprehensive Development of Strategic Sites each site will have an infrastructure requirement, depending on site-specific requirements which will be determined at the development management stage.
 - Policy DS6: Rural allocations: Each site will have its own requirement for green infrastructure, community facilities and public transport improvement, depending on site-specific requirements which will be determined at the development management stage.
 - Policy DS7: Coton Park East: Site specific requirements Primary School; green infrastructure; transport mitigation; public transport link to the railway station; cycle/walking network. Expansion of secondary school (financial contribution but gross to net area of site reduced to accommodate a reserve school site).
 - Policy DS8: South West Rugby: 3 x primary school and 1x secondary school required. Provision of strategic infrastructure, highways infrastructure and public transport links to Rugby town centre.
 - Policy H1: Housing mix: requirements tested in study.
 - Policy H2: Affordable housing: requirement on all sites of at least 0.36 hectares in size or capable of accommodating 11 or more units. On previously developed sites, 20% of units to be provided as affordable; on greenfield sites, the requirement is 30% of units. These policies are applied subject to viability.
 - Policy HS5: Traffic generation and air quality: Allowances in appraisals for mitigating emissions from developments.



• **Policy D4:** Planning obligations: allowances incorporated into the appraisals.

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 Local Plan aims to focus development of new housing and employment in Rugby town 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 Local Plan seeks to deliver 12,400 new homes between 2011 and 2031, 2,800 of which will address unmet need that Coventry is unable to deliver within its own boundary. In addition, the Plan seeks to deliver 208 hectares of employment land, 98 hectares of which will address unmet need that Coventry is unable to deliver within its own boundary.
- 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.

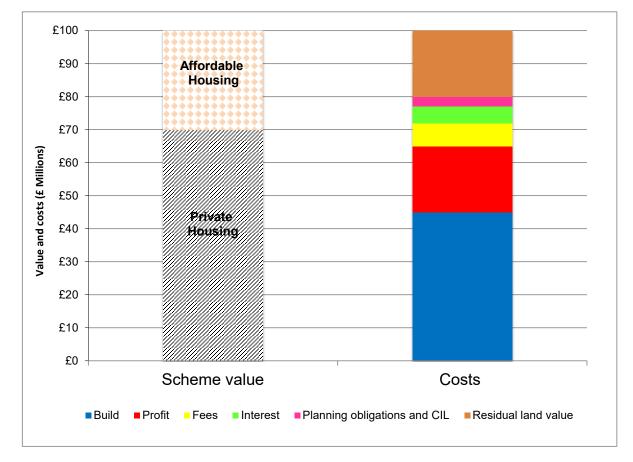


3 Methodology and appraisal approach

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 reflects the Council's existing planning policy requirements.

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.



- 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 will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are



undertaken;

- Assumptions about development phasing, phasing of CIL and 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 less the 'real cost' to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically, developers and banks are targeting between 17-20% 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 value⁶' 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 current 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 takes place 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 those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019, 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 Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses".
- 3.9 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

 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



current policy costs rather than helping to inform the potential for future policy".

- 3.10 In light of the issues associated with the market value approach, the Local Housing Delivery Group guidance recommended that benchmark land value be "based on a premium over current use values" with the "precise figure that should be used as an appropriate premium above current use value [being] determined locally". The guidance considers that this approach "is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner". The 2019 NPPF no longer refers to "competitive returns" but the 2019 PPG refers to the need for a premium above EUV instead.
- 3.11 The examination on the Mayor of London's first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

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

3.12 In his concluding remark, the Examiner points out that

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

- 3.13 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own 'personal' inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.
- 3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will



accept. For local authority areas such as Rugby, where many sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning':

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

- 3.16 The Guidance goes on to state that "*it would be inappropriate to assume an uplift based on set percentages … given the diversity of individual development sites*".
- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.14. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
 - Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
 - 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.
- 3.18 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. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.18.1. This chart compares the residual value of four central London development proposals 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).



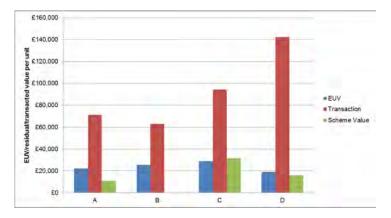


Figure 3.18.1: Comparison of residual values to existing use value and price paid for site

3.19 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.



4 Appraisal assumptions

4.1 We have appraised 28 development typologies on sites across the borough to represent the types of sites that the Council expects to come forward over the life of the charging schedule. This approach of using typologies in fully consistent with the requirements set out in the PPG. In addition, we have appraised two specific sites⁸ (South West Rugby and Coton Park East) that are important for the delivery of the Council's targets, providing between them 5,800 residential units and 42.5 hectares of employment land. The development typologies are identified in Table 4.1.1 overleaf. These include five additional typologies added in February 2023. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the housing mix identified in Policy H1.

Residential sales values

- Residential values in the area reflect national trends in recent years but do of course vary 4.2 between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes and second hand sales in the borough to establish an appropriate range of values for testing purposes. The evidence we have relied upon includes all new build and second hand sales transacted between January 2020 and October 2021 (the latter being the most recently available transactions). The total number of transactions of new build properties over this period was 436 and there were 1,736 transactions of second hand units. In order to establish values per square metre, we have identified the floor areas for each unit by reference to the area on each property's Energy Performance Certificate. We have adjusted these values by reference to the change in new build values since the date the sales were originally collected (as noted in paragraph 1.3, new build values have increase by 20.8% over this period). This exercise indicates that the developments in the sample will attract average sales values ranging from circa £3,708 per square metre (£344 per square foot) to £4,837 per square metre (£449 per square foot), as shown in Figure 2.20.1. As noted in Section 2, the highest sales values are achieved in the rural areas, with marginally lower values in Rugby town itself.
- 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.

	2023	2024	2025	2026	2027	2028 onwards
Values	-9.0%	1.5%	4.0%	7.5%	5.5%	4.5%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.3.1: Growth scenario

Affordable housing tenure and values

- 4.4 Policy H2 sets out a requirement for affordable housing on all sites of at least 0.36 hectares in size or capable of accommodating 11 or more units. On previously developed sites, 20% of units to be provided as affordable and on greenfield sites, the requirement is 30% of units. These policies are applied subject to viability. For the purposes of our assessment, we have assumed that the tenure split of the affordable housing is 80% rented and 20% shared ownership.
- 4.5 Our appraisals assume that the rented housing is let at rents that do not exceed the relevant Local Housing Allowance, as shown in Table 4.5.1. Most of the borough is located within the Rugby & East Broad Rental Market Area ('BRMA'), while a small part of the rural west of the borough falls within the Coventry BRMA. We have applied the Rugby & East LHAs in our assessment.

⁸ A third key site, Rugby Radio Station, benefits from planning permission and is therefore unlikely to be CIL liable.



Ref	Description	Site area ha	Net site area ha	Units	Retail A1- A5 sqm GIA	Retail S'Market sqm GIA	B1 sqm GIA	B2 industrial sqm GIA	B8 storage sqm GIA	C1 Hotel sqm GIA
1	Typology 1 - Urban extension (parcel 1)	13.21	9.80	294	235					
2	Typology 1 - Urban extension (parcel 2)	13.21	9.80	294	235					
3	Typology 1 - Urban extension (parcel 3)	13.21	9.80	294	235					
4	Typology 1 - Urban extension (parcel 4)	13.21	9.80	294	235					
5	Typology 1 - Urban extension (parcel 5)	13.21	9.80	294	235					
6	Typology 1 - Urban extension (parcel 6)	13.21	9.80	294	235					
7	Typology 1 - Urban extension (parcel 7)	13.21	9.80	294	235					
8	Typology 1 - Urban extension (parcel 8)	13.21	9.80	294	235					
9	Typology 1 - Urban extension (parcel 9)	13.21	9.80	294	235					
10	Typology 1 - Urban extension (parcel 10)	13.21	9.80	294	235					
11	Typology 1 - Urban extension (parcel 11)	13.21	9.80	294	235					
12	Typology 1 - Urban extension (parcel 12)	13.21	9.80	294	235					
13	Typology 1 - Urban extension (parcel 13)	13.21	9.80	294	235					
14	Typology 1 - Urban extension (parcel 14)	13.21	9.80	294	235					
15	Typology 1 - Urban extension (parcel 15)	13.21	9.80	294	235					
16	Typology 1 - Urban extension (parcel 16)	13.25	9.83	294	235					
17	Typology 1 - Urban extension (parcel 17)	13.25	9.83	295	240					
18	Typology 1 - Urban ext (emplymt parcel 1)	3.50	3.50					10,500	10,500	
19	Typology 1 - Urban ext (emplymt parcel 2)	3.50	3.50					10,500	10,500	
20	Typology 1 - Urban ext (emplymt parcel 3)	3.50	3.50					10,500	10,500	
21	Typology 1 - Urban ext (emplymt parcel 4)	3.50	3.50					10,500	10,500	
22	Typology 1 - Urban ext (emplymt parcel 5)	3.50	3.50					10,500	10,500	
23	Typology 1 - Urban ext (emplymt parcel 6)	3.50	3.50					10,500	10,500	
24	Typology 1 - Urban ext (emplymt parcel 7)	3.50	3.50					10,500	10,500	

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



Ref	Description	Site area ha	Net site area ha	Units	Retail A1- A5 sqm GIA	Retail S'Market sqm GIA	B1 sqm GIA	B2 industrial sqm GIA	B8 storage sqm GIA	C1 Hotel sqm GIA
25	Typology 1 - Urban ext (emplymt parcel 8)	3.50	3.50					22,500	22,500	
26	Typology 1 - Urban ext (emplymt parcel 9)	3.50	3.50					22,500	22,500	
27	Typology 1 - Urban ext (emplymt parcel 10)	3.50	3.50					22,500	22,500	
28	Typology 2 - Urban extension (parcel 1)	9.52	6.67	200	500					
29	Typology 2 - Urban extension (parcel 2)	9.52	6.67	200	500					
30	Typology 2 - Urban extension (parcel 3)	9.52	6.67	200						
31	Typology 2 - Urban extension (parcel 4)	9.52	6.67	200						
32	Typology 2 - Urban extension (emplymnt parcel 1)	7.50	6.75					22,500	22,500	
33	Typology 2 - Urban extension (emplymnt parcel 2)	7.50	6.75					22,500	22,500	
34	Typology 2 - Urban extension (emplymnt parcel 3)	7.50	6.75					22,500	22,500	
35	Typology 3 - V small scheme in main rural settlement	0.03	0.03	1						
36	Typology 4 - V small scheme in urban area	0.03	0.03	1						
37	Typology 5 - Small scheme in main rural settlement	0.50	0.50	15						
38	Typology 6 - Small scheme in urban area	0.50	0.50	15						
39	Typology 7 - Med scheme in main rural settlement	2.38	1.67	50						
40	Typology 8 - Medium scheme in urban area	1.85	1.67	50						
41	Typology 9 - Large scheme in main rural settlement	7.14	5.00	150						
42	Typology 10 - Large scheme in urban area	4.29	4.29	150						
43	Typology 11 - Large scheme in rural settlement	11.90	8.33	250						
44	Typology 12 - Large scheme in urban area	6.67	6.67	250						
45	Typology 13 - Older person's housing in urban area	0.56	0.50	50						
46	Typology 14 - Older person's housing edge of urban	0.56	0.50	50						
47	Typology 15 - Older person's housing rural settlement	4.76	3.33	100						
48	Typology 16 - Town centre retail small scale	0.25	0.23		2,250					
49	Typology 17 - Town centre retail medium scale	0.50	0.45		4,500					



Ref	Description	Site area ha	Net site area ha	Units	Retail A1- A5 sqm GIA	Retail S'Market sqm GIA	B1 sqm GIA	B2 industrial sqm GIA	B8 storage sqm GIA	C1 Hotel sqm GIA
50	Typology 18 - Edge of urban area med scale retail	0.75	0.68		6,750					
51	Typology 19 - Supermarket in urban area	1.00	0.90			3,000				
52	Typology 20 - Supermarket - edge of urban	1.00	0.90			4,000				
53	Typology 21 - B2 and B8 urban	1.00	0.90					3,000	3,000	
54	Typology 22 - B2 and B8 edge of urban	1.00	0.90					2,500	2,500	
55	Typology 23 - B1 town centre	1.00	0.90				27,000			
56	Typology 24 - B1 urban	1.00	0.90				18,000			
57	Typology 25 - B1 edge of urban	1.00	0.90				13,500			
58	Typology 26 - Hotels town centre	1.00	0.90							15,000
59	Typology 27 - Hotels edge of urban	0.80	0.72							12,500
60	Typology 28 - Hotels rural	0.60	0.54							6,000
61	Typology 29 - Town Centre (flatted scheme)	0.10	0.10	10						
62	Typology 30 - Town Centre (flatted scheme)	0.25	0.25	25						
63	Typology 31 - Town Centre (flatted scheme)	0.50	0.50	50						
64	Typology 32 - Supermarket	0.21	0.21			1,250				
65	Typology 33 - Supermarket	0.03	0.03			200				



Table 4.5.1: Rugby & East BRMA LHAs (per week)

One bed	Two bed	Three bed	Four bed
£112.77	£132.33	£155.34	£201.37

- 4.6 Our appraisal model indicates that these rents will generate a capital value of £1,783 per square metre after deduction of allowances for voids and bad debts, and management and maintenance costs.
- 4.7 For shared ownership units, we have assumed that purchasers will take an equity stake not exceeding 50% with a rental of 2.75% per annum on the retained equity. The resulting capital value equates to circa 70% of market value.
- 4.8 The Homes England '*Affordable Homes Programme 20212026*' 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 funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Housing mix

4.9 In accordance with Policy H1 and the supporting text at paragraph 5.10, we have appraised the private housing using the mix in Table 4.9.1. The affordable housing mix is summarised in Table 4.9.2. These mixes result in an average floor area of 89.5 square metres for private housing and 70.5 square metres for affordable housing.

Unit type	Percentage	Indicative unit areas (square metres)
1 bed	5%	50
2 bed	30%	70
3 bed	40%	90
4 bed	25%	120

Table 4.9.1: Private housing mix

Table 4.9.1: Affordable housing mix

Unit type	Percentage	Indicative unit areas (square metres)
1 bed	35%	50
2 bed	35%	70
3 bed	25%	90
4 bed	5%	120

Rents and yields for commercial development

4.10 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.10.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years (attached as Appendix 3). Our appraisals assume a 12-month rent-free period for office, retail and industrial floorspace.



Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail (comparison)	£264	7.5%	12
Retail (convenience)	£264	5.5%	6
Office	£175	6.5%	12
Industrial and warehousing	£95	5%	12
Hotel	£215	5.5%	12

Table 4.10.1: Commercial rents (£s per square metre) and yields

Build costs

- 4.11 We have sourced updated build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (attached as Appendix 4). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:
 - Residential strategic sites: £1,262 per square metre (estate housing 2 and 3 storey lower quartile)
 - Residential other sites: £1,424 per square metre (estate housing generally median)
 - Residential other sites: £1,645 per square metre (flats generally median)
 - Older person's housing schemes £1,756 per square metre
 - Retail: £1,872 per square metre (Shops generally);
 - Retail supermarkets: £1,835 per square metre (Supermarkets generally);
 - Offices: £2,127 per square metre (Offices air conditioned median);
 - B2 Industrial: £839 per square metre (Factories median over 2,000sqm);
 - Warehouse/storage: £651 per square metre (Warehouses/stores over 2,000 sqm);
 - Hotel: £2,036 per square metre.
- 4.12 In addition, the base costs above are increased by 10% to account for external works (including car parking spaces). Residential costs are increased by 3.6% for the current costs of meeting the energy requirements now embedded into Part L of the Building Regulations.

Zero carbon and BREEAM

- 4.13 The 'Greater London Authority Housing Standards Review: Viability Assessment' estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above.
- 4.14 For commercial developments, we have increased base build costs by 2% to allow for the extraover costs of achieving BREEAM 'excellent' standard⁹. This is assumed to also address the 'excellent;' standard in relation to water efficiency, for which no clear data is available.

Accessibility standards

4.15 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) apply to all dwellings at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 5% of dwellings at a cost of

⁹ Based on '*Delivering Sustainable Buildings: savings and payback*', BREEAM and Sweett Group Research 2014, which identified an increase of between 0.87% to 1.71% of build costs



£22,694 per house and £7,908 per flat¹⁰. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

4.16 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate an 8% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

4.17 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

4.18 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

Section 106 costs

4.19 To account for residual Section 106 requirements, we have included an allowance of £20 per square metre for non-residential development and £1,500 per unit for smaller residential developments. SW Rugby has its own site-specific requirements which are outlined in the next section. Although the strategic site at Coton Park East does not have a costed on-site infrastructure plan, we have incorporated the same budget as for the South West Rugby Site pending further work on requirements for this particular site. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

South West Rugby Site – Infrastructure costs

4.20 The Council's South West Masterplan Supplementary Planning Document identifies the indicative costs across the Masterplan area, which we understand are to be negotiated on a site-by-site basis and will vary depending on actual provision of infrastructure on site. These indicative infrastructure requirements are incorporated as costs within our appraisals to test whether any capacity remains for contributions through CIL.

Development and sales periods

4.21 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, with an element of off-plan sales reflected in the timing of receipts. 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 are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments. The development and sales periods for each typology are summarised in Appendix 5.

Developer's profit

4.22 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13-15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various

¹⁰ Based on DCLH 'Housing Standards Review: Cost Impacts' September 2014



government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).

- 4.23 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.24 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the in the UK housing market has receded, albeit there is a degree of caution in prime central London markets as a consequence of the outcome of the referendum on the UK's membership of the EU. Paragraph 018 of the PPG indicates that planning authorities should consider profit margins between 15% to 20% of GDV. We have therefore adopted a profit margin of 17% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. The bulk of housing supply in the borough will be houses, which have an inherently lower risk profile as they can be almost 'built for order', and construction can be accelerated or decelerated to meet fluctuations in demand.
- 4.25 Profit on commercial development is applied at 20% of development cost, which is equivalent to 15% of GDV. This reflects the normal level of return sought for commercial development in current market conditions.
- 4.26 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance (February 2014) and Homes and Communities Agency's guidelines in its Development Appraisal Tool (August 2013).

Exceptional costs

4.27 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 details 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. If such costs do arise at the development management stage, these should be reflected in the price paid for the land to a degree, but can also be considered through site-specific viability assessments where appropriate.

Benchmark land value

- 4.28 Given the scale of the housing sites that the Council anticipates brining forward, a majority will be brought forward on land that has not been previously developed. Open, greenfield or other forms of previously undeveloped land have very low existing use values (typical agricultural land values are in the region of £21,000 per hectare).
- 4.29 Residential development generates significantly higher land values and this feeds into landowner expectations. Benchmark land values for greenfield sites are typically ten to fifteen times agricultural land values. This is reflected in the range identified in research undertaken by the Ministry of Housing, Communities and Local Government, which suggests greenfield land values



range from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acre). In our experience, a similar range of values has been applied in viability assessments on schemes submitted for planning.

- 4.30 The 2019 PPG indicates that benchmark land values should be based on existing use value plus a premium to incentivise the release of sites for development. The PPG states very clearly that transactional data should be treated with caution, as using historic transaction of non-policy compliant developments can inflate land values over time (para 014). The PPG also states that prices paid for sites should not be relied upon for establishing existing use values and that hope value should be disregarded (para 015). Furthermore, the PPG indicates that any premium to be added to existing use value should provide an incentive to landowners to bring land forward, but critically this must be balanced with the need to provide "a sufficient contribution to comply with policy requirements" (para 016).
- 4.31 We have applied a benchmark land value of £250,000 per gross hectare for previously undeveloped sites, reflecting the large strategic nature of most of the sites (which typically have lower land values due to long build out periods and extensive infrastructure requirements. This also reflects the land values promoters agree with landowners in option agreements on sites around the country, including areas where end house and flat values are significantly higher than in Rugby. This reflects a premium of between circa 12 times existing use value which satisfies the requirement in the PPG to provide a reasonable incentive to landowners while allowing a sufficient contribution towards policy requirements.
- 4.32 Ultimately, landowners cannot crystallise an uplift in the value of their land in the absence of planning permission; if planning can only be granted if developments contribute towards the cost of supporting infrastructure, and this impacts on land values, then this adjustment would need to be accepted by landowners. The alternative is that the sites remain undeveloped in their existing (low value) use.
- 4.33 In any area, there will be evidence of higher prices being paid for land than the values identified above. In many cases, the results of our appraisals indicate that developments will generate significantly higher residual land values than the benchmark land values above and, in those circumstances, developers will be able to pay more for land than the benchmark values we have adopted. However, the prices that developers pay for land varies significantly depending on a range of circumstances and high land prices paid for certain sites should not be applied across the board where circumstances differ. Ultimately, the PPG requires a balance to be struck between providing a sufficient and reasonable incentive to landowners and the need to secure contributions to planning policy requirements. The market will not voluntarily provide contributions to planning policy objectives if this results in reduced land values, so reliance on market pricing of land without adjustment would produce inherently unreliable outcomes.
- 4.34 Sites in Rugby Town and other settlements may either come forward on open land or on sites that have been previously developed. The types of existing uses on the site are diverse and it is not possible within the confines of an area-wide viability assessment to undertake a detailed analysis of the likely value of each site. For the purposes of the exercise, we have assumed that a hectare of land has a benchmark land of £800,000 per gross hectare¹¹.
- 4.35 We are aware that some agents acting on behalf of landowners value sites by reference to net developable area and also refer to values prior to the deduction of Section obligations. Clearly for the purposes of testing Local Plan policies, these approaches to land value are inappropriate as the exercise is seeking to determine the capacity of developments to absorb plan policies. For the purposes of clarity, the benchmark land values adopted reflect an amount that a developer would pay for the gross site area, after deducting all costs associated with the development.

¹¹ Based on MHCLG 'Land value estimates for policy appraisal 2017' – Coventry and Warwickshire industrial value of £700,000 to £800,000 per hectare



5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 to 5. We have appraised 28 development typologies, reflecting different densities and types of development across the Borough and 2 specific strategic sites (Typology 1 – South West Rugby extension and Typology 2 – Cotton Park East.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with Policy H2, which seeks 30% on greenfield sites and 20% on previously developed sites, subject to viability, with sensitivity analyses above and below these targets:
 - 50% affordable housing;
 - 40% affordable housing;
 - 30% affordable housing;
 - 20% affordable housing;
 - 10% affordable housing and
 - 0% affordable housing.
- 5.3 In all cases, the affordable housing is assumed to be provided as 80% rent and 20% intermediate housing.
- 5.4 For small sites that fall below the 11-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to a potential affordable housing requirement as well as CIL. This is provided for information only, as the current Local Plan does not require small schemes to make any contribution towards affordable housing.
- 5.5 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 have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development. The full results are attached as Appendix 6.



6 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. The maximum CIL rates for each scheme and scenario are determined by deducting each Site's benchmark land value from the residual land value and dividing any surplus by the number of square metres that would in principle be liable to pay CIL. On residential schemes for example, this means that the maximum CIL rates are determined by reference to the private floor area only, with affordable housing floorspace excluded from the calculation. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing.
- 6.2 Development value is finite but in boroughs with greenfield sites, new policy requirements can be accommodated through reductions in land value. However, there are clearly limits to the extent that this is possible as reductions in land value may result in lower land supply.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites would remain in their existing use.
- 6.4 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 of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:
 - Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.

Residential results

- 6.5 There is clearly a balance that has to be struck between the aims of Policy H2 on the delivery of affordable housing (which sets a target of between 20% and 30%, subject to individual scheme viability) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the borough will deliver 20% / 30% affordable housing, as this is not always viable. The Council's latest Annual Monitoring Report for the financial year 2021/22 indicates that there were 125 net new affordable housing completions, which amounts to 22% of all net dwellings that were completed.
- 6.6 We have therefore focused on the results of testing where we have included between 20% and 30% affordable housing, as the Council will need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.



- 6.7 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land value, residential sales values and the mix of uses within each development typology. The results are summarised in tables 6.7.1 to 6.7.8. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest (i.e. greenfield sites). Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.
- 6.8 Table 6.8.1 provides a summary of these results by value band, but focusing solely on the relevant affordable housing level that Policy H2 seeks for the particular type of development (i.e. 20% in the urban area and 30% on greenfield sites).

Typology description	No of	-	1					
	units	Urbar	n area	F	Rural Nort	h	Rural	South
		£3,708	£3,849	£3,990	£4,131	£4,272	£4,413	£4,554
Typology 3 - Very small scheme in main rural settlement	1	£1,404	£1,607	£1,809	£2,011	£2,213	£2,415	£2,618
Typology 4 - Very small scheme in urban area	1	£982	£1,189	£1,395	£1,602	£1,809	£2,016	£2,222
Typology 5 - Small scheme in main rural settlement	15	£834	£986	£1,138	£1,290	£1,442	£1,594	£1,746
Typology 6 - Small scheme in urban area	15	£593	£765	£938	£1,110	£1,283	£1,455	£1,628
Typology 7 - Medium scheme in main rural settlement	50	£1,420	£1,592	£1,764	£1,936	£2,107	£2,279	£2,451
Typology 8 - Medium scheme in urban area	50	£1,304	£1,500	£1,696	£1,892	£2,089	£2,285	£2,481
Typology 9 - Large scheme in main rural settlement	150	£576	£710	£844	£978	£1,112	£1,246	£1,378
Typology 10 - Large scheme in urban area	150	£484	£636	£789	£941	£1,093	£1,244	£1,395
Typology 11 - Large scheme in rural settlement	250	£447	£574	£699	£825	£950	£1,074	£1,198
Typology 12 - Large scheme in urban area	250	£430	£577	£723	£869	£1,014	£1,159	£1,304
Typology 61 – Town Centre flatted scheme	10	£214	£373	n/a	n/a	n/a	n/a	n/a
Typology 62 – Town Centre flatted scheme	25	-£96	£36	n/a	n/a	n/a	n/a	n/a
Typology 63 – Town Centre flatted scheme	50	-£138	-£9	n/a	n/a	n/a	n/a	n/a

Table 6.8.1: Summary of maximum CIL rates - residential schemes



Table 6.7.1: Maximum CIL rates (before buffer) – sales values £3,708 per square metre

Indicative maximum CIL rates Affordable housing perce						entage (where re	levant)		
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,519	£1,481	£1,443	£1,404	£1,366	£1,328
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,058	£1,020	£982	£944	£906	£867
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,519	£1,282	£1,054	£834	£623	£421
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,058	£821	£593	£373	£162	-£40
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,451	£2,095	£1,751	£1,420	£1,102	£796
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,005	£1,648	£1,304	£973	£655	£349
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,155	£955	£762	£576	£396	£224
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£878	£678	£484	£298	£119	-£53
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£957	£781	£611	£447	£290	£140
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£794	£609	£430	£258	£92	-£67
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	-£52	-£245	-£440	-£636	-£832	-£1,028
46	Typology 14 - Older person's housing edge of urban	50	£444,444	-£52	-£245	-£440	-£636	-£832	-£1,028
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,488	£1,247	£1,014	£790	£575	£368
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£214	£214	£214	£214	£214	£214
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£187	£46	-£96	-£237	-£381	-£525
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£134	-£2	-£138	-£274	-£413	-£551



Table 6.7.2: Maximum CIL rates (before buffer) – sales values £3,849 per square metre

		Affordable housing percentage (where relevant)							
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,735	£1,692	£1,649	£1,607	£1,564	£1,521
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,274	£1,231	£1,189	£1,146	£1,103	£1,060
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,735	£1,476	£1,226	£986	£755	£534
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,274	£1,015	£765	£525	£294	£73
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,698	£2,316	£1,947	£1,592	£1,250	£923
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,252	£1,869	£1,500	£1,145	£804	£476
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,346	£1,126	£914	£710	£514	£326
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,048	£848	£636	£432	£236	£48
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,000	£941	£754	£574	£401	£235
43	Typology 12 - Large scheme in urban area	250	£5,333,333	£977	£773	£577	£374	£205	£233
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£106	-£100	-£307	-£517	-£726	-£936
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£106	-£100	-£307	-£517	-£726	-£936
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,696	£1,433	£1,180	£936	£702	£477
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£373	£373	£373	£373	£373	£373
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£345	£190	£36	-£119	-£274	-£431
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£287	£140	-£9	-£157	-£307	-£458



Table 6.7.3: Maximum CIL rates (before buffer), sales values of £3,990 per square metre

		Affordable housing percentage (where relevant)							
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,951	£1,903	£1,856	£1,809	£1,762	£1,714
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,490	£1,443	£1,395	£1,348	£1,301	£1,253
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,951	£1,670	£1,399	£1,138	£887	£647
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,490	£1,209	£938	£677	£426	£186
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,946	£2,537	£2,143	£1,764	£1,399	£1,049
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,499	£2,090	£1,696	£1,317	£952	£602
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,536	£1,297	£1,066	£844	£630	£426
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,259	£1,019	£789	£567	£353	£148
42		250	£2,940,476	£1,239	£1,100	£896	£699	£511	£329
	Typology 11 - Large scheme in rural settlement								
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,160	£938	£723	£516	£318	£127
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£263	£45	-£175	-£397	-£620	-£844
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£263	£45	-£175	-£397	-£620	-£844
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,904	£1,620	£1,346	£1,082	£829	£586
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£531	£531	£531	£531	£531	£531
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£502	£334	£167	£0	-£168	-£337
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£439	£280	£120	-£41	-£202	-£365



Table 6.7.4: Maximum CIL rates (before buffer), sales values of £4,131 per square metre

	Affordable housing percentage (where relevant)								
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,167	£2,115	£2,063	£2,011	£1,959	£1,907
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,706	£1,654	£1,602	£1,550	£1,498	£1,446
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,167	£1,863	£1,571	£1,290	£1,019	£760
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,706	£1,403	£1,110	£829	£558	£299
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,193	£2,758	£2,339	£1,936	£1,548	£1,175
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,746	£2,311	£1,892	£1,489	£1,101	£729
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,726	£1,468	£1,218	£978	£747	£526
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,449	£1,190	£941	£701	£470	£248
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,490	£1,260	£1,038	£825	£620	£423
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,342	£1,101	£869	£646	£430	£224
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£419	£189	-£44	-£277	-£515	-£752
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£419	£189	-£44	-£277	-£515	-£752
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,112	£1,806	£1,512	£1,228	£956	£694
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£690	£690	£690	£690	£690	£690
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£659	£479	£298	£118	-£62	-£243
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£592	£420	£248	£76	-£98	-£273



Table 6.7.5: Maximum CIL rates (before buffer), sales values of £4,272 per square metre

Indic	ndicative maximum CIL rates Affordable housing percentage (where relevant)								
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
		units	DLV	0 78	1076	2070	3078	4076	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,383	£2,326	£2,270	£2,213	£2,157	£2,100
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,922	£1,865	£1,809	£1,752	£1,696	£1,639
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,383	£2,057	£1,744	£1,442	£1,151	£873
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,922	£1,596	£1,283	£981	£691	£412
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,440	£2,979	£2,535	£2,107	£1,696	£1,302
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,993	£2,533	£2,089	£1,661	£1,250	£855
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,917	£1,638	£1,370	£1,112	£864	£626
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,639	£1,361	£1,093	£835	£586	£348
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,665	£1,418	£1,179	£950	£729	£517
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,523	£1,264	£1,014	£773	£542	£320
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£575	£331	£88	-£159	-£409	-£660
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£575	£331	£88	-£159	-£409	-£660
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,320	£1,993	£1,677	£1,374	£1,082	£802
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£848	£848	£848	£848	£848	£848
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£816	£623	£430	£236	£43	-£150
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£745	£560	£375	£191	£6	-£181



Table 6.7.6: Maximum CIL rates (before buffer), sales values of £4,413 per square metre

		Affordable housing percentge (where relevant)							
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,599	£2,537	£2,476	£2,415	£2,354	£2,293
36	Typology 4 - Very small scheme in urban area	1	£26,667	£2,138	£2,077	£2,016	£1,955	£1,894	£1,832
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,599	£2,251	£1,916	£1,594	£1,283	£986
38	Typology 6 - Small scheme in urban area	15	£400,000	£2,138	£1,790	£1,455	£1,133	£823	£525
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,687	£3,201	£2,731	£2,279	£1,845	£1,428
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£3,241	£2,754	£2,285	£1,833	£1,398	£981
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£2,105	£1,808	£1,522	£1,246	£980	£726
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,828	£1,531	£1,322	£968	£703	£448
42	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,820	£1,576	£1,244 £1,320	£908	£837	£610
			· · ·						
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,704	£1,427	£1,159	£901	£653	£415
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£731	£474	£217	-£42	-£303	-£568
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£731	£474	£217	-£42	-£303	-£568
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,527	£2,179	£1,843	£1,520	£1,209	£911
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£1,007	£1,007	£1,007	£1,007	£1,007	£1,007
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£974	£767	£561	£355	£148	-£58
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£897	£700	£503	£306	£109	-£90



Table 6.7.7: Maximum CIL rates (before buffer), sales values of £4,554 per square metre

Indic	ndicative maximum CIL rates Affordable housing percentage (where relevant)								
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,814	£2,749	£2,683	£2,618	£2,552	£2,486
36	Typology 4 - Very small scheme in urban area	1	£26,667	£2,354	£2,288	£2,222	£2,157	£2,091	£2,026
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,814	£2,445	£2,089	£1,746	£1,416	£1,099
38	Typology 6 - Small scheme in urban area	15	£400,000	£2,354	£1,984	£1,628	£1,285	£955	£638
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,934	£3,422	£2,927	£2,451	£1,993	£1,554
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£3,488	£2,975	£2,481	£2,005	£1,547	£1,107
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£2,294	£1,977	£1,672	£1,378	£1,096	£825
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£2,016	£1,700	£1,395	£1,101	£818	£547
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£2,017	£1,734	£1,461	£1,198	£945	£702
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,886	£1,589	£1,304	£1,029	£764	£510
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£888	£617	£347	£76	-£198	-£476
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£888	£617	£347	£76	-£198	-£476
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,735	£2,366	£2,009	£1,666	£1,336	£1,019
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£1,165	£1,165	£1,165	£1,165	£1,165	£1,165
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£1,131	£912	£692	£473	£254	£34
63	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£1,050	£840	£630	£421	£211	£1



Residential rate recommendations

- 6.9 Although the results show a wide variation in maximum CIL rates, there are several key considerations for rate setting purposes. Firstly, the PPG requires that rates are not set at the maximum level, with most councils setting their CIL rates well below half of the maximum potential rates. The second consideration is that sales values vary between different parts of the borough and there are no clear delineations between areas which might indicate where zonal boundaries should be drawn. The only clear distinction is between greenfield sites and previously developed land and the bulk of sites in the latter category will be in the urban area. Thirdly, following the changes to the CIL regulations, which reduces the need to focus on securing contributions towards infrastructure from CIL. Fourthly, the Council has set a target of 20% 30% affordable housing and this is an important policy objective. Given that sales values may remain flat after increasing in response to the 2020 Stamp Duty holiday and build costs are forecast to continue to increase rapidly over the first few years of the Charging Schedule, accommodating both CIL and affordable housing may prove difficult if CIL rates are set at too high a level.
- 6.10 The results of the appraisals of larger schemes of houses in the urban area where sales values are lowest generate maximum CIL rates of £140 to £320 per square metre when the schemes provide 20% affordable housing. Lower maximum rates (or indeed zero maximum rates) are generated by flatted schemes in the urban area. To generate higher CIL rates on these schemes, affordable housing levels may need to be reduced. In order to maximise affordable housing provision, CIL rates should be kept at the lower end of the viable range. However, small schemes under the affordable housing threshold are significantly more viable than larger schemes and could accommodate higher CIL rates. We therefore suggest the following rates:

Type of scheme	Rugby Town urban area	Rural area
Houses - 10 or fewer units	£100	£200
Houses - 11 or more units	£60	£160
Flats – 10 of fewer units	Nil	£200
Flats – 11 or more units	Nil	£160

Table 6.10.1: Suggested rates for residential sites (£s per square metre)

- 6.11 In the urban area, flatted developments do not generate a surplus above benchmark land value and we therefore recommend that a nil rate is applied to these types of development.
- 6.12 Our appraisals of housing for elderly people indicate that schemes developed in the urban area are unlikely to generate sufficiently high residual land values to accommodate CIL (see Table 6.12.1). Although our appraisal of an elderly person's scheme in the rural area shows a significant capacity for CIL, such schemes rarely come forward, with providers favouring developments of flatted schemes in urban areas. Schemes could, however, provide contributions to infrastructure through Section 106 obligations, if these can be justified on the basis of scheme-specific needs.

Table 6.12.1: Summary of maximum CIL rates - residential schemes for older people

Typology description	Sales values per square metre						
	Urban area		Rural North			Rural South	
	£3,708	£3,849	£3,990	£4,131	£4,272	£4,413	£4,554
Typology 13 - Older person's housing in urban area (50 units)	-£440	-£307	-£175	-£44	£88	£217	£347



Typology description Sales values per square metre					are metre		
	Urbar	n area	Rural North			Rural South	
	£3,708	£3,849	£3,990	£4,131	£4,272	£4,413	£4,554
Typology 14 - Older person's housing edge of urban (50 units)	-£440	-£307	-£175	-£44	£88	£217	£347
Typology 15 - Older person's housing rural settlement (100 units)	£790	£936	£1,082	£1,228	£1,374	£1,520	£1,666

South West Rugby urban extension

- 6.13 As noted in Section 4, the South West Rugby urban extension will be required to carry a significant infrastructure cost. Although our appraisals of this scheme indicate that the residual land value generated is marginally higher than the benchmark land value, there is very little capacity to also seek to apply a CIL rate to this development.
- 6.14 We recommend that the South West Rugby urban extension be designated as a separate residential charging zone with a nil rate on the grounds that it will fund its own package of on-site community and transport works.

Coton Park East

6.15 Coton Park East will provide 800 residential units and 22.5 hectares of employment space. The scale of infrastructure required to support this development is yet to be fully established and costed. Our appraisals incorporate the same allowances for community infrastructure as applied to SW Rugby. At 30% affordable housing, this scheme would not generate additional value that could be used to make an additional contribution through CIL. Given that the Section 106 package for this site is likely to be significant, we recommend that a nil rate be applied to residential development.

Table 6.15.1: Residential rates summary

Type of scheme	Rugby Town urban area	Rural area		
Houses - 10 or fewer units	£100	£200		
Houses - 11 or more units	£60	£160		
Flats – 10 or fewer units	Nil	£200		
Flats – 11 or more units	Nil	£160		
South West Rugby Urban Extension	Nil			
Coton Park East	Nil			

Office development

6.16 The results of our office appraisals are summarised in Table 6.16.1. Market rents for offices in Rugby are relatively low and office developments would generate GDVs that are significantly lower than the costs of construction. Speculative office developments are therefore unlikely to come forward until rents increase sufficiently to cover the costs of development and generate a residual land value. We therefore recommend a nil rate is applied to office development.



Table 6.16.1: Maximum CIL rates for office developments

Description of scheme	Maximum CIL rate
Typology 23 - B1 town centre	-£1,045
Typology 24 - B1 urban	-£1,060
Typology 25 - B1 edge of urban	-£1,074

Retail (comparison)

- 6.17 Rugby town has 730,000 square feet of retail floorspace and 550 square feet of retail warehouse floorspace, including two managed shopping centres (The Clock Towers and the Swan Centre), two retail warehouse parks (Elliott's Field and Junction One) and an Asda Superstore. The retail offer includes key fashion multiples (including Monsoon, and New Look) and key non-fashion multiples (including the Body Shop, Boots, Carphone Warehouse and WH Smith). The food and beverage offer includes Café Nero, Costa, Pizza Express and McDonald's.
- 6.18 It is our understanding that at the time of drafting this report, there were no planned major retail schemes in the pipeline. Coventry City is planning a significant expansion of its retail offer and this may adversely affect spending patterns in Rugby. Given the challenging market conditions for retailers, it is unlikely that there will be a significant expansion of retail floorspace in the borough, although redevelopments may be possible, which would not attract CIL if the new floorspace does not exceed the existing.
- 6.19 The results of our appraisals of comparison retail development are summarised in Table 6.19.1. Retailers operating on the high street have experienced significant shifts in business due to the growth of on-line retailing, a trend which has accelerated as a result of the pandemic. Our appraisals indicate that retail development is unlikely to generate residual land values that exceed existing use values. Consequently, a nil rate should be applied.

Table 6.19.1: Maximum CIL rates for comparison retail

Description of scheme	Maximum CIL rate
Typology 16 - Town centre retail small scale	-£403
Typology 17 - Town centre retail medium scale	-£403
Typology 18 - Edge of urban area medium scale retail	-£341

Retail (convenience)

6.20 Our appraisals of convenience retail show significantly greater capacity for a CIL to be applied than comparison retail, with a maximum rate of £494 per square metre. However, the same observations at paragraph 6.18 apply to convenience retail; major supermarket operators have ceased expanding floor area, at least for the short to medium term and some operators are reducing space, part of which is being replaced by new openings by the budget operators. We would therefore recommend a degree of caution in the rate set and suggest a rate of £100 per square metre, which would be significantly discounted below the maximum rate.

Industrial and warehousing

- 6.21 Our appraisals of industrial and warehousing indicate that developments could absorb a maximum CIL rate of £11 per square metre. The borough accommodates a number of manufacturers in the aerospace and automotive sectors which have an international focus and these remain vulnerable to any adverse effects of the UK's status as a 'third country' outside the European Union.
- 6.22 The borough also accommodates a significant volume of food distribution and other logistics centres, including an Amazon Fulfilment Centre. However, some operators have closed their facilities, including Argos, Primark, Costco, Penguin Random House and Premier Foods.



- 6.23 At the time of drafting this report, there were 1,948,000 square feet of space under construction and as much as 44% of this space was still available to let. Sites with planning permission (including the Radio Rugby Site and Magna Park) could add an additional 21 million square feet to the local market.
- 6.24 Given the low maximum CIL rate, the Council may wish to apply a nil rate, but could require a nominal rate of, say, £5 per square metre given the quantum of space that may come forward in the future.

Hotels

6.25 We have appraised hotels in both the urban and rural areas and the maximum rates are summarised in Table 6.25.1. All three types of hotel currently generate negative residual land values and they would not be able to accommodate a CIL at the present time (see Table 6.25.1). We therefore suggest that a nil CIL rate is applied to hotel developments.

Table 6.25.1: Hotel developments: maximum CIL rates

Description of scheme	Maximum CIL rate
Typology 26 - Hotels town centre (300 rooms)	-£308
Typology 27 - Hotels edge of urban (250 rooms)	-£327
Typology 28 - Hotels rural (120 rooms)	-£335

D1 and D2 uses

6.26 The majority of floorspace developed within the D1 and D2 use classes will be for educational use, healthcare and emergency services facilities. These uses could arguably be considered infrastructure in themselves and only come forward through public subsidy and are not developed speculatively by the private sector. It would therefore be appropriate to apply a nil rate of CIL.



7 Conclusions and recommendations

- 7.1 The NPPF states that "planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability". Planning requirements can impact on viability of sites and planning authorities are therefore required to "set out the contributions expected from development [including] setting out 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" and that "such policies should not undermine the delivery of the plan".
- 7.2 This report and its supporting appendices test the ability of development typologies in Rugby to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.3 The proposed CIL rates for the borough are summarised in Table 7.3.1.

Table 7.3.1: Suggested CIL rates

Type of scheme	Rugby Town urban area	Rural area		
Residential - 10 or fewer units	£100	£200		
Residential - 11 or more units	£60	£160		
Residential (flats) – 10 or fewer units	Nil	£200		
Residential (flats) – 11 or more units	Nil	£160		
Residential development in South West Rugby Urban Extension and Coton Park East	Nil			
Retail (convenience)	£100			
Industrial, light industrial and logistics	£5			
All other uses	Nil			

- 7.4 Although we have tested schemes with a range of affordable housing percentages, the recommended rates above are based on the appraisal outputs which also include the relevant percentage in Policy H2 (i.e. 20% in urban areas on sites of at least 0.36 hectares in size or capable of accommodating 11 or more units and 30% in rural areas on sites providing 11 or more units).
- 7.5 The recommended rates are also set at a significant discount to the maximum rates, in line with the requirements set out in the Planning Practice Guidance. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule. That said, current mainstream forecasts are that residential values will increase over the next five years.
- 7.6 With regards to commercial development, we do not recommend that CIL is levied on offices.
- 7.7 We note that the extent to which supermarket developments may come forward is largely controlled by the six major operators, most of whom have limited expansion plans at the current time.
- 7.8 The South West Rugby Urban Extension and Coton Park Urban Extension¹² have been tested with the indicative community infrastructure and highways requirements identified in Appendix K of the South West Rugby masterplan Supplementary Planning Document. As residential developments on these sites will have to bear this significant direct cost, there is no additional capacity to apply CIL. We therefore recommend that these site allocations are specifically nil rated in the Charging

¹² As noted previously, the Rugby Radio has not been tested as it benefits from planning permission and is therefore unlikely to be CIL liable.



Schedule.

- 7.9 Our testing indicates that the proposed CIL rates will have a relatively modest impact on residual land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels that can be delivered.
- 7.10 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure and vice versa. In our view, the proposed rates strike this balance appropriately.
- 7.11 The Council needs to strike a balance between achieving its aim of meeting needs for affordable housing with raising funds for infrastructure, and ensuring that developments generate acceptable returns to willing landowners and willing developers. This study demonstrates that the Council's flexible approach to applying its affordable housing requirements ensures that these objectives are balanced appropriately.

Additional observations

- 7.12 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 the introduction of CIL can be absorbed in almost 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 land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.13 In most cases, the changes in residual land values required to accommodate the increased CIL rates is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.
- 7.14 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.
- 7.15 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. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. 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.
- 7.16 This study demonstrates that the proposed CIL charges are set at a level which will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landlords and developers to achieve a return in line with the NPPF.



Appendix 1 - Sales values evidence

	Postcode						Indexed	Indexed	Indexed
Address	sector	Date sold	Sold price	Subcategory	Floor area ft ²		value	value psf	value psm
6, Redwood Road, Rugby CV21 1UD 10, Magnolia Avenue, Rugby CV21 1UF	CV21 1 CV21 1	31/01/2019 31/01/2019	355,000.00 239,950.00	Detached Semi Detached	1356.25 850.35	1.462 1.462	518,983 350,789	383 413	4,119
12, Magnolia Avenue, Rugby CV21 1UF	CV21 1	31/01/2019		Semi_Detached	850.35		343,479	404	4,348
22, Magnolia Avenue, Rugby CV21 1UF 24, Magnolia Avenue, Rugby CV21 1UF	CV21 1 CV21 1	31/01/2019 31/01/2019	,	Terraced Terraced	1194.79 850.35	1.462 1.462	372,718 336,169	312 395	3,358 4,255
5, Hughes Close, Rugby CV21 1NT	CV21 1	26/02/2019	,	Terraced	645.83	1.443	295,871	458	4,931
20, Magnolia Avenue, Rugby CV21 1UF 26, Magnolia Avenue, Rugby CV21 1UF	CV21 1 CV21 1	26/02/2019 26/02/2019	259,950.00 199,950.00	Terraced Terraced	1194.79 742.71	1.443 1.443	375,188 288,590	314 389	3,380 4,182
29, Wynne Crescent, Rugby CV21 1NS	CV21 1	27/02/2019	,	Semi_Detached	839.58	1.443	353,604	421	4,533
50, Wynne Crescent, Rugby CV21 1NS 5, Parker Close, Rugby CV21 1NY	CV21 1 CV21 1	27/02/2019 28/02/2019		Detached Semi Detached	796.53 710.42	1.443 1.443	360,820 320,415	453 451	4,876 4,855
8, Juniper Way, Rugby CV21 1UE	CV21 1	28/02/2019	330,950.00	Detached	1194.79	1.443	477,663	400	4,303
18, Magnolia Avenue, Rugby CV21 1UF 48, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	28/02/2019 01/03/2019		Terraced Semi Detached	1194.79 968.75	1.443 1.459	382,405 393,946	320 407	3,445 4,377
12, Juniper Way, Rugby CV21 1UE	CV21 1	08/03/2019	,	Terraced	850.35	1.459	345,730	407	4,376
14, Juniper Way, Rugby CV21 1UE 8, Redwood Road, Rugby CV21 1UD	CV21 1 CV21 1	08/03/2019	238,950.00 384,950.00	Terraced Detached	850.35 1442.36	1.459 1.459	348,649 561,675	410 389	4,413 4,192
2, Parker Close, Rugby CV21 1NY	CV21 1	15/03/2019	215,995.00	Semi_Detached	710.42	1.459	315,155	444	4,775
10, Juniper Way, Rugby CV21 1UE 20, Cypress Road, Rugby CV21 1SA	CV21 1 CV21 1	21/03/2019 22/03/2019		Terraced Terraced	850.35 839.58	1.459 1.459	348,649 342,812	410 408	4,413 4,395
4, Parker Close, Rugby CV21 1NY	CV21 1	29/03/2019		Semi_Detached	710.42	1.459	315,155	444	4,775
22, Cypress Road, Rugby CV21 1SA 11, Redwood Road, Rugby CV21 1UD	CV21 1 CV21 1	29/03/2019 29/03/2019	229,950.00 499,950.00	Semi_Detached Detached	839.58 1797.57	1.459 1.459	335,517 729,470	400 406	4,302 4,368
3, Parker Close, Rugby CV21 1NY	CV21 1	03/04/2019	215,995.00	Semi_Detached	710.42	1.462	315,856	445	4,786
7, Osier Close, Rugby CV21 1UT 5, Osier Close, Rugby CV21 1UT	CV21 1 CV21 1	18/04/2019 18/04/2019	,	Flat Flat	602.78 645.83	1.462 1.462	277,770 306,285	461 474	4,960 5,105
6, Osier Close, Rugby CV21 1UT	CV21 1	18/04/2019	209,950.00	Flat	645.83	1.462	307,016	475	5,117
14, Redwood Road, Rugby CV21 1UD 44, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	24/04/2019 26/04/2019		Detached Semi Detached	1582.29 635.07	1.462 1.462	628,729 302,695	397 477	4,277 5,130
16, Juniper Way, Rugby CV21 1UE	CV21 1	26/04/2019	309,950.00	Detached	1194.79	1.462	453,249	379	4,083
1, Parker Close, Rugby CV21 1NY 46, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	10/05/2019 22/05/2019	,	Detached Semi Detached	936.46 968.75		411,547 389,578	439 402	4,730 4,329
13, Redwood Road, Rugby CV21 1UD	CV21 1	23/05/2019		Detached	1679.17	1.405	717,583	402	4,600
10, Redwood Road, Rugby CV21 1UD Flat 4, Beech House, 4, Osier Close, Rugby CV21	CV21 1	24/05/2019 29/05/2019		Detached Flat	1582.29 645.83	1.465 1.465	,	389 378	4,184 4,064
42, Wynne Crescent, Rugby CV21 1NS	CV211 CV211	30/05/2019		Detached	979.51	1.465	,	446	4,084
27, Wynne Crescent, Rugby CV21 1NS	CV21 1	31/05/2019		Semi_Detached	839.58	1.465		427	4,600
25, Wynne Crescent, Rugby CV21 1NS 4, Lewis Mews, Rugby CV21 1GU	CV21 1 CV21 1	31/05/2019 31/05/2019	244,995.00 333,000.00	Semi_Detached Semi Detached	839.58	1.465 1.465	358,821 487,713	427 360	4,600 3,871
4, Redwood Road, Rugby CV21 1UD	CV21 1	31/05/2019	374,950.00	Detached	1442.36	1.465	549,154	381	4,098
39, Juniper Way, Rugby CV21 1UE 37, Cypress Road, Rugby CV21 1SA	CV21 1 CV21 1	31/05/2019 31/05/2019		Detached Terraced	1797.57 1140.97	1.465 1.465	,	407 347	4,385 3,730
24, Juniper Way, Rugby CV21 1UE	CV21 1	14/06/2019	210,950.00	Terraced	699.65	1.480	312,251	446	4,804
22, Juniper Way, Rugby CV21 1UE 30, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	21/06/2019 21/06/2019		Terraced Terraced	699.65 1194.79	1.480 1.480	310,771 402,544	444 337	4,781 3,627
32, Juniper Way, Rugby CV21 1UE	CV21 1	21/06/2019		Semi_Detached	699.65	1.480	-	448	4,827
34, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	21/06/2019 26/06/2019	212,950.00 549,950.00	Semi_Detached Detached	710.42	1.480 1.480	315,212 814,044	444 398	4,776 4,284
42, Juniper Way, Rugby CV21 1UE 45, Juniper Way, Rugby CV21 1UE	CV211 CV211	28/06/2019			2045.14	1.480	814,044	398	4,204
26, Juniper Way, Rugby CV21 1UE	CV21 1	28/06/2019		Terraced	1194.79		404,025	338	3,640
46, Juniper Way, Rugby CV21 1UE 40, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	28/06/2019 02/08/2019	549,950.00 321,995.00	Detached Semi_Detached	2045.14 1356.25	1.480 1.490	814,044 479,821	398 354	4,284 3,808
23, Wynne Crescent, Rugby CV21 1NS	CV21 1	02/08/2019		Semi_Detached	839.58	1.490	369,550	440	4,738
36, Wynne Crescent, Rugby CV21 1NS Flat 14, Lyon House, Anton Close, Rugby CV21 1	CV21 1 CV21 1	02/08/2019		Semi_Detached Flat	1356.25 645.83	1.490 1.490	479,821 239,907	354 371	3,808 3,999
Flat 9, Lyon House, Anton Close, Rugby CV21 1P	CV21 1	09/08/2019	162,995.00		645.83	1.490	242,887	376	4,048
Flat 10, Lyon House, Anton Close, Rugby CV21 1 38, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	09/08/2019	161,995.00 321,995.00	Flat Semi Detached	645.83 1356.25	1.490 1.490	241,397 479,821	374 354	4,023 3,808
Flat 1, Lyon House, Anton Close, Rugby CV21 1P	CV21 1	16/08/2019	165,995.00	 Flat	656.6	1.490	247,358	377	4,055
Flat 3, Lyon House, Anton Close, Rugby CV21 1P. Flat 12, Lyon House, Anton Close, Rugby CV21 1F		16/08/2019 16/08/2019			656.6 645.83	1.490 1.490	248,848 238,417	379 369	4,079 3,974
Flat 15, Lyon House, Anton Close, Rugby CV21 1	CV21 1	16/08/2019	160,995.00	Flat	645.83	1.490	239,907	371	3,999
Flat 13, Lyon House, Anton Close, Rugby CV21 1 Flat 7, Lyon House, Anton Close, Rugby CV21 1P.		21/08/2019 21/08/2019	159,995.00 163,995.00	Flat Flat	645.83 667.36	1.490 1.490	238,417 244,377	369 366	3,974 3,942
Flat 6, Lyon House, Anton Close, Rugby CV21 17		21/08/2019		Flat	667.36	1.490	244,377	366	3,942
38, Juniper Way, Rugby CV21 1UE	CV21 1	28/08/2019 30/08/2019		Terraced	957.99	1.490	409,717	428	4,604
Flat 3, Grove House, Anton Close, Rugby CV21 1 Flat 6, Stokes House, Anton Close, Rugby CV21 1		30/08/2019	,	Flat Flat	505.9 645.83	1.490 1.490	199,673 247,358	395 383	4,248 4,123
Flat 4, Stokes House, Anton Close, Rugby CV21 1		30/08/2019			656.6	1.490	250,338	381	4,104
Flat 1, Grove House, Anton Close, Rugby CV21 1 37, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	30/08/2019 30/08/2019	,	Flat Detached	505.9 1679.17	1.490 1.490	193,712 730,100	383 435	4,122 4,680
36, Juniper Way, Rugby CV21 1UE	CV21 1	30/08/2019	185,000.00	Terraced	764.24	1.490	275,678	361	3,883
21, Wynne Crescent, Rugby CV21 1NS 44, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	06/09/2019		Semi_Detached Detached	957.99 1679.17	1.481 1.481	389,609 703,681	407 419	4,378 4,511
4, Hazel Close, Rugby CV21 1UR	CV21 1	13/09/2019	324,950.00	Detached	1162.5	1.481	481,392	414	4,457
34, Wynne Crescent, Rugby CV21 1NS Flat 11, Lyon House, Anton Close, Rugby CV21 1	CV21 1	19/09/2019 20/09/2019	321,995.00 158,000.00	Semi_Detached Flat	1356.25 667.36		477,014 234,066	352 351	3,786 3,775
8, Hazel Close, Rugby CV21 1UR	CV21 1	20/09/2019		Detached	957.99	1.481	422,134	441	4,743
28b, Wynne Crescent, Rugby CV21 1NS 10, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	27/09/2019 27/09/2019	,	Semi_Detached	1270.14 1162.5	1.481 1.481	,	367 401	3,955 4,320
6, Hazel Close, Rugby CV21 1UR	CV21 1	27/09/2019	282,950.00	Detached	957.99	1.481	419,171	438	4,710
Flat 1, Sykes House, Anton Close, Rugby CV21 11 14, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	03/10/2019		Flat Detached	505.9 957.99			381 438	4,102 4,715
16, Hazel Close, Rugby CV21 1UR	CV21 1	18/10/2019		Detached	957.99		419,599 459,639	438 395	4,715
2, Hazel Close, Rugby CV21 1UR Flat 3, Sykes House, Anton Close, Rugby CV21 1I	CV21 1	18/10/2019		Detached	1442.36		570,860	396	4,260
Flat 3, Sykes House, Anton Close, Rugby CV21 11 Flat 2, Sykes House, Anton Close, Rugby CV21 11		25/10/2019 25/10/2019		Flat Flat	505.9 656.6			378 384	4,070 4,133
12, Redwood Road, Rugby CV21 1UD	CV21 1	28/10/2019	497,950.00	Detached	2045.14	1.483	738,433	361	3,887
28a, Wynne Crescent, Rugby CV21 1NS Flat 4, Grove House, Anton Close, Rugby CV21 1	CV21 1 CV21 1	28/10/2019 29/10/2019		Semi_Detached Flat	1270.14 505.9		467,126 191,293	368 378	3,959 4,070
32, Wynne Crescent, Rugby CV21 1NS	CV21 1	30/10/2019	280,000.00	Detached	979.51	1.483	415,225	424	4,563
31, Juniper Way, Rugby CV21 1UE 12, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	31/10/2019 31/10/2019		Detached Detached	1367.02 957.99	1.483 1.483	563,445 415,151	412 433	4,437 4,665
13, Hazel Close, Rugby CV21 1UR	CV21 1	01/11/2019	398,950.00	Detached	1560.77	1.488	593,767	380	4,095
11, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	08/11/2019 22/11/2019		Detached Detached	1560.77 957.99	1.488 1.488		381 427	4,101 4,599
30, Wynne Crescent, Rugby CV21 1NS					907 99	1400	+UM /0/	. 4//	4 744

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ² NE		Indexed value	Indexed value psf	Indexed value psm
7, Hazel Close, Rugby CV21 1UR 9, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	22/11/2019 22/11/2019	360,000.00 399,950.00	Detached Detached	1442.36 1560.77	1.488 1.488	535,797 595,255	371 381	3,999 4,105
35, Juniper Way, Rugby CV21 1UE	CV21 1	28/11/2019			1356.25	1.488	532,969	393	4,230
3, Hazel Close, Rugby CV21 1UR Flat 6, Grove House, Anton Close, Rugby CV21	CV21 1 1FCV21 1	28/11/2019 29/11/2019	,		1140.97 495.14	1.488	520,914 190,498	457 385	4,914
43, Juniper Way, Rugby CV21 1UE	CV21 1	29/11/2019	428,000.00	Detached	1679.17	1.488	637,003	379	4,083
Flat 2, Lyon House, Anton Close, Rugby CV21 11 20, Redwood Road, Rugby CV21 1UD	CV21 1 CV21 1	29/11/2019 06/12/2019		Flat Semi Detached	656.6 925.7	1.488	253,008 335,759	385 363	4,148 3,904
1, Hazel Close, Rugby CV21 1UR	CV21 1	06/12/2019	418,000.00	Detached	1528.47	1.492	623,766	408	4,393
33, Juniper Way, Rugby CV21 1UE 18, Redwood Road, Rugby CV21 1UD	CV21 1 CV21 1	12/12/2019		Detached Semi Detached	1959.03 925.7	1.492	737,177 372,991	376 403	4,050 4,337
25, Hazel Close, Rugby CV21 1UR	CV211	13/12/2019	,	Detached	1560.77	1.492	619,214	397	4,337
27, Juniper Way, Rugby CV21 1UE	CV21 1	17/12/2019		Terraced	925.7	1.492	365,530	395	4,250
17, Redwood Road, Rugby CV21 1UD 25, Redwood Road, Rugby CV21 1UD	CV21 1 CV21 1	19/12/2019 20/12/2019			1140.97 1528.47	1.492	514,756 626,750	451 410	4,856 4,414
Flat 8, Sykes House, Anton Close, Rugby CV21		17/01/2020	163,995.00		645.83	1.492	244,648	379	4,078
Flat 5, Sykes House, Anton Close, Rugby CV21 Flat 7, Sykes House, Anton Close, Rugby CV21		17/01/2020 31/01/2020			505.9 495.14	1.492	190,943 193,927	377 392	4,063 4,216
17, Hazel Close, Rugby CV21 1UR	CV21 1	31/01/2020	399,950.00	Detached	1496.18	1.492	596,647	399	4,292
15, Hazel Close, Rugby CV21 1UR 19, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	31/01/2020 31/01/2020		Detached Detached	1453.13 1453.13	1.492	566,811 565,319	390 389	4,199 4,188
18, Hazel Close, Rugby CV21 1UR	CV211	31/01/2020	,	Detached	1453.13	1.492	569,794	392	4,100
21, Redwood Road, Rugby CV21 1UD	CV21 1	31/01/2020			1797.57	1.492	710,024	395	4,252
23, Hazel Close, Rugby CV21 1UR 10, Cypress Road, Rugby CV21 1SA	CV21 1 CV21 1	07/02/2020	,		1560.77	1.472	595,154 448,812	381 430	4,105 4,627
25, Juniper Way, Rugby CV21 1UE	CV21 1	25/02/2020	215,000.00	Terraced	925.7	1.472	316,376	342	3,679
29, Juniper Way, Rugby CV21 1UE Flat 4, Sykes House, Anton Close, Rugby CV21	CV21 1	27/02/2020 28/02/2020			1528.47 656.6	1.472	662,108 247,207	433 376	4,663 4,053
20, Hazel Close, Rugby CV21 1UR	CV21 1	28/02/2020			957.99	1.472	426,666	445	4,033
6, Wynne Crescent, Rugby CV21 1NS	CV21 1	28/02/2020	245,995.00	Terraced	839.58	1.472	361,985	431	4,641
10, Wynne Crescent, Rugby CV21 1NS 8, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	28/02/2020 28/02/2020	,	Detached Detached	936.46 1377.78	1.472 1.472	419,375 529,738	448 384	4,820 4,139
27, Hazel Close, Rugby CV21 1UR	CV21 1	28/02/2020	394,950.00	Detached	1453.13	1.472	581,175	400	4,305
2, Hansen Close, Rugby CV21 1RE 1, Hansen Close, Rugby CV21 1RE	CV21 1 CV21 1	06/03/2020			473.61 602.78	1.459	210,117 210,117	444 349	4,775 3,752
21, Hazel Close, Rugby CV21 1UR	CV211	06/03/2020		Detached	1334.72	1.459	554,422	415	4,471
28, Hazel Close, Rugby CV21 1UR	CV21 1	06/03/2020	,		602.78	1.459	280,093	465	5,002
4, Wynne Crescent, Rugby CV21 1NS 3, Baker Street, Rugby CV21 1HZ	CV21 1 CV21 1	20/03/2020 27/03/2020			796.53 1377.78	1.459 1.459	344,363 525,304	432 381	4,654 4,104
	1 CV21 1	27/03/2020			656.6	1.459	248,056	378	4,067
5, Wynne Crescent, Rugby CV21 1NS 6, Sessile Oak Close, Rugby CV21 1US	CV21 1 CV21 1	27/03/2020 27/03/2020		Semi_Detached	635.07 1184.03	1.459 1.459	306,424 401,206	483 339	5,194 3,647
22, Hazel Close, Rugby CV21 1UR	CV21 1	27/03/2020	276,950.00	Terraced	1173.27	1.459	404,125	344	3,708
4, Sessile Oak Close, Rugby CV21 1US	CV21 1 CV21 1	30/03/2020 30/03/2020			957.99 850.35	1.459	417,258 335,542	436 395	4,688
21, Juniper Way, Rugby CV21 1UE2, Sessile Oak Close, Rugby CV21 1US	CV211	09/04/2020			1173.27	1.439	557,135	475	4,247 5,111
1, Wynne Crescent, Rugby CV21 1NS	CV21 1	24/04/2020	,		957.99	1.447	409,576	428	4,602
8, Sessile Oak Close, Rugby CV21 1US 15, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	24/04/2020 30/04/2020			1194.79 731.95	1.447	390,696 273,538	327 374	3,520 4,023
24, Wynne Crescent, Rugby CV21 1NS	CV21 1	07/05/2020	314,995.00	Semi_Detached	1270.14	1.418	446,782	352	3,786
9, Wynne Crescent, Rugby CV21 1NS 3, Lewis Mews, Rugby CV21 1GU	CV21 1 CV21 1	29/05/2020 29/05/2020	,	Terraced Semi Detached	796.53 796.53	1.418 1.418	334,730 357,425	420 449	4,523 4,830
11, Wynne Crescent, Rugby CV21 1NS	CV211	29/05/2020	243,995.00		796.53	1.418	346,078	434	4,677
7, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	29/05/2020 29/05/2020			957.99	1.418	380,119	397	4,271
2, Juniper Way, Rugby CV21 1UE 8, Magnolia Avenue, Rugby CV21 1UF	CV211 CV211	29/05/2020		Semi Detached	645.83 850.35	1.418 1.418	482,178 354,524	747 417	8,036 4,488
6, Magnolia Avenue, Rugby CV21 1UF	CV21 1	29/05/2020	,	Semi_Detached	850.35	1.418	354,524	417	4,488
4, Juniper Way, Rugby CV21 1UE 6, Juniper Way, Rugby CV21 1UE	CV21 1 CV21 1	12/06/2020 12/06/2020			1173.27 1463.89	1.416	453,863 550,174	387 376	4,164 4,045
10, Sessile Oak Close, Rugby CV21 1US	CV21 1	26/06/2020	274,950.00	Terraced	1194.79	1.416	389,420	326	3,508
7, Sessile Oak Close, Rugby CV21 1US 26, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	26/06/2020 26/06/2020	,		1173.27 1194.79	1.416 1.416	462,361 390,128	394 327	4,242 3,515
5, Hansen Close, Rugby CV21 1RE	CV211	30/06/2020	212,995.00	Semi_Detached	635.07	1.416	301,671	475	5,113
4, Hansen Close, Rugby CV21 1RE	CV21 1	30/06/2020		Semi_Detached	635.07	1.416	301,671	475	5,113
2, Magnolia Avenue, Rugby CV21 1UF 5, Sessile Oak Close, Rugby CV21 1US	CV21 1 CV21 1	30/06/2020 30/06/2020			1463.89 947.22	1.416 1.416	550,882 414,206	376 437	4,051 4,707
1, Sessile Oak Close, Rugby CV21 1US	CV21 1	30/06/2020	,		1463.89	1.416	549,466	375	4,040
9, Sessile Oak Close, Rugby CV21 1US 24, Hazel Close, Rugby CV21 1UR	CV21 1 CV21 1	30/06/2020 30/06/2020			1334.72 1194.79	1.416	540,968 389,420	405 326	4,363 3,508
19, Redwood Road, Rugby CV21 1UD	CV21 1	30/06/2020			2163.54	1.416	736,421	340	3,664
Flat 1, Spindle House, 13, Juniper Way, Rugby C 28c, Wynne Crescent, Rugby CV21 1NS	CV21 1 CV21 1	17/07/2020	,	Flat Semi Detached	656.6 1270.14	1.398	230,721 426,485	351 336	3,782 3,614
9, Hansen Close, Rugby CV21 1RE	CV211	27/08/2020	,	Semi_Detached	635.07	1.433	300,910	474	5,100
Flat 1, Stokes House, Anton Close, Rugby CV21		28/08/2020			656.6	1.433	229,263	349	3,758
2, Lewis Mews, Rugby CV21 1GU 23, Redwood Road, Rugby CV21 1UD	CV21 1 CV21 1	28/08/2020 03/09/2020		Semi_Detached	635.07 2163.54	1.433 1.421	308,075 781,369	485 361	5,222 3,887
22, Wynne Crescent, Rugby CV21 1NS	CV21 1	25/09/2020	290,000.00	Semi_Detached	1270.14	1.421	412,032	324	3,492
11, Hansen Close, Rugby CV21 1RE 17, Hansen Close, Rugby CV21 1RE	CV21 1 CV21 1	29/09/2020 29/09/2020			828.82 828.82	1.421	219,869 221,467	265 267	2,855 2,876
16, Hansen Close, Rugby CV21 1RE	CV211	29/09/2020		Semi_Detached	828.82	1.421	221,467	267	2,876
12, Hansen Close, Rugby CV21 1RE	CV21 1	29/09/2020			828.82	1.421	221,467	267	2,876
10, Hansen Close, Rugby CV21 1RE 22, Redwood Road, Rugby CV21 1UD	CV21 1 CV21 1	29/09/2020 30/09/2020			828.82 1959.03	1.421 1.421	221,467 639,289	267 326	2,876 3,513
4, Magnolia Avenue, Rugby CV21 1UF	CV21 1	06/10/2020	324,950.00	Detached	1173.27	1.417	460,313	392	4,223
14, Hansen Close, Rugby CV21 1RE 15, Hansen Close, Rugby CV21 1RE	CV21 1 CV21 1	30/10/2020 30/10/2020			796.53 796.53	1.417 1.417	337,136 348,468	423 437	4,556 4,709
21, Cypress Road, Rugby CV21 1SA	CV21 1	30/10/2020	400,000.00	Detached	1528.47	1.417	566,626	371	3,990
3, Spruce Close, Rugby CV21 1UP	CV21 1	30/10/2020	199,950.00	Terraced	667.36	1.417	283,242	424	4,568
2, Spruce Close, Rugby CV21 1UP 1, Baker Street, Rugby CV21 1HZ	CV21 1 CV21 1	30/10/2020 25/11/2020		Ierraced Semi_Detached	667.36 968.75	1.417 1.399	297,408 379,899	446 392	4,797 4,221
1, Lewis Mews, Rugby CV21 1GU	CV21 1	27/11/2020	215,995.00	Semi_Detached	635.07	1.399	302,233	476	5,123
26, Wynne Crescent, Rugby CV21 1NS 8, Cypress Road, Rugby CV21 1SA	CV21 1 CV21 1	27/11/2020 27/11/2020		Semi_Detached	1270.14 2045.14	1.399 1.399	405,785 755,600	319 369	3,439 3,977
23, Spruce Close, Rugby CV21 1UP	CV21 1	04/12/2020	224,950.00	Semi_Detached	764.24	1.399	314,604	412	4,431
Flat 3, Fir House, 31, Magnolia Avenue, Rugby C 24, Spruce Close, Rugby CV21 1UP		16/12/2020			678.13	1.399	220,971	326	3,507
	CV21 1	17/12/2020	224,950.00	Semi Detached	764.24	1.399	314,604	412	4,431

Address	Postco sector		Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
23, Cypress Road, Rugby CV21 1SA	CV21		425,000.00	Detached	1657.64	1.399	594,385	359	3,860
20, Spruce Close, Rugby CV21 1UP	CV21		,	Semi_Detached	667.36		,	440	4,736
4, Spruce Close, Rugby CV21 1UP 21, Spruce Close, Rugby CV21 1UP	CV21 ⁻		204,950.00 250,200.00	Terraced Other	667.36 667.36		,	430 517	4,623 5,562
5, Spruce Close, Rugby CV21 1UP	CV21			Detached	1033.33			427	4,594
18, Spruce Close, Rugby CV21 1UP	CV21		,	Detached	1140.97	1.341	469,153	411	4,426
Flat 4, Lime House, 33, Magnolia Avenue, Rugby Flat 2, Fir House, 31, Magnolia Avenue, Rugby CV				Flat Flat	667.36 667.36		227,840 217,042	341 325	3,675 3,501
13, Hansen Close, Rugby CV21 1RE	CV21			Terraced	957.99		,	376	4,046
8, Hansen Close, Rugby CV21 1RE	CV21 '		,	Semi_Detached	957.99			376	4,046
1, Merynton Close, Rugby CV21 1UW 16, Spruce Close, Rugby CV21 1UP	CV21 ⁻			Detached Detached	1151.74 1140.97	1.300 1.300	,	395 354	4,253
17, Spruce Close, Rugby CV21 1UP	CV21		,	Detached	1140.97	1.300	,	399	4,292
Flat 6, Lime House, 33, Magnolia Avenue, Rugby			179,950.00		645.83			353	3,802
Flat 3, Lime House, 33, Magnolia Avenue, Rugby 25, Magnolia Avenue, Rugby CV21 1UF	CV21 ⁻ CV21 ⁻		179,950.00 375,300.00	Flat Other	678.13 667.36			336 706	3,621 7,601
23, Magnolia Avenue, Rugby CV21 1UF	CV21		,	Semi_Detached	667.36		,	404	4,353
Flat 1, Lime House, 33, Magnolia Avenue, Rugby			,	Flat	678.13		,	322	3,468
21, Magnolia Avenue, Rugby CV21 1UF Flat 5, Lime House, 33, Magnolia Avenue, Rugby	CV21		206,000.00	Semi_Detached	667.36 667.36			388 329	4,172 3,543
Flat 1, Fir House, 31, Magnolia Avenue, Rugby CV			169,950.00		678.13			315	3,387
17, Magnolia Avenue, Rugby CV21 1UF	CV21 '			Detached	1140.97	1.237	420,397	368	3,966
6, Spruce Close, Rugby, West Midlands CV21 1U 7, Spruce Close, Rugby CV21 1UP	CV21 CV21		· ·	Detached Detached	1560.77 1560.77	1.237 1.237	556,428 556,428	357 357	3,837 3,837
11, Merynton Close, Rugby CV21 1UW	CV21		360,000.00		1184.03		445,192	376	4,047
15, Spruce Close, Rugby CV21 1UP	CV21 ⁻		,	Detached	1011.81	1.237	383,298	379	4,078
Flat 5, Fir House, 31, Magnolia Avenue, Rugby CV 14, Spruce Close, Rugby CV21 1UP	CV21 ·		'	Flat Detached	667.36 1011.81		,	311 373	3,348 4,015
13, Spruce Close, Rugby CV21 10P	CV21			Detached	1442.36			373	4,015
11, Spruce Close, Rugby CV21 1UP	CV21 ⁻	1 29/09/2021	309,950.00	Detached	1033.33	1.264	391,776	379	4,081
9, Spruce Close, Rugby CV21 1UP 3, Merynton Close, Rugby CV21 1UW	CV21 ² CV21 ²		,	Semi_Detached Semi Detached	1140.97 1054.86	1.264 1.264	417,056	366 351	3,935 3,779
8, Spruce Close, Rugby CV21 1UP	CV21		'	Semi_Detached	1054.86	1.264	370,351 417,056	351	3,779
12, Spruce Close, Rugby CV21 1UP	CV21 ⁻	1 30/09/2021		Detached	1442.36	1.264	505,535	350	3,773
9, Merynton Close, Rugby CV21 1UW	CV21		385,000.00		1302.43			366	3,941
5, Merynton Close, Rugby CV21 1UW 10, Spruce Close, Rugby CV21 1UP	CV21		290,000.00 439.950.00	Semi_Detached	1054.86	1.239 1.209		341 341	3,665 3,668
10, Merynton Close, Rugby CV21 1UW	CV21		355,000.00		1184.03	1.209		362	3,901
13, Magnolia Avenue, Rugby CV21 1UF	CV21 ⁻		200,000.00		861.11		-	280	3,015
Flat 2, Elm House, 15, Magnolia Avenue, Rugby C Flat 6, Elm House, 15, Magnolia Avenue, Rugby C			174,950.00 174,950.00		667.36 645.83			316 327	3,403 3,517
Flat 4, Elm House, 15, Magnolia Avenue, Rugby C			174,950.00		667.36			316	3,403
Flat 3, Elm House, 15, Magnolia Avenue, Rugby C	CV21 ⁻	1 09/12/2021	170,000.00		678.13		,	302	3,254
Flat 5, Elm House, 15, Magnolia Avenue, Rugby C			167,500.00		667.36			303	3,258
7, Magnolia Avenue, Rugby CV21 1UF 7, Magnolia Avenue, Rugby CV21 1UF	CV21 ⁻		399,950.00 399,950.00		1442.36 1442.36			334 334	3,600 3,600
9, Magnolia Avenue, Rugby CV21 1UF	CV21 '			Semi_Detached	1033.33	1.206		356	3,832
11, Magnolia Avenue, Rugby CV21 1UF	CV21		449,950.00		1560.77	1.206		348	3,743
9, Magnolia Avenue, Rugby CV21 1UF 11, Magnolia Avenue, Rugby CV21 1UF	CV21 ⁻		449,950.00	Semi_Detached	1033.33		-	356 348	3,832 3,743
8, Merynton Close, Rugby CV21 1UW	CV21			Semi_Detached	1054.86			330	3,549
14, Merynton Close, Rugby CV21 1UW	CV21		,		1184.03		,	365	3,925
8, Merynton Close, Rugby CV21 1UW 14, Merynton Close, Rugby CV21 1UW	CV21 ·			Semi_Detached	1054.86		,	330 365	3,549 3,925
2, Merynton Close, Rugby CV21 1UW	CV21		365,000.00		1184.03		-	362	3,895
2, Merynton Close, Rugby CV21 1UW	CV21 ⁻		365,000.00	Detached	1184.03	1.174	428,406	362	3,895
Flat 10, Harrad House, Woodside Park, Rugby CV		1 Average 2 08/11/2019	104,500.00	Flat	333.68	1.488	155,530	466	4,190 5,017
Flat 20, Harrad House, Woodside Park, Rugby CV					398.26		-	400	4,437
Flat 13, Harrad House, Woodside Park, Rugby CV					398.26			397	4,275
Flat 8, Harrad House, Woodside Park, Rugby CV2 Flat 2, Crescent House, Woodside Park, Rugby C			106,000.00 114,850.00		398.26 538.19		,	397 306	4,275 3,292
Flat 38, Crescent House, Woodside Park, Rugby C			,		505.9			300	3,292
Flat 24, Crescent House, Woodside Park, Rugby (CV21 2	2 01/09/2020	117,100.00	Flat	538.19	1.421	166,376	309	3,328
Flat 12, Crescent House, Woodside Park, Rugby (114,850.00		538.19		163,179	303	3,264
Flat 31, Crescent House, Woodside Park, Rugby (Flat 21, Crescent House, Woodside Park, Rugby (117,100.00 127,500.00		538.19 538.19		166,376 181,152	309 337	3,328 3,623
Flat 37, Crescent House, Woodside Park, Rugby (CV212	2 14/09/2020	117,500.00	Flat	505.9	1.421	166,944	330	3,552
Flat 14, Crescent House, Woodside Park, Rugby (114,850.00		538.19		163,179	303	3,264
Flat 23, Crescent House, Woodside Park, Rugby (Flat 15, Crescent House, Woodside Park, Rugby (117,100.00 114,850.00		538.19 581.25		166,376 163,179	309 281	3,328 3,022
Flat 27, Crescent House, Woodside Park, Rugby (CV21 2	2 29/09/2020	117,100.00	Flat	538.19	1.421	166,376	309	3,328
Flat 11, Crescent House, Woodside Park, Rugby (645.83		211,777	328	3,530
Flat 5, Crescent House, Woodside Park, Rugby C Flat 30, Crescent House, Woodside Park, Rugby C			114,850.00 154,000.00		538.19 645.83		162,693 218,151	302 338	3,254 3,636
Flat 18, Crescent House, Woodside Park, Rugby (CV212	2 20/10/2020			538.19		162,693	302	3,254
Flat 6, Crescent House, Woodside Park, Rugby C			,		635.07	1.417	211,777	333	3,589
Flat 19, Crescent House, Woodside Park, Rugby (Flat 42, Crescent House, Woodside Park, Rugby (645.83 484.38		,	328 338	3,530 3,641
Flat 26, Crescent House, Woodside Park, Rugby (,		581.25		,	287	3,041
Flat 41, Crescent House, Woodside Park, Rugby (CV21 2	2 06/11/2020	117,500.00	Flat	527.43	1.399	164,413	312	3,355
Flat 29, Crescent House, Woodside Park, Rugby (Flat 36, Crescent House, Woodside Park, Rugby (538.19 473.61			304 377	3,277 4,055
Flat 33, Crescent House, Woodside Park, Rugby (645.83			329	3,539
Flat 22, Crescent House, Woodside Park, Rugby (CV21 2	2 23/11/2020	149,500.00	Flat	645.83	1.399	209,189	324	3,487
Flat 13, Crescent House, Woodside Park, Rugby (538.19			299	3,214
Flat 17, Crescent House, Woodside Park, Rugby C Flat 3, Crescent House, Woodside Park, Rugby C			,		635.07 538.19	1.399 1.399		329 298	3,544 3,213
Flat 4, Crescent House, Woodside Park, Rugby C	CV21 2	2 22/12/2020	116,500.00	Flat	441.32	1.399	162,931	369	3,974
	CV212	2 23/12/2020	117,100.00	Flat	538.19		163,770	304	3,275
Flat 32, Crescent House, Woodside Park, Rugby (, 00/00/0001	122,000.00	Flat	538.19		163,557	304	3,271
Flat 9, Crescent House, Woodside Park, Rugby C				Flat	538 10	1 300	162 505	202	3 750
	CV21 2	2 05/03/2021	125,000.00 116,500.00		538.19 473.61			302 320	3,250 3,442
Flat 9, Crescent House, Woodside Park, Rugby C Flat 25, Crescent House, Woodside Park, Rugby C Flat 43, Crescent House, Woodside Park, Rugby C Flat 16, Crescent House, Woodside Park, Rugby C	CV21 2 CV21 2 CV21 2	2 05/03/2021 2 09/03/2021 2 23/04/2021	125,000.00 116,500.00 125,000.00	Flat Flat	473.61 538.19	1.300 1.268	151,455 158,469	320 294	3,442 3,169
Flat 9, Crescent House, Woodside Park, Rugby C Flat 25, Crescent House, Woodside Park, Rugby C Flat 43, Crescent House, Woodside Park, Rugby C	CV21 2 CV21 2 CV21 2 CV21 2	2 05/03/2021 2 09/03/2021 2 23/04/2021 2 19/05/2021	125,000.00 116,500.00	Flat Flat Flat	473.61	1.300 1.268 1.256	151,455 158,469 135,606	320	3,442

pit 1, transfroms, Nucleich Proc Registry, Control 1999 G00720211 Title 2000 31 State 2000 31 S	S		ate sold	Sold price	Subcategory	Floor area ft ²		Indexed value	Indexed value psf	Indexed value psm
Her D. Rendrikow, Wassella PA. Rugby, COV 2000/TD1 1100.00 Peak 180.07 17.14 49.40.10 300 Figh T. Henrikow, Wassella PA. Rugby, COV 2000/TD2 2000/TD2 1000/TD2 100	•••			,				,		3,908 4,003
File T. Francis House, Wookse Park, Rage (20) 97382021 97380201 983.00 983.00 925.00 990 File J. Intrast Jouxe, Wookse Park, Rage (20) 2 2400000 981.00 981.00 980.00 <td>.</td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td>,</td> <td></td> <td>3,723</td>	.			-				,		3,723
Heil H. Hensel House, Woodstach Park, Rughy CVC (2012) 20000001 Heil M. 306 07 714 113 4.00 300 Hall J. Hensel House, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Namel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000001 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 2000000 Heil D. Samel Jourse, Woodstach Park, Rughy CVC (2012) 20000000 Heil D. Samel Jourse, Heil D. Samel Jourse,								,		3,942 4,383
File A. Landowski, Woodskie P.K., Rughy CVI, CVI 2012 ARTICODE T MAX 0000 Field MAX	•			,				,		4,279
Pite 2, etc.ast. Bit 2, et	•••									3,904 3,866
Piel 6. Hard Hous, Woodale Prix, Rugin VCZ 0712 S202021 000.000 Feb Piel 8. 988 70 126 70 335 Piel 6. Hard Hous, March Rugin VCZ 0712 S200021 100.000 Feb 380 70 126 70 335 Piel 7. March March Mous, Woodale Piel, Rugin VCX 0712 S2000271 100.000 Sent Delation 300 700 70 300 70 70 300 700 70 300 700 70 300 700 70 300 70 70 300 70 70 70 300 70 70 70 300 70 70 70 70 70 300 70 70 70 70 70 70 70 70 70 70 70 70 7								,		4,175 3,616
Fail B. Bernel House, Woostado Parr, Kugly C. (2012) [71/12/2011 [10000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [100000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [1000000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [1000000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [10000000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [100000000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [100000000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [100000000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [100000000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [100000000] Fail B. Serrel House, Markel Stever, Rugly C. (2012) [100000000] [100000000] [100000000] [1000000000] [10000000000] [1000000000000000000000000000000000000										3,587
Pail Ib. Hunsel No.es., Woodsle Pais, Rugby COV 212 17.12202 110.000.00 Field 39.75 1.000 12.00	• •									3,587 3,813
Piel 14, Smithgion Hoves, Manar Stevel, Rughy C (2):2 0.05002 (2) 107, 5000 (2) 1146										3,685
Optimization Control Biolog Display Control Control Biolog Display Control Control Biolog Display Control Display Control <thdisplay contro<="" th=""> Display Control <thd< td=""><td></td><td></td><td></td><td>107 500 00</td><td><u>Elet</u></td><td>516.67</td><td>1 465</td><td>157 445</td><td>205</td><td>3,635</td></thd<></thdisplay>				107 500 00	<u>Elet</u>	516.67	1 465	157 445	205	3,635
170. Othor Steel, Fugly CV21 BIY CV21 B 1106/2211 100.00.00 Permitted 65.6 12.7 22.44.80 358 60. Description Fighty CV21 BY CV21 B Fighty CV21 BY CV21 B Fighty CV21 BY Fighty Figh										3,280 4,356
180. Once Steer, Ruging CV21 81.V CV21 8 1006/0007 Ferningend 65.66 12.77 234.462 388 6. Silling Ruging CV21 81.V CV21 8 CV21 8 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3,943 3,852</td>										3,943 3,852
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6. Saling Wy, Hilmordin, Tugly CV21 4/P CV21 4 190121 501400 1908-33 14.42 410.66 458 1. Word Cost Land, Rughy CV21 4/P CV21 4 2010201 250.9000 Detached 108.81 14.48 441.017 410.91 2. Word Cost Land, Rughy CV21 4/P CV21 4 2010201 250.9000 Detached 107.31 448.91 423.118 414.91 410.91 28. Word Cost Land, Rughy CV21 4/P CV21 4 20032019 250.9000 Detached 1162.5 1.449 502.109 250.9000 146.9000 146.9000 146.9000 146.9000 146.9000 146.9000 146.9000 146.9000 146.9000 146.9000 146.9000 146.9000 146.90000 146.90000 146.90000 146.900000 146.900000 146.90000000000 146.9000000000000000000000000000000000000	<i>。</i> ,			190,000.00	Terraced	656.6	1.237	234,962	358	3,852
11. West Coest Lame, Rugby CV21 4PA CV21 4 289 9820 Sem_Detained 1982 144 346.387 418 14. Wost Coest Lam, Rugby CV21 4PA CV21 4 10930219 358 960.0 Detained 1986 4 440.062 307 20. Wost Coest Lam, Rugby CV21 4PA CV21 4 10930219 358 960.0 Detained 1986 4 440.062 307 40. Wost Coest Lam, Rugby CV21 4PA CV21 4 29030210 339 9650 Detained 11925 1.459 457,07 460 40. Wost Coest Lam, Rugby CV21 4PA CV21 4 29030210 339 9650 Detained 11925 1.459 457,07 460 13. West Coest Lam, Rugby CV21 4PA CV21 4 119042119 239 9650 Detained 1898 142 343,840 418 353,851 448 353,851 448 353,851 448 353,851 448 353,851 448 353,851 448 353,851 448 353,851 448 354,851 448 354,851 448 354,851 448 354,851 448 354,				349,995.00	Detached	1399.31	1.462	511,666	366	3,856 3,936
20. Weel Coast Lane, Rugby (V21 4PA (V21 4 011391 1149 423.136 418 14. Weel Coast Lane, Rugby (V21 4PA (V21 4 280.00210 Detached 1865 4 1450 423.128 28. Weel Coast Lane, Rugby (V21 4PA (V21 4 280.00210 Detached 187.77 1449 423.128 28. Weel Coast Lane, Rugby (V21 4PA (V21 4 280.00210 Detached 187.77 1449 423.128 39. Weel Coast Lane, Rugby (V21 4PA (V21 4 280.00210 Detached 187.88 440.01 440.01 39. Weel Coast Lane, Rugby (V21 4PA (V21 4 18040219 322.980.10 Detached 187.79 1448 343.540 1115 48. Weel Coast Lane, Rugby (V21 4PA (V21 4 18040219 324.980.00 Detached 187.99 1468 343.540 115 39. Weel Coast Lane, Rugby (V21 4PA (V21 4 1290/0219 34.980.00 Detached 187.99 1468 343.540 115 39. Weel Coast Lane, Rugby (V21 4PA (V21 4 1290/0219 34.980.00 Detached	0,			,						4,662
28. West Const Lame, Rug's (V21 4PA V21 4 280/93019 280.9850 (b) Detachend 196.77 1.459 423,282 390 40. West Const Lame, Rug's (V21 4PA VV14 280/93019 310.9850.00 Detachend 1162.5 1.459 47.77 405 13. West Const Lame, Rug's (V21 4PA VV14 280/93019 320.9850.0 Detachend 1162.5 1.459 47.177 405 13. West Const Lame, Rug's (V21 4PA VV14 280/960.0 Semitored 282.82 1.420 33.0401 415 13. West Const Lame, Rug's (V21 4PA VV14 200/92019 224.9850.0 Benaired Conse, Rug's (V21 4PA VV14 100/9219 28.9850.0 Detachend 196.779 1.446 38.12.0 405.0 12. Balard Conse, Rug's (V21 4PA VV14 100/9219 23.9860.0 Detachend 197.79 1.446 38.12.0 405.0 25. Mest Const Lame, Rug's (V21 4PA VV14 100/9219 23.990.00 Detachend 197.71 1.445 51.0023 33.0 26. Mest Const Lame, Rug's (V21 4PA				,	-			· · · ·		4,499 4,501
10. Shingy Way, Herneton, Rugby CV21 4PR CV21 4 280932019 460.895.000 Peterhood 1192.5 1.459 662.882 390 80. West Coset Lans, Rugby CV21 4PA CV21 4 280932019 3129.950.00 Deteched 1192.5 1.459 662.800 471 80. West Coset Lans, Rugby CV21 4PA CV21 4 280932019 322.960.60 Same Lock 472 472 476										3,846
sp. west Coast Lane, Rugby CV21 4PA CV21 4 2580.950.0 Detached 1112.5 1.498 471.277 4405 3. West Coast Lane, Rugby CV21 4PA CV21 4 1504/2019 273.950.55 4420 395.55 4420 4. West Coast Lane, Rugby CV21 4PA CV21 4 1804/2019 273.496.60 Bern Detached 628.82 1.462 345.640 416 45. West Coast Lane, Rugby CV21 4PA CV21 4 273.696.00 Benched 628.82 1.462 345.640 416 55. Binland Coase, Rugby CV21 4PA CV21 4 170552019 340.966.00 Detached 1399.91 1.465 552.004 400 56. West Coast Lane, Rugby CV21 4PA CV21 4 170752019 340.965.00 Detached 1517.71 1.481 592.296 .990.950.00 28. West Coast Lane, Rugby CV21 4PA CV21 4 251.02019 343.950.00 Detached 1517.71 1.482 551.022 388.60 Betached 1517.71 1.482 551.022 1.888 4.888 1.482 348.64 170 1.482 551.02										4,701 4,201
13. West Coast Lane, Rugby (V21 4PA CV21 4 1804/2019 238.980.00 Benched 288.87.917 4.402 380.952 4.402 44. West Coast Lane, Rugby (V21 4PA CV21 4 1804/2019 234.960.00 Benched 288.82.1 4.402 384.640 415 13. Balata Close, Rugby (V21 4PA CV21 4 0062/0019 225.960.00 Delarhed 697.99 4.862 386.420 406 13. Balata Close, Rugby (V21 4PA CV21 4 0062/0019 226.960.00 Feminode 697.99 4.865 386.120 406 13. West Coast Lane, Rugby CV21 4PA CV21 4 10062/019 236.960.00 Semin Delarhed 697.97 4.861 384.861 440 14. West Coast Lane, Rugby CV21 4PA CV21 4 226.900.00 Delarhed 1334.72 438.452 4.83 384.861 440 454.451 339 51.922.946 338.468 420 54.946 338.452 4.83 24.842 384.85 4.842 4.842 4.842 4.842 4.842 4.842 4.842 4.842	e, Rugby CV21 4PA C	CV21 4 2	29/03/2019			1162.5	1.459	466,900		4,323
3. West Coses Lame, Rugby CV21 4PA CV21 4 1804/2019 224.9850.00 Detached 967.90 1.462 387.541 4405 44. West Coses Lame, Rugby CV21 4PA CV21 4 284.9850.00 Sem_Detached 828.82 1.462 343.540 415 12. Ballard Cose, Rugby CV21 4PA CV21 4 1003/2019 234.9650.00 Detached 828.82 1.462 343.540 4405 12. Ballard Cose, Rugby CV21 4PA CV21 4 1003/2019 234.9650.00 Detached 997.98 1.462 340.406 4405 2. Bollance Cose, Rugby CV21 4PA CV21 4 1003/2019 324.9650.00 Sem_Dathed 1517.71 1.462 384.946 420 2.W. West CoseL Lame, Rugby CV21 4PA CV21 4 2911/2019 234.950.00 Semathed 1517.71 1.482 579.92 1.483 348.46 420 2.W. West CoseL Lame, Rugby CV21 4PA CV21 4 2911/2019 354.950.00 Detached 1152.5 1.484 424.51 338 2.W. West CoseL Lame, Rugby CV21 4PA CV21 4 2911/2019 35				,						4,364 4,558
4F. West Coast Lune, Rugby CV21 4PA CV21 4 208/42/01P 23.995 00 Semi Detached 957.99 1.482 33.84.21 4.055 12. Balatal Class, Rugby CV21 4PA CV21 4 10/05/201P 25.60.00.00 Detached 957.99 1.486 388.120 4.056 12. Balatal Class, Rugby CV21 4PA CV21 4 11/07/201P 23.4986.00 Detached 1939.31 1.486 388.120 4.056 12. West Coast Lune, Rugby CV21 4PA CV21 4 11/07/201P 234.996.00 Detached 128.24 1.475 346.666 4.616 25. West Coast Lune, Rugby CV21 4PA CV21 4 251/02/010 349.966.00 Detached 128.3 1.488 349.456 329.771 1.488 349.456 329.771 1.489.246.267 1.489.246.271 1.488 349.267.41 329.791 31.489.257.41 329.791 3.489.267 329.771 1.489.246.271 329.741 329.741 329.741 329.741 329.741 329.741 329.741 329.741 329.741 329.741 329.741 329.741 329.741 <t< td=""><td>Rugby CV21 4PA C</td><td>CV21 4 1</td><td>18/04/2019</td><td>265,000.00</td><td>Detached</td><td>957.99</td><td>1.462</td><td>387,517</td><td>405</td><td>4,354</td></t<>	Rugby CV21 4PA C	CV21 4 1	18/04/2019	265,000.00	Detached	957.99	1.462	387,517	405	4,354
11. Ballaci Coles, Rugby, CV21 4PB CV21 4 100/S7019 285,000.00 Detached 997.99 1.465 388,120 .405 12. Watci Coast Lane, Rugby CV21 4PA CV21 4 100/S7019 285,000.00 Detached 1399.31 1.465 512.004 389.20 .405 22. Watci Coast Lane, Rugby CV21 4PA CV21 4 110/072101 234.965.00 Detached 1137.17 1.481 592.566 .309 23. Watci Coast Lane, Rugby CV21 4PA CV21 4 251102119 234.965.00 Detached 1137.1 1.481 452.461 .309.47 1.483 454.454 .480 .48.452.41 .389 .48.452.41 .389 .48.452.41 .389 .48.452.41 .389 .480 .48.452.41 .389 .481 .42.22 .24.62 .378 .411 .22.762 .379 .414 .42.22 .42.62 .481 .42.24 .42.24 .42.24 .42.24 .42.24 .42.24 .42.24 .42.24 .42.24 .42.24 .42.24 .42.24 .42.24 .42.24					-			,		4,463 4,463
15. West Coast Lane, Rugby CV21 4PA CV21 4 11/05/2018 324,985 00 Detached 1399 31 14.65 51.26.04 386 25. West Coast Lane, Rugby CV21 4PA CV21 4 210/92218 339.995 00 Detached 151.77 1.481 592.568 339. 25. West Coast Lane, Rugby CV21 4PA CV21 4 251102018 234.995 00 Detached 151.77 1.481 594.64.64 420. 48. West Coast Lane, Rugby CV21 4PA CV21 4 251102018 234.996.00 Detached 1105.2 14.48 44.46.6 420. 17. West Coast Lane, Rugby CV21 4PA CV21 4 261122018 350.906.00 Detached 1107.1 14.02 252.748 370. 23. West Coast Lane, Rugby CV21 4PA CV21 4 2012/2018 350.966.00 Detached 1109.2 14.48 424.97.5 411 23. West Coast Lane, Rugby CV21 4PA CV21 4 201701200 356.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	ugby CV21 4PB C	CV21 4 0	03/05/2019	265,000.00	Detached	957.99	1.465	388,120	405	4,361
22, West Coast Lane, Rugby CV21 4PA CV21 4 1107/2019 294, 995.00 Semi_Detached 1517.71 1.481 562.666 390 5, Sinding Way, Hillmorton, Rugby CV21 4PA CV21 4 251/02/19 234, 995.00 Detached 1517.71 1.481 562.666 390 54, West Coast Lane, Rugby CV21 4PA CV21 4 251/02/19 234, 995.00 Detached 1587.71 1.483 444.845 420 17, West Coast Lane, Rugby CV21 4PA CV21 4 051/22/19 354, 995.00 Detached 1192.5 1.483 4420.457 378 21, West Coast Lane, Rugby CV21 4PA CV21 4 051/22/19 354, 995.00 Detached 1192.5 1.482 527.66 411 1, Skingw Way, Hillmorton, Rugby CV21 4PA CV21 4 101/12/202 235.800.00 Detached 1898.93 1.442 520.500 378 21, West Coast Lane, Rugby CV21 4PA CV21 4 2010/12/202 234.896.00 Detached 1398.31 1.442 520.500 378 27.942 31.942 520.500 378 27.942 301										4,361 3,943
5. Sidings Way, Hilmortan, Rugby CV21 4PA CV21 4 25/102/01 234, 980 0 Detached 133.272 1.485 91.023 3880 34, West Coast Lane, Rugby CV21 4PA CV21 4 291/12/016 304, 980 0 Detached 1182,5 1.485 448,485 420.385 21, West Coast Lane, Rugby CV21 4PA CV21 4 05/12/2016 336,980 0 Detached 1182,5 1.489 452,463 375 21, West Coast Lane, Rugby CV21 4PA CV21 4 05/12/2016 319,980 0 Detached 1182,5 1.442 527,766 411 1, Skings Way, Hillmortan, Rugby CV21 4PA CV21 4 10/12/202 235,000.0 Detached 1389,851 1.442 526,560 376 27, West Coast Lane, Rugby CV21 4PA CV21 4 21/01/2020 235,000.0 Detached 1399.31 1.442 526,566 472 24, West Coast Lane, Rugby CV21 4PA CV21 4 31/01/2020 235,000.0 Detached 1399.31 1.442 526,366 472 24, West Coast Lane, Rugby CV21 4PA CV21 4 31/02/202 235,000.	e, Rugby CV21 4PA C	CV21 4 1	11/07/2019	234,995.00	Semi_Detached			346,695		4,503
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13. Bosworth Avenue, Rugby CV22 5SE CV22 5 28/06/2019 628.995.00 Detached 2411.11 1.480 931,048 386 14. Bosworth Avenue, Rugby CV22 5SE CV22 5 30/08/2019 608.995.00 Detached 2411.11 1.490 907,495 376 18. Bosworth Avenue, Rugby CV22 5SE CV22 5 30/08/2019 413.995.00 Detached 1356.25 1.490 616,915 455 16. Bosworth Avenue, Rugby CV22 5SF CV22 5 30/08/2019 425,995.00 Detached 1356.25 1.490 634,797 468 1. Warwick Way, Rugby CV22 5SF CV22 5 29/11/2019 429,995.00 Detached 1603.82 1.488 639,972 399 6. Stratford Lane, Rugby CV22 5RA CV22 5 20/12/2019 420,000.00 Detached 1603.82 1.488 639,972 399 6. Grse Farm Close, Rugby CV22 5SG CV22 5 20/12/2019 420,000.00 Detached 1539.24 1.416 609,022 396 4. Gorse Farm Close, Rugby CV22 5SG CV22 5 12/03/2021 710,000.00 Detached 2228.13 1.300 923,031 414	0,			,				,		4,738
14, Bosworth Avenue, Rugby CV22 5SE CV22 5 30/08/2019 608,995.00 Detached 2411.11 1.490 907,495 376 18, Bosworth Avenue, Rugby CV22 5SE CV22 5 30/08/2019 413,995.00 Detached 1356.25 1.490 616,915 455 16, Bosworth Avenue, Rugby CV22 5SE CV22 5 30/08/2019 425,995.00 Detached 1356.25 1.490 634,797 468 1, Warwick Way, Rugby CV22 5SF CV22 5 01/11/2019 464,995.00 Detached 1539.24 1.488 692,063 450 6, Windmill Drive, Rugby CV22 5QW CV22 5 29/11/2019 429,995.00 Detached 1603.82 1.488 639,972 399 6, Stratford Lane, Rugby CV22 5QW CV22 5 29/11/2019 420,000.00 Detached 1603.82 1.482 626,750 391 4, Windmill Drive, Rugby CV22 5QW CV22 5 08/06/2020 430,000.00 Detached 1539.24 1.416 609,022 396 4, Gorse Farm Close, Rugby CV22 5SG CV22 5 12/03/2021 710,000.00 Detached 228.13 1.300 923,031 414										4,229 4,157
16. Bosworth Avenue, Rugby CV22 5SECV22 530/08/2019425,995.00Detached1356.251.490634,7974681. Warwick Way, Rugby CV22 5SFCV22 501/11/2019464,995.00Detached1539.241.488692,0634506, Windmill Drive, Rugby CV22 5QWCV22 529/11/2019429,995.00Detached1603.821.488639,9723996, Stratford Lane, Rugby CV22 5RACV22 520/12/2019420,000.00Detached1603.821.492626,7503914, Windmill Drive, Rugby CV22 5QWCV22 508/06/2020430,000.00Detached1539.241.416609,0223964, Gorse Farm Close, Rugby CV22 5SGCV22 512/03/2021710,000.00Detached2228.131.300923,0314142, Gorse Farm Close, Rugby CV22 5SGCV22 514/05/2021825,000.00Detached2421.881.2561.035,8784281, Gorse Farm Close, Rugby CV22 5SGCV22 518/06/2021872,000.00Detached2023.611.2371.078,3534065, Gorse Farm Close, Rugby CV22 5SGCV22 524/06/2021569,995.00Detached1765.281.237704,8813994, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833868, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833868, Spectrum Avenue, Rugby CV22 5PPCV22										4,157
1. Warwick Way, Rugby CV22 5SFCV22 501/11/2019464,995.00Detached1539.241.488692,0634506. Windmill Drive, Rugby CV22 5QWCV22 529/11/2019429,995.00Detached1603.821.488639,9723996. Stratford Lane, Rugby CV22 5RACV22 520/12/2019420,000.00Detached1603.821.492626,7503914. Windmill Drive, Rugby CV22 5QWCV22 508/06/2020430,000.00Detached1539.241.416609,0223964. Gorse Farm Close, Rugby CV22 5SGCV22 512/03/2021710,000.00Detached2228.131.300923,0314142. Gorse Farm Close, Rugby CV22 5SGCV22 514/05/2021825,000.00Detached2421.881.2561,035,8784281. Gorse Farm Close, Rugby CV22 5SGCV22 501/06/2021872,000.00Detached2023.611.2371,078,3534065. Gorse Farm Close, Rugby CV22 5SGCV22 518/06/2021680,000.00Detached2023.611.237704,8813994. Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1765.281.237706,7133866. Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833866. Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833867. Spectrum Avenue, Rugby CV22 5PPCV22 5	• •									4,896
6, Stratford Lane, Rugby CV22 5RACV22 520/12/2019420,000.00Detached1603.821.492626,7503914, Windmill Drive, Rugby CV22 5QWCV22 508/06/2020430,000.00Detached1539.241.416609,0223964, Gorse Farm Close, Rugby CV22 5SGCV22 512/03/2021710,000.00Detached2228.131.300923,0314142, Gorse Farm Close, Rugby CV22 5SGCV22 514/05/2021825,000.00Detached2421.881.2561,035,8784281, Gorse Farm Close, Rugby CV22 5SGCV22 501/06/2021872,000.00Detached2658.681.2371,078,3534065, Gorse Farm Close, Rugby CV22 5SGCV22 518/06/2021680,000.00Detached2023.611.237840,9184166, Spectrum Avenue, Rugby CV22 5PPCV22 524/06/2021569,995.00Detached1765.281.237704,8813994, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833868, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021619,995.00Detached1539.241.237593,58338610, Gorse Farm Close, Rugby CV22 5SGCV22 528/06/2021479,995.00Detached1539.241.237593,58338610, Gorse Farm Close, Rugby CV22 5SGCV22 528/06/2021755,000.00Detached2109.721.237933,6664437, Spectrum Avenue, Rugby CV22 5SG<	• •									5,038 4,840
4. Windmill Drive, Rugby CV22 5QWCV22 508/06/2020430,000.00Detached1539.241.416609,0223964. Gorse Farm Close, Rugby CV22 5SGCV22 512/03/2021710,000.00Detached2228.131.300923,0314142. Gorse Farm Close, Rugby CV22 5SGCV22 514/05/2021825,000.00Detached2421.881.2561,035,8784281. Gorse Farm Close, Rugby CV22 5SGCV22 501/06/2021872,000.00Detached2658.681.2371,078,3534065. Gorse Farm Close, Rugby CV22 5SGCV22 518/06/2021680,000.00Detached2023.611.237840,9184166. Spectrum Avenue, Rugby CV22 5PPCV22 524/06/2021569,995.00Detached1765.281.237704,8813994. Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833868. Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021619,995.00Detached1980.561.237766,7133872. Spectrum Avenue, Rugby CV22 5PPCV22 528/06/2021479,995.00Detached1539.241.237593,58338610. Gorse Farm Close, Rugby CV22 5SGCV22 528/06/2021755,000.00Detached2109.721.237933,6664437. Spectrum Avenue, Rugby CV22 5SGCV22 529/07/2021467,495.00Detached1528.471.258588,1693858. Gorse Farm Close, Rugby CV22 5SG<	ugby CV22 5QW C	CV22 5 2	29/11/2019							4,295
4, Gorse Farm Close, Rugby CV22 5SGCV22 512/03/2021710,000.00Detached2228.131.300923,0314142, Gorse Farm Close, Rugby CV22 5SGCV22 514/05/2021825,000.00Detached2421.881.2561,035,8784281, Gorse Farm Close, Rugby CV22 5SGCV22 501/06/2021872,000.00Detached2658.681.2371,078,3534065, Gorse Farm Close, Rugby CV22 5SGCV22 518/06/2021680,000.00Detached2023.611.237840,9184166, Spectrum Avenue, Rugby CV22 5PPCV22 524/06/2021569,995.00Detached1765.281.237704,8813994, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833868, Spectrum Avenue, Rugby CV22 5PPCV22 528/06/2021619,995.00Detached1539.241.237593,58338610, Gorse Farm Close, Rugby CV22 5PPCV22 528/06/2021479,995.00Detached1539.241.237593,58338610, Gorse Farm Close, Rugby CV22 5SGCV22 528/06/2021755,000.00Detached1539.241.237933,6664437, Spectrum Avenue, Rugby CV22 5FQCV22 529/07/2021467,495.00Detached1528.471.258588,1693858, Gorse Farm Close, Rugby CV22 5SGCV22 506/08/2021725,000.00Detached1528.471.264916,6404288, Gorse Farm Close, Rugby CV22 5SG </td <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4,206 4,259</td>				-						4,206 4,259
1, Gorse Farm Close, Rugby CV22 5SGCV22 501/06/2021872,000.00Detached2658.681.2371,078,3534065, Gorse Farm Close, Rugby CV22 5SGCV22 518/06/2021680,000.00Detached2023.611.237840,9184166, Spectrum Avenue, Rugby CV22 5PPCV22 524/06/2021569,995.00Detached1765.281.237704,8813994, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833868, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021619,995.00Detached1980.561.237766,7133872, Spectrum Avenue, Rugby CV22 5PPCV22 528/06/2021479,995.00Detached1539.241.237593,58338610, Gorse Farm Close, Rugby CV22 5SGCV22 528/06/2021755,000.00Detached2109.721.237933,6664437, Spectrum Avenue, Rugby CV22 5FQCV22 529/07/2021467,495.00Detached1528.471.258588,1693858, Gorse Farm Close, Rugby CV22 5SGCV22 506/08/2021725,000.00Detached2142.021.264916,640428	e, Rugby CV22 5SG C	CV22 5 1				2228.13	1.300	923,031		4,459
5, Gorse Farm Close, Rugby CV22 5SGCV22 518/06/2021680,000.00Detached2023.611.237840,9184166, Spectrum Avenue, Rugby CV22 5PPCV22 524/06/2021569,995.00Detached1765.281.237704,8813994, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833868, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021619,995.00Detached1980.561.237766,7133872, Spectrum Avenue, Rugby CV22 5PPCV22 528/06/2021479,995.00Detached1539.241.237593,58338610, Gorse Farm Close, Rugby CV22 5SGCV22 528/06/2021755,000.00Detached2109.721.237933,6664437, Spectrum Avenue, Rugby CV22 5FQCV22 529/07/2021467,495.00Detached1528.471.258588,1693858, Gorse Farm Close, Rugby CV22 5SGCV22 506/08/2021725,000.00Detached2142.021.264916,640428										4,604 4,366
4, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021479,995.00Detached1539.241.237593,5833868, Spectrum Avenue, Rugby CV22 5PPCV22 525/06/2021619,995.00Detached1980.561.237766,7133872, Spectrum Avenue, Rugby CV22 5PPCV22 528/06/2021479,995.00Detached1539.241.237593,58338610, Gorse Farm Close, Rugby CV22 5SGCV22 528/06/2021755,000.00Detached2109.721.237933,6664437, Spectrum Avenue, Rugby CV22 5FQCV22 529/07/2021467,495.00Detached1528.471.258588,1693858, Gorse Farm Close, Rugby CV22 5SGCV22 506/08/2021725,000.00Detached2142.021.264916,640428	e, Rugby CV22 5SG C	CV22 5 1	18/06/2021	680,000.00	Detached	2023.61	1.237	840,918	416	4,473
8, Spectrum Avenue, Rugby CV22 5PP CV22 5 25/06/2021 619,995.00 Detached 1980.56 1.237 766,713 387 2, Spectrum Avenue, Rugby CV22 5PP CV22 5 28/06/2021 479,995.00 Detached 1539.24 1.237 593,583 386 10, Gorse Farm Close, Rugby CV22 5SG CV22 5 28/06/2021 755,000.00 Detached 2109.72 1.237 933,666 443 7, Spectrum Avenue, Rugby CV22 5FQ CV22 5 29/07/2021 467,495.00 Detached 1528.47 1.258 588,169 385 8, Gorse Farm Close, Rugby CV22 5SG CV22 5 06/08/2021 725,000.00 Detached 2142.02 1.264 916,640 428										4,298 4,151
10, Gorse Farm Close, Rugby CV22 5SG CV22 5 28/06/2021 755,000.00 Detached 2109.72 1.237 933,666 443 7, Spectrum Avenue, Rugby CV22 5FQ CV22 5 29/07/2021 467,495.00 Detached 1528.47 1.258 588,169 385 8, Gorse Farm Close, Rugby CV22 5SG CV22 5 06/08/2021 725,000.00 Detached 2142.02 1.264 916,640 428	, Rugby CV22 5PP C	CV22 5 2	25/06/2021	619,995.00	Detached	1980.56	1.237	766,713	387	4,167
7, Spectrum Avenue, Rugby CV22 5FQ CV22 5 29/07/2021 467,495.00 Detached 1528.47 1.258 588,169 385 8, Gorse Farm Close, Rugby CV22 5SG CV22 5 06/08/2021 725,000.00 Detached 2142.02 1.264 916,640 428				,						4,151 4,764
	, Rugby CV22 5FQ C	CV22 5 2	29/07/2021	467,495.00	Detached	1528.47	1.258	588,169	385	4,704
						2142.02 3024.66		,	428 405	4,606 4,364
2, Magenta Close, Rugby CV22 5PT CV22 5 26/08/2021 484,010.00 Other 753.47 1.264 611,949 812	ugby CV22 5PT C	CV22 5 2	26/08/2021	484,010.00	Other	753.47	1.264		812	4,364 8,742
7, Gorse Farm Close, Rugby CV22 5SG CV22 5 26/08/2021 810,000.00 Detached 2368.06 1.264 1,024,109 432	e, Rugby CV22 5SG C	CV22 5 2	26/08/2021	810,000.00	Detached					4,655
3, Emerald Close, Rugby CV22 5FA CV22 5 03/09/2021 739,895.00 Other 731.95 1.264 935,224 1,278 5, Spectrum Avenue, Rugby CV22 5FQ CV22 5 23/09/2021 279,995.00 Semi_Detached 828.82 1.264 353,913 427										13,753 4,596
16, Magenta Close, Rugby CV22 5PT CV22 5 24/09/2021 379,995.00 Detached 1076.39 1.264 480,312 446 2, Celadon Road, Rugby CV22 5PS CV22 5 24/09/2021 340,246.00 Detached 990.28 1.264 430,070 434	Rugby CV22 5PT C	CV22 5 2	24/09/2021	379,995.00	Detached	1076.39	1.264	480,312		4,803 4,675

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²	NB index	Indexed value	Indexed value psf	Indexed value psm
15, Spectrum Avenue, Rugby CV22 5FQ 14, Magenta Close, Rugby CV22 5PT	CV22 5 CV22 5	24/09/2021	460,495.00 444,995.00	Detached Detached	1528.47	1.264 1.264	582,064 562,472	381 411	4,099 4,429
45, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	24/09/2021	254,755.00	Other	667.36	1.264	322,009	483	5,194
3, Spectrum Avenue, Rugby CV22 5FQ 17, Magenta Close, Rugby CV22 5PT	CV22 5 CV22 5	22/10/2021 29/10/2021	279,995.00 449,995.00	Semi_Detached Detached	828.82	1.239 1.239	346,807 557,372	418 408	4,504 4,389
2, Oxley Close, Rugby CV22 5FE	CV22 5	24/11/2021	294,995.00	Semi_Detached	828.82	1.209	356,620	430	4,631
21, Spectrum Avenue, Rugby CV22 5FQ 15, Magenta Close, Rugby CV22 5PT	CV22 5 CV22 5	26/11/2021 26/11/2021	449,995.00 329,995.00	Detached Terraced	1302.43	1.209 1.209		418 350	4,496 3,764
1, Oxley Close, Rugby CV22 5FE	CV22 5	26/11/2021	305,995.00		914.93	1.209	369,918	404	4,352
11, Magenta Close, Rugby CV22 5PT 23, Spectrum Avenue, Rugby CV22 5FQ	CV22 5 CV22 5	26/11/2021 26/11/2021	320,000.00 522,995.00	Semi_Detached Detached	1140.97 1528.47	1.209	386,849 632,250	339 414	3,650 4,453
4, Oxley Close, Rugby CV22 5FE	CV22 5	26/11/2021	274,869.00	Semi_Detached	828.82	1.209	332,290	401	4,315
1, Emerald Close, Rugby CV22 5FA 7, Oxley Close, Rugby CV22 5FE	CV22 5 CV22 5	26/11/2021 03/12/2021	298,995.00 427,975.00	Semi_Detached Detached	914.93 1506.95	1.209 1.206		395 343	4,252 3,687
3, Oxley Close, Rugby CV22 5FE	CV22 5	03/12/2021	344,995.00	Detached	1033.33	1.206	416,085	403	4,334
25, Spectrum Avenue, Rugby CV22 5FQ 1, Spectrum Avenue, Rugby CV22 5FQ	CV22 5 CV22 5	06/12/2021	288,995.00 307,995.00	Semi_Detached Detached	828.82 914.93	1.206 1.206	,	421 406	4,527 4,370
17, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	09/12/2021	475,310.00	Detached	1528.47	1.206	573,253	375	4,037
19, Spectrum Avenue, Rugby CV22 5FQ 34, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	17/12/2021	496,995.00 209,056.00	Detached Other	1528.47 495.14	1.206 1.206	599,406 252,134	392 509	4,221 5,481
12, Spectrum Avenue, Rugby CV22 5PP	CV22 5	17/12/2021	625,995.00	Detached	1980.56	1.206	754,988	381	4,103
4, Celadon Road, Rugby CV22 5PS 10, Spectrum Avenue, Rugby CV22 5PP	CV22 5 CV22 5	17/12/2021	378,995.00 636,995.00		1076.39 1980.56	1.206 1.206	457,091 768,255	425 388	4,571 4,175
8, Celadon Road, Rugby CV22 5PS	CV22 5	17/12/2021	299,995.00	Semi_Detached	818.06	1.206	361,812	442	4,761
6, Celadon Road, Rugby CV22 5PS 16, Spectrum Avenue, Rugby CV22 5PP	CV22 5 CV22 5	17/12/2021	293,995.00 497,695.00	Semi_Detached Detached	818.06 1539.24	1.206 1.206	,	433 390	4,665 4,198
5, Oxley Close, Rugby CV22 5FE	CV22 5	17/12/2021	433,425.00	Detached	1506.95	1.206	522,737	347	3,734
14, Spectrum Avenue, Rugby CV22 5PP 19, Spectrum Avenue, Rugby CV22 5FQ	CV22 5 CV22 5	17/12/2021	499,995.00 496,995.00		1539.24 1528.47	1.206 1.206		392 392	4,217 4,221
34, Celadon Road, Rugby CV22 5PS	CV22 5	17/12/2021	209,056.00	Other	495.14	1.206	252,134	509	5,481
12, Celadon Road, Rugby CV22 5PS 12, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	21/12/2021 21/12/2021	337,995.00 337,995.00	Semi_Detached Semi Detached	1140.97 1140.97	1.206 1.206	,	357 357	3,846 3,846
13, Magenta Close, Rugby CV22 5PT	CV22 5	04/02/2022	324,995.00	Terraced	1140.97	1.188	386,135	338	3,643
13, Magenta Close, Rugby CV22 5PT 1, Magenta Close, Rugby CV22 5PT	CV22 5 CV22 5	04/02/2022 25/02/2022	324,995.00 369,995.00		1140.97 1001.04	1.188 1.188		338 439	3,643
1, Magenta Close, Rugby CV22 5PT 1, Magenta Close, Rugby CV22 5PT	CV22 5	25/02/2022		Detached	1001.04	1.188		439	4,727 4,727
20, Spectrum Avenue, Rugby CV22 5PP	CV22 5	25/03/2022	509,995.00		1539.24	1.174 1.174	· · · ·	389 348	4,186
10, Celadon Road, Rugby CV22 5PS 16, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	25/03/2022 25/03/2022	337,995.00	Semi_Detached Semi_Detached	1140.97 818.06	1.174	396,710 354,456	433	3,743 4,664
18, Celadon Road, Rugby CV22 5PS	CV22 5	25/03/2022		Semi_Detached	1076.39	1.174	450,701	419	4,507
14, Celadon Road, Rugby CV22 5PS 22, Spectrum Avenue, Rugby CV22 5PP	CV22 5 CV22 5	25/03/2022 25/03/2022	,	Semi_Detached Detached	818.06 1076.39	1.174	354,456 453,048	433 421	4,664 4,531
18, Spectrum Avenue, Rugby CV22 5PP	CV22 5	25/03/2022	594,995.00		1765.28	1.174	698,355	396	4,258
20, Spectrum Avenue, Rugby CV22 5PP 10, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	25/03/2022 25/03/2022	509,995.00 337,995.00	Detached Semi Detached	1539.24	1.174	598,589 396,710	389 348	4,186 3,743
16, Celadon Road, Rugby CV22 5PS	CV22 5	25/03/2022	301,995.00	 Semi_Detached	818.06	1.174	354,456	433	4,664
18, Celadon Road, Rugby CV22 5PS 14, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	25/03/2022 25/03/2022	383,995.00 301,995.00	-	1076.39 818.06	1.174	450,701 354,456	419 433	4,507 4,664
22, Spectrum Avenue, Rugby CV22 5PP	CV22 5	25/03/2022	385,995.00	Detached	1076.39	1.174	453,048	421	4,531
18, Spectrum Avenue, Rugby CV22 5PP 1, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	25/03/2022 22/04/2022	594,995.00 339,995.00		1765.28 990.28	1.174	698,355 400,156	396 404	4,258 4,350
1, Celadon Road, Rugby CV22 5PS	CV22 5	22/04/2022	339,995.00	Detached	990.28	1.177	400,156	404	4,350
12, Emerald Close, Rugby CV22 5FA 12, Emerald Close, Rugby CV22 5FA	CV22 5 CV22 5	27/04/2022 27/04/2022		Semi_Detached Semi Detached	828.82 828.82	1.177	341,308 341,308	412	4,433 4,433
28, Celadon Road, Rugby CV22 5PS	CV22 5	29/04/2022	252,995.00	Semi_Detached	624.31	1.177	297,761	477	5,134
22, Celadon Road, Rugby CV22 5PS 26, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	29/04/2022 29/04/2022	359,995.00 249,995.00	Semi_Detached Semi Detached	990.28 624.31	1.177	423,695 294,231	428	4,605 5,073
28, Celadon Road, Rugby CV22 5PS	CV22 5	29/04/2022	252,995.00	Semi_Detached	624.31	1.177	297,761	477	5,134
22, Celadon Road, Rugby CV22 5PS 26, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	29/04/2022 29/04/2022	359,995.00 249,995.00	Semi_Detached Semi Detached	990.28 624.31	1.177	423,695 294,231	428 471	4,605 5,073
8, Emerald Close, Rugby CV22 5FA	CV22 5	13/05/2022	289,995.00	Terraced	828.82	1.159	336,029	405	4,364
8, Emerald Close, Rugby CV22 5FA 6, Emerald Close, Rugby CV22 5FA	CV22 5 CV22 5	13/05/2022 20/05/2022	289,995.00 289.420.00	Terraced Semi Detached	828.82 828.82	1.159 1.159		405 405	4,364 4,355
6, Emerald Close, Rugby CV22 5FA	CV22 5	20/05/2022	289,420.00	 Semi_Detached	828.82	1.159	335,363	405	4,355
10, Emerald Close, Rugby CV22 5FA 24, Celadon Road, Rugby CV22 5PS	CV22 5 CV22 5	27/05/2022 27/05/2022	280,995.00 373,995.00		828.82 1076.39	1.159 1.159	325,600 433,363	393 403	4,229 4,334
10, Emerald Close, Rugby CV22 5FA	CV22 5	27/05/2022	280,995.00	Terraced	828.82	1.159	325,600	393	4,229
24, Celadon Road, Rugby CV22 5PS 4. Emerald Close, Rugby CV22 5FA	CV22 5 CV22 5	27/05/2022	373,995.00 289,995.00	Detached Semi Detached	1076.39 828.82	1.159 1.166		403 408	4,334 4,390
4, Emerald Close, Rugby CV22 5FA	CV22 5	15/06/2022	289,995.00	 Semi_Detached	828.82	1.166	338,020	408	4,390
2, Emerald Close, Rugby CV22 5FA 2, Emerald Close, Rugby CV22 5FA	CV22 5 CV22 5	17/06/2022	298,995.00 298,995.00	-	871.88 871.88	1.166	,	400	4,303 4,303
35, Spectrum Avenue, Rugby CV22 5FQ	CV22 5	24/06/2022	329,995.00	Terraced	1162.5	1.166	384,645	331	3,562
20, Celadon Road, Rugby CV22 5PS 35, Spectrum Avenue, Rugby CV22 5FQ	CV22 5 CV22 5	24/06/2022	347,245.00 329,995.00	Semi_Detached Terraced	990.28 1162.5	1.166 1.166		409	4,400 3,562
20, Celadon Road, Rugby CV22 5PS	CV22 5	24/06/2022	347,245.00		990.28	1.166	404,752	409	4,400
41, Spectrum Avenue, Rugby CV22 5FQ 41, Spectrum Avenue, Rugby CV22 5FQ	CV22 5 CV22 5	30/06/2022	275,995.00 275,995.00	Terraced Terraced	828.82 828.82	1.166 1.166	,	388 388	4,178 4,178
4, Coral Close, Rugby CV22 5SH	CV22 5	20/09/2022	386,995.00	Detached	990.28	1.082	418,726	423	4,551
4, Coral Close, Rugby CV22 5SH 5, Coral Close, Rugby CV22 5SH	CV22 5 CV22 5	20/09/2022 30/09/2022	386,995.00 348,995.00	Detached Semi Detached	990.28	1.082	418,726 377,610	423	4,551 3,562
5, Coral Close, Rugby CV22 5SH	CV22 5	30/09/2022	348,995.00	 Semi_Detached	1140.97	1.082	377,610	331	3,562
15, Alabaster Way, Rugby CV22 5PW 13, Alabaster Way, Rugby CV22 5PW	CV22 5 CV22 5	28/10/2022 28/10/2022		Semi_Detached Semi Detached	818.06 818.06	1.077 1.077	339,268 339,268	415 415	4,464 4,464
19, Alabaster Way, Rugby CV22 5PW	CV22 5	28/10/2022	246,995.00	Semi_Detached	624.31	1.077	266,028	426	4,587
7, Coral Close, Rugby CV22 5SH 10, Alabaster Way, Rugby CV22 5PW	CV22 5 CV22 5	28/10/2022 28/10/2022		-	1140.97 1076.39	1.077 1.077	380,196 436,203	333 405	3,587 4,362
15, Alabaster Way, Rugby CV22 5PW	CV22 5	28/10/2022	314,995.00	Semi_Detached	818.06	1.077	339,268	415	4,464
13, Alabaster Way, Rugby CV22 5PW 19, Alabaster Way, Rugby CV22 5PW	CV22 5 CV22 5	28/10/2022 28/10/2022	314,995.00 246,995.00	Semi_Detached Semi Detached	818.06 624.31	1.077 1.077	339,268 266,028	415 426	4,464 4,587
7, Coral Close, Rugby CV22 5SH	CV22 5	28/10/2022	352,995.00	 Semi_Detached	1140.97	1.077	380,196	333	3,587
10, Alabaster Way, Rugby CV22 5PW 25, Alabaster Way, Rugby CV22 5PW	CV22 5 CV22 5	28/10/2022			1076.39 818.06	1.077 1.050	436,203 341,314	405 417	4,362 4,491
25, Alabaster Way, Rugby CV22 5PW	CV22 5	16/12/2022	324,995.00	Terraced	818.06	1.050		417	4,491
4, Boughton Close, Dunchurch, Rugby CV22 6B	CV22 5 Ave	erage 01/02/2019	579,750.00	Detached	1851.39	1.443	836,759	452	4,488 4,865
10, Earle Gardens, Dunchurch, Rugby CV22 6B		07/02/2019			2217.36		,	407	

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft²	NB index	Indexed value	Indexed value psf	Indexed value psm
14, Earle Gardens, Dunchurch, Rugby CV22 6BN	CV22 6	28/06/2019	635,000.00	Detached	2217.36	1.480	939,937	. 424	4,563
11, Leigh Close, Dunchurch, Rugby CV22 6BX 2, Ale Close, Dunchurch, Rugby CV22 6BS	CV22 6 CV22 6	02/08/2019 16/08/2019	572,750.00 635,000.00	Detached Detached	1786.81 2217.36	1.490 1.490	853,484 946,246	478 427	5,142 4,593
41, Alfred Green Close, Rugby CV22 6DN	CV22 6	28/02/2020	260,000.00	Semi_Detached	1227.08	1.472	382,594	312	3,356
1, Boughton Close, Dunchurch, Rugby CV22 6BZ 43, Alfred Green Close, Rugby CV22 6DN	CV22 6 CV22 6	28/02/2020 27/03/2020	,	Detached Semi Detached	2045.14	1.472 1.459	1,022,703 372,095	500 303	5,383 3,264
45, Alfred Green Close, Rugby CV22 6DN 45, Alfred Green Close, Rugby CV22 6DN	CV22 6	30/06/2020	,	Semi_Detached	1227.08	1.439	361,164	294	3,204
55, Alfred Green Close, Rugby CV22 6DN	CV22 6	08/01/2021	262,425.00	Semi_Detached	1227.08	1.378	361,721	295	3,173
47, Alfred Green Close, Rugby CV22 6DN 51, Alfred Green Close, Rugby CV22 6DN	CV22 6 CV22 6	08/01/2021 26/03/2021	265,000.00 260,000.00	Semi_Detached Terraced	1227.08 1227.08	1.378 1.300	365,270 338,011	298 275	3,204 2,965
49, Alfred Green Close, Rugby CV22 6DN	CV22 6	30/03/2021	265,000.00	Terraced	1227.08	1.300	344,512	281	3,022
53, Alfred Green Close, Rugby CV22 6DN 1, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 6 CV22 6 Aver CV22 7	16/04/2021 age 10/01/2019	250,000.00	Terraced	1227.08	1.268	316,939 419,572	258 390	2,780 3,847 4,196
10, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	10/01/2019		Detached	1334.72	1.462	548,222	411	4,190
29, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	11/01/2019		Detached	1033.33	1.462	441,501	427	4,599
4, Titania Close, Cawston, Rugby CV22 7WX 34, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	18/01/2019 25/01/2019		Detached Semi Detached	1765.28 1119.45	1.462 1.462	694,407 428,344	393 383	4,234 4,119
32, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	25/01/2019	293,000.00	—	1119.45	1.462	428,344	383	4,119
20, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	25/01/2019	,	Detached	1969.79	1.462	730,955	371	3,994
20, Dodgson Close, Cawston, Rugby CV22 7ZQ 2, Marina Close, Cawston, Rugby CV22 7WN	CV22 7 CV22 7	25/01/2019 25/01/2019		Detached Detached	1227.08 1926.74	1.462 1.462	489,745 694,407	399 360	4,296 3,879
42, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	31/01/2019	,	Detached	1915.97	1.462	730,962	382	4,107
7, Grange Cottage Close, Cawston, Rugby CV22		31/01/2019			2238.89	1.462	818,678	366	3,936
34, Ophelia Crescent, Cawston, Rugby CV22 7DU 77, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	08/02/2019	,	Detached Semi Detached	1765.28 968.75	1.443 1.443	707,215 382,470	401 395	4,312 4,250
7, Stanford Way, Cawston, Rugby CV22 7ZR	CV22 7	19/02/2019	275,000.00	Detached	979.51	1.443	396,910	405	4,362
22, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	22/02/2019		Detached Detached	1980.56	1.443	751,243	379 438	4,083
23, Dodgson Close, Cawston, Rugby CV22 7ZQ 75, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	28/02/2019 28/02/2019		Detached Semi_Detached	1334.72 968.75	1.443 1.443	584,540 382,470	438 395	4,714 4,250
15, Ernest Harvey Close, Cawston, Rugby CV22 7	°CV22 7	28/02/2019	329,995.00	Detached	1302.43	1.443	476,285	366	3,936
44, Elborow Way, Cawston, Rugby CV22 7XD 3, Viola Road, Cawston, Rugby CV22 7WL	CV22 7 CV22 7	28/02/2019 14/03/2019	500,000.00 524,995.00	Detached Detached	1915.97 1883.68	1.443 1.459	721,655 766,013	377 407	4,054 4,377
17, Clough Close, Cawston, Rugby CV22 7VL	CV22 7 CV22 7	14/03/2019			785.76	1.459	640,174	815	4,377 8,770
3, Clough Close, Cawston, Rugby CV22 7ZP	CV22 7	15/03/2019	677,619.00	Other	882.64	1.459	988,704	1,120	12,057
13, Stanford Way, Cawston, Rugby CV22 7ZR	CV22 7	22/03/2019		Detached	1076.39	1.459	418,758	389	4,188
2, East Close, Cawston, Rugby CV22 7XY 15, Clough Close, Cawston, Rugby CV22 7ZP	CV22 7 CV22 7	28/03/2019 29/03/2019	424,000.00 269,500.00	Other	1539.24 882.64	1.459 1.459	618,652 393,224	402 446	4,326 4,795
38, Ophelia Crescent, Cawston, Rugby CV22 7DL		29/03/2019	474,995.00		1636.11	1.459	693,058	424	4,560
69, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	29/03/2019	,	_	1302.43	1.459	452,309	347	3,738
9, Richard Walker Way, Cawston, Rugby CV22 71 31, Polo Drive, Cawston, Rugby CV22 7YW	CV22 7 CV22 7	29/03/2019 01/04/2019	370,000.00 499,950.00		1377.78 1808.34	1.459 1.462	539,862 731,092	392 404	4,218 4,352
26, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	05/04/2019	387,000.00	Detached	1420.83	1.462	565,922	398	4,287
67, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	05/04/2019 05/04/2019	-	Semi_Detached	1302.43 1765.28	1.462 1.462	453,315 716,534	348 406	3,746
23, Ophelia Crescent, Cawston, Rugby CV22 7UL 8, Grange Cottage Close, Cawston, Rugby CV22		05/04/2019		Detached Detached	2002.09	1.462	818,905	400	4,369 4,403
13, Ernest Harvey Close, Cawston, Rugby CV22 7	°CV22 7	05/04/2019	330,000.00	Detached	1302.43	1.462	482,569	371	3,988
11, Ernest Harvey Close, Cawston, Rugby CV22 75, Viola Road, Cawston, Rugby CV22 7WL	CV22 7 CV22 7	10/04/2019 12/04/2019	374,995.00 499,995.00	Detached	1377.78	1.462 1.462	548,366 731,158	398 379	4,284 4,085
12, Richard Walker Way, Cawston, Rugby CV22 7		12/04/2019	-	Detached	1313.2	1.462	541,062	412	4,005
8, William Simmonds Close, Cawston, Rugby CV2	CV22 7	18/04/2019		Detached	1377.78	1.462	562,990	409	4,398
13b, Ophelia Crescent, Cawston, Rugby CV22 7U 27, Polo Drive, Cawston, Rugby CV22 7YW	CV22 7 CV22 7	26/04/2019 29/04/2019	379,995.00 380,000.00	Detached Terraced	1291.67 1313.2	1.462 1.462	555,678 555,685	430 423	4,631 4,555
81, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	02/05/2019	435,000.00		1539.24	1.465	637,103	414	4,455
5, Sidney Wolfe Close, Cawston, Rugby CV22 7Z		09/05/2019			1980.56	1.465	732,302	370	3,980
47, Elborow Way, Cawston, Rugby CV22 7YQ 35, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7 CV22 7	10/05/2019 10/05/2019		Detached Detached	2281.95 1614.59	1.465 1.465	717,656 653,214	314 405	3,385 4,355
9, Clough Close, Cawston, Rugby CV22 7ZP	CV22 7	17/05/2019	465,178.00	Other	721.18	1.465	681,302	945	10,169
4, Ophelia Crescent, Cawston, Rugby CV22 7DU	CV22 7	23/05/2019	499,995.00		1636.11	1.465	732,295	448	4,818
4, Richard Hodgkinson Close, Cawston, Rugby CV 34, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7 CV22 7	24/05/2019 28/05/2019		Detached Detached	1237.85 1614.59	1.465 1.465	512,612 653,214	414 405	4,458 4,355
21, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7	31/05/2019	239,000.00		871.88	1.465	350,041	401	4,322
16, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	31/05/2019	205,000.00	Semi_Detached	699.65	1.465	300,244	429	4,619
23, Trussell Way, Cawston, Rugby CV22 7XU 1, William Simmonds Close, Cawston, Rugby CV2	CV22 7 CV22 7	31/05/2019 31/05/2019	-	Semi_Detached Detached	699.65 1377.78	1.465 1.465	300,244 541,904	429 393	4,619 4,234
24, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	31/05/2019		Detached	1560.77	1.465	563,873	361	3,889
40, Elborow Way, Cawston, Rugby CV22 7XD 36, Ophelia Crescent, Cawston, Rugby CV22 7DU	CV22 7	31/05/2019 07/06/2019	490,000.00 519,995.00	Detached Detached	2281.95 1883.68	1.465 1.480	717,656 769,704	314 409	3,385 4,398
6, Grange Cottage Close, Cawston, Rugby CV22 7DC		10/06/2019		Detached Detached	2238.89	1.480	769,704	409 347	4,398
6, Ophelia Crescent, Cawston, Rugby CV22 7DU	CV22 7	12/06/2019	399,995.00	Detached	1291.67	1.480	592,079	458	4,934
18, East Close, Cawston, Rugby CV22 7XY	CV22 7	14/06/2019		Detached	1829.86	1.480	695,701 740,108	380 370	4,092
9, Grange Cottage Close, Cawston, Rugby CV22 64, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	18/06/2019 28/06/2019	500,000.00 225,000.00	Detached Semi_Detached	2002.09 968.75	1.480 1.480	740,108 333,048	370	3,979 3,701
62, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	28/06/2019	225,000.00	 Semi_Detached	968.75	1.480	333,048	344	3,701
60, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	28/06/2019		Semi_Detached	968.75	1.480	333,048	344	3,701
58, Trussell Way, Cawston, Rugby CV22 7XX 54, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	28/06/2019 28/06/2019		Semi_Detached Terraced	968.75 968.75	1.480 1.480	333,048 333,048	344 344	3,701 3,701
 Richard Hodgkinson Close, Cawston, Rugby CV Grange Cottage Close, Cawston, Rugby CV22 		28/06/2019 28/06/2019		Detached Detached	1237.85 2002.09	1.480 1.480	525,476 732,336	425 366	4,569 3,937
129, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	28/06/2019		Semi_Detached	1119.45	1.480	429,262	383	4,128
19, Oldbury Close, Cawston, Rugby CV22 7ZB 6, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	28/06/2019 28/06/2019		Detached Semi Detached	1431.6 1162.5	1.480 1.480	580,244 419,641	405 361	4,363 3,886
68, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	28/06/2019	265,000.00	Semi_Detached	1302.43	1.480	392,257	301	3,242
52, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	28/06/2019	,		968.75	1.480	333,048	344	3,701
50, Trussell Way, Cawston, Rugby CV22 7XX 71, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	28/06/2019 28/06/2019		Terraced Semi Detached	968.75 968.75	1.480 1.480	333,048 333,048	344 344	3,701 3,701
18, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	28/06/2019	235,000.00	Semi_Detached	882.64	1.480	347,851	394	4,242
6, William Simmonds Close, Cawston, Rugby CV2		01/07/2019	-		1302.43	1.475	479,482	368	3,963
14, Richard Walker Way, Cawston, Rugby CV22 7 28, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7 CV22 7	12/07/2019 15/07/2019			1485.42 2561.81	1.475 1.475	604,885 811,431	407 317	4,383 3,409
29, Polo Drive, Cawston, Rugby CV22 7YW	CV22 7	16/07/2019	370,000.00	Terraced	1313.2	1.475	545,872	416	4,474
3, Grange Cottage Close, Cawston, Rugby CV22		18/07/2019			2002.09	1.475	730,288	365	3,926
1, Oldbury Close, Cawston, Rugby CV22 7ZB 1, Richard Hodgkinson Close, Cawston, Rugby CV	CV22 7 CV22 7	19/07/2019 19/07/2019			1011.81	1.475 1.475	417,518 545,872	413 399	4,442 4,298
127, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	19/07/2019	290,000.00	Semi_Detached	1119.45	1.475	427,845	382	4,114
5, Richard Hodgkinson Close, Cawston, Rugby C		23/07/2019			1474.65	1.475	634,392	430	4,631
19, William Simmonds Close, Cawston, Rugby CV	CV227	26/07/2019	299,995.00	Detached	1119.45	1.475	442,591	395	4,256

	Postcode						Indexed	Indexed	Indexed
Address 91, Elborow Way, Cawston, Rugby CV22 7YQ	sector CV22 7	Date sold 26/07/2019	Sold price 370.000.00	Subcategory Detached	Floor area ft ² NB 1367.02	1.475	value 545,872	value psf 399	value psm 4,298
25, William Simmonds Close, Cawston, Rugby CV22 / R		26/07/2019	300,000.00	Detached	1130.21	1.475	442,599	399	4,290
16, Ernest Harvey Close, Cawston, Rugby CV22 7	"CV22 7	26/07/2019	515,000.00	Terraced	1969.79	1.475	759,795	386	4,152
21, William Simmonds Close, Cawston, Rugby CV 10, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	26/07/2019 29/07/2019	300,000.00 290,000.00		1119.45 1011.81	1.475 1.475	442,599 427,845	395 423	4,256 4,552
31, Dodgson Close, Cawston, Rugby CV22 77Q	CV22 7	30/07/2019	295,000.00	Detached	1076.39	1.475	435,222	404	4,352
4, William Simmonds Close, Cawston, Rugby CV2		31/07/2019	,	Detached	1302.43	1.475	486,859	374	4,024
27, Trussell Way, Cawston, Rugby CV22 7XU 2, Richard Hodgkinson Close, Cawston, Rugby CV	CV22 7	31/07/2019 01/08/2019	235,000.00 370,000.00	Semi_Detached Detached	882.64 1367.02	1.475	346,702 551,356	393 403	4,228
2, Polo Drive, Cawston, Rugby CV22 7YW	CV22 7 CV22 7	01/08/2019		Semi Detached	1227.08	1.490	499,201	403	4,341
70, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	02/08/2019	398,500.00	Detached	1539.24	1.490	593,825	386	4,153
23, William Simmonds Close, Cawston, Rugby CV 13, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7 CV22 7	15/08/2019 16/08/2019	300,000.00 275,000.00	Detached Detached	1119.45 936.46	1.490 1.490	447,046 409,792	399 438	4,299 4,710
22, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	16/08/2019	299,000.00		1033.33	1.490	409,792	430	4,710
3, Ophelia Crescent, Cawston, Rugby CV22 7UU	CV22 7	20/08/2019	384,995.00		1410.07	1.490	573,701	407	4,379
20, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7	23/08/2019	,	Detached	1248.61	1.490	508,142	407	4,381
37, Dodgson Close, Cawston, Rugby CV22 7ZQ 33, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7 CV22 7	28/08/2019 29/08/2019	431,000.00 395,000.00	Detached	1582.29 1334.72	1.490 1.490	642,255 588,610	406 441	4,369 4,747
38, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	30/08/2019	550,000.00	Detached	2561.81	1.490	819,583	320	3,444
56, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	30/08/2019			1700.7	1.490	536,455	315	3,395
26, Elborow Way, Cawston, Rugby CV22 7XD 3, Sidney Wolfe Close, Cawston, Rugby CV22 7Z	CV22 7 CV22 7	30/08/2019 04/09/2019	,	Detached Detached	1969.79 1969.79	1.490 1.481	743,586 762,938	377 387	4,063 4,169
32, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	09/09/2019	435,000.00	Detached	1582.29	1.481	644,423	407	4,384
27, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	10/09/2019	399,000.00		1474.65	1.481	591,092	401	4,315
30, Dodgson Close, Cawston, Rugby CV22 7ZQ 58, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	26/09/2019 27/09/2019		Detached Detached	1474.65 1367.02	1.481	591,092 555,537	401 406	4,315 4,374
3, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7 CV22 7	27/09/2019	375,000.00		1367.02	1.481	548,130	406	4,374
93, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	27/09/2019	345,000.00	Detached	1237.85	1.481	511,094	413	4,444
18, Oldbury Close, Cawston, Rugby CV22 7ZB 17, William Simmonds Close, Cawston, Rugby CV	CV22 7	27/09/2019 04/10/2019		Semi_Detached Detached	656.6 1302.43	1.481	303,694 489,372	463 376	4,979 4,044
29, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	04/10/2019	235,000.00	Semi Detached	1302.43 882.64	1.483	489,372 348,492	376	4,044 4,250
25, Wortley Close, Cawston, Rugby CV22 7GF	CV22 7	18/10/2019	125,050.00	Semi_Detached	968.75	1.483	185,442	191	2,060
36, Dodgson Close, Cawston, Rugby CV22 7ZQ	CV22 7	18/10/2019	435,000.00	Detached	2561.81	1.483	645,081	252	2,710
95, Trussell Way, Cawston, Rugby CV22 7XX 62, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	18/10/2019 18/10/2019	,	Detached Detached	1539.24 1377.78	1.483	585,763 578,349	381 420	4,096 4,518
2, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	24/10/2019		Detached	1377.78	1.483	519,031	377	4,055
7, Ransome Close, Cawston, Rugby CV22 7YU	CV22 7	24/10/2019	1,290,000.00		882.64	1.483	1,913,000	2,167	23,329
68, Elborow Way, Cawston, Rugby CV22 7XD 14, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7 CV22 7	25/10/2019	385,000.00 355,000.00		1377.78 1227.08	1.483	570,934 526,446	414 429	4,460 4,618
4, Potsford Road, Cawston, Rugby CV22 72D	CV22 7 CV22 7	25/10/2019	,		1291.67	1.483	504,201	390	4,010
33, Polo Drive, Cawston, Rugby CV22 7YW	CV22 7	29/10/2019	447,000.00		1474.65	1.483	662,877	450	4,839
20, Stanford Way, Cawston, Rugby CV22 7ZR	CV22 7 CV22 7	31/10/2019 31/10/2019	395,000.00 415,000.00		1474.65	1.483	585,763 615,422	397 417	4,276
70, Elborow Way, Cawston, Rugby CV22 7XD2, Sidney Wolfe Close, Cawston, Rugby CV22 7Z		31/10/2019	385,000.00		1474.65 1377.78	1.463	570,934	417	4,492 4,460
8, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	31/10/2019		Semi_Detached	1162.5	1.483	392,981	338	3,639
31, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7	08/11/2019		Semi_Detached	882.64	1.488	345,291	391	4,211
2, Ernest Harvey Close, Cawston, Rugby CV22 7 3, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7 CV22 7	15/11/2019 19/11/2019	365,000.00 280,000.00	Detached	1377.78 979.51	1.488	543,238 416,731	394 425	4,244 4,580
1, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7	20/11/2019	299,000.00		1033.33	1.488	445,009	431	4,636
95, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	21/11/2019		Semi_Detached	1237.85	1.488	513,472	415	4,465
16, East Close, Cawston, Rugby CV22 7XY 6, Sidney Wolfe Close, Cawston, Rugby CV22 7Z	CV22 7 CV22 7	22/11/2019 22/11/2019	382,000.00 349,000.00		1539.24 1313.2	1.488	568,540 519,425	369 396	3,976 4,258
131, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	29/11/2019		Detached	1474.65	1.488	614,678	417	4,487
8, Sidney Wolfe Close, Cawston, Rugby CV22 7Z		29/11/2019	375,000.00		1313.2	1.488	558,122	425	4,575
21, Richard Walker Way, Cawston, Rugby CV22 7 19, Richard Walker Way, Cawston, Rugby CV22 7		29/11/2019 29/11/2019		Detached Detached	1313.2 1313.2	1.488 1.488	558,122 558,122	425 425	4,575 4,575
20, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7	29/11/2019	283,080.00		624.31	1.488	421,315	675	7,264
17, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7	29/11/2019	,	Detached	957.99	1.488	410,778	429	4,616
2, Oldbury Close, Cawston, Rugby CV22 7ZB 7, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7 CV22 7	29/11/2019 05/12/2019	425,000.00 339,000.00		1539.24 1227.08	1.488	632,538 505,877	411 412	4,423 4,438
14, Sidney Wolfe Close, Cawston, Rugby CV22 7XA		10/12/2019		Semi Detached	1119.45	1.492	447,679	412	4,430
4, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	13/12/2019	425,000.00	Detached	1485.42	1.492	634,211	427	4,596
7, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	13/12/2019	,	Detached Detached	1539.24	1.492	634,211	412	4,435
15, Oldbury Close, Cawston, Rugby CV22 7ZB 8, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7 CV22 7	13/12/2019	269,000.00 290,000.00		957.99 957.99	1.492	401,418 432,756	419 452	4,510 4,862
48, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	19/12/2019	410,000.00	Detached	1517.71	1.492	611,827	403	4,339
1, Ophelia Crescent, Cawston, Rugby CV22 7UU	CV22 7	20/12/2019	459,995.00		1636.11	1.492	686,433	420 324	4,516
66, Trussell Way, Cawston, Rugby CV22 7XX 8, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	20/12/2019 20/12/2019	283,000.00 375,000.00	Semi_Detached Detached	1302.43 1313.2	1.492 1.492	422,310 559,598	426	3,490 4,587
16, Sidney Wolfe Close, Cawston, Rugby CV22 72	CV22 7	17/01/2020	300,000.00	Detached	1119.45	1.492	447,541	400	4,303
29, Richard Walker Way, Cawston, Rugby CV22 7		24/01/2020	298,000.00		1119.45	1.492	444,557	397	4,275
8, Trustees Close, Cawston, Rugby CV22 7ZG 23, Richard Walker Way, Cawston, Rugby CV22 7	CV22 7 CV22 7	24/01/2020 27/01/2020	292,000.00 392,400.00	Detached Detached	936.46 1377.78	1.492	435,607 585,384	465 425	5,007 4,573
24, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7 CV22 7	30/01/2020	355,000.00		1237.85	1.492	529,590	423	4,605
25, Richard Walker Way, Cawston, Rugby CV22 7		31/01/2020	525,000.00		1969.79	1.492	783,197	398	4,280
13a, Ophelia Crescent, Cawston, Rugby CV22 7U 6, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7 CV22 7	12/02/2020 13/02/2020	,	Detached Detached	1291.67 1227.08	1.472 1.472	515,023 521,652	399 425	4,292 4,576
1, Ransome Close, Cawston, Rugby CV22 72B	CV22 7 CV22 7	13/02/2020	280,750.00		1076.39	1.472	413,128	384	4,576
11, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7	21/02/2020	305,000.00	Detached	1033.33	1.472	448,812	434	4,675
5, Carroll Close, Cawston, Rugby CV22 7XA 15, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	24/02/2020 28/02/2020	,	Detached Semi_Detached	979.51 1162.5	1.472 1.472	412,024 397,309	421 342	4,528 3,679
15, Potsford Road, Cawston, Rugby CV22 7 Y 12, Sidney Wolfe Close, Cawston, Rugby CV22 7		03/03/2020		Semi_Detached	1162.5	1.472	397,309 437,759	342	4,209
4, Sidney Wolfe Close, Cawston, Rugby CV22 7Z	CV22 7	12/03/2020	325,000.00	Detached	1151.74	1.459	474,239	412	4,432
2, Ophelia Crescent, Cawston, Rugby CV22 7DU		16/03/2020	494,995.00		1883.68	1.459	722,296	383	4,127
60, Elborow Way, Cawston, Rugby CV22 7XD 1, Luke Jeayes Close, Cawston, Rugby CV22 7YF	CV22 7 CV22 7	19/03/2020 27/03/2020			1227.08 2120.49	1.459 1.459	488,831 510,719	398 241	4,288 2,593
12, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7	09/04/2020	270,500.00	Semi_Detached	1162.5	1.447	391,492	337	3,625
10, Oldbury Close, Cawston, Rugby CV22 7ZB	CV22 7	09/04/2020		Semi_Detached	1162.5	1.447	380,638	327	3,524
66, Elborow Way, Cawston, Rugby CV22 7XD 27, Richard Walker Way, Cawston, Rugby CV22 7	CV22 7 CV22 7	16/04/2020 17/04/2020	410,000.00 520,000.00		1474.65 1969.79	1.447	593,390 752,592	402 382	4,331 4,113
27, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	17/04/2020	295,000.00		1011.81	1.447	426,951	422	4,113
33, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7	28/04/2020	205,000.00	Semi_Detached	699.65	1.447	296,695	424	4,565
21, Dodgson Close, Cawston, Rugby CV22 7ZQ 13, Shustoke Lane, Cawston, Rugby CV22 7ZD	CV22 7 CV22 7	07/05/2020 20/05/2020	385,000.00 157,545.00	Detached Other	1334.72 914.93	1.418	546,076 223,459	409 244	4,404 2,629
3, Luke Jeayes Close, Cawston, Rugby CV22 72D		22/05/2020			1237.85	1.418	503,525	407	4,379
13, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	27/05/2020	276,000.00	Semi_Detached	1162.5	1.418	391,473	337	3,625
19, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	27/05/2020	360,000.00	Detached	1227.08	1.418	510,617	416	4,479

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ² N		Indexed value	Indexed value psf	Indexed value psm
17, Potsford Road, Cawston, Rugby CV22 7YY 2, William Simmonds Close, Cawston, Rugby CV2	CV22 7 CV22 7	28/05/2020 28/05/2020	,	Detached Detached	1377.78 1377.78	1.418 1.418	517,709 546,076	376 396	4,045 4,266
135, Elborow Way, Cawston, Rugby CV22 7YQ 5, Richard Walker Way, Cawston, Rugby CV22 7Y	CV22 7	29/05/2020 29/05/2020		Detached Detached	1194.79 1969.79	1.418 1.418	499,979 716,282	418 364	4,504 3,914
1, Turchil Walk, Cawston, Rugby CV22 7GE	CV22 7 CV22 7	05/06/2020		Semi_Detached	775	1.416	161,108	208	2,238
23, Potsford Road, Cawston, Rugby CV22 7YY 13, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7 CV22 7	11/06/2020 12/06/2020	,	Detached Detached	1539.24 1560.77	1.416 1.416	611,855 580,696	398 372	4,279 4,005
63, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	26/06/2020	315,000.00	Semi_Detached	1302.43	1.416	446,144	343	3,687
61, Trussell Way, Cawston, Rugby CV22 7XX 1, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7 CV22 7	26/06/2020 26/06/2020		Semi_Detached Semi Detached	1302.43 871.88	1.416	446,144 338,503	343 388	3,687 4,179
22, Trustees Close, Cawston, Rugby CV22 7DQ	CV22 7	29/06/2020		Detached	1237.85	1.416	502,798	406	4,179
25, Potsford Road, Cawston, Rugby CV22 7YY 23, Polo Drive, Cawston, Rugby CV22 7YW	CV22 7 CV22 7	22/07/2020 28/07/2020		Detached Semi Detached	1431.6 1259.38	1.398 1.398	556,528 503,392	389 400	4,184 4,303
4, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7	30/07/2020			1743.75	1.398	671,190	385	4,143
8, Landor Close, Cawston, Rugby CV22 7ZU 6, Luke Jeayes Close, Cawston, Rugby CV22 7YF	CV22 7	07/08/2020		Detached Detached	1743.75 1367.02	1.433	687,811 538,427	394 394	4,246 4,240
6, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7 CV22 7	07/08/2020	,	Detached	882.64	1.433	386,894	438	4,718
30, Trussell Way, Cawston, Rugby CV22 7XU 9, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	14/08/2020 14/08/2020			979.51 1377.78	1.433	396,925 536,994	405 390	4,362 4,195
26, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7	17/08/2020		Detached	1420.83	1.433	566,011	398	4,133
10, Luke Jeayes Close, Cawston, Rugby CV22 7Y 9, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7 CV22 7	24/08/2020 27/08/2020	,	Terraced Detached	1119.45 1560.77	1.433 1.433	422,717 587,506	378 376	4,065 4,052
8, Luke Jeayes Close, Cawston, Rugby CV22 7XA		28/08/2020		Semi_Detached	1119.45	1.433	422,717	378	4,065
53, Trussell Way, Cawston, Rugby CV22 7XX 59, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	28/08/2020 28/08/2020			1819.1 1819.1	1.433	587,506 558,847	323 307	3,476 3,307
12, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7	28/08/2020		Detached	936.46	1.433	404,806	432	4,653
10, Sidney Wolfe Close, Cawston, Rugby CV22 72 11, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	28/08/2020 18/09/2020		Detached Detached	1377.78 1227.08	1.433 1.421	544,517 491,597	395 401	4,254 4,312
12, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	21/09/2020	281,500.00		957.99	1.421	399,955	417	4,494
2, Magee Close, Cawston, Rugby CV22 7DQ 16, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	25/09/2020 25/09/2020		Other Detached	699.65 1011.81	1.421 1.421	433,699 421,267	620 416	6,672 4,482
32, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7	08/10/2020	280,000.00	Detached	979.51	1.417	396,639	405	4,359
14, Potsford Road, Cawston, Rugby CV22 7YY 5, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7 CV22 7	09/10/2020		Semi_Detached	957.99 1582.29	1.417 1.417	395,009 623,289	412 394	4,438 4,240
22, Marton Court, Cawston, Rugby CV22 720	CV22 7 CV22 7	23/10/2020			839.58	1.417	325,810	388	4,240
10, Landor Close, Cawston, Rugby CV22 7ZU 4, Luke Jeayes Close, Cawston, Rugby CV22 7YF	CV22 7	29/10/2020 30/10/2020		Detached	2561.81 1237.85	1.417 1.417	779,111 513,505	304 415	3,274 4,465
9, Luke Jeayes Close, Cawston, Rugby CV22 77F		30/10/2020	415,000.00	Detached	1474.65	1.417	587,875	399	4,403
5, Magee Close, Cawston, Rugby CV22 7DQ 8, Shustoke Lane, Cawston, Rugby CV22 7ZD	CV22 7 CV22 7	30/10/2020 30/10/2020	,		882.64 1431.6	1.417	1,051,800 552,461	1,192 386	12,827 4,154
	CV22 7	06/11/2020			2281.95	1.399	727,615	319	3,432
4, Shustoke Lane, Cawston, Rugby CV22 7ZD 1, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7 CV22 7	12/11/2020 12/11/2020		Semi_Detached	656.6 1474.65	1.399	291,046 558,305	443 379	4,771 4,075
133, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	13/11/2020			1194.79	1.399	494,638	414	4,456
25, Magee Close, Cawston, Rugby CV22 7DQ 2, Shustoke Lane, Cawston, Rugby CV22 7ZD	CV22 7 CV22 7	16/11/2020 16/11/2020		Semi_Detached Semi Detached	882.64 656.6	1.399	324,628 291,746	368 444	3,959 4,783
6, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	19/11/2020	474,000.00	Detached	1969.79	1.399	663,249	337	3,624
4, Trustees Close, Cawston, Rugby CV22 7ZG 2, Luke Jeayes Close, Cawston, Rugby CV22 7YF	CV22 7	27/11/2020			1237.85 1915.97	1.399	507,232 549,209	410 287	4,411 3,085
65, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	03/12/2020	405,000.00	Detached	1819.1	1.399	566,414	311	3,352
1, Shustoke Lane, Cawston, Rugby CV22 7ZD 15, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7 CV22 7	03/12/2020		Semi_Detached	957.99 505.9	1.399 1.399	403,482 709,704	421	4,534
5, Shustoke Lane, Cawston, Rugby CV22 7DQ	CV22 7 CV22 7	04/12/2020			936.46	1.399	397,189	424	4,565
4, Carroll Close, Cawston, Rugby CV22 7XA 2, Cowdray Close, Cawston, Rugby CV22 7ZX	CV22 7 CV22 7	04/12/2020			1474.65 1011.81	1.399	552,428 496,486	375 491	4,032 5,282
24, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7	09/12/2020			882.64	1.399	328,660	372	4,008
6, Landor Close, Cawston, Rugby CV22 7ZU 18, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	10/12/2020			2561.81 1011.81	1.399 1.399	769,204 409,776	300 405	3,232 4,359
19, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7 CV22 7	22/01/2021	305,250.00		699.65	1.378	409,770	601	6,473
6, Carroll Close, Cawston, Rugby CV22 7XA 23, Magee Close, Cawston, Rugby CV22 7DQ	CV22 7 CV22 7	22/01/2021	386,000.00	Detached Semi Detached	1334.72 882.64	1.378 1.378	532,054 323,919	399 367	4,291 3,950
24, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	25/01/2021	285,000.00	—	925.7	1.378	392,838	424	4,568
46, Elborow Way, Cawston, Rugby CV22 7XD 56, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	29/01/2021 29/01/2021	425,000.00	Detached Semi Detached	1474.65 1119.45	1.378	585,810 410,067	397 366	4,276 3,943
22, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	29/01/2021	398,500.00	-	1431.6	1.378	549,283	384	4,130
2, Landor Close, Cawston, Rugby CV22 7ZU 15, Carroll Close, Cawston, Rugby CV22 7XA	CV22 7 CV22 7	17/02/2021	341,000.00 480,000.00		1227.08 1743.75	1.341 1.341	457,154 643,501	373 369	4,010 3,972
39, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	19/02/2021	415,000.00		1420.83	1.341	556,361	303	4,215
20, Potsford Road, Cawston, Rugby CV22 7YY 31, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	19/02/2021 25/02/2021	285,000.00 365,000.00		957.99 1377.78	1.341	382,079 489,329	399 355	4,293 3,823
50, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	26/02/2021		Semi_Detached	1119.45	1.341	393,474	351	3,783
54, Elborow Way, Cawston, Rugby CV22 7XD 48, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	26/02/2021 26/02/2021	,	Semi_Detached Semi Detached	1119.45 1119.45	1.341 1.341	402,188 401,518	359 359	3,867 3,861
5, Luke Jeayes Close, Cawston, Rugby CV22 7YF		26/02/2021	357,500.00	-	1194.79	1.341	479,274	401	4,318
22, Magee Close, Cawston, Rugby CV22 7DQ 34, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	26/02/2021 26/02/2021		Semi_Detached Detached	882.64 1420.83	1.341 1.341	315,048 529,548	357 373	3,842 4,012
7, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7 CV22 7	26/02/2021	520,000.00		2561.81	1.341	697,126	272	2,929
41, Trussell Way, Cawston, Rugby CV22 7XU 29, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	26/02/2021 26/02/2021	399,000.00 525,000.00		1474.65 2023.61	1.341 1.341	534,911 703,830	363 348	3,905 3,744
35, Potsford Road, Cawston, Rugby CV22 711 35, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	26/02/2021			1011.81	1.341	398,166	394	4,236
9, Landor Close, Cawston, Rugby CV22 7ZU	CV22 7	09/03/2021	391,000.00		1474.65	1.300	508,317	345	3,710
9, Trussell Way, Cawston, Rugby CV22 7XU 37, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	12/03/2021 19/03/2021	480,000.00	Detached	1033.33 1743.75	1.300 1.300	414,714 624,021	401 358	4,320 3,852
3, Landor Close, Cawston, Rugby CV22 7ZU 2, Trustees Close, Cawston, Rugby CV22 7ZG	CV22 7	19/03/2021			2561.81 1194.79	1.300	676,023 468,016	264 392	2,840
6, Brown Close, Cawston, Rugby CV22 72G	CV22 7 CV22 7	19/03/2021 19/03/2021			1539.24	1.300 1.300	530,418	392	4,216 3,709
41, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	26/03/2021	517,500.00	Detached	1883.68	1.300	672,773	357	3,844
45, Potsford Road, Cawston, Rugby CV22 7YY 33, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	26/03/2021 26/03/2021			1011.81 1431.6	1.300 1.300	389,363 526,518	385 368	4,142 3,959
21, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	06/04/2021	387,000.00	Detached	1377.78	1.268	490,622	356	3,833
100, Potsford Road, Cawston, Rugby CV22 7YY 12, Richard Hodgkinson Close, Cawston, Rugby C	CV22 7 CV22 7	30/04/2021 30/04/2021	199,190.00 525,000.00		538.19 2228.13	1.268 1.268	252,524 665,572	469 299	5,051 3,215
47, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	30/04/2021	295,000.00	Detached	957.99	1.268	373,988	390	4,202
43, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	30/04/2021			1377.78	1.268	471,605	342	3,684
37, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	30/04/2021	530,000.00	Detached	2023.61	1.268	671,911	332	3,574

	Postcode						Indexed	Indexed	Indexed
Address 2, Packington Close, Cawston, Rugby CV22 7ZH	sector CV22 7	Date sold 28/05/2021	Sold price 406.000.00	Subcategory Detached	Floor area ft ² 1431.6	NB index 1.256	value 509,777	value psf 356	value psm 3,833
1, Packington Close, Cawston, Rugby CV22 7ZH	CV22 7	28/05/2021	305,000.00	Detached	1011.81	1.256	382,961	378	4,074
 4, Oldbury Close, Cawston, Rugby CV22 7ZB 6, Packington Close, Cawston, Rugby CV22 7ZH 	CV22 7 CV22 7	29/05/2021 25/06/2021	375,000.00 299,000.00	Detached	1377.78 957.99	1.256 1.237	470,854 369,757	342 386	3,679 4,155
5, Trussell Way, Cawston, Rugby CV22 72H	CV22 7 CV22 7	25/06/2021	349,000.00	Detached	1227.08	1.237	431,589	352	3,786
5, Packington Close, Cawston, Rugby CV22 7ZH	CV22 7	25/06/2021	298,000.00	Detached	957.99	1.237	368,520	385	4,141
7, Packington Close, Cawston, Rugby CV22 7ZH 9, Packington Close, Cawston, Rugby CV22 7ZH	CV22 7 CV22 7	25/06/2021 25/06/2021	255,600.00 408,000.00	Detached Detached	818.06 1431.6	1.237 1.237	316,086 504,551	386 352	4,159 3,794
10, Packington Close, Cawston, Rugby CV22 7ZH		30/06/2021	305,000.00		1011.81	1.237	377,176	373	4,013
51, Potsford Road, Cawston, Rugby CV22 7YY 49, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	30/07/2021 30/07/2021	289,000.00 410,000.00	Detached Detached	925.7 1431.6	1.258 1.258	363,599 515,833	393 360	4,228 3,878
1, Hannah Twining Crescent, Cawston, Rugby CV	2CV22 7	06/08/2021	410,000.00	Detached	1356.25	1.264	518,376	382	4,114
10, Trustees Close, Cawston, Rugby CV22 7ZG 9, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7 CV22 7	06/08/2021 06/08/2021	285,000.00 365,000.00	Detached Detached	936.46	1.264	360,335 461,481	385 376	4,142 4,048
28, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7	25/08/2021	510,000.00	Detached	1894.45	1.264	644,809	340	3,664
53, Potsford Road, Cawston, Rugby CV22 7YY 7, Trussell Way, Cawston, Rugby CV22 7XU	CV22 7 CV22 7	27/08/2021 27/08/2021	368,000.00 511,000.00	Detached Detached	1291.67 1743.75	1.264 1.264	465,274 646,074	360 371	3,877 3,988
13, Richard Hodgkinson Close, Cawston, Rugby C	CV22 7	27/08/2021	390,000.00	Detached	1356.25	1.264	493,089	364	3,913
64, Potsford Road, Cawston, Rugby CV22 7YY 30, Elborow Way, Cawston, Rugby CV22 7XD	CV22 7 CV22 7	24/09/2021 24/09/2021	295,000.00 440.000.00	Detached Detached	936.46 1453.13	1.264	372,879 556,158	398 383	4,286 4,120
7, Elborow Way, Cawston, Rugby CV22 7YQ	CV22 7	24/09/2021	515,000.00	Detached	2228.13	1.264	650,958	292	3,145
68, Potsford Road, Cawston, Rugby CV22 7YY 66, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	27/09/2021 30/09/2021	255,600.00 255,600.00	Semi_Detached Semi Detached	818.06 818.06	1.264 1.264	323,077 323,077	395 395	4,251 4,251
72, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	27/10/2021	255,600.00	Semi_Detached	818.06	1.239	316,591	387	4,166
76, Potsford Road, Cawston, Rugby CV22 7YY 70, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	29/10/2021 29/10/2021	279,500.00 255,600.00	Semi_Detached Semi Detached	1162.5 818.06	1.239 1.239	346,193 316,591	298 387	3,206 4,166
78, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	29/10/2021	257,000.00	Semi_Detached	818.06	1.239	318,325	389	4,189
74, Potsford Road, Cawston, Rugby CV22 7YY 92, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	26/11/2021 26/11/2021	279,000.00 312,000.00	Semi_Detached Detached	1162.5 1011.81	1.209	337,284 377,177	290 373	3,123 4,013
21, Oldbury Close, Cawston, Rugby CV22 778	CV22 7 CV22 7	30/11/2021	425,000.00	Detached	1431.6	1.209	513,783	373	3,863
55, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	30/11/2021 17/12/2021	420,000.00 395,000.00	Detached Detached	1431.6	1.209 1.206	507,739	355 346	3,818 3,722
90, Potsford Road, Cawston, Rugby CV22 7YY 86, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	17/12/2021	395,000.00	Detached Detached	1377.78 1227.08	1.206	476,394 441,418	346	3,722
57, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	17/12/2021	375,000.00		1377.78	1.206	452,273	328	3,533
84, Potsford Road, Cawston, Rugby CV22 7YY 88, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	17/12/2021 17/12/2021	362,000.00 397,000.00	Detached Detached	1377.78 1377.78	1.206 1.206	436,594 478,806	317 348	3,411 3,741
59, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	21/12/2021	530,000.00	Detached	1883.68	1.206	639,212	339	3,653
59, Potsford Road, Cawston, Rugby CV22 7YY 61, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	21/12/2021 28/01/2022	530,000.00 550,000.00		1883.68 2023.61	1.206 1.199	639,212 659,647	339 326	3,653 3,509
1, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	28/01/2022	380,000.00	Detached	1291.67	1.199	455,756	353	3,798
61, Potsford Road, Cawston, Rugby CV22 7YY 1, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7 CV22 7	28/01/2022 28/01/2022	550,000.00 380,000.00		2023.61 1291.67	1.199 1.199	659,647 455,756	326 353	3,509 3,798
82, Potsford Road, Cawston, Rugby CV22 7YY	CV22 7	15/02/2022	398,000.00	Detached	1377.78	1.188	472,875	343	3,694
82, Potsford Road, Cawston, Rugby CV22 7YY 49, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	15/02/2022 30/06/2022	398,000.00 284 995 00	Detached Semi Detached	1377.78 968.75	1.188	472,875 332,192	343 343	3,694 3,691
51, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	30/06/2022	419,995.00	Detached	1819.1	1.166	489,550	269	2,897
47, Trussell Way, Cawston, Rugby CV22 7XX 49, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	30/06/2022 30/06/2022	279,995.00 284,995.00	Semi_Detached Semi Detached	968.75 968.75	1.166 1.166	326,364 332,192	337 343	3,626 3,691
51, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	30/06/2022	419,995.00	Detached	1819.1	1.166	489,550	269	2,897
47, Trussell Way, Cawston, Rugby CV22 7XX 45, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7 CV22 7	30/06/2022 31/08/2022		Semi_Detached Detached	968.75 1829.86	1.166	326,364 621,462	337 340	3,626 3,656
45, Trussell Way, Cawston, Rugby CV22 7XX	CV22 7	31/08/2022	549,995.00	Detached	1829.86	1.130	621,462	340	3,656
2, Brown Close, Cawston, Rugby CV22 7YN 2, Brown Close, Cawston, Rugby CV22 7YN	CV22 7 CV22 7	26/10/2022 26/10/2022	469,995.00 469,995.00	Detached Detached	1539.24 1539.24	1.077	506,212 506,212	329 329	3,540 3,540
	CV22 7 Aver	age	-						4,290
5, Brome Close, Rugby CV23 0LD 15, Oxlip Close, Rugby CV23 0JQ	CV23 0 CV23 0	24/01/2019 25/01/2019	366,000.00 269,995.00	Other Detached	882.64	1.462 1.462	535,064 394,712	606 417	6,525 4,485
13, Page Close, Rugby CV23 0XW	CV23 0	01/02/2019	269,995.00	Detached	925.7	1.443	389,686	421	4,531
10, Page Close, Rugby CV23 0XW 2, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	08/02/2019 08/02/2019	,		925.7 1571.53	1.443	382,470 635,056	413 404	4,447 4,350
1, Monck Lane, Rugby CV23 0XS	CV23 0	22/02/2019	266,995.00		925.7	1.443	385,356	416	4,000
7, Aster Drive, Rugby CV23 0HR 36, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	25/02/2019 28/02/2019			527.43 731.95	1.443 1.443	198,888 230,922	377 315	4,059 3,396
40, Snellsdale Road, Rugby CV23 0GN	CV23 0	28/02/2019			904.17	1.443	346,387	383	4,124
1, Edward Cave Walk, Newton, Rugby CV23 0SN 12, Edward Cave Walk, Newton, Rugby CV23 0SN		08/03/2019 15/03/2019		Detached Detached	1001.04 1840.63	1.459 1.459	437,653 729,543	437 396	4,706 4,266
14, Edward Cave Walk, Newton, Rugby CV23 0Sh		28/03/2019	429,995.00		1571.53	1.459	627,400	399	4,200
34, Snellsdale Road, Rugby CV23 0GN 6, Lupin Close, Rugby CV23 0LE	CV23 0 CV23 0	28/03/2019 28/03/2019		Detached Terraced	624.31 624.31	1.459 1.459	291,810 159,067	467 255	5,031 2,743
4, Lupin Close, Rugby CV23 0LE	CV23 0	28/03/2019			624.31	1.459	159,067	255	2,743
2, Lupin Close, Rugby CV23 0LE 11, Oxlip Close, Rugby CV23 0JQ	CV23 0 CV23 0	28/03/2019 28/03/2019		Terraced	624.31 1205.56	1.459 1.459	159,067 474,196	255 393	2,743 4,234
16, Page Close, Rugby CV23 0XW	CV23 0	29/03/2019			1203.30	1.459	436,996	406	4,370
11, Journal Close, Rugby CV23 0EX 42, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	29/03/2019 29/03/2019			1001.04 1205.56	1.459 1.459	437,653 409,996	437 340	4,706 3,661
2, Aster Drive, Rugby CV23 0HR	CV23 0	29/03/2019			979.51	1.459	403,350	413	4,441
20, Page Close, Rugby CV23 0XW 18, Page Close, Rugby CV23 0XW	CV23 0 CV23 0	29/03/2019 29/03/2019		Detached Detached	1227.08 1076.39	1.459 1.459	469,818 437,718	383 407	4,121 4,377
6, Aster Drive, Rugby CV23 0HR	CV23 0	29/03/2019		Semi_Detached	742.71	1.459	-	462	4,969
14, Page Close, Rugby CV23 0XW 18, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	08/04/2019 18/04/2019	,	Detached Detached	1076.39 947.22	1.462 1.462	437,229 406,520	406 429	4,372 4,620
17, Skelhorn Avenue, Rugby CV23 0XL	CV23 0	26/04/2019	232,000.00	Semi_Detached	850.35	1.462	339,261	399	4,020
7, Coombe Road, Rugby CV23 0FW Old Hall Cottage, Hillmorton Lane, Clifton Upon De	CV23 0	29/04/2019 30/04/2019			1194.79 2615.63	1.462 1.462	540,989 851,807	453 326	4,874 3,505
1, Journal Close, Rugby CV23 0EX	CV23 0	30/04/2019	299,950.00	Detached	1001.04	1.462	438,626	438	4,716
77, Snellsdale Road, Rugby CV23 0GN 12, Lupin Close, Rugby CV23 0LE	CV23 0 CV23 0	30/04/2019 30/04/2019		Other Other	775 1065.63	1.462 1.462	655,503 286,182	846 269	9,104 2,891
38, Snellsdale Road, Rugby CV23 0GN	CV23 0	30/04/2019	239,995.00	Terraced	904.17	1.462	350,952	388	4,178
9, Coombe Road, Rugby CV23 0FW 24, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	01/05/2019 03/05/2019			1011.81 1076.39	1.465 1.465	512,538 432,058	507 401	5,453 4 321
22, Skelhorn Avenue, Rugby CV23 0XP 22, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	24/05/2019			947.22	1.465	432,058 399,830	401	4,321 4,544
1, Purefey Close, Rugby CV23 0RN 3, Lupin Close, Rugby CV23 0LE	CV23 0 CV23 0	30/05/2019 30/05/2019			2518.75 645.83	1.465 1.465	1,076,411 99,228	427 154	4,600 1,654
5, Lupin Close, Rugby CV23 0LE	CV23 0	30/05/2019	67,751.00	Flat	527.43	1.465	99,228 99,228	154	2,025
8, Lupin Close, Rugby CV23 0LE	CV23 0	30/05/2019			527.43	1.465	198,458	376	4,050
87, Snellsdale Road, Rugby CV23 0GN	CV23 0	30/05/2019	448,259.00	Other	882.64	1.465	656,522	744	8,006

Address 11, Coombe Road, Rugby CV23 0FW	Postcode sector CV23 0	Date sold 31/05/2019	Sold price 699,950.00	Subcategory Detached	Floor area ft ² NI 2960.07	3 index 1.465	Indexed value 1,025,150	Indexed value psf 346	Indexed value psm 3,728
62, Snellsdale Road, Rugby CV23 0GN	CV23 0	31/05/2019	273,995.00	Detached	947.22	1.465	401,294	424	4,560
50, Snellsdale Road, Rugby CV23 0GN 1, Brome Close, Rugby CV23 0LD	CV23 0 CV23 0	31/05/2019 31/05/2019	284,995.00 319,995.00	Detached Detached	979.51 1205.56	1.465 1.465	417,405 468,666	426 389	4,587 4,185
Holbrook Cottage, Hillmorton Lane, Clifton Upon E		31/05/2019	457,500.00		1205.50	1.465	670,057	475	5,115
2, Purefey Close, Rugby CV23 0RN 30, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	31/05/2019 04/06/2019		Detached Semi Detached	2572.57 850.35	1.465 1.480	1,069,088 362,653	416 426	4,473 4,591
12, Page Close, Rugby CV23 0XW	CV23 0	07/06/2019	305,995.00	Detached	1151.74	1.480	452,938	393	4,233
3, Journal Close, Rugby CV23 0EX 5, Journal Close, Rugby CV23 0EX	CV23 0 CV23 0	13/06/2019 13/06/2019		Semi_Detached Semi Detached	785.76 785.76	1.480	266,439 266,439	339 339	3,650 3,650
7, Journal Close, Rugby CV23 0EX	CV23 0	13/06/2019	198,750.00	Semi_Detached	904.17	1.480	200,439	325	3,502
9, Journal Close, Rugby CV23 0EX The Pavilion, Hillmorton Lane, Clifton Upon Dunsn	CV23 0	13/06/2019 19/06/2019	198,750.00 357,500.00	Semi_Detached Terraced	904.17 936.46	1.480	294,193 529,177	325 565	3,502 6,083
28, Skelhorn Avenue, Rugby CV23 0XP	CV23 0	21/06/2019	235,000.00	Semi_Detached	850.35	1.480	347,851	409	4,403
33, Skelhorn Avenue, Rugby CV23 0XL 31, Skelhorn Avenue, Rugby CV23 0XL	CV23 0 CV23 0	25/06/2019 25/06/2019	201,995.00 239.995.00	Terraced Semi Detached	592.01 850.35	1.480	298,996 355,244	505 418	5,436 4,497
58, Snellsdale Road, Rugby CV23 0GN	CV23 0	28/06/2019	254,995.00	Semi_Detached	1140.97	1.480	377,447	331	3,561
4, Purefey Close, Rugby CV23 0RN 37, Skelhorn Avenue, Rugby CV23 0XL	CV23 0 CV23 0	28/06/2019 28/06/2019	744,950.00 198.995.00	Detached Terraced	2572.57 592.01	1.480	1,102,686 294,555	429 498	4,614 5,356
29, Skelhorn Avenue, Rugby CV23 0XL	CV23 0	28/06/2019	,	Semi_Detached	850.35	1.480	337,489	397	4,272
5, Great Burnet Close, Rugby CV23 0LF 68, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	28/06/2019 28/06/2019	,	Detached Detached	979.51 850.35	1.480 1.480	421,854 384,856	431 453	4,636 4,872
101, Snellsdale Road, Rugby CV23 0GN	CV23 0	28/06/2019			979.51	1.480	418,893	428	4,603
5, Purefey Close, Rugby CV23 0RN 35, Skelhorn Avenue, Rugby CV23 0XL	CV23 0 CV23 0	28/06/2019 28/06/2019	754,950.00 201,995.00	Detached Terraced	2572.57 592.01	1.480	1,117,488 298,996	434 505	4,676 5,436
97, Snellsdale Road, Rugby CV23 0GN	CV23 0	28/06/2019		Semi_Detached	1140.97	1.480	380,408	333	3,589
60, Snellsdale Road, Rugby CV23 0GN 99, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	28/06/2019 28/06/2019	254,995.00 256,995.00	Semi_Detached Semi Detached	1140.97 1140.97	1.480	377,447 380,408	331 333	3,561 3,589
10, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	28/06/2019	280,995.00	Detached	1011.81	1.480	415,933	411	4,425
18, The Beeches, Main Street, Clifton Upon Dunsr 13, Oxlip Close, Rugby CV23 0JQ	CV23 0 CV23 0	26/07/2019 29/07/2019	89,000.00 264,995.00	Flat Detached	548.96 947.22	1.475 1.475	131,304 390,955	239 413	2,575 4,443
24, The Beeches, Main Street, Clifton Upon Dunsr	CV23 0	07/08/2019	93,000.00	Flat	505.9	1.490	138,584	274	2,949
56, Snellsdale Road, Rugby CV23 0GN 39, Skelhorn Avenue, Rugby CV23 0XL	CV23 0 CV23 0	16/08/2019 20/08/2019	187,703.00 199,500.00	Other Terraced	882.64 592.01	1.490 1.490	279,706 297,285	317 502	3,411 5,405
28, Edward Cave Walk, Newton, Rugby CV23 0SN		23/08/2019		Detached	1280.9	1.490	529,004	413	4,445
66, Stretton Close, Rugby CV23 0YD 62, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	23/08/2019 23/08/2019		Terraced	592.01 592.01	1.490	308,454 305,481	521 516	5,608 5,554
22, Edward Cave Walk, Newton, Rugby CV23 0SN		28/08/2019	520,000.00	Detached	1840.63	1.490	774,879	421	4,531
10, Great Burnet Close, Rugby CV23 0LF 6, Great Burnet Close, Rugby CV23 0LF	CV23 0 CV23 0	29/08/2019 29/08/2019	284,995.00 364,995.00		979.51 1388.54	1.490	424,686 543,898	434 392	4,667 4,216
4, Great Burnet Close, Rugby CV23 0LF	CV23 0	30/08/2019	364,995.00		1388.54	1.490	543,898	392	4,216
23, Skelhorn Avenue, Rugby CV23 0XL 56, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	06/09/2019 27/09/2019	310,000.00 206,995.00		1151.74 592.01	1.481	459,244 306,649	399 518	4,292 5,576
7, Great Burnet Close, Rugby CV23 0LF	CV23 0	27/09/2019	284,995.00		979.51	1.481	422,201	431	4,640
64, Stretton Close, Rugby CV23 0YD 54, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	27/09/2019 27/09/2019	189,500.00 190,995.00	Terraced Terraced	592.01 592.01	1.481	280,732 282,946	474 478	5,104 5,145
58, Stretton Close, Rugby CV23 0YD	CV23 0	27/09/2019	276,500.00	Detached	914.93	1.481	409,616	448	4,819
50, Stretton Close, Rugby CV23 0YD 21, Skelhorn Avenue, Rugby CV23 0XL	CV23 0 CV23 0	27/09/2019 27/09/2019	240,000.00 349,500.00	Semi_Detached	850.35 1356.25	1.481	355,544 517,761	418 382	4,501 4,109
20, Skelhorn Avenue, Rugby CV23 0XP	CV23 0	27/09/2019	289,950.00	Detached	1076.39	1.481	429,541	399	4,109
8, Great Burnet Close, Rugby CV23 0LF 2, Great Burnet Close, Rugby CV23 0LF	CV23 0 CV23 0	27/09/2019 27/09/2019			1388.54 979.51	1.481	540,716 422,201	389 431	4,192 4,640
27, Skelhorn Avenue, Rugby CV23 0XL	CV23 0	04/10/2019	329,500.00	Detached	1313.2	1.483	488,631	372	4,005
48, Stretton Close, Rugby CV23 0YD 25, Skelhorn Avenue, Rugby CV23 0XL	CV23 0 CV23 0	08/10/2019	239,500.00 350,500.00	Semi_Detached	850.35 1356.25	1.483	355,165 519,772	418 383	4,496 4,125
52, Stretton Close, Rugby CV23 0YD	CV23 0	18/10/2019	193,995.00	Terraced	592.01	1.483	287,684	486	5,231
46, Stretton Close, Rugby CV23 0YD 40, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	18/10/2019 24/10/2019		Semi_Detached Semi Detached	850.35 850.35	1.483 1.483	355,165 354,417	418 417	4,496 4,486
42, Stretton Close, Rugby CV23 0YD	CV23 0	25/10/2019	194,995.00	Semi_Detached	592.01	1.483	289,167	488	5,258
44, Stretton Close, Rugby CV23 0YD 28, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	28/10/2019 31/10/2019		Semi_Detached	592.01 914.93	1.483	303,262 404,837	512 442	5,514 4,763
9, Great Burnet Close, Rugby CV23 0LF	CV23 0	15/11/2019	314,995.00	Detached	1205.56	1.488	468,815	389	4,186
30, Stretton Close, Rugby CV23 0YD 34, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	22/11/2019 22/11/2019	275,500.00 82,500.00		914.93 947.22	1.488	410,033 122,787	448 130	4,824
5, The Beeches, Main Street, Clifton Upon Dunsm	CV23 0	27/11/2019	85,000.00	Flat	635.07	1.488	126,508	199	2,144
17, The Beeches, Main Street, Clifton Upon Dunsr 48, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	29/11/2019 29/11/2019		Flat Detached	785.76 947.22	1.488	175,622 394,399	224 416	2,406 4,482
60, Stretton Close, Rugby CV23 0YD	CV23 0	03/12/2019	269,950.00	Detached	914.93	1.492	402,836	440	4,739
24, Stretton Close, Rugby CV23 0YD 22, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	06/12/2019	251,000.00 254,000.00		947.22 947.22	1.492	374,558 379,035	395 400	4,256 4,307
8, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	19/12/2019	275,000.00	Detached	1011.81	1.492	410,372	406	4,366
43, Skelhorn Avenue, Rugby CV23 0XL 36, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	20/12/2019 20/12/2019	,		893.4 1076.39	1.492	268,607 408,880	301 380	3,236 4,089
4, Skelhorn Avenue, Rugby CV23 0XP	CV23 0	20/12/2019	323,000.00	Detached	1076.39	1.492	482,001	448	4,820
7, Edward Cave Walk, Newton, Rugby CV23 0SN 2, The Beeches, Main Street, Clifton Upon Dunsm		20/12/2019	285,000.00 77,000.00		1001.04 635.07	1.492	425,295 113,307	425 178	4,573 1,920
4, Chervil Way, Rugby CV23 0AD	CV23 0	21/02/2020		Detached	1076.39	1.472	431,147	401	4,312
64, Snellsdale Road, Rugby CV23 0GN 4, The Beeches, Main Street, Clifton Upon Dunsm	CV23 0	21/02/2020	268,995.00 82,000.00		947.22 635.07	1.472 1.472	395,830 120,664	418 190	4,498 2,045
20, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	28/02/2020	275,000.00		1011.81	1.472	404,667	400	4,305
1, Great Burnet Close, Rugby CV23 0LF 2, St Johns Gate, Newton, Rugby CV23 0PW	CV23 0 CV23 0	20/03/2020 27/03/2020	,		1205.56 1840.63	1.459 1.459	452,351 744,191	375 404	4,039 4,352
2, Chervil Way, Rugby CV23 0AD	CV23 0	27/03/2020	330,000.00	Detached	1248.61	1.459	481,535	386	4,151
3, Lobelia Close, Rugby CV23 0AT 20, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	30/03/2020 03/04/2020		Semi_Detached	742.71 1076.39	1.459 1.447	344,363 402,347	464 374	4,991 4,024
The Upper Stables, Hillmorton Lane, Clifton Upon	CV23 0	03/04/2020	490,000.00	Detached	1431.6	1.447	709,173	495	5,332
6, Skelhorn Avenue, Rugby CV23 0XP 26, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	09/04/2020 22/04/2020			850.35 1076.39	1.447 1.447	361,823 444,318	425 413	4,580 4,443
4, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0	29/04/2020	380,000.00	Detached	1442.36	1.447	444,318 549,971	381	4,443
32, Skelhorn Avenue, Rugby CV23 0XP 2, Skelhorn Avenue, Rugby CV23 0XP	CV23 0 CV23 0	22/05/2020 27/05/2020			1313.2 1313.2	1.418 1.418	470,193 453,881	358 346	3,854 3,720
6, Chervil Way, Rugby CV23 0AD	CV23 0	19/06/2020	270,000.00		947.22	1.418	453,881 382,409	346 404	3,720 4,346
1, Lobelia Close, Rugby CV23 0AT 32, Stretton Close, Rugby CV23 0YD	CV23 0 CV23 0	30/06/2020 10/07/2020	,	Semi_Detached	742.71 1076.39	1.416 1.398	325,756 391,180	439 363	4,721 3,912
7, Percy Close, Brinklow, Rugby CV23 0ZB	CV23 0	05/08/2020			1453.13	1.398	391,180 573,176	363 394	4,246
25, The Beeches, Main Street, Clifton Upon Dunsr	CV/23.0	14/08/2020	80,000.00	Flat	635.07	1.433	114,635	181	1,943

	De stas de						lu dana d	Indexed	Indexed
Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ² NB	index	Indexed value	value psf	value psm
9, Lobelia Close, Rugby CV23 0AT 6, Edward Cave Walk, Newton, Rugby CV23 0SN	CV23 0 CV23 0	25/08/2020 25/08/2020	607,750.00 385,000.00	Other Detached	548.96 1442.36	1.433	870,870 551.682	1,586 382	17,076 4,117
4, Lobelia Close, Rugby CV23 0AT	CV23 0	27/08/2020	230,000.00	Semi_Detached	742.71	1.433	329,576	444	4,117
31, Lobelia Close, Rugby CV23 0AT 26, Edward Cave Walk, Newton, Rugby CV23 0SI	CV23 0	01/09/2020	290,000.00 383,000.00	Detached Detached	1076.39 1442.36	1.421	412,032 544,167	383 377	4,120 4,061
1, Lupin Close, Rugby CV23 0LE	CV23 0	07/09/2020	310,000.00	Detached	979.51	1.421	440,448	450	4,840
3, Great Burnet Close, Rugby CV23 0LF 1, St Johns Gate, Newton, Rugby CV23 0PW	CV23 0 CV23 0	11/09/2020 17/09/2020	310,000.00 425,000.00	Detached Detached	1205.56 1571.53	1.421	440,448 603,840	365 384	3,933 4,136
24, Edward Cave Walk, Newton, Rugby CV23 0SI	CV23 0	17/09/2020	390,000.00	Detached	1442.36	1.421	554,112	384	4,135
5, Chervil Way, Rugby CV23 0AD 3, Chervil Way, Rugby CV23 0AD	CV23 0 CV23 0	18/09/2020 18/09/2020	290,000.00 270,000.00	Detached Detached	1076.39 947.22	1.421 1.421	412,032 383,616	383 405	4,120 4,359
25, Lobelia Close, Rugby CV23 0AT	CV23 0	29/09/2020	200,000.00	Semi_Detached	678.13	1.421	284,160	419	4,510
16, Lobelia Close, Rugby CV23 0AT 5, Percy Close, Brinklow, Rugby CV23 0ZB	CV23 0 CV23 0	07/10/2020 23/10/2020	230,000.00 425,000.00	Terraced Detached	742.71 1442.36	1.417 1.417	325,810 602,041	439 417	4,722 4,493
16, Chervil Way, Rugby CV23 0AD	CV23 0	23/10/2020	295,000.00	Detached	1076.39	1.417	417,887	388	4,179
9, Chervil Way, Rugby CV23 0AD 8, Lobelia Close, Rugby CV23 0AT	CV23 0 CV23 0	23/10/2020 27/10/2020	200,000.00 270.000.00	Terraced Detached	678.13 947.22	1.417	283,313 382,473	418 404	4,497 4,346
29, Lobelia Close, Rugby CV23 0AT	CV23 0	27/10/2020	290,000.00	Detached	1076.39	1.417	410,804	382	4,108
7, Chervil Way, Rugby CV23 0AD 11, Chervil Way, Rugby CV23 0AD	CV23 0 CV23 0	29/10/2020 30/10/2020	290,000.00 195,000.00		1076.39 678.13	1.417	410,804 276,230	382 407	4,108 4,385
8, Chervil Way, Rugby CV23 0AD	CV23 0	27/11/2020	203,000.00	Terraced	678.13	1.399	284,050	419	4,509
29, Aster Drive, Rugby CV23 0HR 36, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	27/11/2020 27/11/2020	232,000.00 280,000.00	Terraced Detached	742.71 979.51	1.399 1.399	324,628 391,793	437 400	4,705 4,305
14, Chervil Way, Rugby CV23 0AD	CV23 0	27/11/2020	203,000.00		678.13	1.399	284,050	419	4,509
27, Lobelia Close, Rugby CV23 0AT 23, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	27/11/2020 04/12/2020	335,000.00	Semi_Detached Detached	678.13 1259.38	1.399 1.399	279,852 468,515	413 372	4,442 4,004
33, Aster Drive, Rugby CV23 0HR	CV23 0	04/12/2020	232,000.00	Terraced	742.71	1.399	324,464	437	4,702
4, Percy Close, Brinklow, Rugby CV23 0ZB 2, Lobelia Close, Rugby CV23 0AT	CV23 0 CV23 0	07/12/2020 10/12/2020	425,000.00 275,000.00	Detached Detached	1453.13 979.51	1.399 1.399	594,385 384,602	409 393	4,403 4,226
57, Snellsdale Road, Rugby CV23 0GN	CV23 0 CV23 0	11/12/2020 11/12/2020	365,000.00 283,000.00	Detached	1388.54 979.51	1.399 1.399	510,472	368 404	3,957
25, Aster Drive, Rugby CV23 0HR 10, Chervil Way, Rugby CV23 0AD	CV23 0	11/12/2020 16/12/2020	283,000.00	Detached Terraced	979.51 678.13	1.399	395,790 276,913	404 408	4,349 4,395
6, Percy Close, Brinklow, Rugby CV23 0ZB	CV23 0 CV23 0	17/12/2020	400,000.00	Detached Detached	1453.13	1.399	559,421	385 407	4,144
59, Snellsdale Road, Rugby CV23 0GN 10, Lobelia Close, Rugby CV23 0AT	CV23 0 CV23 0	17/12/2020 14/01/2021	285,000.00 230,000.00		979.51 742.71	1.399 1.378	398,587 317,027	407	4,380 4,595
31, Aster Drive, Rugby CV23 0HR 3, St Johns Gate, Newton, Rugby CV23 0PW	CV23 0	25/01/2021 29/01/2021	230,000.00 405,000.00	Terraced	742.71	1.378	317,027	427 355	4,595
28, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	29/01/2021	265,000.00		1571.53 861.11	1.378 1.341	558,243 355,266	413	3,824 4,441
34, Aster Drive, Rugby CV23 0HR 27, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	25/02/2021	232,000.00		742.71	1.341	311,026	419 413	4,508
14, Lobelia Close, Rugby CV23 0AT	CV23 0 CV23 0	26/02/2021 26/02/2021	265,000.00 228,000.00		861.11 742.71	1.341 1.341	355,266 305,663	413	4,441 4,430
14, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	26/02/2021 26/02/2021	203,000.00 228,000.00		678.13 742.71	1.341 1.341	272,147 305,663	401	4,320
12, Lobelia Close, Rugby CV23 0AT The Chirnside, Hillmorton Lane, Clifton Upon Duns		05/03/2021	690,000.00		2518.75	1.341	897,030	412 356	4,430 3,834
16, Edward Cave Walk, Newton, Rugby CV23 0St 12, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	05/03/2021 12/03/2021	375,500.00 199,000.00		1442.36 678.13	1.300	488,166 258,709	338 382	3,643 4,106
Windsor Lodge, Hillmorton Lane, Clifton Upon Du		19/03/2021	455,000.00		1646.88	1.300	591,520	359	3,866
18, Aster Drive, Rugby CV23 0HR 8, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	19/03/2021 19/03/2021	300,000.00 203,000.00		1076.39 678.13	1.300	390,013 263,909	362 389	3,900 4,189
16, Aster Drive, Rugby CV23 0HR	CV23 0	19/03/2021	335,000.00	Detached	1248.61	1.300	435,515	349	3,754
12, Chervil Way, Rugby CV23 0AD 10, Aster Drive, Rugby CV23 0HR	CV23 0 CV23 0	19/03/2021 25/03/2021	198,000.00 199,000.00		678.13 678.13	1.300	257,409 258,709	380 382	4,086 4,106
Bromwich House, Hillmorton Lane, Clifton Upon D	ι CV23 0	28/05/2021	795,000.00	Detached	2540.28	1.256	998,210	393	4,230
3, Percy Close, Brinklow, Rugby CV23 0ZB The Wedmore, Hillmorton Lane, Clifton Upon Dun	CV23 0 CV23 0	24/06/2021 30/07/2021	413,750.00 750,000.00		1453.13 1356.25	1.237	511,661 943,597	352 696	3,790 7,489
32, Aster Drive, Rugby CV23 0HR	CV23 0	01/09/2021	237,000.00	Terraced	742.71	1.264	299,567	403	4,342
2, Percy Close, Brinklow, Rugby CV23 0ZB 37, Lobelia Close, Rugby CV23 0AT	CV23 0 CV23 0	06/09/2021	415,000.00 230,000.00		1636.11 667.36	1.264	524,558 260,575	321 390	3,451 4,203
37, Lobelia Close, Rugby CV23 0AT	CV23 0	15/07/2022	230,000.00	Terraced	667.36	1.133	260,575	390	4,203
4, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 0 Aver CV23 1	25/01/2019	279,995.00	Detached	968.75	1.462	409,331	423	4,369 4,548
12, Hughes Drive, Houlton, Rugby CV23 1AF	CV23 1	25/01/2019		Semi_Detached	1108.68	1.462	409,331	369	3,974
20, Pinetree Way, Houlton, Rugby CV23 1AJ 4, Walmsley Road, Houlton, Rugby CV23 1AX	CV23 1 CV23 1	29/01/2019 01/02/2019	297,000.00 199,950.00		1001.04 656.6	1.462	434,192 288,590	434 440	4,669 4,731
87, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	01/02/2019	254,950.00	Semi_Detached	979.51	1.443	367,972	376	4,044
6, Walmsley Road, Houlton, Rugby CV23 1AX 61, Maine Street, Houlton, Rugby CV23 1AS	CV23 1 CV23 1	01/02/2019 01/02/2019	199,950.00 359,750.00		656.6 947.22	1.443	288,590 519,231	440 548	4,731 5,900
33, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	01/02/2019	299,750.00		957.99	1.443	432,632	452	4,861
6, Madigan Close, Houlton, Rugby CV23 1BA 1, Marconi Close, Houlton, Rugby CV23 1AT	CV23 1 CV23 1	13/02/2019 19/02/2019	369,750.00 339,950.00	Semi_Detached	1291.67 1248.61	1.443 1.443	533,664 490,653	413 393	4,447 4,230
1, Madigan Close, Houlton, Rugby CV23 1BA	CV23 1	22/02/2019		Semi_Detached	947.22	1.443	410,982	434	4,670
16, Marconi Close, Houlton, Rugby CV23 1AT3, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1 CV23 1	28/02/2019 28/02/2019	269,995.00	Semi_Detached Detached	979.51 968.75	1.443 1.443	369,920 389,686	378 402	4,065 4,330
5, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1	28/02/2019 28/02/2019		Semi_Detached	1108.68	1.443	400,944	362 361	3,893
16, Hughes Drive, Houlton, Rugby CV23 1AF3, Hughes Drive, Houlton, Rugby CV23 1AF	CV23 1 CV23 1	28/02/2019	279,995.00		1560.77 979.51	1.443 1.443	562,884 404,120	413	3,882 4,441
35, Maine Street, Houlton, Rugby CV23 1AS 7, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1 CV23 1	08/03/2019		Semi_Detached Semi Detached	936.46 979.51	1.459	371,702 364,771	397 372	4,272 4,009
7, Madigan Close, Houlton, Rugby CV23 1BA	CV23 1	25/03/2019	409,750.00	_	1506.95	1.459	597,860	397	4,009
12, Walmsley Road, Houlton, Rugby CV23 1AX 37, Maine Street, Houlton, Rugby CV23 1AS	CV23 1 CV23 1	25/03/2019 29/03/2019	349,950.00	Detached Semi Detached	1248.61 936.46	1.459 1.459	510,607 371,702	409 397	4,402 4,272
7, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1	29/03/2019	274,995.00	Semi_Detached	1108.68	1.459	401,241	362	3,896
18, Maxwell Road, Houlton, Rugby CV23 1AH 22, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1 CV23 1	29/03/2019 29/03/2019		Detached Semi Detached	1485.42 807.29	1.459 1.459	554,445 364,764	373 452	4,018 4,864
8, Angwin Avenue, Houlton, Rugby CV23 1AA	CV23 1	29/03/2019	280,000.00	Detached	1044.1	1.459	408,544	391	4,212
7, Walmsley Road, Houlton, Rugby CV23 1AX 2, Madigan Close, Houlton, Rugby CV23 1BA	CV23 1 CV23 1	29/03/2019 12/04/2019		Semi_Detached Detached	1054.86 957.99	1.459	379,362 422,248	360 441	3,871 4,744
41, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	18/04/2019	539,750.00	Detached	2185.07	1.462	789,293	361	3,888
57, Maine Street, Houlton, Rugby CV23 1AS 1, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	25/04/2019 26/04/2019	259,750.00 414,995.00	Semi_Detached Detached	947.22 1560.77	1.462	379,840 606,860	401 389	4,316 4,185
6, Barn Close, Houlton, Rugby CV23 1AB	CV23 1	26/04/2019	269,995.00	Detached	1011.81	1.462	394,822	390	4,200
34, Maxwell Road, Houlton, Rugby CV23 1AH 4, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	26/04/2019 26/04/2019		Detached Detached	1356.25 957.99	1.462	533,743 412,011	394 430	4,236 4,629
6, Hughes Drive, Houlton, Rugby CV23 1AF	CV23 1	26/04/2019	269,995.00	Detached	1011.81	1.462	394,822	390	4,200
2, Muirhead Rise, Houlton, Rugby CV23 1BE 10, Walmsley Road, Houlton, Rugby CV23 1AX	CV23 1 CV23 1	26/04/2019 26/04/2019		Semi_Detached Semi Detached	947.22 979.51	1.462 1.462	379,840 377,208	401 385	4,316 4,145
27, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	26/04/2019		-	957.99	1.462	422,248	441	4,744

	Postcode						Indexed	Indexed	Indexed
Address 2, Walmsley Road, Houlton, Rugby CV23 1AX	sector CV23 1	Date sold 30/04/2019	Sold price 324,995.00	Subcategory Terraced	Floor area ft ² NB 1248.61	index 1.462	value 475,250	value psf 381	value psm 4,097
5, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1	30/04/2019	254,950.00	Semi_Detached	979.51	1.462	372,821	381	4,097
35, Houlton Way, Houlton, Rugby CV23 1AR 8, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	30/04/2019 03/05/2019	214,950.00 288,750.00	Terraced Detached	753.47 957.99	1.462	314,328 422,905	417 441	4,490 4,752
59, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	10/05/2019		Semi_Detached	947.22	1.465	380,431	402	4,323
9, Marconi Close, Houlton, Rugby CV23 1AT 33, Houlton Way, Houlton, Rugby CV23 1AR	CV23 1 CV23 1	22/05/2019 24/05/2019	340,000.00 250,000.00	Detached Terraced	1270.14 979.51	1.465	497,966 366,151	<u>392</u> 374	4,220
3, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	31/05/2019		Detached	1011.81	1.465	439,374	434	4,024
4, Barn Close, Houlton, Rugby CV23 1AB	CV23 1	31/05/2019	259,995.00		914.93	1.465	380,790	416 444	4,480
20, Maxwell Road, Houlton, Rugby CV23 1AH 1, Barn Close, Houlton, Rugby CV23 1AB	CV23 1 CV23 1	31/05/2019 31/05/2019	244,995.00 239,995.00	Semi_Detached Semi Detached	807.29 807.29	1.465 1.465	358,821 351,498	444 435	4,784 4,687
6, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1	07/06/2019		Semi_Detached	1054.86	1.480	392,257	372	4,003
14, Muirhead Rise, Houlton, Rugby CV23 1BE 43, Houlton Way, Houlton, Rugby CV23 1AR	CV23 1 CV23 1	21/06/2019 25/06/2019	362,750.00 284,950.00		1334.72 1205.56	1.480	536,948 421,787	402 350	4,330 3,766
9, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1	28/06/2019		Semi_Detached	807.29	1.480	325,640	403	4,342
4, Shaughnessy Way, Houlton, Rugby CV23 1AU 11, Marconi Close, Houlton, Rugby CV23 1AT	CV23 1 CV23 1	28/06/2019 28/06/2019	399,950.00 339,950.00	Detached Detached	1496.18 1270.14	1.480	592,012 503,199	396 396	4,259 4,264
9, Handley Cross Avenue, Houlton, Rugby CV23 1	CV23 1	28/06/2019	279,995.00	Semi_Detached	1108.68	1.480	414,453	374	4,024
26, Maxwell Road, Houlton, Rugby CV23 1AH 11, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1 CV23 1	28/06/2019 28/06/2019	,	Detached Semi Detached	979.51 807.29	1.480	414,453 325,640	423 403	4,554 4,342
13, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	28/06/2019	399,750.00	Detached	1506.95	1.480	591,716	393	4,227
3, Madigan Close, Houlton, Rugby CV23 1BA 32, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1 CV23 1	28/06/2019 28/06/2019		Detached Detached	1184.03 1367.02	1.480	532,507 540,271	450 395	4,841 4,254
14, Angwin Avenue, Houlton, Rugby CV23 1AA	CV23 1	05/07/2019	279,995.00	Detached	968.75	1.475	413,085	426	4,590
28, Maxwell Road, Houlton, Rugby CV23 1AH 13, Pinetree Way, Houlton, Rugby CV23 1AJ	CV23 1 CV23 1	26/07/2019 26/07/2019	339,995.00 279,995.00		1227.08 1044.1	1.475	501,605 413,085	409 396	4,400 4,259
3, Handley Cross Avenue, Houlton, Rugby CV23 1		26/07/2019		Terraced	1011.81	1.475	388,004	383	4,128
8, Handley Cross Avenue, Houlton, Rugby CV23 1 7, Handley Cross Avenue, Houlton, Rugby CV23 1	CV23 1	31/07/2019 31/07/2019		Semi_Detached Semi Detached	807.29 1108.68	1.475	324,565 402,758	402 363	4,328
39, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	01/08/2019	469,750.00	Detached	1754.52	1.475	699,999	399	3,910 4,295
5, Handley Cross Avenue, Houlton, Rugby CV23 1	CV23 1	02/08/2019	269,995.00	Detached Detached	1011.81	1.490	402,334	398	4,280
33, Muirhead Rise, Houlton, Rugby CV23 1BE 20, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	02/08/2019	472,750.00 539,750.00	Detached Detached	1668.4 2185.07	1.490	704,469 804,309	422 368	4,545 3,962
18, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	02/08/2019	419,750.00		1463.89	1.490	625,491	427	4,599
Flat 7, Essen House, 45, Houlton Way, Houlton, R Flat 6, Essen House, 45, Houlton Way, Houlton, R		23/08/2019 23/08/2019	179,950.00 179,950.00	Flat Flat	775 775	1.490	268,153 268,153	346 346	3,724 3,724
35, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	28/08/2019	399,750.00	Detached	1463.89	1.490	595,688	407	4,380
27, Maxwell Road, Houlton, Rugby CV23 1AH 4, Handley Cross Avenue, Houlton, Rugby CV23 1	CV23 1 CV23 1	30/08/2019 30/08/2019	389,995.00 279,995.00		1453.13 979.51	1.490 1.490	581,152 417,235	400 426	4,305 4,585
19, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	30/08/2019	379,995.00	Detached	1453.13	1.490	566,250	390	4,194
29, Maxwell Road, Houlton, Rugby CV23 1AH 6, Handley Cross Avenue, Houlton, Rugby CV23 1	CV23 1 CV23 1	30/08/2019 30/08/2019	391,995.00 279,995.00		1453.13 979.51	1.490	584,132 417,235	402 426	4,327 4,585
5, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	30/08/2019	279,995.00	Terraced	1065.63	1.490	417,235	392	4,215
12, Handley Cross Avenue, Houlton, Rugby CV23 10, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	06/09/2019		Semi_Detached Semi Detached	807.29 947.22	1.481	325,908 389,246	404	4,345 4,423
Flat 8, Essen House, 45, Houlton Way, Houlton, R		09/09/2019	184,950.00	-	775	1.481	273,991	354	3,805
1, Handley Cross Avenue, Houlton, Rugby CV23 1 7, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	13/09/2019 20/09/2019	219,995.00	Semi_Detached Semi Detached	807.29 1108.68	1.481	325,908 414,794	404 374	4,345 4,027
16, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	20/09/2019	359,750.00	_	1291.67	1.481	532,945	413	4,027
10, Lee Drive, Houlton, Rugby CV23 1AG 11, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1 CV23 1	27/09/2019 27/09/2019	299,995.00 269,995.00		1001.04	1.481	444,422 399,979	444 216	4,779
12, Shaughnessy Way, Houlton, Rugby CV23 1AL		27/09/2019		Terraced	1851.39 1054.86	1.481	414,727	393	2,325 4,232
6, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	27/09/2019		Semi_Detached	1108.68	1.481	414,794	374	4,027
2, Milnerton Close, Houlton, Rugby CV23 1AY 7, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	27/09/2019 27/09/2019	364,995.00 299,995.00		1367.02 1011.81	1.481 1.481	540,716 444,422	396 439	4,258 4,728
	CV23 1	27/09/2019		Semi_Detached	839.58	1.481	340,722	406	4,368
1, Lee Drive, Houlton, Rugby CV23 1AG 4, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1 CV23 1	27/09/2019 27/09/2019	279,995.00 259,750.00	Terraced Semi Detached	1065.63 947.22	1.481	414,794 384,802	389 406	4,190 4,373
29, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	27/09/2019		Semi_Detached	947.22	1.481	389,246	411	4,423
12, Florence Avenue, Houlton, Rugby CV23 1BD 2, Handley Cross Avenue, Houlton, Rugby CV23 1	CV23 1 CV23 1	04/10/2019	366,750.00 299,995.00		1334.72 1011.81	1.483	543,870 444,876	407 440	4,386 4,733
17, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	04/10/2019		Semi_Detached	871.88	1.483	385,195	442	4,756
Flat 4, Essen House, 45, Houlton Way, Houlton, R 65, Maine Street, Houlton, Rugby CV23 1AS	CV23 1 CV23 1	04/10/2019	184,950.00 285.000.00	Flat Semi Detached	775 1162.5	1.483	274,271 422,639	354 364	3,809 3,913
15, Maine Street, Houlton, Rugby CV23 1AS	CV23 1	11/10/2019	362,750.00	Detached	1323.96	1.483	537,938	406	4,374
22, Shaughnessy Way, Houlton, Rugby CV23 1AL 25, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1 CV23 1	11/10/2019 16/10/2019	,	Terraced Detached	1054.86 1851.39	1.483	424,048 741,465	402	4,327 4,311
15, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	18/10/2019	269,995.00	Terraced	893.4	1.483	400,388	448	4,824
Flat 1, Tuning House, 71, Maine Street, Houlton, F 23, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	18/10/2019 21/10/2019	72,800.00 292,750.00		775 957.99	1.483	107,958 434,132	139 453	1,499 4,878
3, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	25/10/2019	279,995.00		1011.81	1.483	415,217	410	4,417
10, Milnerton Close, Houlton, Rugby CV23 1AY 12, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	25/10/2019 25/10/2019		Detached Semi Detached	1044.1 914.93	1.483	422,632 385,558	405 421	4,357 4,536
14, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	25/10/2019	394,995.00	_	1463.89	1.483	585,756	400	4,307
8, Lee Drive, Houlton, Rugby CV23 1AG 13, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1 CV23 1	25/10/2019 25/10/2019	279,995.00 234,995.00	Semi_Detached	1108.68 1076.39	1.483	415,217 348,485	375 324	4,031 3,485
6, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	25/10/2019		Detached	1453.13	1.483	581,307	400	4,306
81, Maine Street, Houlton, Rugby CV23 1AS 18, Handley Cross Avenue, Houlton, Rugby CV23	CV23 1	25/10/2019 25/10/2019	218,300.00 214,995.00		753.47 807.29	1.483 1.483	323,727 318,826	430 395	4,625 4,251
19, Maine Street, Houlton, Rugby CV23	CV23 1 CV23 1	25/10/2019	,	Semi_Detached	807.29	1.483	318,826 385,195	442	4,251
41, Houlton Way, Houlton, Rugby CV23 1AR	CV23 1	30/10/2019	,		1205.56	1.483	409,293	340	3,654
5, Marconi Close, Houlton, Rugby CV23 1AT 19, Shaughnessy Way, Houlton, Rugby CV23 1AL	CV23 1 I CV23 1	31/10/2019 31/10/2019	,	Detached Semi_Detached	1270.14 1054.86	1.483 1.483	481,957 410,702	379 389	4,084 4,191
23, Shaughnessy Way, Houlton, Rugby CV23 1AL	JCV23 1	31/10/2019	288,950.00	Semi_Detached	1205.56	1.483	428,497	355	3,826
10, Shaughnessy Way, Houlton, Rugby CV23 1AL 14, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	31/10/2019 31/10/2019		Detached Semi_Detached	1496.18 914.93	1.483 1.483	593,104 385,558	396 421	4,267 4,536
8, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	01/11/2019	414,750.00	Detached	1463.89	1.488	617,283	422	4,539
23, Maine Street, Houlton, Rugby CV23 1AS 11, Handley Cross Avenue, Houlton, Rugby CV23	CV23 1 CV23 1	01/11/2019 08/11/2019		Detached Semi_Detached	1097.92 1011.81	1.488 1.488	490,775 416,723	447 412	4,812 4,433
30, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	13/11/2019	339,995.00	Detached	1227.08	1.488	506,023	412	4,439
23, Maxwell Road, Houlton, Rugby CV23 1AH 30, Handley Cross Avenue, Houlton, Rugby CV23	CV23 1 CV23 1	15/11/2019 20/11/2019		Detached Detached	1162.5 1011.81	1.488	476,256 446,490	410 441	4,410 4,750
33, Maxwell Road, Houlton, Rugby CV23 1AH	CV23 1	22/11/2019	379,995.00	Detached	1485.42	1.488	565,556	381	4,098
16, Lee Drive, Houlton, Rugby CV23 1AG 26, Handley Cross Avenue, Houlton, Rugby CV23	CV23 1 CV23 1	25/11/2019 28/11/2019		Semi_Detached Detached	764.24 979.51	1.488	312,541 416,723	409 425	4,402 4,579
17, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	29/11/2019	299,995.00	Detached	1011.81	1.488	446,490	441	4,750
12, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	29/11/2019	391,995.00	Detached	1453.13	1.488	583,416	401	4,322

Addross	Postcode		Sold price	Subastanan			Indexed	Indexed	Indexed
Address 21, Maxwell Road, Houlton, Rugby CV23 1AH	sector CV23 1	Date sold 29/11/2019	Sold price 329,995.00	Subcategory Detached	Floor area ft ² 1485.42	NB Index 1.488	value 491,140	value psf 331	value psm 3,559
18, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	29/11/2019	209,995.00	Semi_Detached	764.24	1.488	312,541	409	4,402
39, Maine Street, Houlton, Rugby CV23 1AS 1, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1 CV23 1	02/12/2019 06/12/2019		Semi_Detached Detached	871.88 1323.96		380,154 425,287	436 321	4,693 3,458
5, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	12/12/2019		Detached	1151.74	1.492	506,996	440	4,738
11, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	13/12/2019		Semi_Detached	807.29		328,290	407	4,377
21, Milnerton Close, Houlton, Rugby CV23 1AY 19, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1 CV23 1	13/12/2019 13/12/2019		Detached Detached	1463.89 1453.13	1.492 1.492	589,436 589,436	403 406	4,334 4,366
16, Handley Cross Avenue, Houlton, Rugby CV23	CV23 1	13/12/2019	219,995.00	Terraced	807.29	1.492	328,290	407	4,377
22, Handley Cross Avenue, Houlton, Rugby CV23 7, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1 CV23 1	13/12/2019 13/12/2019	,	Detached Detached	979.51 1011.81	1.492 1.492	417,826 417,826	427 413	4,592
24, Handley Cross Avenue, Houlton, Rugby CV23		13/12/2019		Detached	979.51	1.492	417,820	413	4,445 4,592
15, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	13/12/2019	299,995.00	Detached	1011.81	1.492	447,671	442	4,762
13, Milnerton Close, Houlton, Rugby CV23 1AY Flat 4, Tuning House, 71, Maine Street, Houlton, F	CV23 1	13/12/2019 17/12/2019		Semi_Detached	807.29 505.9		328,290 170,118	407 336	4,377 3,620
21, Shaughnessy Way, Houlton, Rugby CV23 1AL		21/01/2020		Semi_Detached	1054.86		408,680	330	4,170
3, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	24/01/2020	230,000.00	Terraced	893.4	1.492	343,115	384	4,134
5, Madigan Close, Houlton, Rugby CV23 1BA 13, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1 CV23 1	24/01/2020 31/01/2020	364,750.00 366,750.00	Detached Detached	1291.67 1334.72	1.492 1.492	544,135 547,119	421 410	4,534 4,412
28, Handley Cross Avenue, Houlton, Rugby CV23		31/01/2020		Detached	1004.72	1.492	447,534	447	4,812
8, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1	31/01/2020	,	Semi_Detached	1054.86		395,328	375	4,034
8, Pinetree Way, Houlton, Rugby CV23 1AJ 9, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1 CV23 1	31/01/2020 31/01/2020	229,995.00 269,995.00	Semi_Detached Detached	807.29 968.75		343,107 402,780	425 416	4,575 4,475
2, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1	31/01/2020			1248.61	1.492	499,754	400	4,308
28, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	28/02/2020		Detached	968.75		588,599	608	6,540
25, Muirhead Rise, Houlton, Rugby CV23 1BE Flat 5, Tuning House, 71, Maine Street, Houlton, F	CV23 1 CV23 1	28/02/2020 02/03/2020	,	Detached Flat	957.99 505.9		419,014 77,119	437 152	4,708
9, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	04/03/2020	364,750.00	Detached	1668.4	1.459	532,242	319	3,434
5, Milnerton Close, Houlton, Rugby CV23 1AY	CV23 1	13/03/2020		Detached Detached	968.75		423,160	437	4,702
10, Florence Avenue, Houlton, Rugby CV23 1BD 79, Maine Street, Houlton, Rugby CV23 1AS	CV23 1 CV23 1	13/03/2020 20/03/2020	,	Detached Terraced	1463.89 979.51	1.459 1.459	605,202 372,095	413 380	4,450 4,089
Flat 3, Crick House, 1, Station Avenue, Houlton, R	CV23 1	27/03/2020	184,995.00	Flat	764.24	1.459	269,944	353	3,802
Flat 5, Crick House, 1, Station Avenue, Houlton, R		27/03/2020	179,995.00	Flat	731.95		262,648	359	3,862
Flat 1, Crick House, 1, Station Avenue, Houlton, R 27, Shaughnessy Way, Houlton, Rugby CV23 1AU		27/03/2020 27/03/2020	,	Flat Semi Detached	721.18		262,648 393,910	364 373	3,920 4,020
9, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	27/03/2020	304,995.00	Detached	1011.81	1.459	445,048	440	4,735
21, Handley Cross Avenue, Houlton, Rugby CV23		27/03/2020	284,995.00		979.51	1.459	415,864	425	4,570
22, Lee Drive, Houlton, Rugby CV23 1AG 24, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	27/03/2020	209,995.00 209,995.00	Terraced Terraced	764.24	1.459 1.459	306,424 306,424	401	4,316 4,316
20, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	27/03/2020	224,995.00	Terraced	807.29	1.459	328,312	407	4,378
18, Faulkner Road, Houlton, Rugby CV23 1AD 26, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	27/03/2020 30/03/2020	399,995.00 399,995.00		968.75 1453.13		583,672 583,672	602 402	6,485 4,324
29, Shaughnessy Way, Houlton, Rugby CV23 TAD		03/04/2020	,	Semi Detached	1453.13		400,900	380	4,324
6, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	03/04/2020		Semi_Detached	936.46		368,698	394	4,238
21, Muirhead Rise, Houlton, Rugby CV23 1BE Flat 3, Tuning House, 71, Maine Street, Houlton, F	CV23 1	20/04/2020			1151.74 775		491,717 187,786	427 242	4,596 2,608
23, Handley Cross Avenue, Houlton, Rugby CV23		30/04/2020	-,	Detached	979.51	1.447	325,633	332	3,578
Flat 4, Crick House, 1, Station Avenue, Houlton, R		29/05/2020	179,995.00		721.18		255,301	354	3,811
5, Station Avenue, Houlton, Rugby CV23 1BF Flat 9, Crick House, 1, Station Avenue, Houlton, R	CV23 1	29/05/2020 29/05/2020		Semi_Detached	1140.97 764.24	1.418 1.418	390,054 262,393	342 343	3,680 3,696
Flat 2, Tuning House, 71, Maine Street, Houlton, F		29/05/2020			775		123,399	159	1,714
30, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	29/05/2020	397,500.00		1463.89	1.418	563,806	385	4,146
19, Handley Cross Avenue, Houlton, Rugby CV23 1, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1 CV23 1	29/05/2020 29/05/2020		Detached Detached	1367.02 1011.81	1.418 1.418	531,885 425,507	389 421	4,188 4,527
5, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	05/06/2020		Semi_Detached	1108.68		-	370	3,988
3, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	12/06/2020	,		957.99		,	436	4,691
17, Muirhead Rise, Houlton, Rugby CV23 1BE Flat 8, Crick House, 1, Station Avenue, Houlton, R	CV23 1 CV23 1	19/06/2020 22/06/2020	294,750.00 179,995.00		957.99 731.95		417,464 254,933	436 348	4,691 3,749
Flat 7, Crick House, 1, Station Avenue, Houlton, R	CV23 1	26/06/2020	179,995.00	Flat	721.18	1.416	254,933	353	3,805
17, Shaughnessy Way, Houlton, Rugby CV23 1AL		26/06/2020			1496.18		,	350	3,771
12, Muirhead Rise, Houlton, Rugby CV23 1BE 1, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1 CV23 1	26/06/2020 03/07/2020		Semi_Detached Semi Detached	936.46 936.46		360,810 363,211	385 388	4,147 4,175
15, Florence Avenue, Houlton, Rugby CV23 1BD	CV23 1	03/07/2020			1184.03		493,254	417	4,484
63, Maine Street, Houlton, Rugby CV23 1AS 2, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1 CV23 1	03/07/2020		Semi_Detached	1162.5		405,161 461,436	349 404	3,752 4,353
37, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	13/07/2020			2185.07	1.398	741,105	339	3,651
8, Columbia Street, Houlton, Rugby CV23 1AZ	CV23 1	20/07/2020	341,750.00		1151.74	1.398	477,873	415	4,466
Flat 2, Essen House, 45, Houlton Way, Houlton, F 77, Maine Street, Houlton, Rugby CV23 1AS	CV23 1 CV23 1	24/07/2020 29/07/2020		Flat Semi Detached	775 979.51	1.398 1.398	117,605 373,279	152 381	1,633 4,102
Flat 8, Tuning House, 71, Maine Street, Houlton, F		14/08/2020	,	—	775		62,333	80	866
7, Great Brook Ground, Houlton, Rugby CV23 1DF		14/08/2020	,		1410.07	1.433	573,169	406	4,375
2, Kemp Drive, Houlton, Rugby CV23 1EA 4, Columbia Street, Houlton, Rugby CV23 1AZ	CV23 1 CV23 1	20/08/2020 21/08/2020		Semi_Detached Detached	1011.81	1.433 1.433	401,216 508,336	397 429	4,268 4,621
16, Great Brook Ground, Houlton, Rugby CV23 1		21/08/2020	329,995.00	Detached	1130.21	1.433	472,863	418	4,503
31, Shaughnessy Way, Houlton, Rugby CV23 1AL		21/08/2020			1496.18		573,169	383	4,124
63, Houlton Way, Houlton, Rugby CV23 1AR 52, Shaughnessy Way, Houlton, Rugby CV23 1AU	CV23 1 JCV23 1	21/08/2020 21/08/2020		Semi_Detached Semi Detached	1054.86 968.75		401,223 379,658	380 392	4,094 4,218
20, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	24/08/2020	279,995.00	Detached	1367.02	1.433	401,216	293	3,159
18, Great Brook Ground, Houlton, Rugby CV23 10 54, Shaughnessy Way, Houlton, Rugby CV23 1AU		25/08/2020 28/08/2020	,	Detached Semi Detached	1270.14 968.75		523,016 375,430	412 388	4,432
4, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1	28/08/2020	,	Semi_Detached	1216.32		409,814	337	3,627
6, Columbia Street, Houlton, Rugby CV23 1AZ	CV23 1	28/08/2020			1291.67		524,098	406	4,368
7, Station Avenue, Houlton, Rugby CV23 1BF 5, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	28/08/2020 28/08/2020		Semi_Detached Detached	1140.97 904.17		412,680 651,981	362 721	3,893 7,762
13, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	28/08/2020	289,995.00	Detached	968.75		415,546	429	4,617
11, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1	28/08/2020			968.75		415,546	429	4,617
Flat 9, Tuning House, 71, Maine Street, Houlton, F 27, Handley Cross Avenue, Houlton, Rugby CV23		03/09/2020		Flat Semi_Detached	775 1108.68		86,029 397,817	111 359	1,195 3,862
13, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	10/09/2020	368,750.00	Detached	1334.72	1.421	523,920	393	4,225
9, Columbia Street, Houlton, Rugby CV23 1AZ	CV23 1	11/09/2020			1668.4		691,575	415	4,462
7, Columbia Street, Houlton, Rugby CV23 1AZ 1, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1 CV23 1	18/09/2020 18/09/2020		Detached Semi Detached	1334.72 936.46		525,341 361,949	394 387	4,237 4,160
2, Columbia Street, Houlton, Rugby CV23 1AZ	CV23 1	24/09/2020	369,750.00	Detached	1334.72	1.421	525,341	394	4,237
4, Beverly Close, Houlton, Rugby CV23 1BL 11, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	25/09/2020 25/09/2020			1765.28 968.75		699,027 307,817	396 411	4,262
2, Beverly Close, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	25/09/2020			1001.04		397,817 446,124	411 446	4,420 4,797
7, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	25/09/2020			1506.95		596,381	396	4,260

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ²		Indexed value	Indexed value psf	Indexed value psm
3, Station Avenue, Houlton, Rugby CV23 1BF 5, Beverly Close, Houlton, Rugby CV23 1BL	CV23 1 CV23 1	25/09/2020	287,995.00 314,995.00	Semi_Detached Detached	1140.97 990.28	1.421 1.421	409,184 447,545	359 452	3,860 4,865
9, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	25/09/2020	287,995.00	Semi_Detached	1140.97	1.421	409,184	359	3,860
26, Lee Drive, Houlton, Rugby CV23 1AG 9, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	25/09/2020 25/09/2020		Semi_Detached Semi_Detached	1108.68 1367.02	1.421 1.421	397,817 532,793	359 390	3,862 4,195
28, Lee Drive, Houlton, Rugby CV23 1AG 15, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	25/09/2020 01/10/2020	,	Semi_Detached Detached	1108.68 1323.96		397,817 523,775	359 396	3,862 4,258
1, Columbia Street, Houlton, Rugby CV23 1AZ	CV23 1	02/10/2020	,		1323.96	1.417	523,775	390	4,238
10, Near Birch Road, Houlton, Rugby CV23 1DX 12, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1 CV23 1	09/10/2020			1216.32 968.75	1.417 1.417	405,131 396,631	333 409	3,585 4,407
8, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	09/10/2020		-	1184.03		516,692	409	4,407
8, Near Birch Road, Houlton, Rugby CV23 1DX 13, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	16/10/2020	281,995.00 369,750.00	-	1216.32 1323.96		399,465 523,775	328 396	3,535 4,258
7, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	16/10/2020	281,750.00	Terraced	1162.5		399,117	343	3,696
26, Shaughnessy Way, Houlton, Rugby CV23 1AU 11, Wroughton Drive, Houlton, Rugby CV23 1BB	JCV23 1 CV23 1	23/10/2020		—	1248.61 1184.03	1.417 1.417	173,529 502.527	139 424	1,496 4,568
47, Shaughnessy Way, Houlton, Rugby CV23 1Al		29/10/2020	,		1496.18	1.417	566,626	379	4,076
37, Southwell Drive, Houlton, Rugby CV23 1BY 11, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1 CV23 1	29/10/2020 30/10/2020	300,000.00 345,000.00		957.99 1270.14	1.417 1.417	424,970 488,715	444 385	4,775
13, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	30/10/2020		Detached	1270.14	1.417	481,632	379	4,082
4, Kemp Drive, Houlton, Rugby CV23 1EA 5, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1 CV23 1	30/10/2020 30/10/2020	,	Detached Semi Detached	1162.5 807.29	1.417 1.417	453,294 318,720	390 395	4,197 4,250
13, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	30/10/2020	414,995.00	Detached	1560.77	1.417	587,868	377	4,054
15, Lee Drive, Houlton, Rugby CV23 1AG 17, Lee Drive, Houlton, Rugby CV23 1AG	CV23 1 CV23 1	30/10/2020 30/10/2020	299,995.00 319,995.00		1011.81 1162.5	1.417 1.417	424,963 453,294	420 390	4,521 4,197
3, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1	30/10/2020		Semi_Detached	807.29	1.417	318,720	395	4,197
29, Maine Street, Houlton, Rugby CV23 1AS 6, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1 CV23 1	30/10/2020 30/10/2020	,	-	1162.5 1367.02		417,533 545,371	359 399	3,866 4,294
15, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	30/10/2020	352,750.00	Detached	1184.03	1.417	499,694	422	4,543
11, Muirhead Rise, Houlton, Rugby CV23 1BE 6, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1 CV23 1	30/10/2020 02/11/2020		Detached Semi Detached	2185.07 1367.02	1.417 1.399	764,592 419,771	350 307	3,766 3,305
6, Beverly Close, Houlton, Rugby CV23 1BL	CV23 1	03/11/2020	489,995.00	Detached	1765.28	1.399	685,630	388	4,181
14, Near Birch Road, Houlton, Rugby CV23 1DX 33, Shaughnessy Way, Houlton, Rugby CV23 1AI	CV23 1	06/11/2020	279,995.00 394,995.00	_	968.75 1496.18		391,786 552,701	404 369	4,353 3,976
29, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	13/11/2020			624.31	1.399		471	5,066
9, Great Brook Ground, Houlton, Rugby CV23 1DI 9, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1 CV23 1	13/11/2020 13/11/2020		Detached Semi Detached	1140.97 1216.32	1.399 1.399	,	411 334	4,422 3,591
1, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1	13/11/2020	435,995.00	_	1550	1.399	· · · ·	394	4,237
31, Muirhead Rise, Houlton, Rugby CV23 1BE 6, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	13/11/2020 16/11/2020	362,750.00 434,995.00		1291.67 1539.24	1.399 1.399	507,581 608,671	393 395	4,230 4,256
5, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	16/11/2020			1162.5			339	3,650
5, Great Brook Ground, Houlton, Rugby CV23 1DI 3, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1 CV23 1	20/11/2020	429,995.00 289,995.00	Detached Semi Detached	1550 1216.32	1.399 1.399		388 334	4,178 3,591
13, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1	27/11/2020	284,995.00	 Semi_Detached	968.75	1.399	398,782	412	4,431
11, Near Birch Road, Houlton, Rugby CV23 1DY 3, Beverly Close, Houlton, Rugby CV23 1BL	CV23 1 CV23 1	27/11/2020	284,995.00 292,995.00	Semi_Detached Semi Detached	968.75	1.399 1.399	398,782 409,976	412 359	4,431 3,868
31, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	27/11/2020	384,995.00	Detached	1367.02	1.399	538,708	394	4,242
17, Handley Cross Avenue, Houlton, Rugby CV23 22, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	27/11/2020	209,995.00 374,995.00	Semi_Detached Detached	721.18	1.399 1.399		407 361	4,386 3,887
29, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	27/11/2020	400,995.00	Detached	1420.83	1.399	561,096	395	4,251
5, Near Birch Road, Houlton, Rugby CV23 1DY 60, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	04/12/2020		Semi_Detached Semi Detached	1216.32	1.399 1.399	,	328 358	3,527 3,856
3, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	08/12/2020	148,500.00	Flat	979.51	1.399	207,685	212	2,282
2, Lincoln Drive, Houlton, Rugby CV23 1BS 25, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	09/12/2020		Semi_Detached Detached	1259.38 882.64	1.399 1.399	475,501 415,370	378 471	4,064 5,066
19, Muirhead Rise, Houlton, Rugby CV23 1BE	CV23 1	10/12/2020	369,750.00	Detached	1323.96	1.399	517,115	391	4,204
10, Preston Close, Houlton, Rugby CV23 1BU 7, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1 CV23 1	11/12/2020	360,000.00 307,995.00	Detached Terraced	1194.79 1367.02	1.399 1.399	503,479 430,747	421 315	4,536 3,392
8, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	11/12/2020	492,995.00		1765.28	1.399	,	391	4,204
64, Station Avenue, Houlton, Rugby CV23 1BF 7, Kemp Drive, Houlton, Rugby CV23 1EA	CV23 1 CV23 1	11/12/2020			1097.92 990.28	1.399 1.399	475,158 419,559	433 424	4,658 4,560
27, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	11/12/2020	559,995.00		2303.47	1.399		340	3,660
19, Faulkner Road, Houlton, Rugby CV23 1AD 21, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	11/12/2020	399,995.00 329,995.00		1420.83 1323.96	1.399 1.399	559,414 461,515	394 349	4,238 3,752
23, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1	11/12/2020			1044.1	1.399	398,580	382	4,109
9, Wroughton Drive, Houlton, Rugby CV23 1BB 25, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	11/12/2020	291,750.00 469,995.00		2411.11	1.399 1.399	408,028 657,313	351 273	3,778 2,934
55, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	16/12/2020	1,306,734.00		1248.61	1.399 1.399	1,827,536	1,464 393	15,755
58, Station Avenue, Houlton, Rugby CV23 1BF 33, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	17/12/2020 18/12/2020	374,750.00 287,000.00		1334.72 785.76	1.399	524,108 401,385	593	4,227 5,499
22, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1	18/12/2020			1130.21	1.399	471,305	417	4,489
20, Near Birch Road, Houlton, Rugby CV23 1DX 19, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	18/12/2020 18/12/2020	370,995.00 289,995.00	Terraced	1270.14 1140.97	1.399 1.399	518,856 405,573	409 355	4,397 3,826
6, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1	18/12/2020	449,995.00		1550	1.399		406	4,370
33, Faulkner Road, Houlton, Rugby CV23 1AD24, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1 CV23 1	18/12/2020 18/12/2020			2411.11 1184.03	1.399 1.399	769,197 475,501	319 402	3,434 4,323
23, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	18/12/2020	289,995.00 504,995.00	Semi_Detached	1140.97	1.399	405,573	355	3,826
7, Lincoln Drive, Houlton, Rugby CV23 1BS4, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1 CV23 1	18/12/2020 18/12/2020	494,995.00		1765.28 1937.5	1.399 1.399		400 357	4,307 3,846
24, Shaughnessy Way, Houlton, Rugby CV23 1Al 21, Station Avenue, Houlton, Rugby CV23 1BF	JCV23 1 CV23 1	18/12/2020 18/12/2020			1496.18 1140.97	1.399 1.399		374 355	4,025 3,826
15, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	18/12/2020	,	-	1140.97	1.399		349	3,820
2, Tolsford Road, Houlton, Rugby CV23 1BG 1, Preston Close, Houlton, Rugby CV23 1BU	CV23 1 CV23 1	18/12/2020 15/01/2021	299,750.00 302,500.00		957.99 882.64	1.399 1.378	419,216	438 472	4,710 5,085
6, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1	15/01/2021	285,750.00		1162.5			339	5,085 3,647
1, Gill Crescent, Houlton, Rugby CV23 1AP 17, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	15/01/2021 15/01/2021	122,500.00 564,995.00	-	1248.61 1948.27	1.378 1.378		135 400	1,456 4,303
13, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	20/01/2021	329,995.00	Semi_Detached	1216.32		454,858	374	4,303 4,025
8, Beverly Close, Houlton, Rugby CV23 1BL 10, Beverly Close, Houlton, Rugby CV23 1BL	CV23 1 CV23 1	28/01/2021 28/01/2021	439,995.00 394,995.00		1539.24 1367.02	1.378 1.378		394 398	4,241 4,287
16, Near Birch Road, Houlton, Rugby CV23 1DX	CV23 1	29/01/2021	339,995.00	Detached	1140.97	1.378	468,641	411	4,421
12, Preston Close, Houlton, Rugby CV23 1BU 4, Preston Close, Houlton, Rugby CV23 1BU	CV23 1 CV23 1	29/01/2021 29/01/2021	301,000.00 287,000.00		957.99 785.76			433 503	4,662 5,419
35, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	29/01/2021	287,000.00	Detached	785.76		395,594	503	5,419
18, Near Birch Road, Houlton, Rugby CV23 1DX 10, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	29/01/2021 29/01/2021	370,995.00 299,750.00		1270.14 1162.5	1.378 1.378		403 355	4,334 3,826
4, Mountbatten View, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	29/01/2021	414,750.00		1399.31			409	4,398

	Postcode						Indexed	Indexed	Indexed
Address	sector	Date sold	Sold price	Subcategory	Floor area ft ²		value	value psf	value psm
6, Muirhead Rise, Houlton, Rugby CV23 1BE 4, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	29/01/2021 01/02/2021	365,750.00 299,750.00	Detached Terraced	1323.96 1162.5	1.378 1.341	504,142 401,853	381 346	4,099 3,721
31, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	12/02/2021	216,000.00	Terraced	624.31	1.341	289,576	464	4,993
39, Southwell Drive, Houlton, Rugby CV23 1BY 10, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1 CV23 1	12/02/2021 12/02/2021	315,000.00 399,995.00		882.64 1377.78	1.341 1.341	422,298 536,244	478 389	5,150 4,189
62, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	18/02/2021		Semi_Detached	1162.5	1.341	399,172	343	3,696
27, Southwell Drive, Houlton, Rugby CV23 1BY 14, Preston Close, Houlton, Rugby CV23 1BU	CV23 1 CV23 1	19/02/2021 23/02/2021	227,500.00 393,000.00	Terraced Detached	624.31 1270.14	1.341 1.341	304,993 526,867	489 415	5,259 4,465
1, Leap View Close, Houlton, Rugby CV23 1DP 8, Preston Close, Houlton, Rugby CV23 1BU	CV23 1 CV23 1	25/02/2021 26/02/2021	659,995.00 435,000.00	Detached Detached	2400.35 1485.42	1.341 1.341	884,808 583,173	369 393	3,968 4,226
11, Great Brook Ground, Houlton, Rugby CV23 1EC		26/02/2021	354,995.00	Detached	1205.56	1.341	475,916	395	4,220
13, Great Brook Ground, Houlton, Rugby CV23 1E 15, Faulkner Road, Houlton, Rugby CV23 1AD	CV23 1 CV23 1	26/02/2021 26/02/2021	351,995.00 419,995.00	Detached Detached	1205.56 1453.13	1.341 1.341	471,894 563,057	391 387	4,213 4,171
9, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	26/02/2021		Semi_Detached	753.47	1.341	150,821	200	2,155
12, Mountbatten View, Houlton, Rugby CV23 1BJ 17, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	26/02/2021 26/02/2021	417,750.00 279,995.00	Detached Terraced	1345.49 1140.97	1.341 1.341	560,047 375,369	416 329	4,480 3,541
9, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	26/02/2021	459,995.00	Detached	1593.06	1.341	616,682	387	4,167
6, Wroughton Drive, Houlton, Rugby CV23 1BB 10, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1 CV23 1	26/02/2021	368,750.00 417,750.00		1323.96 1399.31	1.341 1.341	494,357 560,047	373 400	4,019 4,308
15, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	05/03/2021	342,995.00	Detached	1130.21	1.300	445,909	395	4,247
16, Beverly Close, Houlton, Rugby CV23 1BL Flat 7, Tuning House, 71, Maine Street, Houlton, F	CV23 1 CV23 1	05/03/2021	509,995.00 91,000.00	Detached Flat	1765.28	1.300 1.300	663,016 118,304	376 153	4,043
8, Howden Close, Houlton, Rugby CV23 1BQ	CV23 1	08/03/2021	415,000.00	Detached	1485.42	1.300	539,518	363	3,910
32, Gill Crescent, Houlton, Rugby CV23 1AP 12, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	08/03/2021	94,500.00 434,995.00	Terraced Detached	979.51 1539.24	1.300 1.300	122,854 565,513	125 367	1,350 3,955
12, Beverly Close, Houlton, Rugby CV23 1BL	CV23 1	11/03/2021	439,995.00	Detached	1539.24	1.300	572,013	372	4,000
8, Mountbatten View, Houlton, Rugby CV23 1BJ 14, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1 CV23 1	11/03/2021 12/03/2021	399,750.00 399,750.00	Detached Detached	1399.31 1345.49	1.300 1.300		371 386	3,998 4,158
12, Howden Close, Houlton, Rugby CV23 1BQ	CV23 1	12/03/2021	435,000.00	Detached	1485.42	1.300	565,519	381	4,098
17, Great Brook Ground, Houlton, Rugby CV23 1E 16, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1 CV23 1	12/03/2021 12/03/2021	342,995.00 374,750.00	Detached Detached	1140.97 1334.72	1.300 1.300	445,909 487,191	391 365	4,207 3,929
10, Howden Close, Houlton, Rugby CV23 1BQ	CV23 1	19/03/2021	435,000.00	Detached	1485.42	1.300	565,519	381	4,098
14, Howden Close, Houlton, Rugby CV23 1BQ 21, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1 CV23 1	26/03/2021 26/03/2021		Semi_Detached Semi_Detached	785.76 968.75	1.300 1.300	341,912 383,506	435 396	4,684 4,261
1, Great Brook Ground, Houlton, Rugby CV23 1DF	CV23 1	26/03/2021	699,995.00	Detached	2551.04	1.300	910,024	357	3,840
19, Great Brook Ground, Houlton, Rugby CV23 1E 14, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	26/03/2021 26/03/2021	286,995.00 442,995.00	Semi_Detached Detached	968.75 1539.24	1.300	373,106 575,913	385 374	4,146 4,027
20, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	26/03/2021	407,995.00	Detached	1377.78	1.300	530,411	385	4,144
14, Beverly Close, Houlton, Rugby CV23 1BL 3, Hemingbrough Road, Houlton, Rugby CV23 1Bl	CV23 1 CV23 1	26/03/2021 26/03/2021	439,995.00 299,995.00	Detached Semi Detached	1539.24	1.300 1.300	572,013 390,007	372 342	4,000 3,679
2, Hemingbrough Road, Houlton, Rugby CV23 1B		26/03/2021	394,995.00		1367.02	1.300	,	376	4,043
4, Hemingbrough Road, Houlton, Rugby CV23 1Bl 16, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	26/03/2021 26/03/2021	512,995.00 304,995.00		1765.28 1011.81	1.300 1.300	,	378 392	4,067 4,218
1, Hemingbrough Road, Houlton, Rugby CV23 1Bl		26/03/2021	,	Semi_Detached	1140.97	1.300	386,107	338	3,643
2, Preston Close, Houlton, Rugby CV23 1BU 8, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1 CV23 1	29/03/2021 16/04/2021	302,000.00 489,995.00		882.64 1636.11	1.300 1.268	392,613 621,194	445 380	4,788 4,087
10, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1 CV23 1	27/04/2021 28/04/2021	94,500.00	Terraced Semi Detached	979.51 936.46	1.268 1.268	119,803 348,316	122 372	1,317 4,004
74, Station Avenue, Houlton, Rugby CV23 1BF70, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	29/04/2021		Semi_Detached	936.46	1.268	348,316	372	4,004
5, Caradon Way, Houlton, Rugby CV23 1BH 68, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	30/04/2021 30/04/2021		Semi_Detached Semi Detached	688.89 936.46	1.268 1.268	297,606 348,316	432 372	4,650 4,004
12, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	30/04/2021	360,000.00		1377.78	1.268	456,392	372	3,566
3, Caradon Way, Houlton, Rugby CV23 1BH 1, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	30/04/2021 30/04/2021	234,750.00 304,750.00	Semi_Detached	688.89 947.22	1.268 1.268	297,606 386,349	432 408	4,650 4,390
72, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	30/04/2021		Semi_Detached	936.46	1.268	348,316	372	4,004
15, Near Birch Road, Houlton, Rugby CV23 1DY 6, Preston Close, Houlton, Rugby CV23 1BU	CV23 1 CV23 1	16/05/2021 21/05/2021	341,995.00 350,000.00	Detached Detached	1119.45 1194.79	1.256 1.256	429,412 439,463	384 368	4,129 3,959
18, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	28/05/2021	275,000.00	Detached	785.76	1.256	345,293	439	4,730
21, Near Birch Road, Houlton, Rugby CV23 1DY 7, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	28/05/2021 28/05/2021	347,995.00 234 750 00	Detached Semi Detached	1140.97 688.89	1.256 1.256	436,946 294,754	383 428	4,122 4,606
9, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	28/05/2021	234,750.00	Semi_Detached	688.89	1.256	294,754	428	4,606
6, Hemingbrough Road, Houlton, Rugby CV23 1Bl 3, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1 CV23 1	28/05/2021 04/06/2021	309,995.00 769,995.00	Detached Detached	1011.81 2755.56	1.256 1.237	389,233 952,210	385 346	4,141 3,720
11, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	11/06/2021	324,995.00	Semi_Detached	1216.32	1.237	401,903	330	3,557
12, Tolsford Road, Houlton, Rugby CV23 1BG 11, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	16/06/2021 18/06/2021	412,750.00 234,750.00		1345.49 688.89	1.237 1.237	510,425 290,302	379 421	4,083 4,536
20, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	22/06/2021	444,000.00	Detached	1496.18	1.237	549,070	367	3,950
7, Hemingbrough Road, Houlton, Rugby CV23 1Bl 5, Hemingbrough Road, Houlton, Rugby CV23 1Bl		24/06/2021 24/06/2021		Semi_Detached Semi Detached	1140.97 1140.97	1.237 1.237	370,987 370,987	325 325	3,500 3,500
1, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1	24/06/2021	309,750.00	Detached	957.99	1.237	383,050	400	4,304
9, Hemingbrough Road, Houlton, Rugby CV23 1Bl 8, Hemingbrough Road, Houlton, Rugby CV23 1Bl		25/06/2021 25/06/2021	219,995.00 309,995.00	Semi_Detached Detached	624.31 1011.81	1.237	272,055 383,353	436 379	4,691 4,078
11, Hemingbrough Road, Houlton, Rugby CV23 18	CV23 1	25/06/2021	221,995.00	Semi_Detached	624.31	1.237	274,529	440	4,733
11, Lincoln Drive, Houlton, Rugby CV23 1BS 27, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	25/06/2021 25/06/2021	419,995.00 349,995.00		1474.65 1259.38	1.237 1.237	519,384 432,819	352 344	3,791 3,699
13, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	25/06/2021	229,750.00	Semi_Detached	688.89	1.237	284,119	412	4,439
76, Station Avenue, Houlton, Rugby CV23 1BF 19, Near Birch Road, Houlton, Rugby CV23 1DY	CV23 1 CV23 1	28/06/2021 29/06/2021	404,750.00 349,995.00	Detached Detached	1345.49 1140.97	1.237 1.237	500,532 432,819	372 379	4,004 4,083
26, Great Brook Ground, Houlton, Rugby CV23 1D		30/06/2021		Semi_Detached	968.75		358,621	370	3,985
30, Great Brook Ground, Houlton, Rugby CV23 1E 28, Great Brook Ground, Houlton, Rugby CV23 1E		30/06/2021 30/06/2021	351,995.00 289,995.00	Semi Detached	1140.97 968.75	1.237 1.237	435,292 358,621	382 370	4,107 3,985
58, Shaughnessy Way, Houlton, Rugby CV23 1AL		30/06/2021	430,000.00		1496.18		531,757	355	3,826
17, Near Birch Road, Houlton, Rugby CV23 1DY7, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	30/06/2021 30/06/2021	376,995.00 309,750.00		1270.14 957.99	1.237 1.237	466,209 383,050	367 400	3,951 4,304
25, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	16/07/2021	328,846.00 329,995.00	Semi_Detached	1216.32	1.258		340	3,661
36, Great Brook Ground, Houlton, Rugby CV23 1E 38, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	21/07/2021 23/07/2021		Detached Detached	1065.63 1065.63	1.258 1.258	415,176 418,951	390 393	4,194 4,232
32, Great Brook Ground, Houlton, Rugby CV23 1D Flat 3, Essen House, 45, Houlton Way, Houlton, R		23/07/2021 24/07/2021	292,995.00 175,950.00	Semi_Detached	968.75 775	1.258 1.258	368,626	381 286	4,096
7, Hertz Close, Houlton, Rugby CV23 1AW	CV23 1 CV23 1	30/07/2021	314,995.00		1011.81	1.258		286 392	3,075 4,216
5, Hertz Close, Houlton, Rugby CV23 1AW 6, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	30/07/2021 30/07/2021	292,995.00 239,750.00	Semi_Detached Terraced	1108.68 688.89	1.258 1.258		332 438	3,579 4,713
4, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	30/07/2021	239,750.00	Terraced	688.89	1.258	301,637	438 438	4,713
5, Tolsford Road, Houlton, Rugby CV23 1BG 2, Birch Ground Close, Houlton, Rugby CV23 1DU	CV23 1 CV23 1	05/08/2021 06/08/2021	309,750.00 347,995.00		957.99 1119.45	1.264 1.264	391,627 439,981	409 393	4,400 4,231
42, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	06/08/2021	299,500.00	Semi_Detached	968.75	1.264	378,667	391	4,207
40, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	06/08/2021	298,995.00	Semi_Detached	968.75	1.264	378,029	390	4,200

Address 34, Great Brook Ground, Houlton, Rugby CV23 11	Postcode sector	Date sold	Sold price 299.995.00	Subcategory Semi Detached	Floor area ft ² NB 968.75	index 1.264	Indexed value 379,293	Indexed value psf 392	Indexed value psm 4,214
8, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	06/08/2021	244,750.00	Terraced	764.24	1.264	309,445	405	4,214
3, Tolsford Road, Houlton, Rugby CV23 1BG 1, Hertz Close, Houlton, Rugby CV23 1AW	CV23 1 CV23 1	06/08/2021		Detached Detached	1345.49 1011.81	1.264	518,060 395,679	385 391	4,145 4,209
15, Hemingbrough Road, Houlton, Rugby CV23 1	ECV23 1	12/08/2021		Detached	1087.15	1.264	421,016	387	4,169
9, Tolsford Road, Houlton, Rugby CV23 1BG 30, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	17/08/2021 20/08/2021	· · ·	Detached Semi Detached	1345.49 785.76	1.264 1.264	518,060 322,405	385 410	4,145
34, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	20/08/2021	255,000.00	Semi_Detached	785.76	1.264	322,405	410	4,417
24, Southwell Drive, Houlton, Rugby CV23 1BY 6, Birch Ground Close, Houlton, Rugby CV23 1DI	CV23 1 J CV23 1	20/08/2021 20/08/2021		Semi_Detached Detached	1001.04	1.264	385,621 467,796	385 410	4,147 4,413
13, Hemingbrough Road, Houlton, Rugby CV23 1	ECV23 1	25/08/2021	319,995.00	Detached	990.28	1.264	404,580	409	4,398
4, Birch Ground Close, Houlton, Rugby CV23 1DL 32, Southwell Drive, Houlton, Rugby CV23 1BY	J CV23 1 CV23 1	26/08/2021 27/08/2021		Detached Semi Detached	1140.97 785.76	1.264	466,532 323,037	409 411	4,401 4,425
10, Hemingbrough Road, Houlton, Rugby CV23 1	ECV23 1	27/08/2021	334,995.00	Detached	1087.15	1.264	423,545	390	4,194
18, Lincoln Drive, Houlton, Rugby CV23 1BS 26, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	27/08/2021		Detached Detached	1743.75 1496.18	1.264	644,803 557,422	370 373	3,980 4,010
8, Birch Ground Close, Houlton, Rugby CV23 1DL	J CV23 1	03/09/2021	352,995.00	Detached	1119.45	1.264	446,184	399	4,290
15, Caradon Way, Houlton, Rugby CV23 1BH 10, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	03/09/2021			2185.07 688.89	1.264	726,482 305,571	332 444	3,579 4,775
2, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	13/09/2021	306,750.00	Detached	947.22	1.264	387,731	409	4,406
36, Southwell Drive, Houlton, Rugby CV23 1BY 17, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	16/09/2021 17/09/2021	· · ·	Semi_Detached Detached	785.76 1345.49	1.264 1.264	322,951 514,130	411 382	4,424 4,113
21, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	17/09/2021	350,000.00	Detached	1173.27	1.264	442,399	377	4,059
12, Birch Ground Close, Houlton, Rugby CV23 1E 10, Birch Ground Close, Houlton, Rugby CV23 1E		17/09/2021		Semi_Detached Semi Detached	796.53 807.29	1.264	322,313 345,065	405 427	4,356 4,601
20, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	17/09/2021	255,600.00	Terraced	731.95	1.264	323,077	441	4,751
19, Gill Crescent, Houlton, Rugby CV23 1AP 18, Birch Ground Close, Houlton, Rugby CV23 1E	CV23 1	23/09/2021		Detached Detached	1323.96 1065.63	1.264 1.264	473,999 425,960	358 400	3,854 4,303
14, Birch Ground Close, Houlton, Rugby CV23 1D	0 CV23 1	24/09/2021	235,995.00	Semi_Detached	688.89	1.264	298,297	433	4,661
46, Southwell Drive, Houlton, Rugby CV23 1BY 13, Hertz Close, Houlton, Rugby CV23 1AW	CV23 1 CV23 1	24/09/2021		Semi_Detached Detached	785.76	1.264	347,599 404,472	442 400	4,762 4,303
16, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	24/09/2021	241,750.00	Terraced	688.89	1.264	305,571	444	4,775
 Lincoln Drive, Houlton, Rugby CV23 1BS Hemingbrough Road, Houlton, Rugby CV23 1 	CV23 1 ECV23 1	24/09/2021		Semi_Detached	1140.97 1367.02	1.264	391,832 501,800	343 367	3,697 3,951
12, Hemingbrough Road, Houlton, Rugby CV23 1	ECV23 1	24/09/2021	473,995.00	Detached	1593.06	1.264	599,128	376	4,048
13, Lincoln Drive, Houlton, Rugby CV23 1BS 44, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	24/09/2021 30/09/2021		Semi_Detached Semi Detached	1140.97 785.76	1.264	382,985 358,975	336 457	3,613 4,918
16, Birch Ground Close, Houlton, Rugby CV23 1D	01 CV23 1	30/09/2021	272,995.00	 Semi_Detached	807.29	1.264	345,065	427	4,601
32, Caradon Way, Houlton, Rugby CV23 1BH 14, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	01/10/2021	-,		764.24 688.89	1.239	308,106 299,436	403 435	4,340 4,679
1, Clifton View Close, Houlton, Rugby CV23 1DW	CV23 1	15/10/2021	369,995.00	Detached	1205.56	1.239	458,282	380	4,092
36, Ripon Way, Houlton, Rugby CV23 1BW 34, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	22/10/2021		Semi_Detached Semi Detached	785.76 785.76	1.239 1.239	316,467 316,467	403 403	4,335 4,335
32, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	22/10/2021	255,000.00	 Semi_Detached	785.76	1.239	315,847	402	4,327
38, Southwell Drive, Houlton, Rugby CV23 1BY 30, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	29/10/2021 29/10/2021		Detached Semi Detached	882.64 785.76	1.239	399,454 315,847	453 402	4,871 4,327
13, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	29/10/2021	375,000.00	 Detached	1517.71	1.239	464,481	306	3,294
19, Lincoln Drive, Houlton, Rugby CV23 1BS 17, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	29/10/2021 29/10/2021		Semi_Detached Semi Detached	1140.97 1140.97	1.239	386,442 383,965	339 337	3,646 3,622
34, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	02/11/2021	364,750.00	Detached	1130.21	1.209	440,947	390	4,200
11, Hansford Close, Houlton, Rugby CV23 1AQ 38, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	03/11/2021	,		1173.27 1754.52	1.209	465,427 646,460	397 368	4,270 3,966
40, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	04/11/2021	320,000.00	Detached	957.99	1.209	386,849	404	4,347
3, Clifton View Close, Houlton, Rugby CV23 1DW 24, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	05/11/2021			1786.81 688.89	1.209	664,890 294,670	372 428	4,005 4,604
30, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	05/11/2021	243,750.00	Terraced	688.89	1.209	294,670	428	4,604
3, Mountbatten View, Houlton, Rugby CV23 1BJ 36, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	05/11/2021	,		957.99 1506.95	1.209	386,546 543,704	403 361	4,343 3,884
7, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1	05/11/2021	407,750.00	Detached	1323.96	1.209	492,930	372	4,008
5, Mountbatten View, Houlton, Rugby CV23 1BJ 1, Mountbatten View, Houlton, Rugby CV23 1BJ	CV23 1 CV23 1	05/11/2021			957.99 1151.74	1.209	386,546 453,036	403 393	4,343 4,234
7, Clifton View Close, Houlton, Rugby CV23 1DW	CV23 1	19/11/2021	539,995.00	Detached	1743.75	1.209	652,801	374	4,030
25, Great Brook Ground, Houlton, Rugby CV23 11 5, Clifton View Close, Houlton, Rugby CV23 1DW		19/11/2021 19/11/2021			1065.63 1539.24	1.209	424,319 571,805	398 371	4,286 3,999
14, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	19/11/2021	225,000.00	Semi_Detached	624.31	1.209	272,003	436	4,690
5, Hansford Close, Houlton, Rugby CV23 1AQ 26, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	19/11/2021	,		1173.27 688.89	1.209	435,205 294,670	371 428	3,993 4,604
22, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	25/11/2021	303,000.00	Detached	1001.04	1.209	366,297	366	3,939
25, Ripon Way, Houlton, Rugby CV23 1BW 1, St Gabriel'S Way, Houlton, Rugby CV23 1ET	CV23 1 CV23 1	25/11/2021 26/11/2021			882.64	1.209	392,893 411,021	445 406	4,791 4,373
12, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	26/11/2021	225,000.00	Semi_Detached	624.31	1.209	272,003	436	4,690
42, Southwell Drive, Houlton, Rugby CV23 1BY 10, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	26/11/2021 26/11/2021		Detached Semi Detached	957.99 624.31	1.209	380,804 275,025	398 441	4,279 4,742
3, St Gabriel'S Way, Houlton, Rugby CV23 1ET	CV23 1	26/11/2021	255,600.00	Terraced	807.29	1.209	308,995	383	4,120
5, St Gabriel'S Way, Houlton, Rugby CV23 1ET 23, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	26/11/2021 26/11/2021		Terraced Semi Detached	807.29 1140.97	1.209	308,995 374,754	383 328	4,120 3,535
25, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	26/11/2021	444,995.00	Detached	1474.65	1.209	537,955	365	3,927
22, Lincoln Drive, Houlton, Rugby CV23 1BS 21, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	26/11/2021 26/11/2021		Detached Semi Detached	1140.97 1140.97	1.209	372,336 374,754	326 328	3,513 3,535
9, Birch Ground Close, Houlton, Rugby CV23 1D	CV23 1	03/12/2021	374,995.00	Detached	1205.56	1.206	452,267	375	4,038
7, Birch Ground Close, Houlton, Rugby CV23 1D 23, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	03/12/2021			1119.45 957.99	1.206	430,558 391,668	385 409	4,140 4,401
25, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	03/12/2021	467,750.00	Detached	1506.95	1.206	564,135	374	4,030
12, Caradon Way, Houlton, Rugby CV23 1BH 14, Tolsford Road, Houlton, Rugby CV23 1BG	CV23 1 CV23 1	03/12/2021			688.89 1431.6	1.206	291,565 536,396	423 375	4,556 4,033
28, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	08/12/2021	425,000.00	Detached	1442.36	1.206	512,576	355	3,825
23, Great Brook Ground, Houlton, Rugby CV23 11 8, Rotary Close, Houlton, Rugby CV23 1ES	CV23 1 CV23 1	09/12/2021	,		1065.63 1420.83	1.206	422,115 536,691	396 378	4,264 4,066
7, St Gabriel'S Way, Houlton, Rugby CV23 1ET	CV23 1	10/12/2021	255,600.00	Terraced	807.29	1.206	308,269	382	4,110
6, Southwell Drive, Houlton, Rugby CV23 1BY 9, St Gabriel'S Way, Houlton, Rugby CV23 1ET	CV23 1 CV23 1	10/12/2021		Semi_Detached Terraced	624.31 807.29	1.206	277,388 308,269	444 382	4,783 4,110
26, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1	10/12/2021	404,995.00	Detached	1367.02	1.206	488,449	357	3,846
21, Wroughton Drive, Houlton, Rugby CV23 1BB 19, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	10/12/2021		Semi_Detached Semi Detached	936.46 936.46	1.206	361,517 361,517	386 386	4,155 4,155
4, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1	14/12/2021	229,995.00	 Semi_Detached	624.31	1.206	277,388	444	4,783
27, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	15/12/2021		Detached Detached	1959.03 1636.11	1.206	695,891 578,903	355 354	3,824 3,809

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft ² NB		Indexed value	Indexed value psf	Indexed value psm
16, Southwell Drive, Houlton, Rugby CV23 1BY 1, Birch Ground Close, Houlton, Rugby CV23 1DT	CV23 1 CV23 1	17/12/2021	314,500.00 372,995.00	Detached Detached	882.64 1140.97	1.206	379,306 449,855	430 394	4,626
44, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	17/12/2021	364,995.00	Detached	1119.45	1.206	440,206	393	4,233
5, Birch Ground Close, Houlton, Rugby CV23 1DT 29, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	17/12/2021 17/12/2021		Semi_Detached	968.75 1743.75	1.206	367,843 627,146	380 360	4,087 3,871
10, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	17/12/2021		Detached	1517.71	1.206	566,843	373	4,020
20, Lincoln Drive, Houlton, Rugby CV23 1BS 18, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	17/12/2021		Detached Terraced	1517.71 688.89	1.206	542,721 291,565	358 423	3,849 4,556
28, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	20/12/2021			688.89	1.200	291,505	425	4,575
17, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	20/12/2021			1151.74	1.206	458,002	398	4,280
28, Caradon Way, Houlton, Rugby CV23 1BH 17, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	20/12/2021 20/12/2021	,	Terraced Detached	688.89 1151.74	1.206	292,771 458,002	425 398	4,575 4,280
12, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	22/12/2021	441,995.00	Detached	1474.65	1.206	533,073	361	3,891
12, Moors Lane, Houlton, Rugby CV23 1BT 8, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	22/12/2021			1474.65 1517.71	1.206	533,073 542,721	361 358	3,891 3,849
8, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	27/12/2021		Detached	1517.71	1.200	542,721	358	3,849
11, Park View, Houlton, Rugby CV23 1EB	CV23 1	06/01/2022		Semi_Detached	957.99	1.199	359,807	376	4,043
11, Park View, Houlton, Rugby CV23 1EB 3, Birch Ground Close, Houlton, Rugby CV23 1DT	CV23 1 CV23 1	06/01/2022		Semi_Detached Semi Detached	957.99 968.75	1.199	359,807 366,997	376 379	4,043 4,078
3, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	07/01/2022	355,000.00	Detached	1173.27	1.199	425,772	363	3,906
4, Park View, Houlton, Rugby CV23 1EB 3, Birch Ground Close, Houlton, Rugby CV23 1DT	CV23 1 CV23 1	07/01/2022	,	Semi_Detached Semi Detached	957.99 968.75	1.199	341,817 366,997	357 379	3,841 4,078
3, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	07/01/2022		—	1173.27	1.199	425,772	363	3,906
4, Park View, Houlton, Rugby CV23 1EB	CV23 1	07/01/2022		Semi_Detached	957.99	1.199	341,817	357	3,841
8, Park View, Houlton, Rugby CV23 1EB 8, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	11/01/2022		Terraced Terraced	796.53 796.53	1.199	281,849 281,849	354 354	3,809 3,809
9, Park View, Houlton, Rugby CV23 1EB	CV23 1	12/01/2022	235,000.00	Terraced	796.53	1.199	281,849	354	3,809
9, Park View, Houlton, Rugby CV23 1EB 8, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	12/01/2022 14/01/2022		Terraced Semi Detached	796.53 624.31	1.199	281,849 278,851	354 447	3,809 4,808
24, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	14/01/2022		Semi_Detached	1140.97	1.199	382,589	335	3,609
7, Park View, Houlton, Rugby CV23 1EB	CV23 1	14/01/2022	240,000.00	Semi_Detached	796.53	1.199	287,846	361	3,890
8, Southwell Drive, Houlton, Rugby CV23 1BY 24, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	14/01/2022		Semi_Detached Semi Detached	624.31 1140.97	1.199 1.199	278,851 382,589	447 335	4,808 3,609
7, Park View, Houlton, Rugby CV23 1EB	CV23 1	14/01/2022	240,000.00	Semi_Detached	796.53	1.199	287,846	361	3,890
2, Clifton View Close, Houlton, Rugby CV23 1DZ 2, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1 CV23 1	21/01/2022 21/01/2022		Detached Detached	1140.97 1140.97	1.199	452,152 452,152	396 396	4,266 4,266
31, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	28/01/2022			1442.36	1.199	515,724	390	3,849
2, Park View, Houlton, Rugby CV23 1EB	CV23 1	28/01/2022		Semi_Detached	957.99	1.199	335,820	351	3,773
35, Wroughton Drive, Houlton, Rugby CV23 1BB 27, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	28/01/2022		Semi_Detached	1162.5 1506.95	1.199	401,485 575,392	345 382	3,717 4,110
31, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	28/01/2022	430,000.00		1442.36	1.199	515,724	358	3,849
2, Park View, Houlton, Rugby CV23 1EB 35, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	28/01/2022		Semi_Detached Semi Detached	957.99 1162.5	1.199	335,820 401,485	351 345	3,773 3,717
27, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	28/01/2022			1506.95	1.199	575,392	343	4,110
14, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	03/02/2022			1517.71	1.188	469,310	309	3,328
10, Park View, Houlton, Rugby CV23 1EB 14, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	03/02/2022	,	Terraced Detached	796.53 1517.71	1.188 1.188	285,151 469,310	358 309	3,853 3,328
10, Park View, Houlton, Rugby CV23 1EB	CV23 1	03/02/2022	240,000.00	Terraced	796.53	1.188	285,151	358	3,853
4, Clifton View Close, Houlton, Rugby CV23 1DZ 37, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	04/02/2022	. ,	Semi_Detached	968.75 1162.5	1.188	371,878 510,598	384 439	4,132
4, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	04/02/2022	312,995.00	Semi_Detached	968.75	1.188	371,878	384	4,132
37, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	04/02/2022			1162.5	1.188	510,598	439	4,728
3, Park View, Houlton, Rugby CV23 1EB 3, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	07/02/2022		Semi_Detached Semi_Detached	957.99 957.99	1.188	332,676 332,676	347 347	3,738 3,738
1, Park View, Houlton, Rugby CV23 1EB	CV23 1	15/02/2022	285,000.00	Semi_Detached	957.99	1.188	338,616	353	3,805
1, Park View, Houlton, Rugby CV23 1EB 12, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	15/02/2022	,	Semi_Detached Detached	957.99 1173.27	1.188 1.188	338,616 463,370	353 395	3,805 4,251
33, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1	16/02/2022	,		936.46	1.188	540,301	577	6,210
8, Hansford Close, Houlton, Rugby CV23 1AQ 12, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	16/02/2022 16/02/2022			1356.25 1173.27	1.188	487,132 463,370	359 395	3,866
33, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	16/02/2022			936.46	1.188	540,301	577	4,251 6,210
8, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	16/02/2022			1356.25	1.188	487,132	359	3,866
8, Clifton View Close, Houlton, Rugby CV23 1DZ 22, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1 CV23 1	18/02/2022	-		1270.14 484.38	1.188	475,245 207,625	374 429	4,028
8, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	18/02/2022	-		1270.14	1.188	475,245	374	4,028
22, Caradon Way, Houlton, Rugby CV23 1BH	CV23 1	18/02/2022	,	Terraced	484.38	1.188	207,625	429	4,614
11, St Gabriel'S Way, Houlton, Rugby CV23 1ET 6, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1 CV23 1	25/02/2022	,	Detached Semi_Detached	1420.83 968.75	1.188 1.188	475,245 374,254	334 386	3,600 4,158
14, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	25/02/2022			1022.57	1.188	415,839	407	4,377
13, Park View, Houlton, Rugby CV23 1EB 2, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	25/02/2022		Semi_Detached Detached	957.99 2357.29	1.188	338,616 742,574	353 315	3,805 3,391
11, St Gabriel'S Way, Houlton, Rugby CV23 1ET	CV23 1	25/02/2022	399,995.00	Detached	1420.83	1.188	475,245	334	3,600
6, Clifton View Close, Houlton, Rugby CV23 1DZ 14, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	25/02/2022		Semi_Detached	968.75 1022.57	1.188	374,254 415,839	386 407	4,158 4,377
13, Park View, Houlton, Rugby CV23 1EB	CV23 1	25/02/2022	-	Semi_Detached	957.99	1.188	338,616	353	3,805
2, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	25/02/2022	. ,		2357.29	1.188	742,574	315	3,391
10, Clifton View Close, Houlton, Rugby CV23 1DZ 39, Wroughton Drive, Houlton, Rugby CV23 1BB	CV23 1 CV23 1	04/03/2022	. ,	Detached Detached	1410.07 1345.49	1.174 1.174	534,035 504,404	379 375	4,077 4,035
10, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	04/03/2022	454,995.00		1410.07	1.174	534,035	379	4,077
39, Wroughton Drive, Houlton, Rugby CV23 1BB 12, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	04/03/2022	,		1345.49 1377.78	1.174	504,404 539,903	375 392	4,035 4,218
12, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	11/03/2022			1377.78	1.174	539,903	392	4,218
19, Park View, Houlton, Rugby CV23 1EB	CV23 1	18/03/2022		Semi_Detached	1001.04	1.174	352,115	352	3,786
19, Park View, Houlton, Rugby CV23 1EB 29, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	18/03/2022 25/03/2022		Semi_Detached Detached	1001.04 957.99	1.174	352,115 381,452	352 398	3,786 4,286
4, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	25/03/2022	360,000.00	Detached	1173.27	1.174	422,538	360	3,877
6, Moors Lane, Houlton, Rugby CV23 1BT 4, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	25/03/2022			1517.71	1.174 1.174	551,641	363 363	3,912 3,912
29, Ripon Way, Houlton, Rugby CV23 1B1	CV23 1 CV23 1	25/03/2022 25/03/2022	,		1517.71 957.99	1.174	551,641 381,452	363	3,912 4,286
4, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	25/03/2022	360,000.00	Detached	1173.27	1.174	422,538	360	3,877
6, Moors Lane, Houlton, Rugby CV23 1BT 4, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	25/03/2022 25/03/2022			1517.71 1517.71	1.174 1.174	551,641 551,641	363 363	3,912 3,912
16, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	30/03/2022	313,000.00	Detached	1001.04	1.174	367,373	367	3,950
16, Ripon Way, Houlton, Rugby CV23 1BW 14, Clifton View Close, Houlton, Rugby CV23 1DZ	CV23 1	30/03/2022			1001.04	1.174	367,373	367 388	3,950
14, Clifton View Close, Houlton, Rugby CV23 1DZ 16, Clifton View Close, Houlton, Rugby CV23 1DZ		01/04/2022			1205.56 1291.67	1.177 1.177	467,242 513,143	388 397	4,172 4,276
17, Park View, Houlton, Rugby CV23 1EB	CV23 1	01/04/2022	,	Semi_Detached	1001.04	1.177	353,084	353	3,797

	Postcode						Indexed	Indexed	Indexed
Address	sector	Date sold	Sold price	Subcategory	Floor area ft ² NB		value	value psf	value psm
14, Clifton View Close, Houlton, Rugby CV23 1DZ 16, Clifton View Close, Houlton, Rugby CV23 1DZ		01/04/2022	396,995.00 435,995.00	Detached Detached	1205.56 1291.67	1.177	467,242 513,143	388 397	4,172 4,276
17, Park View, Houlton, Rugby CV23 1EB	CV23 1	01/04/2022	300,000.00	Semi_Detached	1001.04	1.177	353,084	353	3,797
60, Great Brook Ground, Houlton, Rugby CV23 1E 6, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	08/04/2022	382,995.00 355,000.00		1119.45 1173.27	1.177 1.177	450,764 417,816	403 356	4,334 3,833
60, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	08/04/2022	382,995.00	Detached	1119.45	1.177	450,764	403	4,334
6, Hansford Close, Houlton, Rugby CV23 1AQ 20, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	08/04/2022	355,000.00 430,000.00	Detached Detached	1173.27 1377.78	1.177 1.177	417,816 506,087	356 367	3,833 3,954
20, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1	13/04/2022	430,000.00		1377.78	1.177	506,087	367	3,954
27, Ripon Way, Houlton, Rugby CV23 1BW 48, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1 CV23 1	14/04/2022 14/04/2022	314,995.00 358,995.00	Semi_Detached Detached	957.99 1065.63	1.177 1.177	370,732 422,518	387 396	4,166 4,268
63, Shaughnessy Way, Houlton, Rugby CV23 1AL	CV23 1	14/04/2022	415,000.00	Detached	1356.25	1.177	488,433	360	3,876
27, Ripon Way, Houlton, Rugby CV23 1BW 48, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1 CV23 1	14/04/2022 14/04/2022	314,995.00	Semi_Detached Detached	957.99 1065.63	1.177	370,732 422,518	387 396	4,166 4,268
63, Shaughnessy Way, Houlton, Rugby CV23 1AL	CV23 1	14/04/2022	415,000.00		1356.25	1.177	488,433	360	3,876
2, Southwell Drive, Houlton, Rugby CV23 1BY 2, Southwell Drive, Houlton, Rugby CV23 1BY	CV23 1 CV23 1	22/04/2022 22/04/2022	314,995.00 314,995.00	Detached Detached	882.64 882.64	1.177	370,732 370,732	420 420	4,521 4,521
4, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1	28/04/2022	230,000.00		624.31	1.177	270,698	434	4,667
4, Warminster Close, Houlton, Rugby CV23 1DE 8, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1 CV23 1	28/04/2022 29/04/2022	230,000.00 230,000.00	Terraced Terraced	624.31 624.31	1.177	270,698 270,698	434 434	4,667 4,667
10, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1	29/04/2022	435,000.00	Detached	1442.36	1.177	511,971	355	3,821
47, Ripon Way, Houlton, Rugby CV23 1BW 12, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1 CV23 1	29/04/2022 29/04/2022	,	Detached Semi Detached	882.64 785.76	1.177 1.177	386,038 311,891	437 397	4,708 4,273
52, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	29/04/2022	318,995.00	 Semi_Detached	968.75	1.177	375,440	388	4,172
35, Great Brook Ground, Houlton, Rugby CV23 1 29, Great Brook Ground, Houlton, Rugby CV23 1		29/04/2022 29/04/2022	369,995.00 384,995.00		1119.45 1140.97	1.177	435,464 453,118	389 397	4,187 4,275
23, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	29/04/2022	351,500.00	Detached	1173.27	1.177	413,696	353	3,795
25, Gill Crescent, Houlton, Rugby CV23 1AP 1, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	29/04/2022 29/04/2022		Semi_Detached Semi Detached	861.11 990.28	1.177	133,457 138,417	155 140	1,668 1,505
18, Park View, Houlton, Rugby CV23 1EB	CV23 1	29/04/2022	300,000.00	 Semi_Detached	1001.04	1.177	353,084	353	3,797
12, Park View, Houlton, Rugby CV23 1EB 8, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1 CV23 1	29/04/2022 29/04/2022	300,000.00 230,000.00	Semi_Detached Terraced	957.99 624.31	1.177 1.177	353,084 270,698	369 434	3,967 4,667
10, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1	29/04/2022	435,000.00	Detached	1442.36	1.177	511,971	355	3,821
47, Ripon Way, Houlton, Rugby CV23 1BW 12, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1 CV23 1	29/04/2022 29/04/2022	328,000.00 265,000.00	Detached Semi Detached	882.64 785.76	1.177	386,038 311,891	437 397	4,708 4,273
52, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	29/04/2022	318,995.00	Semi_Detached	968.75	1.177	375,440	388	4,172
35, Great Brook Ground, Houlton, Rugby CV23 1 29, Great Brook Ground, Houlton, Rugby CV23 1		29/04/2022 29/04/2022	369,995.00 384,995.00		1119.45 1140.97	1.177	435,464 453,118	389 397	4,187 4,275
23, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	29/04/2022	351,500.00	Detached	1173.27	1.177	413,696	353	3,795
25, Gill Crescent, Houlton, Rugby CV23 1AP 1, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	29/04/2022 29/04/2022		Semi_Detached Semi Detached	861.11 990.28	1.177 1.177	133,457 138,417	155 140	1,668 1,505
18, Park View, Houlton, Rugby CV23 1EB	CV23 1	29/04/2022	300,000.00	Semi_Detached	1001.04	1.177	353,084	353	3,797
12, Park View, Houlton, Rugby CV23 1EB 50, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1 CV23 1	29/04/2022 06/05/2022	300,000.00 373,995.00	Semi_Detached Detached	957.99 1119.45	1.177	353,084 433,363	369 387	3,967 4,167
50, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	06/05/2022	373,995.00	Detached	1119.45	1.159	433,363	387	4,167
33, Ripon Way, Houlton, Rugby CV23 1BW 33, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	11/05/2022 11/05/2022	,	Detached Detached	785.76 785.76	1.159 1.159	341,823 341,823	435 435	4,683 4,683
33, Great Brook Ground, Houlton, Rugby CV23 1D		19/05/2022	384,995.00		1205.56	1.159	446,109	370	3,983
33, Great Brook Ground, Houlton, Rugby CV23 1E 14, Warminster Close, Houlton, Rugby CV23 1DE		19/05/2022 20/05/2022	384,995.00 267,500.00	Detached Semi Detached	1205.56 785.76	1.159 1.159	446,109 309,963	370 394	3,983 4,246
14, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1	20/05/2022		Semi_Detached	785.76	1.159	309,963	394	4,246
23, Ripon Way, Houlton, Rugby CV23 1BW 23, Ripon Way, Houlton, Rugby CV23 1BW	CV23 1 CV23 1	24/05/2022 24/05/2022	320,000.00 320,000.00		1001.04	1.159 1.159	370,797 370,797	370 370	3,987 3,987
13, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	26/05/2022		Semi_Detached	1259.38	1.159	433,363	344 344	3,704
13, Moors Lane, Houlton, Rugby CV23 1BT16, Warminster Close, Houlton, Rugby CV23 1DE	CV23 1 CV23 1	26/05/2022 27/05/2022	435,000.00	Semi_Detached Detached	1259.38 1377.78	1.159 1.159	433,363 504,052	344	3,704 3,938
23, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	27/05/2022 27/05/2022	367,995.00	Semi_Detached Semi Detached	1259.38 1216.32	1.159 1.159	426,411 407,871	339 335	3,645 3,610
5, Moors Lane, Houlton, Rugby CV23 1BT 7, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	27/05/2022		Semi_Detached	1216.32	1.159	407,871 411,347	338	3,640
9, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	27/05/2022		Semi_Detached	1216.32	1.159	413,665	340	3,661
16, Warminster Close, Houlton, Rugby CV23 1DE 23, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	27/05/2022 27/05/2022	435,000.00 367,995.00	Semi_Detached	1377.78 1259.38	1.159 1.159	504,052 426,411	366 339	3,938 3,645
5, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	27/05/2022 27/05/2022		Semi_Detached Semi Detached	1216.32 1216.32	1.159 1.159	407,871 411,347	335 338	3,610 3,640
7, Moors Lane, Houlton, Rugby CV23 1BT 9, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	27/05/2022		Semi_Detached	1216.32	1.159	411,347 413,665	330	3,661
2, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	08/06/2022		Semi_Detached	796.53	1.166	279,746	351	3,780
2, Normandy View, Houlton, Rugby CV23 1EP 14, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	08/06/2022	240,000.00 295,000.00	Semi_Detached Semi_Detached	796.53 957.99	1.166	279,746 343,854	351 359	3,780 3,864
71, Station Avenue, Houlton, Rugby CV23 1BF 14, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	09/06/2022 09/06/2022	275,000.00	Terraced Semi Detached	957.99 957.99	1.166 1.166	320,542 343,854	335 359	3,602 3,864
71, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	09/06/2022	275,000.00	_	957.99	1.166	320,542	335	3,602
7, Normandy View, Houlton, Rugby CV23 1EP 7, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	16/06/2022 16/06/2022	250,000.00 250,000.00	Terraced	796.53 796.53	1.166	291,402 291,402	366 366	3,938 3,938
3, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	17/06/2022		Semi_Detached	1259.38	1.166	424,275	337	3,626
3, Moors Lane, Houlton, Rugby CV23 1BT 18, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	17/06/2022 24/06/2022	363,995.00 354,995.00	Semi_Detached	1259.38 1022.57	1.166	424,275 413,785	337 405	3,626 4,356
18, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	24/06/2022		Detached	1022.57	1.166	413,785	405	4,356
54, Great Brook Ground, Houlton, Rugby CV23 10 54, Great Brook Ground, Houlton, Rugby CV23 10		01/07/2022		Semi_Detached Semi Detached	968.75 968.75	1.133 1.133	368,198 368,198	380 380	4,091 4,091
1, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	04/07/2022	,	Semi_Detached	796.53	1.133	271,904	341	3,674
1, Normandy View, Houlton, Rugby CV23 1EP 58, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1 CV23 1	04/07/2022 08/07/2022	,	Semi_Detached Semi Detached	796.53 968.75	1.133 1.133	271,904 369,331	341 381	3,674 4,104
58, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	08/07/2022	325,995.00	 Semi_Detached	968.75	1.133	369,331	381	4,104
9, Oakridge Close, Houlton, Rugby CV23 1DJ 9, Oakridge Close, Houlton, Rugby CV23 1DJ	CV23 1 CV23 1	11/07/2022 11/07/2022	467,995.00 467,995.00		1377.78 1377.78	1.133 1.133	530,208 530,208	385 385	4,142 4,142
8, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	12/07/2022	245,000.00	Terraced	796.53	1.133	277,569	385 348	4,142
8, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	12/07/2022		Terraced	796.53	1.133	277,569 283,234	348 356	3,751
9, Normandy View, Houlton, Rugby CV23 1EP 9, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	14/07/2022 14/07/2022	250,000.00 250,000.00		796.53 796.53	1.133 1.133	283,234	356	3,828 3,828
46, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	15/07/2022	360,995.00	Detached	1065.63	1.133	408,984	384	4,131
46, Great Brook Ground, Houlton, Rugby CV23 1E 69, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1 CV23 1	15/07/2022 20/07/2022	360,995.00 280,000.00	Detached Terraced	1065.63 957.99	1.133 1.133	408,984 317,222	384 331	4,131 3,564
69, Station Avenue, Houlton, Rugby CV23 1BF	CV23 1	20/07/2022	280,000.00		957.99	1.133	317,222	331	3,564
4, Normandy View, Houlton, Rugby CV23 1EP 20, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	22/07/2022 22/07/2022		Semi_Detached Semi_Detached	957.99 1001.04	1.133 1.133	334,216 356,875	349 357	3,755 3,837
4, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	22/07/2022		Semi_Detached	957.99	1.133	334,216	349	3,755
20, Park View, Houlton, Rugby CV23 1EB	CV23 1	22/07/2022	315,000.00	Semi_Detached	1001.04	1.133	356,875	357	3,837

Address	Postcode sector	Date sold	Sold price	Subcategory	Floor area ft²	NB index	Indexed value	Indexed value psf	Indexed value psm
14, Ripon Way, Houlton, Rugby CV23 1BW 56, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1	29/07/2022 29/07/2022	415,000.00 322,995.00	Detached Semi Detached	1270.14 968.75	1.133 1.133	470,168 365,932	370 378	3,985 4,066
61, Shaughnessy Way, Houlton, Rugby CV23 1A	J CV23 1	29/07/2022		Detached	1356.25	1.133	470,168	347	3,732
14, Ripon Way, Houlton, Rugby CV23 1BW 56, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	29/07/2022 29/07/2022	415,000.00	Detached Semi Detached	1270.14 968.75		470,168 365,932	370 378	3,985 4,066
61, Shaughnessy Way, Houlton, Rugby CV23 1A		29/07/2022	415,000.00	Detached	1356.25			347	3,732
2, Oakridge Close, Houlton, Rugby CV23 1DJ 2, Oakridge Close, Houlton, Rugby CV23 1DJ	CV23 1 CV23 1	12/08/2022 12/08/2022		Detached Detached	1065.63 1065.63			392 392	4,223 4,223
57, Shaughnessy Way, Houlton, Rugby CV23 1AL	JCV23 1	19/08/2022	390,000.00		1323.96			333	3,583
57, Shaughnessy Way, Houlton, Rugby CV23 1AL	JCV23 1 CV23 1	19/08/2022	390,000.00		1323.96		,	333 333	3,583
6, Park View, Houlton, Rugby CV23 1EB 6, Park View, Houlton, Rugby CV23 1EB	CV23 1 CV23 1	24/08/2022		Semi_Detached Semi_Detached	1001.04			333	3,584 3,584
37, Great Brook Ground, Houlton, Rugby CV23 1		26/08/2022		Detached	1065.63			403	4,337
39, Great Brook Ground, Houlton, Rugby CV23 1E 25, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	26/08/2022 26/08/2022	422,995.00 370,995.00	Terraced	1205.56 1216.32	1.130 1.130		396 345	4,268 3,710
37, Great Brook Ground, Houlton, Rugby CV23 1		26/08/2022	· · · · · · · · · · · · · · · · · · ·	Detached	1065.63			403	4,337
39, Great Brook Ground, Houlton, Rugby CV23 1D 25, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	26/08/2022 26/08/2022	422,995.00 370,995.00	Detached Terraced	1205.56 1216.32			396 345	4,268 3,710
6, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	31/08/2022	315,000.00	Semi_Detached	1001.04	1.130	355,932	356	3,827
6, Normandy View, Houlton, Rugby CV23 1EP 43, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	31/08/2022	,	Semi_Detached Detached	1001.04	1.130 1.082	355,932 570,205	356 370	3,827 3,987
45, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	16/09/2022	556,995.00	Detached	1539.24		602,665	392	4,214
43, Great Brook Ground, Houlton, Rugby CV23 1E 45, Great Brook Ground, Houlton, Rugby CV23 1E		16/09/2022 16/09/2022	526,995.00 556,995.00	Detached	1539.24 1539.24		570,205 602,665	370 392	3,987 4,214
37, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	22/09/2022		Terraced	1259.38		408,988	392	3,496
37, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	22/09/2022	377,995.00	Terraced	1259.38		,	325	3,496
41, Great Brook Ground, Houlton, Rugby CV23 1 41, Great Brook Ground, Houlton, Rugby CV23 1		23/09/2022 23/09/2022		Detached Detached	1926.74 1926.74		636,206 636,206	330 330	3,554 3,554
2, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1	28/09/2022	117,607.00	Semi_Detached	990.28	1.082	127,250	128	1,383
27, Gill Crescent, Houlton, Rugby CV23 1AP 2, Hansford Close, Houlton, Rugby CV23 1AQ	CV23 1 CV23 1	28/09/2022	113,393.00 117,607.00	Semi_Detached Semi Detached	861.11 990.28		122,690 127,250	142 128	1,534 1,383
27, Gill Crescent, Houlton, Rugby CV23 1AP	CV23 1	28/09/2022	113,393.00	 Semi_Detached	861.11	1.082	122,690	142	1,534
4, Oakridge Close, Houlton, Rugby CV23 1DJ 59, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	30/09/2022	599,995.00 359,995.00	Detached Detached	1926.74 1001.04		649,190 389,512	337 389	3,627 4,188
45, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	30/09/2022		Semi_Detached	1259.38		417,644	332	3,570
7, Oakridge Close, Houlton, Rugby CV23 1DJ	CV23 1	30/09/2022	,	Detached	1786.81	1.082	,	400	4,302
43, Moors Lane, Houlton, Rugby CV23 1BT 39, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	30/09/2022 30/09/2022	380,995.00 375,995.00	Terraced Terraced	1216.32 1216.32	1.082 1.082	412,234 406,824	339 334	3,648 3,600
10, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	30/09/2022	320,000.00	Semi_Detached	1001.04	1.082	346,238	346	3,723
4, Oakridge Close, Houlton, Rugby CV23 1DJ 59, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	30/09/2022	599,995.00 359,995.00		1926.74 1001.04		649,190 389,512	337 389	3,627 4,188
45, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	30/09/2022	385,995.00	Semi_Detached	1259.38	1.082	417,644	332	3,570
7, Oakridge Close, Houlton, Rugby CV23 1DJ 43, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	30/09/2022 30/09/2022	,	Detached Terraced	1786.81 1216.32	1.082	714,110 412,234	400	4,302 3,648
39, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	30/09/2022	375,995.00	Terraced	1216.32	1.082	406,824	334	3,600
10, Normandy View, Houlton, Rugby CV23 1EP	CV23 1	30/09/2022		Semi_Detached	1001.04	1.082	346,238	346	3,723
 Normandy View, Houlton, Rugby CV23 1EP Normandy View, Houlton, Rugby CV23 1EP 	CV23 1 CV23 1	07/10/2022	,	Semi_Detached Semi_Detached	957.99 957.99	1.077 1.077	317,732 317,732	332 332	3,570 3,570
2, Leap View Close, Houlton, Rugby CV23 1DP	CV23 1	23/10/2022	354,995.00		1205.56		382,350	317	3,414
2, Leap View Close, Houlton, Rugby CV23 1DP 66, Great Brook Ground, Houlton, Rugby CV23 1D	CV23 1 CV23 1	23/10/2022 28/10/2022	354,995.00 259,995.00	Semi Detached	1205.56 688.89		382,350 280,030	317 406	3,414 4,376
64, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	28/10/2022	299,995.00	 Semi_Detached	796.53		323,112	406	4,366
62, Great Brook Ground, Houlton, Rugby CV23 1E 22, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	28/10/2022 28/10/2022	311,995.00 484,995.00	Semi_Detached Detached	807.29		336,037 522,368	416 344	4,481 3,705
26, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	28/10/2022	492,995.00	Detached	1517.71	1.077	530,984	350	3,766
24, Moors Lane, Houlton, Rugby CV23 1BT 66, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	28/10/2022 28/10/2022	,	Detached Semi Detached	1593.06 688.89	1.077	544,986 280,030	342 406	3,682 4,376
64, Great Brook Ground, Houlton, Rugby CV23 1E		28/10/2022		Semi_Detached	796.53		323,112	406	4,366
62, Great Brook Ground, Houlton, Rugby CV23 1E 22, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	28/10/2022 28/10/2022	,	Semi_Detached Detached	807.29		336,037 522,368	416 344	4,481 3,705
26, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	28/10/2022		Detached	1517.71	1.077	530,984	350	3,766
24, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	28/10/2022	505,995.00		1593.06	1.077	544,986	342	3,682
14, Normandy View, Houlton, Rugby CV23 1EP 14, Normandy View, Houlton, Rugby CV23 1EP	CV23 1 CV23 1	02/11/2022		Semi_Detached Semi Detached	1001.04		,	341 341	3,667 3,667
70, Great Brook Ground, Houlton, Rugby CV23 1E		03/11/2022	,	Detached	1140.97	1.056	422,309	370	3,984
15, Park View, Houlton, Rugby CV23 1EB 70, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1 CV23 1	03/11/2022		Semi_Detached Detached	1001.04	1.056 1.056	,	338 370	3,633 3,984
15, Park View, Houlton, Rugby CV23 1EB	CV23 1	03/11/2022	320,000.00	Semi_Detached	1001.04	1.056	337,852	338	3,633
72, Great Brook Ground, Houlton, Rugby CV23 1 72, Great Brook Ground, Houlton, Rugby CV23 1		11/11/2022	402,995.00 402,995.00		1140.97 1140.97	1.056 1.056	,	373 373	4,014
2, East View Close, Houlton, Rugby CV23 1DQ	CV23 1	18/11/2022	418,995.00	Detached	1119.45		442,369	395	4,254
2, East View Close, Houlton, Rugby CV23 1DQ 6, Hannington Close, Houlton, Rugby CV23 1FG	CV23 1 CV23 1	18/11/2022	418,995.00 384,995.00		1119.45 1216.32	1.056 1.056	,	395 334	4,254 3,597
10, East View Close, Houlton, Rugby CV23 1DQ	CV23 1	25/11/2022		Semi_Detached	807.29			399	4,294
6, Hannington Close, Houlton, Rugby CV23 1FG 10, East View Close, Houlton, Rugby CV23 1DQ	CV23 1 CV23 1	25/11/2022	384,995.00	Detached Semi Detached	1216.32 807.29	1.056 1.056	406,473 322,010	334 399	3,597 4,294
17, East View Close, Houlton, Rugby CV23 1DQ	CV23 1 CV23 1	08/12/2022	482,995.00	-	1377.78		-	368	3,963
17, East View Close, Houlton, Rugby CV23 1DQ	CV23 1	08/12/2022	482,995.00 254,995.00		1377.78			368	3,963
32, Lincoln Drive, Houlton, Rugby CV23 1BS 27, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1 CV23 1	16/12/2022 16/12/2022			613.54 1216.32		,	436 302	4,698 3,253
57, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	16/12/2022	389,995.00	Semi_Detached	1259.38	1.050	409,578	325	3,501
30, Lincoln Drive, Houlton, Rugby CV23 1BS32, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	16/12/2022		Semi_Detached Terraced	613.54 613.54			436 436	4,698 4,698
27, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	16/12/2022	349,995.00	Terraced	1216.32	1.050	367,570	302	3,253
57, Moors Lane, Houlton, Rugby CV23 1BT 30, Lincoln Drive, Houlton, Rugby CV23 1BS	CV23 1 CV23 1	16/12/2022		Semi_Detached Semi Detached	1259.38 613.54			325 436	3,501 4,698
17, Moors Lane, Houlton, Rugby CV23 1BT	CV23 1	20/12/2022	363,995.00	 Semi_Detached	1216.32	1.050	382,273	314	3,383
17, Moors Lane, Houlton, Rugby CV23 1BT 74, Great Brook Ground, Houlton, Rugby CV23 1E	CV23 1	20/12/2022 10/03/2023		Semi_Detached Detached	1216.32 1119.45			314 378	3,383 4,067
74, Great Brook Ground, Houlton, Rugby CV23 12 74, Great Brook Ground, Houlton, Rugby CV23 12	CV23 1	10/03/2023			1119.45			378	4,067
2. Hordwick Class Land I what Built Of (02.07	CV23 1 Av	-	200.000.00	Pomi Data - 1	4404 70	4 400	400 577	007	4,100
3, Herdwick Close, Long Lawford, Rugby CV23 9F 2, Herdwick Close, Long Lawford, Rugby CV23 9F		30/01/2019 31/01/2019		Semi_Detached Semi_Detached	1194.79 1184.03		438,577 431,268	367 364	3,951 3,921
6, Herdwick Close, Long Lawford, Rugby CV23 9F	CV23 9	28/02/2019	290,000.00	Detached	957.99	1.443	418,560	437	4,703
		28/02/2019	00 000 02:5	Detached	1248.61	1.443	476,292	381	4,106
52, Kerry Hill Drive, Long Lawford, Rugby CV23 91 24, Kerry Hill Drive, Long Lawford, Rugby CV23 91		22/03/2019	,	Terraced	850.35			420	4,525

	Postcode						Indexed	Indexed	Indexed
Address	sector	Date sold	Sold price	Subcategory	Floor area ft ² NB		value	value psf	value psm
40, Kerry Hill Drive, Long Lawford, Rugby CV23 9 38, Kerry Hill Drive, Long Lawford, Rugby CV23 9		30/04/2019 24/05/2019	385,000.00 390,000.00	Detached Detached	1442.36 1442.36	1.462	562,997 571,196	390 396	4,202 4,263
7, Herdwick Close, Long Lawford, Rugby CV23 9	CV23 9	24/05/2019	385,000.00		1506.95	1.465	563,873	374	4,028
17, Kerry Hill Drive, Long Lawford, Rugby CV23 9 9, Kerry Hill Drive, Long Lawford, Rugby CV23 9F		31/05/2019 31/05/2019		Semi_Detached Semi Detached	850.35 699.65	1.465	366,151 314,890	431 450	4,635 4,845
7, Kerry Hill Drive, Long Lawford, Rugby CV23 9F	CV23 9	31/05/2019	250,000.00	Semi_Detached	893.4	1.465	366,151	410	4,412
15, Kerry Hill Drive, Long Lawford, Rugby CV23 9 36, Kerry Hill Drive, Long Lawford, Rugby CV23 9		31/05/2019 31/05/2019	,	Terraced	699.65 1442.36	1.465	307,567 563,873	440 391	4,732 4,208
11, Kerry Hill Drive, Long Lawford, Rugby CV23 9		31/05/2019	,	Semi_Detached	699.65	1.465	314,890	450	4,845
42, Kerry Hill Drive, Long Lawford, Rugby CV23 9 5, Herdwick Close, Long Lawford, Rugby CV23 9		14/06/2019 21/06/2019		Detached Detached	1506.95 957.99	1.480	577,284 414,460	383 433	4,123 4,657
44, Lelleford Close, Long Lawford, Rugby CV23 9		21/06/2019		Semi_Detached	1184.03	1.480	414,400	433 375	4,037
43, Lelleford Close, Long Lawford, Rugby CV23 9		24/06/2019	-		1442.36	1.480	599,487	416 395	4,474
2, Diggs Close, Cawston, Rugby CV23 9FY 21, Kerry Hill Drive, Long Lawford, Rugby CV23 9	CV23 9 F CV23 9	27/06/2019 27/06/2019		Semi_Detached Semi_Detached	861.11 1216.32	1.480 1.480	340,449 436,663	395	4,256 3,864
19, Arnold Drive, Cawston, Rugby CV23 9FU	CV23 9	28/06/2019		Semi_Detached	968.75	1.480	414,453	428	4,605
17, Diggs Close, Cawston, Rugby CV23 9FY 24, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9 CV23 9	28/06/2019 28/06/2019	,	Semi_Detached Semi Detached	861.11 861.11	1.480	333,048 333,048	387 387	4,163 4,163
22, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	28/06/2019			904.17	1.480	333,048	368	3,965
27, Kerry Hill Drive, Long Lawford, Rugby CV23 9 13, Arnold Drive, Cawston, Rugby CV23 9FU	FCV23 9 CV23 9	28/06/2019 28/06/2019		Detached Semi Detached	1442.36 861.11	1.480	569,883 333,048	395 387	4,253 4,163
15, Arnold Drive, Cawston, Rugby CV23 9FU	CV23 9	28/06/2019	225,000.00	 Semi_Detached	861.11	1.480	333,048	387	4,163
10, Diggs Close, Cawston, Rugby CV23 9FY 8, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9 CV23 9	28/06/2019 28/06/2019	-		861.11 861.11	1.480	333,048 333,048	387 387	4,163 4,163
20, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	28/06/2019	225,000.00	Detached	904.17	1.480	333,048	368	3,965
4, Diggs Close, Cawston, Rugby CV23 9FY 23, Kerry Hill Drive, Long Lawford, Rugby CV23 9	CV23 9	28/06/2019		Detached Terraced	904.17 1151.74	1.480	405,572 420,469	449 365	4,828 3,930
17, Arnold Drive, Cawston, Rugby CV23 9FU	CV23 9	23/08/2019	261,495.00	Semi_Detached	861.11	1.490	389,667	453	4,871
11, Arnold Drive, Cawston, Rugby CV23 9FU 25, Kerry Hill Drive, Long Lawford, Rugby CV23 9	CV23 9	30/08/2019 30/08/2019		Semi_Detached Terraced	968.75 1216.32	1.490 1.490	413,517 432,144	427 355	4,595 3,824
41, Harrowell Close, Cawston, Rugby CV23 9GF	CV23 9	31/10/2019	225,000.00	Semi_Detached	861.11	1.490	432,144 333,663	355	3,824 4,171
18, Diggs Close, Cawston, Rugby CV23 9FY 16, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9 CV23 9	22/11/2019 22/11/2019	269,995.00	Terraced Terraced	1162.5 1162.5	1.488 1.488	401,840 398,119	346 342	3,721 3,686
46, Lelleford Close, Long Lawford, Rugby CV23 9F1		28/11/2019	,		1313.2	1.488	513,472	342	4,209
14, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	29/11/2019	268,000.00	Terraced	1162.5	1.488	398,871	343	3,693
1, Diggs Close, Cawston, Rugby CV23 9FY 3, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9 CV23 9	29/11/2019		Semi_Detached Terraced	968.75 1302.43	1.488	372,081 395,449	384 304	4,134 3,268
5, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	20/12/2019			1302.43	1.492	395,449	304	3,268
7, Diggs Close, Cawston, Rugby CV23 9FY 9, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9 CV23 9	20/12/2019 20/12/2019			1302.43 1302.43	1.492	395,449 395,449	304 304	3,268 3,268
11, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9	20/12/2019	225,000.00	Semi_Detached	861.11	1.492	335,759	390	4,197
13, Diggs Close, Cawston, Rugby CV23 9FY 12, Diggs Close, Cawston, Rugby CV23 9FY	CV23 9 CV23 9	20/12/2019 31/01/2020		Semi_Detached Terraced	861.11 1162.5	1.492	335,759 402,787	390 346	4,197 3,730
30, Harrowell Close, Cawston, Rugby CV23 9GF	CV23 9	28/02/2020	275,000.00	Terraced	968.75	1.472	404,667	418	4,496
28, Arnold Drive, Cawston, Rugby CV23 9FU 9. Arnold Drive, Cawston, Rugby CV23 9FU	CV23 9 CV23 9	30/04/2020 29/05/2020	100,125.00 245,000.00	Terraced Terraced	764.24 861.11	1.447	144,910 347,503	190 404	2,041 4,344
1, Lodge Farm Close, Long Lawford, Rugby CV23	6 CV23 9	03/07/2020	300,000.00	Detached	1097.92	1.398	419,493	382	4,113
Twickenham House, Coventry Road, Long Lawfor 7, Arnold Drive, Cawston, Rugby CV23 9FU	c CV23 9 CV23 9	18/08/2020 30/09/2020	141,930.00 239,995.00		2357.29 861.11	1.433	203,377 340,985	86 396	929 4,262
3, Harrowell Close, Cawston, Rugby CV23 9GF	CV23 9	30/10/2020		Semi_Detached	861.11	1.417	332,886	387	4,161
2, Flashman Road, Cawston, Rugby CV23 9GE 4, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	27/11/2020		Detached Semi_Detached	1819.1 1205.56	1.399	559,704 418,379	308 347	3,312 3,736
2, Lodge Farm Close, Long Lawford, Rugby CV23	CV23 9	27/11/2020	424,995.00	Detached	1496.18	1.399	594,678	397	4,278
6, Lodge Farm Close, Long Lawford, Rugby CV23 1, Harrowell Close, Cawston, Rugby CV23 9GF	CV23 9 CV23 9	11/12/2020		Detached Semi Detached	1065.63 861.11	1.399	425,160 349,631	399 406	4,295 4,370
10, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	18/12/2020	490,000.00		1829.86	1.399	685,291	375	4,031
8, Flashman Road, Cawston, Rugby CV23 9GE 6, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	18/12/2020 18/12/2020		Detached Semi Detached	1819.1 1205.56	1.399	608,370 418,167	334 347	3,600 3,734
18, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	26/03/2021	329,995.00	Detached	1140.97	1.300	429,008	376	4,047
14, Flashman Road, Cawston, Rugby CV23 9GE 16, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	26/03/2021 26/03/2021	355,000.00 349,995.00		1323.96 1323.96	1.300	461,516 455,009	349 344	3,752 3,699
26, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	28/05/2021	424,995.00		1517.71	1.256	533,628	352	3,785
25, Brooke Lane, Cawston, Rugby CV23 9FX 24, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	28/05/2021	399,995.00 354,995.00		1539.24 1323.96	1.256	502,238 439,002	326 332	3,512 3,569
12, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	17/06/2021	449,995.00		1819.1	1.237	556,484	306	3,293
20, Flashman Road, Cawston, Rugby CV23 9GE 29, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	24/06/2021 25/06/2021	329,995.00 359,995.00	Detached Detached	1140.97 1356.25	1.237	408,086 445,186	358 328	3,850 3,533
25, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	28/06/2021	342,995.00		1323.96	1.237	443,180	320	3,449
31, Flashman Road, Cawston, Rugby CV23 9GE 27, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	30/06/2021 30/06/2021	505,000.00 349,995.00		1959.03 1323.96	1.237	624,505 432,819	319 327	3,431 3,519
23, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	30/06/2021	479,995.00		1829.86	1.237	593,583	324	3,319
21, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	24/09/2021	349,995.00		1323.96	1.264	442,392	334	3,597
14, Brooke Lane, Cawston, Rugby CV23 9FX8, Brooke Lane, Cawston, Rugby CV23 9FX	CV23 9 CV23 9	30/09/2021 30/09/2021	269,495.00 254,995.00	Semi_Detached	904.17 861.11	1.264 1.264	340,641 322,313	377 374	4,055 4,029
10, Brooke Lane, Cawston, Rugby CV23 9FX	CV23 9	30/09/2021		Semi_Detached	861.11	1.264	322,313	374	4,029
12, Brooke Lane, Cawston, Rugby CV23 9FX 7, Williams Road, Cawston, Rugby CV23 9GH	CV23 9 CV23 9	21/10/2021 26/11/2021	359,995.00 524,995.00	Detached	1356.25 1829.86	1.239	445,896 634,668	329 347	3,539 3,733
16, Brooke Lane, Cawston, Rugby CV23 9FX	CV23 9	30/11/2021	514,995.00		1829.86	1.209	622,578	340	3,662
5, Flashman Road, Cawston, Rugby CV23 9GE 11, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	17/12/2021	504,995.00 524,995.00		1959.03 1829.86	1.206	609,055 633,176	311 346	3,346 3,725
9, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	17/12/2021	364,995.00	Detached	1323.96	1.206	440,206	332	3,579
13, Flashman Road, Cawston, Rugby CV23 9GE 17, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	22/12/2021 22/12/2021	374,995.00 364,995.00		1700.7 1356.25	1.206	452,267 440,206	266 325	2,862 3,494
1, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	22/12/2021	321,746.00	Detached	1108.68	1.206	388,045	350	3,767
13, Flashman Road, Cawston, Rugby CV23 9GE 17, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	22/12/2021 22/12/2021	374,995.00 364,995.00		1700.7 1356.25	1.206	452,267 440,206	266 325	2,862 3,494
1, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	22/12/2021	321,746.00	Detached	1108.68	1.206	388,045	350	3,767
15, Flashman Road, Cawston, Rugby CV23 9GE 15, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	23/12/2021	519,995.00 519,995.00		1819.1 1819.1	1.206	627,146 627,146	345 345	3,711 3,711
3, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	25/03/2022	529,995.00	Detached	1829.86	1.174	622,064	340	3,659
3, Flashman Road, Cawston, Rugby CV23 9GE 19, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9 CV23 9	25/03/2022 29/03/2022	529,995.00 529,995.00	Detached Detached	1829.86 1829.86	1.174 1.174	622,064 622,064	340 340	3,659 3,659
19, Flashman Road, Cawston, Rugby CV23 9GE	CV23 9	29/03/2022	529,995.00	Detached	1829.86	1.174	622,064	340	3,659
6, Williams Road, Cawston, Rugby CV23 9GH 10, Williams Road, Cawston, Rugby CV23 9GH	CV23 9 CV23 9	30/06/2022 30/06/2022		Semi_Detached Detached	1205.56 1108.68	1.166	361,333 384,645	300 347	3,226 3,734
4, Tadpole Close, Cawston, Rugby CV23 9GG	CV23 9	30/06/2022	534,995.00	Detached	1959.03	1.166	623,594	318	3,426
1, Tadpole Close, Cawston, Rugby CV23 9GG	CV23 9	30/06/2022	551,995.00	Detached	1959.03	1.166	643,410	328	3,535

	Postcode						Indexed	Indexed	Indexed
Address	sector	Date sold	Sold price	Subcategory	Floor area ft ² N	IB index	value	value psf	value psm
4, Williams Road, Cawston, Rugby CV23 9GH	CV23 9	30/06/2022	304,995.00	Semi_Detached	1205.56	1.166	355,505	295	3,174
6, Williams Road, Cawston, Rugby CV23 9GH	CV23 9	30/06/2022	309,995.00	Semi_Detached	1205.56	1.166	361,333	300	3,226
10, Williams Road, Cawston, Rugby CV23 9GH	CV23 9	30/06/2022	329,995.00	Detached	1108.68	1.166	384,645	347	3,734
4, Tadpole Close, Cawston, Rugby CV23 9GG	CV23 9	30/06/2022	534,995.00	Detached	1959.03	1.166	623,594	318	3,426
1, Tadpole Close, Cawston, Rugby CV23 9GG	CV23 9	30/06/2022	551,995.00	Detached	1959.03	1.166	643,410	328	3,535
4, Williams Road, Cawston, Rugby CV23 9GH	CV23 9	30/06/2022	304,995.00	Semi_Detached	1205.56	1.166	355,505	295	3,174
2, Tadpole Close, Cawston, Rugby CV23 9GG	CV23 9	16/08/2022	449,995.00	Detached	1517.71	1.130	508,468	335	3,606
2, Tadpole Close, Cawston, Rugby CV23 9GG	CV23 9	16/08/2022	449,995.00	Detached	1517.71	1.130	508,468	335	3,606
	CV23 9 Ave	rage							3,849



Appendix 2 - Local Plan policies



General principles	Policy requirement		Cost implications for development
GP1: Securing Sustainable Development	that reflects the presumption in fav National Planning Policy Framewor to jointly find solutions, which mean possible, and to secure developme environmental conditions in the are policies in this Local Plan (and, wh Plans) will be approved without del otherwise.	oposals the Council will take a positive approach our of sustainable development contained in the rk. It will always work proactively with applicants in that proposals can be approved wherever ent that improves the economic, social and ea. Planning applications that accord with the ere relevant, with policies in Neighbourhood lay unless material considerations indicate	None
GP2: Settlement Hierarchy	Development will be allocated and Settlement Hierarchy, as defined o	supported in accordance with the following n the Policies Map:	Land use and housing supply issue only – no costs to developments that come forward on sites that are allocated
	Rugby town	Main focus for all development in the Borough. Development permitted within existing boundaries and as part of allocated Sustainable Urban Extensions.	
	Main Rural Settlements Binley Woods, Brinklow, Clifton upon Dunsmore, Dunchurch, Long Lawford, Ryton on Dunsmore, Stretton on Dunsmore, Wolston, Wolvey.	Development will be permitted within the existing boundaries of all Main Rural Settlements and on allocated sites.	
	Rural Villages	Development will be permitted within existing boundaries only, including the conversion of existing buildings where national policy permits.	
	Countryside	New development will be resisted; only where national policy on countryside locations allows will development be permitted.	
	Green Belt	New development will be resisted; only where national policy on Green Belt allows will development be permitted.	
GP3: Previously Developed Land and Conversions		evelopment of previously developed land where policies within this Local Plan. In particular following:	Directs development to certain sites but has no cost implications for developments that are permitted by policy to come forward.
		rounding landscape and properties; ces if an intensification of the land is proposed;	



General principles	Policy requirement	Cost implications for development
	 and The impact on any heritage or biodiversity assets. 	
	Proposals to re-use and adapt existing buildings in rural areas will be permitted subject to the following criteria:	
	 The building is of permanent and substantial construction; The condition of the building, its nature and location, makes it suitable for re-use or adaptation; The proposed use or adaptation can be accommodated without extensive rebuilding; The proposal is of a high quality and sustainable design, retaining the external and/or internal features that contribute positively to the character of the building and its surroundings; The proposal retains and respects the special qualities and features of Listed and other traditional rural building following conversion protects, and where possible enhances, the character and appearance of the countryside. 	
	Proposals which are deemed to be Permitted Development or where Prior Approval is required and granted under The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent updates to this) will be determined under the provisions of the GPDO.	
	For proposals which involve changes to historic assets or their setting, this policy should be read in conjunction with SDC3: Protecting and Enhancing the Historic Environment.	
GP4: Safeguarding Development Potential	Planning permission will not be granted for development which would prejudice:	Land use issue only – no costs for developments that do come forward on sites that are safeguarded by policy
	 The development potential of other land being realised which is necessary to meet the identified development needs of the Borough, support the long term planning of the area or the comprehensive development of an allocated site; The provision of infrastructure identified as necessary to support the current and future development of the Borough; or Land that is demonstrated as required for flood risk management. 	



General principles	Policy requirement	Cost implications for development
General principles GP5: Neighbourhood Level Documents	Policy requirement Neighbourhood Plans The Council will support communities in the preparation of neighbourhood plans. Neighbourhood plans will need to: • Have been through an independent examination process and have been made by Rugby Borough Council; • Be in general conformity with the strategic policies of this Local Plan; and • Not promote less development than is set out in this Local Plan. Once made a neighbourhood plan forms part of the Development Plan for the Borough. The planning policies contained within a made neighbourhood plan will be used alongside the policies of this Local Plan to determine decisions on planning applications. Neighbourhood plans can also help to inform the requirement and scope of development contributions associated with a planning permission. Parish Plans and Design Guides Parish Plans and design guides will need to: • Have been endorsed by Rugby Borough Council; and • Be in general conformity with the Local Plan.	Cost implications for development No cost issue for developments.
	Borough. They will be a material consideration in determining decisions on planning applications.	
Development strategy		
DS1: Overall Development Needs	Policy DS1: Overall Development Needs The following levels of housing and employment development will be planned for and provided within Rugby Borough between 2011 and 2031: a) 12,400 additional homes, including 2,800 dwellings to contribute to Coventry's unmet needs, with the following phased annual requirement: • Phase 1 2011-2018 540 dwellings per annum • Phase 2 2018-2031 663 dwellings per annum.	Land use and housing/employment land supply issue only. No costs for developments on allocated sites.
	b) 208 ha of employment land, including 98 ha to contribute to Coventry's unmet needs. All new development will be sustainable and of a high quality, fully supported by infrastructure provision and environmental mitigation and enhancement as required in the policies contained within this Plan.	



General principles	Policy requirement			Cost implications for development	
DS2: Sites for Gypsy, Travellers and Travelling Showpeople	The Council will allocate land in a separate Gypsy and Traveller Site Allocations DPD to meet the requirements for gypsy, travellers and travelling showpeople's accommodation as identified by the Gypsy and Traveller Accommodation Assessment (GTAA) 2017, where compliant with the definitions in Annex 1 of the Planning Policy for Traveller Sites (PPTS). The GTAA will be updated on a regular basis and as such the pitch allocations requirements will be updated through the GTAA process. The requirements identified in the GTAA 2017 are as follows:			On the basis that sites allocated for G&T plots are not development sites for housing or employment, this policy has no cost implications.	
	TimeframeTotal required pitch provision2017 to 202235				
	2022 to 2027	12			
	2027 to 2032	14			
	Total	61			
DS3: Residential Allocations	The following sites will be allocated for residential development and associated infrastructure and uses as shown on the Policies Map: Rugby Urban Edge DS3.1 Coton Park East (See Policy DS7) Around 800 DS3.2 Rugby Gateway* Around 1300 DS3.3 Rugby Radio Station* Around 6200 DS3.4 South West Rugby (See Policies DS8 and DS9) Around 5000 *planning permission granted and under construction		Land use issue only. No cost implications for sites that are allocated.		
	Main Rural Settlements DS3.5 Land at Sherwood Farm, Binley Woods Around 75 DS3.6 Land North of Coventry Road, Long Lawford Around 150 DS3.7 Learnington Road, Ryton on Dunsmore** Around 75 DS3.8 The Old Orchard, Plott Lane, Stretton on Dunsmore Around 25 DS3.9 Land Off Squires Road, Stretton on Dunsmore Around 50 DS3.10 Linden Tree Bungalow, Warwick Road, Wolston Around 15 DS3.11 Land at Coventry Road, Wolvey Around 15 DS3.12 Wolvey Campus, Leicester Road, Wolvey Around 85 *** Implementation of site allocation DS3.7 can only occur when adequate replacement of the pitch provision and training facility has been made to the satisfaction of Rugby Borough Council and Sport England and in accordance with national planning policy.				
DS4: Employment Allocations	The following sites will be allocated for employment development and associated infrastructure and uses as shown on the policies map:		Land use issue only. No cost implications for sites that are allocated.		
	DS4.1 Coton Park East 7.5 ha				



General principles	Policy requirement	Cost implications for development
	DS4.2 Rugby Radio Station* 16 ha DS4.3 South West Rugby 35 ha	
	*planning permission granted	
DS5: Comprehensive Development of Strategic Sites	Proposals for the development of strategic sites of over 100 dwellings should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals. More specifically, proposals for strategic sites must include:	Normal requirements for strategic sites. Each strategic site will have its own infrastructure requirement, depending on site- specific requirements which will be determined at the development management stage.
	 Provision of and/or connection to a direct, high quality public transport link between the site and key transport hubs such as railway stations and the town centre; Provision of and/or connection to a comprehensive cycle network to link residential areas with the key on-site facilities, such as schools and community buildings, and comprehensive connections to existing adjacent developed areas; Further on-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and the Highways Agency; Provision of and/or contribution to community facilities such as schools, community buildings and sports facilities; Comprehensive onsite Green Infrastructure Network, utilising existing habitats where possible, which links to adjacent networks; 	
	The specific characteristics of each site will determine how these requirements will be met. This will be influenced by constraints, and the masterplanning, design and viability, where relevant policies in this Local Plan apply. Further onsite requirements are determined through the application of other relevant policies in this Local Plan.	
DS6: Rural Allocations	 This Policy will be applied to all detailed proposals relating to sites DS3.5 to DS3.12 allocated by Policy DS3. Proposals for the development of rural allocations should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals. More specifically, proposals for rural housing sites allocated through this Local Plan must make specific provision for the following: The appropriate treatment of Green Belt boundaries, limiting the impact of the development on the Green Belt; Density of development sympathetic to the settlement to which it will extend; The provisions of any relevant Neighbourhood Plans in place, or extensive community engagement during the development of proposals where no Neighbourhood Plan is in place; Provision of links to existing pedestrian and cycle paths with the adjacent extended. 	Normal requirements for rural sites. Each site will have its own requirement for green infrastructure, community facilities and public transport improvement, depending on site-specific requirements which will be determined at the development management stage.
	 settlement; Provision for a comprehensive onsite Green Infrastructure Network, utilising existing habitats, where possible linking to adjacent networks; Provision of and/or contribution to community facilities such as schools, community buildings and sports facilities, public transport improvements and 	



General principles	Policy requirement	Cost implications for development
	 open space by means of planning obligations; Provision and/or improvement to telecommunications infrastructure, including broadband and mobile telephone services; and Provision of appropriate design of the site to reflect any relevant historic environment offsite considerations. Further onsite and offsite requirements are determined through the application of other relevant policies in this Local Plan and reference to Policy D4 and the Planning Obligations SPD.	
DS7: Coton Park East	 This development site, as shown on the Policies Map, is allocated to provide around 800 dwellings and 7.5 ha employment land. Proposals for development within the allocation site should be informed by the Coton Park East Masterplan SPD. Employment development at this location should be provided to meet the qualitative demand for smaller units in the range of 5,000 - 50,000 sq.ft, in B1c, B2 and ancillary B8 employment uses. Within the broad locations identified in the Coton Park East Masterplan SPD, provision of the following facilities must be made: A local centre that contains one form entry primary school, with the flexibility to increase to two form entry if demonstrated necessary. This may be provided as part of an all-through school if the need for a secondary school on-site is deemed to be necessary; A comprehensive Green Infrastructure Network, which protects, enhances and links into adjacent networks and utilises existing habitats where possible, particularly those present at the disused Great Central Railway local nature reserve; On-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and Highways England; Provision of a comprehensive cycle and footpath network to link residential areas with key on-site facilities and to service centres and community facilities located in existing adjacent development areas; Secondary school provision for Coton Park East is to be provided off-site through the expansion of existing secondary schools in Rugby to which a financial contribution will be required to provide for the school places generated by the development and pupil transportation. However, in order to safeguard provision for the eventuality that the capacity is not available at existing schools, an 8.5ha parcel will be reserved for a period of 12-24 months	Site specific requirements – Primary School; green infrastructure; transport mitigation; public transport link to the railway station; cycle/walking network. Expansion of secondary school (financial contribution but gross to net area of site reduced to accommodate a reserve school site).



General principles	Policy requirement	Cost implications for development
	development which is contrary to the aims of this policy.	
DS8: South West Rugby	 A new neighbourhood of around 5,000 dwellings and 35 ha of B8 employment land will be allocated on land to the South West of Rugby, as delineated on the Policies Map. Provision of the following onsite services and facilities will be made within a new mixed-use district centre as indicated in the South West Rugby Masterplan Supplementary Planning Document (SPD): A convenience store (Use Class A1) plus other retailing (Use Class A1 to A5) with residential or office uses provided on upper floors; A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP; and Provision for a Safer Neighbourhood Team, as detailed in the IDP. Within the broad locations identified in the South West Rugby Masterplan SPD, provision of the following facilities must be made: 	These facilities can be provided on a commercial basis. GP surgery will pay rent.
	 One secondary school, to be co-located with a two form entry primary school, as detailed in the IDP, located close to community facilities within the district centre; A further two primary schools, each to be two form entry, with at least one rising to three form entry, as deemed necessary by Warwickshire County Council Education, as detailed in the IDP; Other local facilities, as informed by the Masterplan SPD and planning applications, to be located in appropriate sustainable locations within or outside the district centre; and Land for an onsite fire and rescue provision, as detailed in the IDP, must be made available within the South West Rugby allocation. 	3 x primary school 1 x secondary school Accommodated within gross to net site area
	 The site must also contain comprehensive sustainable transport provision that integrates with existing networks and provides good connectivity within the development and to the surrounding area including: An all traffic spine road network, as allocated in Policy DS9, and the Policies Map, and indicated in the Masterplan SPD, connecting the site to the existing highway network, phased according to milestones identified through the IDP; Provision of a comprehensive walking and cycling network to link residential areas with the key facilities on the site, such as schools, health centres and retail services; High quality public transport services to Rugby town centre; and 	Transport connections – spine road network – would be required regardless of policy to facilitate movement within the site. Walking and cycling network
	 Further on-site and off-site measures to mitigate transport impact as detailed in the IDP, including access to the local and strategic road network as deemed necessary through the Strategic Transport Assessment and agreed by Warwickshire County Council (WCC) and Highways England. These measures will take account of the proposals within the IDP. In addition to these requirements, proposals must: Incorporate a continuous Green and Blue infrastructure corridor, as part of the wider allocation, identified in the GI Policies Map, linking to adjacent networks and utilising existing and potential habitats and historic landscape, in particular between Cawston Spinney and Cock Robin Wood; Provide a Woodland Management Plan setting out how woodland within the 	Public transport to Rugby town centre



General principles	Policy requirement	Cost implications for development
	 boundaries of the allocation, in particular Cawston Spinney, will be protected from potential adverse impacts of new development, including details of a buffer in accordance with Natural England's standing advice on Ancient Woodland and Veteran Trees; Specifically regarding the employment allocation to incorporate design and landscaping measures, including structural landscaping, to mitigate the impacts of the buildings on the surrounding landscape and setting of any nearby heritage and Gl assets, including Thurlaston Conservation Area; and Incorporate details of phasing and trigger levels for the provision of required infrastructure consistent with this policy, Policy DS9, the IDP and informed by the Masterplan SPD. 	
	Development proposals shall respect and maintain a physical and visual separation between Rugby town and Dunchurch to prevent coalescence and protect their individual character and identity. A significant buffer between Rugby and Dunchurch, which incorporates a Green Infrastructure Corridor from Cock Robin Wood to Cawston Spinney, as identified in the South West Rugby Masterplan SPD, must form an integral part of proposals for the site.	
	Development proposals within the South West Rugby allocation must come forward comprehensively, informed by the South West Rugby Masterplan SPD, and in accordance with the requirements of this policy, Policy DS9, the Policies Map, and the Infrastructure Delivery Plan. Rugby Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of this Policy, or development that is inconsistent with the Masterplan for the site.	
	Development proposals will require consultation with the Lead Local Flood Authority, in order to identify any potential hydrological mitigation, particularly with regard to potential hydrological impacts on Draycote Meadow SSSI.	
DS9: South West Rugby Spine Road Network	The Borough Council allocates land to facilitate the full alignment of the South West Rugby spine road network to support and enable the delivery of the South West Rugby allocation, as identified on the plan below and on the Urban Policies Map. Development which is likely to prejudice delivery of this infrastructure will not be permitted. The design specification and routing of the spine road network will be considered in more detail in the South West Rugby Masterplan SPD and development proposals must be consistent with the agreed alignment as set out in this document. Full details will be provided in the supporting information to planning applications.	Land use issue only. Seeks to protect alignment of spine road over various sites.
	Development proposals for South West Rugby must enable delivery of the full spine road network as early as possible post commencement of development on site, in accordance with the phasing milestones identified in the Infrastructure Delivery Plan.	
	Proposals for development that are shown to have a severe impact on the local road network, before or after the implementation of the Dunchurch Crossroads mitigation scheme, must demonstrate how they will contribute to the delivery of the spine road network, and ensure it is delivered according to the phasing milestones set out in the Infrastructure Delivery Plan and South West Rugby Masterplan SPD.	



General principles	Policy requirement				
Housing	Development proposals, including those outside of the South West Rugby allocation, will not be granted planning permission for implementation ahead of the delivery of the east-west Homestead Farm link (between A426 and B4429), unless demonstrated in accordance with the NPPF that any residual impacts on the highway network are not considered to be severe, to the agreement of Warwickshire County Council and Rugby Borough Council. Should the alignment of the spine road network be varied by agreement with the Highway Authority and Local Planning Authority in the light of further technical work, a revised alignment plan will be published to which this policy will apply.				e
Housing H1: Informing Housing Mix	Ta daliwan a wida	alasian of bigh succlify		the Densumb	Housing mix tested in appraisals.
	 To deliver a wide choice of high quality market homes across the Borough residential development proposals must form a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment. New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock. The Council will consider an alternative mix in the following circumstances where it is clearly demonstrated how the delivery of a mix which has regard to the SHMA, or relevant update, is compromised: Where the shape and size of the site justifies the delivery of a mix of housing; or close to Rugby town centre or the train station; or Sites with severe development constraints where the housing mix may impact on viability, where demonstrated through submission of viability appraisal; or Where a mix of housing would compromise the ability of the development to meet a specifically identified affordable or specialist housing need; or Conversions, where the characteristics of the existing building prohibit a mix to be delivered; or Where market factors demonstrate an alternative mix would better meet local demand. 			or n	
	Private mix:			4+ -bed	-
	1-bed	2-bed	3-bed		
	5-10%	25-30%	40-45%		
	Affordable mix:			·	_
	1-bed	2-bed	3-bed		
	30-35% 30-35% 20-25% 5-10%				7



General principles	Policy requirement	Cost implications for development
	capable of accommodating 11 (net) dwelling units or more (including conversions and subdivisions).	
	On previously developed sites a target affordable housing provision of 20% will be sought.	
	On green field sites a target affordable housing provision of 30% will be sought.	
	The tenure and mix of the affordable housing units should be in compliance with the latest SHMA guidance.	
	The target levels will be expected to be provided unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level. Such evidence will be required to be submitted with the planning application to justify any reduced levels of affordable housing provision proposed for assessment using an open-book	
	approach and may be subject to independent assessment (e.g. by the District Valuer Services or equivalent).	
	Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community. Affordable housing should be provided on-site unless off-site provision or an	
	appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities.	
H3: Housing for Rural Businesses	 Proposals for a permanent dwelling, either by new build or conversion, for occupation by a person engaged in an agricultural operation, or other rural business within the countryside, will only be supported if all of the following criteria are met: There is a clearly established essential need for a dwelling; The need relates to a full-time worker, or one who is primarily employed in the activity to which the application relates; The agricultural unit and/or the rural enterprise concerned, are currently financially sound, and have a clear prospect of remaining so; and The essential need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned. 	Land use issue only – not relevant to allocated housing sites or sites within areas where development is normally permitted.
	The size of any such rural workers dwelling should be commensurate with the established essential requirement. Dwellings that are unusually large in relation to the needs of the unit, will not be permitted. Any permission granted will be subject to an 'occupancy' condition. The variation or removal of such a condition will only be granted if it is clear that its original purpose is obsolete and no longer required. Proposals for the removal of occupancy conditions would only be permitted if the applicant can demonstrate that long term need for a Rural Workers Dwelling has ceased, and the Council is satisfied that the dwelling has been sufficiently marketed.	
H4: Rural Exception Sites	The development of affordable housing that meets the needs of local people will be permitted as a Rural Exception Site adjacent to defined rural settlement boundaries, where development is normally resisted, if all of the following criteria are met:	Rural exception sites will generally provide 100% affordable housing and therefore not CIL liable.
	 It is clearly demonstrated that there is a local need for affordable housing which outweighs other policy considerations; 	



General principles	Policy requirement	Cost implications for development
	 It is demonstrated no suitable alternative sites exist within the defined settlement boundary; and Developments do not have an adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside. 	
	In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity. In some circumstances a small proportion of open market housing may be allowed where it can be shown that the scheme will deliver significant affordable housing and viability is a key constraint.	
H5: Replacement Dwellings	 The replacement of dwellings within the Countryside and Green Belt will be permitted provided that: The form and bulk of the new dwelling is not materially larger than that of the original dwelling* or that which could be achieved as permitted development**; The new dwelling is not more intrusive in the landscape than that which it replaces; The new dwelling has substantially the same siting as the existing; and The exsiting dwelling to be demolished is not of historic merit. 	CIL will only be payable if owners seek to expand floor area of existing dwellings. Self-build dwellings will also be exempt. Likely scale of housing involved will be modest and not critical to delivering the scale of housing envisaged in the plan.
	*The term original dwelling means the house as it was first built or as it stood on 1 July 1948 (if it was constructed before this date). **Excluding detached outbuildings	
H6: Specialist Housing	 The Council will encourage the provision of housing to maximise the independence and choice of older people and those members of the community with specific housing needs. When assessing the suitability of sites and/or proposals for the development of specialist housing such as, but not restricted to, residential care homes, extra care housing and continuing care retirement communities, the Council will have regard to the following: The need for the accommodation proposed, whereby the development contributes towards specialist housing need as identified within the Strategic Housing Market Assessment (SHMA); and The ability of future residents to access essential services, including public transport, shops and appropriate health care facilities. Development proposals on Sustainable Urban Extensions will be expected to provide opportunities for the provision of housing to meet the housing needs of older persons, including the provision of residential care homes. The Council also expects developers, through the design of developments, to enable people to live independently and safely in their own home for as long as possible, consistent with the aspiration of the Council and Warwickshire County Council. The Council will consider the inclusion of conditions to ensure future occupation remains for the specialist housing need it was intended.	Land use issue only.



General principles	Policy requirement	Cost implications for development
Economic development		
Economic development ED1: Protection of Rugby's Employment Land	 With the exception of any sites allocated for other forms of development in this Local Plan, all employment sites, including the Existing Strategically Significant Employment Sites, Core Strategy allocations and new Local Plan employment allocations, as shown on the Policies Map, will be retained for employment purposes in the following use classes: B1(a), B1(b), B1(c), B2 and B8. Proposals for new employment development (including expansion of established businesses and uggrading, improvement or redevelopment of existing premises) will be permitted within all employment areas subject to accordance with other policies in the Local Plan. Provision should be made for the accommodation needs of small and medium sizes enterprises within both existing employment sites and new allocations. The infilling or the partial or complete redevelopment of existing employment sites will be supported subject to the consideration of potential impacts to their surroundings against the relevant policies in the Local Plan and national policy, in particular those sites located in the Green Belt. All land currently or last used for employment purposes will be protected where a site continues to make a viable contribution to economic development within the Borough. However, in order to ensure land used for change of use to a non B-use class may be considered acceptable. For proposals that would involve the change of use to las on any land used for employment uses, a proposal for change of use to a non B-use class may be consideration is no longer viable for a B-use class. The evidence provided should consider each of the sit tests listed below in order to demonstrate to a sufficient level that market signals indicate that threr is no reasonable prospect of the site being used for employment land. Such sites will be given greater protection. Whether thes is allocated or designated for employment purposes and/or that an altemative land use would support sustainable local communities.<!--</td--><td>Land use issue only. Prevents employment sites being redeveloped for residential.</td>	Land use issue only. Prevents employment sites being redeveloped for residential.



General principles	Policy requirement	Cost implications for development
	 forward, taking account of site characteristics (including physical factors, accessibility and neighbouring uses). If employment redevelopment is not viable, whether mixed use redevelopment could be brought forward. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs. Whether firms are likely to be displaced through redevelopment, whether there is a supply of alternative suitable accommodation in the locality to help support local businesses and jobs and whether this would promote or hinder sustainable communities and travel patterns. 	
ED2: Employment Development Within Rugby Urban Area	New employment development within use classes B1(b), B1(c), B2 and B8 will be permitted within the urban area boundary, including new land within an amended urban area boundary following new allocations made in this Local Plan. Any such developments will be subject to compliance with all other relevant policies in the Local Plan and national policy. Applicants will be required to demonstrate that any potential impacts on neighbouring land uses, particularly those especially sensitive to noise, visual amenity or air quality impacts arising from industrial uses are avoided, or where this is not possible, mitigated to an acceptable level. New employment development within use class B1(a) Offices will be permitted in Rugby town centre subject to the provisions of the Town Centre policies in this Local Plan. Office proposals will be permitted on designated employment sites outside the town centre where it is demonstrated that there are no sequentially preferable sites available, or where it can be demonstrated the office proposal is genuinely ancillary, in size and scale, to an existing employment use.	Land use issue only
ED3: Employment Development Outside Rugby Urban Area	 With the exception of those sites allocated for employment purposes in this Local Plan, or with a current B use class, employment development will not be permitted outside the Rugby urban area except in the following circumstances: Conversion of a building for employment purposes, subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years; or Redevelopment, at a similar scale, of an existing building or vacant part of an existing employment site for employment purposes, where this would result in a more effective use of the site; or Sustainable expansion of an existing group of buildings for business uses where the site is readily and regularly accessible by means of transport other than the private car; or A building or structure related to agriculture, horticulture or forestry where it is genuinely required as an ancillary use for an existing rural employment development. 	Land use issue only
	To be considered acceptable, any proposals meeting one of these exceptions must also demonstrate compliance with all other relevant policies in the Local Plan, in particular where a proposal is located in the Green Belt. All proposals will be subject to a thorough assessment to make sure their scale, nature and location are appropriate, including the need to:	



General principles	Policy requirement	Cost implications for development
	 Limit the impact on local communities, the character of the local landscape, and the natural environment; Minimise impact on the occupiers and users of existing properties in the area; Avoid an increase in traffic generation that would have a severe impact on the local road network, unless suitable mitigation to address the impact can be provided; Make provision for sustainable forms of transport wherever appropriate and justified; and Prioritise the re-use of brownfield land and existing buildings. 	
ED4: The Wider Urban and Rural Economy	 The following forms of development and uses are acceptable in principle both in and outside the urban area, subject to the content of other policies in the Local Plan. Tourism and Leisure Small-scale tourism, visitor accommodation and leisure based uses, including sport and recreation, particularly those which would help to provide local employment and support rural services; Purpose-built visitor accommodation that is directly associated with and related to the scale and nature of an existing use; A small-scale expansion of an existing holiday caravan/chalet site where this would secure benefits to its function and appearance; Golf courses, golf driving ranges and ancillary facilities; New or extended, relative to the scale and nature of an existing development, garden centres and nurseries; or Equine and equestrian related activities, wherever practicable using existing buildings and structures. Farm Diversification Proposals that would support the ongoing viability of farms and other agricultural operations will be encouraged, subject to the following criteria being assessed and satisfied: Development on best quality agricultural land is avoided; Existing buildings and structures can be utilised as much as possible; The impact of the proposal on existing properties in the locality is minimal; and The generation of vehicular movements is acceptable, and suitable consideration is given to of access and parking. 	Land use issue only
Retail and the Town Centre TC1: Development in Rugby Town Centre	Proposals for the redevelopment and refurbishment of the existing natural and built environment and public space, including new development proposals, within the town centre (as defined on the Town Centre Policies Map) will demonstrate high quality design that complements and enhances the existing environment and townscape in a manner which contributes to local distinctiveness and a sense of place.	Standard requirement for town centre proposals



General principles	Policy requirement				Cost implications for development	
TC2: Rugby Town Centre – New Retail and Town Centre Uses	New retail floor space will be provided in Rugby	Town Centre	Land use issue only – seeks to direct retail development to town centre			
		2020	2025	2030		
	Convenience (net sqm)	266	515	732		
	Comparison (net sqm)	1508	4652	7850		
TC3: Primary Shopping Area and Shopping Frontages	All proposals for retail, office or leisure uses on a in excess of 500 sqm gross floor space, includin variation of conditions, must be accompanied by assessment must meet the requirement of natio practice and demonstrate that the proposal will n nearby centres. All such proposals must also co as set out below and in national policy, to ensur- central site available. In order to sustain and enhance the vitality and y proposals for meeting the retail floor space requi- within the Primary Shopping Area, and for other Rugby Town Centre boundary, (as defined on th followed by Edge-of-Centre locations, then Out- locations, well connected to the Town Centre and the centre's overall vitality and viability, through footfall or, in relation to bulky goods retailing, are existing retail warehousing. Throughout the lifetime of this Local Plan the its Retail and Main Town Centre Uses study it continuously review its approach to the town retail investment in particular. Primary Shopping Area (PSA) The Primary Shopping Area (PSA), as defined of the overall area where retail frontages are conce for development, redevelopment or change of us proposed ground floor use is to be changed to m Non-A1 uses proposed within the Primary Shop Secondary frontage will be assessed on a case- potential impact on the vitality and viability of the Primary Shopping Frontage (PSF) Within the PSF, as defined on the Town Centre ground floor Class A1 shop premises to use class the proposed use would not undermine the retail would maintain and enhance its vitality and viabi- the determination of each application will have	g extensions an impact a nal policy an not harm the mply with the e that develo viability of the irrements will main town c not capable of linked pedes e located immediate a contre and n the Town (entrated. With se, will be pe etail (use clar bing Area bu by-case basis town centre Policies Map sess A2-A5 v I function of the linky.	of existing un ssessment. T d established vitality or vial e sequential a pment is on the e sequential a pment is on the e town centre be permitted entre uses1 v tre Policies M est hat are in generating b trian trips and nediately adja II periodicall it can respondent requirement Centre Policie in the PSA p rmitted where ss A1). t outside of a is in relation t to the change will be permitted the town cent	nits and his best bility of any approach, he most , new firstly vithin lap) accessible enefits for d increased acent to y update ord and ts for es Map, is proposals the Primary or o future of use of ed where re and	Land use issue in town centre only	
	The number and distribution of other exist					



	Delieurenvierreent	Continualizations for development
General principles	Policy requirement	Cost implications for development
	 within the defined primary shopping frontage should be no more than 40% of the units within the PSF (including any premises subject to Permitted Development changes of use); The location and prominence of the premises; The length of any vacancy of the premises and evidence of marketing for the current permitted use; The nature and character of the proposed use; and The design of the shop-front. 	
	Secondary Shopping Frontage (SSF) Within the SSF, as defined on the Town Centre Policies Map, proposals for main town centre uses (Use Class A1-A5, D1 and D2) will only be permitted where the proposed use maintains and enhances its vitality and viability. Within the Secondary Shopping Frontage (SSF), the percentage of units in non-A1 use would typically be expected to be above 40% although there is no defined threshold. Regard will also be had to the following factors:	
	 Coalescence and concentration of uses; and The effect on the amenity of other surrounding properties and uses. 	
	 Within Town Centre Boundary (Outside of the Primary Shopping Area) The Council will permit retail, business, leisure, arts, cultural and tourism development within the wider town centre (areas outside of the PSA) provided: They will not harm the retail function and character of the PSA; They will not harm the vitality and viability of the PSA; and Where retail uses (class A1) are proposed within the town centre, but outside of the PSA, the applicant must demonstrate there are no suitable alternatives within or immediately adjacent to the Primary or Secondary frontages. 	
	Residential development is encouraged within the Town Centre, providing it does not harm the retail function and character and its' vitality and viability. For all proposals, separate access arrangements to the upper floor space, which could be used for residential, community or employment use, should not be eliminated.	
Healthy, safe and inclusive communities		
HS1: Healthy, Safe and Inclusive Communities	 The potential for creating healthy, safe and inclusive communities will be taken into account when considering all development proposals. Support will be given to proposals which: Provide homes and developments which are designed to meet the needs of older people and those with disabilities; Provide energy efficient housing to help reduce fuel poverty; Design layouts that minimise the potential for crime and anti-social behaviour and improve community safety; Contribute to the development of a high quality, safe and convenient walking and cycling network; Contribute to a high quality, attractive and safe public realm to encourage 	Policy requires features of developments that are standard in normal developments, no cost implications, other than those already noted in relation to other policies (e.g. provision of schools, public transport enhancements etc)



General principles	Policy requirement	Cost implications for development
	 Seek to encourage healthy lifestyles by providing opportunities for formal and informal physical activity, exercise, recreation and play and, where possible, healthy diets; Improve the quality and quantity of green infrastructure networks and protect and enhance physical access, including public rights of way to open space; Deliver, or contribute to, new and improved health services and facilities in locations where they can be accessed by sustainable transport modes; Provide good access to local shops, employment opportunities, services, schools and community facilities; and Do not involve the loss of essential community buildings and social infrastructure. 	
HS2: Health Impact Assessments	 Development above the thresholds set out below will need to demonstrate that it would not generate adverse impacts on health and wellbeing: All residential development of 150 units and above and where the site area is 5 hectares or above; Non-residential development where the area of development exceeds 1ha; and Development located on an industrial estate exceeding 5ha. Where development proposals meet the above criteria, an assessment of potential impacts on health and wellbeing should be demonstrated through: A Health Impact Assessment screening report; and A full Health Impact Assessment where the screening report identifies that significant impacts on health and wellbeing would arise from the development. Where required, Health Impact Assessments should be prepared in accordance with the advice and best practice for such assessments as published by the Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group, Public Health Warwickshire, University Hospitals Coventry and Warwickshire NHS Trust.	Cost of health impact assessment will be deminimis
HS3: Protection and Provision of	adverse impact on wellbeing, the Borough Council may require appropriate mitigation measures through planning conditions, financial or other contributions secured through planning obligations and/or the Council's CIL charging schedule. Proposals that would result in a significant or total loss of a site and/or premises	Land use issue only
Local Shops, Community Facilities and Services	 currently or last used for a local shop, post office, public house, community or cultural facility or other service that contributes towards the sustainability of a local settlement or the urban area will not be permitted except where the applicant demonstrates that: Alternative provision of equivalent or better quality, that is accessible to that local community, is available within the settlement or will be provided and made available prior to commencement of redevelopment; or There is no reasonable prospect of retention of the existing use as it is unviable as demonstrated by a viability assessment and all reasonable efforts to secure suitable alternative business or community re-use been made for a minimum of 12 months or a period agreed by the Local Planning Authority prior to application submission. 	



General principles	Policy requirement			Cost implications for development
	 Provision of new community It is readily accessible b cycle; The nature and the scalfunction to provide facilities scale of service provision individual settlement; and The development would 	y a choice of means of transp e of the development would to ties for the local resident pop n will reflect and relate to the	port, including by foot and be commensurate with its ulation. The nature and size and function of the	
HS4: Open Space, Sports Facilities and Recreation	A. Residential development of the towards the attainment of the			On most sites, provision will be dealt with through CIL. Strategic sites will provide open/play space on site and this is addressed in the gross to net assumption.
	Children's Play	0.2 ha per 1,000 pop'n	0.2 ha per 1,000 pop'n	
	Natural and Semi Natural Green Space	2.5 ha per 1,000 pop'n	2.5 ha per 1,000 pop'n	
	Parks and Gardens	1.5 ha per 1,000 pop'n	1 ha per 1,000 pop'n	
	Amenity Green Spaces	1.1 ha per 1,000 pop'n	0.5 ha per 1,000 pop'n	
	Allotments	0.65 ha per 1,000 pop'n	0.8 ha per 1,000 pop'n	
	Football Pitches 0.38 ha per Cricket Pitches 0.23 ha per Rugby Pitches 0.32 ha per	1,000 pop'n		
	As a default, Rugby's average 2011 or any subsequent upd developments and its subsec the existing open space prov proposal is located within (cc CIL/S106 will be sought from increase an existing deficit ir provision standards not being the outdoor sports playing pi Pitch Strategy standard to as	ate) should be used to identi quent open space requirement ision within the ward or paris ontained within Appendix 4). (a developments where the prop of provision or where the prop g met within the ward or paris tches account should be take	fy the population of new nt. Account will be taken of h the development Contributions through oposal would further osal will result in the sh it is located within. For en of the latest Playing	



General principles	Policy requirement	Cost implications for development
	 development can be met within the existing network of accessible playing pitches that are of sufficient quality, or whether new or improved quality provision will be required. Dependent upon the size and layout of the development, the provision of open space, may be required on-site or may form part of a contribution towards off-site provision of either new or improved facilities. In such circumstances off-site provision towards local facilities should be made in a location which adequately services the new development and a planning obligation may be used to secure this. Developer contributions will also be spent on built recreation facilities where justified by an increase in population. B. New open space should be accessible and of high quality, meeting the following criteria: Be appropriately maintained, if necessary, through the use of developer contributions; Be secure and safe; Attractive in appearance; Enhance the natural and cultural environment; Conveniently accessed and facilitates access to other areas of open space, including the countryside; Facilitates access by a choice of transport; and Avoid any significant loss of amenity to residents, neighbouring uses or biodiversity. C. Public open space, sports and recreational buildings and land, including playing fields within Open Space Audit evidence and/or defined on the Policies Map and/or last in sporting or recreational use should not be built upon unless: An assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or It can be demonstrated that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. 	
HS5: Traffic Generation and Air Quality	Development proposals should promote a shift to the use of sustainable transport modes and low emission vehicles (including electric/hybrid cars) to minimise the impact on air quality, noise and vibration caused by traffic generation. Proposals should be located where the use of public transport, walking and cycling can be optimised. Proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality, noise and vibration. Development proposals should complement the Air Quality Action Plan.	Largely design and land use issue. Allowance included in appraisals for mitigating emissions from development



General principles	Policy requirement	Cost implications for development
	Development throughout the Borough of more than 1,000 sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area (see Appendix 8) that would generate any new floorspace must: 1. Achieve or exceed air quality neutral standards; or 2. Address the impacts of poor air quality due to traffic on building occupiers, and public realm or amenity space users by reducing exposure to and mitigating their effects, proportionate to the scale of the development. This can be achieved using design solutions that include:	
	 Orientation and layout of buildings, taking into account building occupiers, public realm and amenity space users; Appropriate abatement technologies; and Urban greening appropriate for providing air quality benefits. 	
	 3. Where air quality neutral standards are not met, measures to offset any shortfall will be required, according to the following hierarchy: On-site measures; then Off-site measures; then Financial contributions. 	
	4. Address the adverse impacts of noise and vibration on existing and future occupiers and users of the public realm.	
Natural Environment		
NE1: Protecting Designated Biodiversity and Geodiversity Assets	 The Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity as set out below. Development will be expected to deliver a net gain in biodiversity and be in accordance with the mitigation hierarchy below. Planning permission will be refused if significant harm resulting from development affecting biodiversity cannot be: Avoided, and where this is not possible; Mitigated, and if it cannot be fully mitigated, as a last resort; Compensated for. 	Land use issue – developments will be required to avoid parts of sites which accommodate designated areas.
	Sites of International and European Importance Development that is likely to result in an adverse effect on the integrity of any European site (either alone or in combination), will not be permitted unless:	
	 There are no alternative solutions; and There are imperative reasons for overriding public interest; and Adequate compensatory measures can be taken to ensure the overall coherence of Natura 2000 is protected. 	
	As per the requirements of the Habitat Regulations. Sites of International or European Importance Include: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites. Sites of National Importance Development affecting nationally important Sites of Special Scientific Interest	
	(SSSIs) either directly or indirectly will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the impacts on	



General principles	Policy requirement	Cost implications for development
General principles	 Policy requirement the site or species. Sites of Local Importance Development likely to result in the loss, deterioration, degradation or harm to habitats or species of local importance to biodiversity, geological or geomorphological conservation interests, either directly or indirectly, will not be permitted for Local Nature Reserves (LNRs); Local Wildlife Sites (LWS), Local Geological Sites (LGS), European and UK protected species, or Biodiversity Action Plan habitats unless: The need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest. All Development proposals impacting on local wildlife sites will be expected to assess the site against the 'Green Book'1 criteria to determine the status of the site; It can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interest; and Measures can be provided (and secured through planning conditions or legal agreements), according to the mitigation hierarchy as set out above. The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network. 	Cost implications for development
	Ancient Woodland Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland, and/or the loss of aged or veteran trees found outside of ancient woodland unless the need for, and benefits of, the development in that location clearly outweighs the loss.	
	 All development proposals in the proximity of ancient woodland shall incorporate buffers having regard to Natural England's standing advice. Ecological Assessment All proposals likely to impact on the sites noted above will require an Ecological Assessment. The Ecological Assessment shall include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development. 1 The Green Book: Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull (2015) Local Wildlife Sites Project: Habitat Biodiversity Audit for Warwickshire. 	
NE2: Strategic Green and Blue Infrastructure	 The Council will work with partners towards the creation of a comprehensive Borough wide Strategic Green and Blue Infrastructure Network which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas (also known as the Princethorpe Woodlands Living Landscape), as shown on the Green and Blue Infrastructure Policies Map. This will be achieved through the following: The protection, restoration and enhancement of existing and potential Green and Blue Infrastructure assets within the network as shown on the Policies Map; and The introduction of appropriate multi-functional corridors between existing and 	Land use issue only.



General principles	Policy requirement	Cost implications for development
	potential Green and Blue infrastructure assets. Where appropriate new developments must provide suitable Green and Blue Infrastructure corridors throughout the development and link into adjacent strategic	On site requirements addressed through gross to net
	and local Green and Blue Infrastructure networks or assets where present. Where such provision is made a framework plan should be produced as part of the planning application demonstrating the contribution to the overall achievements of the multi-functional strategic Green and Blue Infrastructure network. A management plan, based on delivering the framework plan and detailing how the infrastructure will be managed, may be required by condition.	assumptions in appraisals.
NE3: Landscape Protection and Enhancement	 New development which positively contributes to landscape character will be permitted. Development proposals will be required to demonstrate that they: Integrate landscape planning into the design of development at an early stage; Consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquility; Relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; Identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscape features in accordance with the latest local and national guidance; Address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and Are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements. 	Can be achieved largely through design.
Sustainable Design and Construction		
SDC1: Sustainable Design	All development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are situated.	Land use and capacity issue only.
	Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications. The Council will consider appropriate housing density on a site by site basis with decisions informed by local context of the area in terms of design considerations, historic or environmental integration, local character, identified local need and, where relevant, a Neighbourhood Development Plan.	
	Proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.	



General principles	Policy requirement	Cost implications for development
SDC2: Landscaping	 Proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses, for example, an existing waste management site. Such proposals must be accompanied by supporting information demonstrating that the existing and proposed uses would be compatible and that the proposal has addressed any potential effects of the existing use on the amenity of the occupiers of the proposed development. Developers should provide adequate off-street storage space for wheeled bins, including storing recycling, to serve all new residential properties, including conversions. This requirement is particularly important in designated Conservation Areas where the visual importance of the street scene has been acknowledged and there is a duty for the area's character and appearance to be preserved or enhanced. Provision can be in the form of storage space integral to the design of the property, dedicated space externally, in a communal storage area, or in underground waste storage systems. Proposals relating to the enhanced energy efficiency of existing buildings will be supported in accordance with the most up to date national regulations. The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that: Important site features have been identified for retention through a detailed site survey; Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised (consideration will also be given to the requirements of policies NE1 and SDC3 where relevant); Opportunities for utilising sustainable drainage methods are incorporated; New planting comprises native species which are of ecological value appropriate to the area; In appropriate to t	Reflects best practice for standard developments and therefore reflected in build costs
SDC3: Protecting and Enhancing the Historic Environment	 Development will be supported that sustains and enhances the significance of the Borough's heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes. Development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance. a) Understand the Asset Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting. The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Study and Historic Landscape 	Land use issue – this will be readily apparent to any developer purchasing a heritage asset and reflected in the price paid for the site.



General principles	Policy requirement	Cost implications for development
	 Characterisation Study are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures. b) Conserve the Asset Great weight will be given to the conservation of the Borough's designated heritage assets. Any harm to the significance of a designated heritage asset must be justified. Proposals causing substantial harm to designated heritage assets will need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively it must be demonstrated that all of the following apply: The nature of the heritage asset prevents all reasonable uses of the site; and No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and The harm or loss is outweighed by the benefit of bringing the site back into use. Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal. In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset. 	
SDC4: Sustainable Buildings	assets. Residential buildings All new dwellings shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable. Non-residential buildings All non-residential development over 1000 sqm should aim to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable. In meeting the carbon reduction targets set out in the Building Regulations and BREEAM standards the Council will expect development to be designed in accordance with the following energy hierarchy: Reduce energy demand through energy efficiency measures; then Supply energy through efficient means (i.e. low carbon technologies); then Utilise renewable energy generation. Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development. The re-use and recycling of surface water and domestic waste water within new development will be encouraged.	Allowances incorporated into the appraisals to reflect these requirements.
SDC5: Flood Risk Management	A sequential approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk.	Land use issue – some sites will be prevented from coming forward if judged to be at unacceptable risk of flooding.



General principles	Policy requirement	Cost implications for development
	 If, following application of the sequential test, it is not possible or consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, then the Exception Test can be applied as set out in the NPPF. Following the Sequential Test, and if required the Exception Test, development will only be permitted where the following criteria are met: That the development does not increase flood risk elsewhere; Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems. 	
	 Land that is required for current and future flood management will be safeguarded from development. Opportunities to reduce the causes and impacts of flooding should be taken where possible. Applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed, where the development is: In Flood Zone 2 or 3 as defined by the Environment Agency's Flood Map or Rugby Borough SFRA; Minor development and change of use more than 1ha and in Flood Zone 1; Within 20m of a watercourse; Adjacent to, or including, any flood bank or other flood control structure; or Within an area with critical drainage problems. 	
	The FRA must assess the flood risk from all sources and identify options to mitigate the flood risk to the development, site users and surrounding area.	
SDC6: Sustainable Drainage	 Sustainable Drainage Systems (SuDS) are required in all major developments and all development in flood zones 2 and 3. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and: Be designed and located outside the floodplain and to integrate with Green and/or Infrastructure functions; Be appropriate for the needs of the site; Promote enhanced biodiversity; Improve water quality; Increase landscape value; and Provide good quality open spaces. 	Reflects standard requirement now employed on almost all sites, therefore incorporated into base costs.
	Infiltration SuDs is the preferred way of managing surface water. The developer will carry out infiltration tests where possible and a groundwater risk assessment to ensure that this is possible and that groundwater would not be polluted. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority (LLFA)) at pre- development greenfield run off rates or into a surface water sewer if there is no nearby surface water body. In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:	



General principles	Policy requirement	Cost implications for development
	 An acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation; and Contributions will be made to off-site SuDS schemes if located in an area known to suffer surface water flooding the development should seek to offer a strategic solution. 	
SDC7: Protection of the Water Environment and Water Supply	 Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by: Minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study; and Ensuring development is in accordance with the Water Framework Directive Objectives and does not adversely affect the waterbodies' ability to reach good status or potential as set out in the River Severn 'River Basin Management Plan' (RBMP). 	Land use issue only
	Development will not be permitted where proposals have a negative impact on water quality, either directly through pollution of surface or ground water, or indirectly through the overloading of Wastewater Treatment Works. Prior to any potential development, consultation must be held with Severn Trent Water to ensure that the required wastewater infrastructure is in place in sufficient time. Development will not be permitted where the sensitivity of the groundwater environment, or the risk posed by the type of development is deemed to pose an unacceptable risk of pollution of the underlying aquifer.	
SDC8: Supporting the Provision of Renewable Energy and Low Carbon Technology	 Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated: The proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity; The proposal has been designed to minimise adverse impacts (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact; There is no unacceptable impact on heritage assets and their setting; The scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems); For biomass, it must be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised; For proposals for hydropower the application must be supported by a Flood Risk Assessment and Water Framework Directive assessment; For wind turbines, the proposed development site is identified as suitable for wind energy development in a Local or Neighbourhood Plan; For solar farms proposed on the best and most versatile agricultural land a sequential test has to be undertaken as outlined in the supporting text to this policy. Where it is proven that the use of the best and most versatile agricultural land 	Not relevant to CIL liable development



General principles	Policy requirement	Cost implications for development
	 Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. 	
SDC9: Broadband and Mobile Internet	Developers of new developments (residential, employment and commercial) will be expected to facilitate and contribute towards the provision of broadband infrastructure suitable to enable the delivery of broadband services across Rugby Borough to ensure that the appropriate service is available to those who need it. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi- Fi, should be included, wherever possible and viable.	This is a requirement that house purchasers and commercial tenants would now expect to be provided as a standard feature and developers will need to facilitate in conjunction with statutory undertakers.
Delivery		
D1: Transport	 Development will be permitted where sustainable modes of transport are prioritised and measures designed to mitigate transport impacts arising from either individual development proposals or cumulative impacts caused by a number of proposals are provided. Proposals should have regard to the Sustainable Transport Strategy. All large scale developments which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to mitigate the adverse impacts of traffic. It must consider: The impact of the proposal upon existing infrastructure; How the site will connect safely to public transport; Safe and convenient access to pedestrians and cyclists; Potential impact of heavy goods vehicles accessing the site, including during construction: and The entering into of bus and/or freight partnerships with the County Council and/or third parties. Smaller scale development must also be accompanied by a Transport Statement which should address: Opportunities for sustainable transport to serve the proposed development; Whether safe and suitable access to the site can be achieved; and 	Reflected in other policy requirements. Cost of travel plan is deminimis
D2: Parking facilities	Whether improvements can be undertaken that cost effectively mitigate the impacts of the development. Proposals should be considered in the light of the transport mitigation measures identified in the Infrastructure Delivery Plan, and other localised impacts as identified in the transport assessments and statements. Planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for	These are features that house purchasers will expect as standard and developers will provide them as part of the overall
D3: Infrastructure and	 people with disabilities (or impaired mobility), based on the Borough Council's Standards included at Appendix 5 of this Local Plan. Electric and/or hybrid vehicle charging points are required to be provided as part of development as outlined in Appendix 5 unless it can be demonstrated that it is financially unviable. The delivery of new development will be dependent on sufficient capacity being 	development cost. Public transport and other mitigation will be required on larger
Implementation	available in existing infrastructure and/or measures being proposed to mitigate its impact. Where this cannot be demonstrated permission for new development will	sites or through CIL on smaller sites



General principles	Policy requirement	Cost implications for development
	only be granted where additional capacity can be released through new infrastructure, or better management of existing infrastructure. Developer contributions may be sought to fund new infrastructure when required to mitigate development impacts and a programme of delivery will be agreed before development can take place. Proposals should be considered in the light of the mitigation measures identified in the Infrastructure Delivery Plan.	
D4: Planning Obligations	Where it is not possible to address the unacceptable impacts of development through planning conditions, a legal agreement or planning obligation may be required in line with the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). In the first instance infrastructure contributions will be sought on-site. However where this is not possible an off-site (commuted) contribution will be negotiated. The type, amount and phasing of contributions sought from developers will be necessary to make the development acceptable, directly related, and fairly and reasonably related in scale and kind to the development proposed. The capacity of existing infrastructure and community facilities and the effects of obligations on the financial viability of development may also be relevant considerations.	A notional level of contribution is included in the appraisals to reflect likely requirements after CIL is adopted.
D5: Airport Flightpath Safeguarding	The Council will safeguard the Coventry airport flight paths and the Daventry (Pailton) radio technical site as indicated in Appendix 6, in accordance with the requirements of the civil aviation authority.	Land use issue only



Appendix 3 - Commercial property rents

Lease Comps Report

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Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

£6.85



8

Up

Roc

A

Grea

Ket

LEASE COMPARABLES Enderby Wigston Earl Shilton Atherstone Great Glen Narborough Barwell Hinckley A452 M42 Burbage Nuneaton, M6 Coleshill M6 igham Bedworth Market Harborough M6 M1 Marston Green Exhall Lutterworth A45 Desborough Meriden Allesley Rothwell Coventry Solihull Balsall Knowle Common Dunsma A43 Earlswood Dorridge Rugby Ryton Kenilworth Crick Dunchurg Kilsby Brixworth M40 Long Buckby Chapel Brampton Moulton Henley-in-Arden Royal Leamington Spa Whilton Earls Ba Daventry Queens Park Southam Harpole Northampton Weedon Bec A429 Alcester Lighthorne Heath Lease Comparables Coogle Map data ©2023

SUMMARY STATISTICS

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Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	21	£3.57	£6.85	£6.86	£11.60
Achieved Rent Per SF	19	£2.91	£6.68	£7.50	£9.01
Net Effective Rent Per SF	5	£2.64	£6.56	£7.01	£8.99
Asking Rent Discount	8	-6.6%	0.1%	0.1%	18.5%
TI Allowance	-	-	-	-	-
Rent Free Months	3	1	3	3	6

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	37	1	18	14	58
Deal Size	44	1,129	34,307	9,296	330,770
Lease Deal in Months	31	12.0	86.0	60.0	300.0
Floor Number	44	GRND	GRND	GRND	MEZZ





				Leas	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
1	Newton Ln	****	10,664	GRND	31/05/2023	New Lease	£8.45/fri	Achieved
2	Coventry Rd	****	3,244	GRND,	14/04/2023	New Lease	£7.35	Asking
3	Coventry Rd	****	1,853	GRND	14/04/2023	New Lease	£11.60	Asking
4	Hadrians Way	****	11,819	GRND,	03/04/2023	New Lease	£7.32	Asking
5	Boots Farm Straight Mile	****	10,229	GRND	27/03/2023	New Lease	-	-
6	Unit 4-6 Shilton Industria	****	1,200	GRND	06/03/2023	New Lease	£7.50/fri	Achieved
0	4 Sparta Close	****	3,866	GRND	06/03/2023	New Lease	£6.46	Asking
8	Pelham Rd	****	3,926	GRND,	13/12/2022	New Lease	£6.32	Asking
9	Cummins Building Valley Dr	****	38,647	GRND	01/12/2022	New Lease	£8.60	Achieved
10	1B Lawford Rd	****	4,729	GRND	31/10/2022	New Lease	£8.99	Effective
Ð	Gladiator Way	****	54,831	GRND	29/09/2022	New Lease	£6.10	Effective
12	Kiln Way	****	1,328	GRND	01/09/2022	New Lease	£6.77	Achieved
13	Old Leicester Rd	****	24,050	GRND	24/06/2022	New Lease	£6.86/fri	Asking
14	Lawford Rd	****	12,904	GRND	14/06/2022	New Lease	£9.50	Asking
15	4-6 Consul Rd	****	3,000	GRND	01/06/2022	New Lease	£7.50/fri	Achieved
16	DC9 London Road	****	330,770	GRND,1	10/05/2022	New Lease	-	-
V	32 Somers Rd	****	13,098	GRND,	01/03/2022	New Lease	£5.15	Asking
18	Wood St	****	4,363	GRND,1	01/03/2022	New Lease	£5.96/fri	Achieved
19	Warehouse & Distributio Mill Rd	****	173,639	GRND	28/02/2022	New Lease	-	-
20	Ryton 302 London Rd	****	302,038	GRND,1	02/02/2022	New Lease	-	-
21	Woodside Park	****	1,878	GRND	01/02/2022	New Lease	£7.50/fri	Achieved





				Leas	se .		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
22	Lumonics House Cosford Ln	****	12,602	GRND	26/01/2022	New Lease	-	-
6	Unit 4-6 Shilton Industria	****	1,314	GRND	26/01/2022	New Lease	£6.84	Achieved
23	11 Cottage Leap	****	7,194	GRND,1	03/01/2022	New Lease	£7.85	Asking
24	DC8 London Rd	****	148,461	GRND,1	08/12/2021	New Lease	-	-
25	Consul Rd	****	42,238	GRND	01/12/2021	New Lease	-	-
26	Woodside Park	****	1,904	GRND	01/12/2021	New Lease	£7.88/fri	Achieved
18	Woodside Park	****	4,128	GRND,1	01/12/2021	New Lease	£7.75/fri	Achieved
15	Consul Rd	****	6,000	GRND	24/11/2021	New Lease	-	-
27	13 Consul Rd	****	7,340	GRND	24/11/2021	New Lease	£6.00	Asking
28	Flecknoe Rd	****	1,500	GRND	13/09/2021	New Lease	£6.00	Asking
29	6-8 Lawford Rd	****	15,931	GRND	13/09/2021	New Lease	£7.50	Achieved
30	Swift 34 Swiftpoint	****	33,617	GRND,1	03/09/2021	New Lease	£7.58	Achieved
15	4-6 Consul Rd	****	14,680	GRND	01/09/2021	New Lease	-	-
31	Glebe Farm Rd	****	4,911	GRND,1	01/09/2021	New Lease	£5.09/fri	Achieved
32	Wood St	****	9,746	GRND	01/09/2021	New Lease	£5.95	Asking
33	Phase 2 A5 Watling St	****	24,052	GRND	31/08/2021	New Lease	£7.50	Asking
29	6 Lawford Rd	****	7,890	GRND	31/07/2021	New Lease	£8.08	Effective
34	Watling St	****	44,120	GRND,1	30/07/2021	New Lease	£7.01	Effective
35	Old Leicester Rd	****	81,400	1-2	19/07/2021	Renewal	£4.99	Achieved
36	A5 Watling St	****	1,129	GRND	16/07/2021	New Lease	-	-
37	Waltings St	****	13,960	GRND	16/07/2021	New Lease	-	-





			Lease				Rents		
Property Name - Address		Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type	
38	Watling St	****	8,847	GRND	16/07/2021	New Lease	-	-	
39	Broadwell House Farm Hayway Ln	****	4,476	GRND	08/07/2021	New Lease	£2.64/fri	Effective	



Asking Rent Per SF

Achieved Rent Per SF

£6.68

Net Effective Rent Per SF

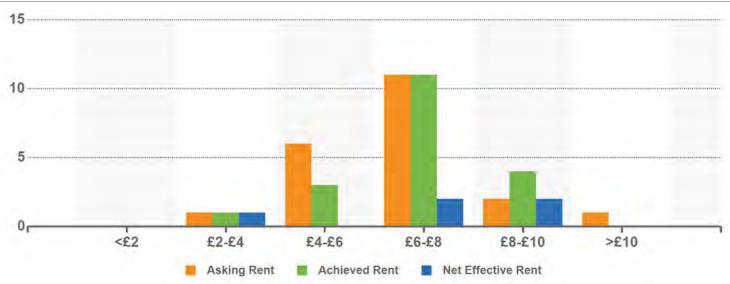
£6.56

Avg. Rent Free Months

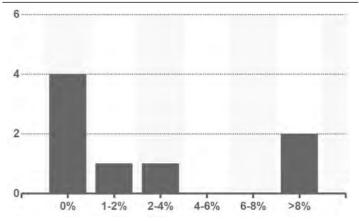
3.3

£6.85

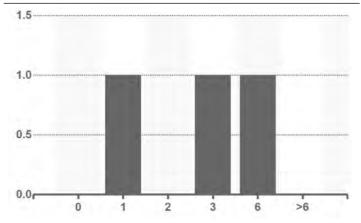
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS







Lease Comps Report

Deals

Asking Rent Per SF

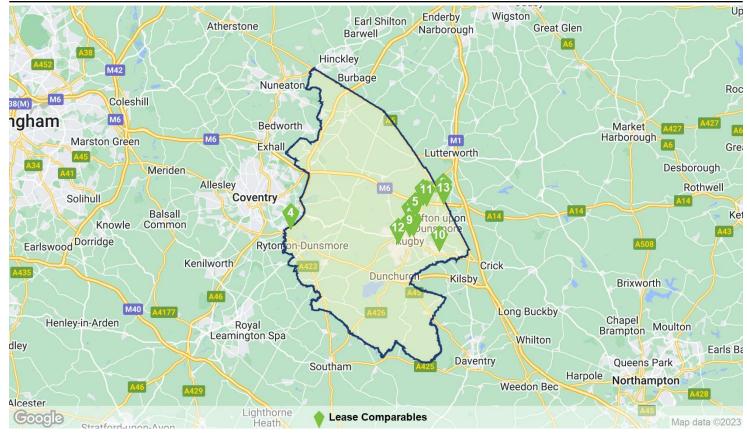
Achieved Rent Per SF

Avg. Months On Market

£11.74

£12.67

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	15	£5.00	£11.74	£15.29	£23.00
Achieved Rent Per SF	5	£8.22	£12.67	£12.00	£23.52
Net Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	3	-2.3%	-0.1%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Rent Free Months	1	1	1	1	1

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	19	1	18	7	96
Deal Size	20	170	2,039	1,925	5,691
Lease Deal in Months	11	12.0	49.0	36.0	120.0
Floor Number	20	GRND	GRND	GRND	2





				Leas	Rents			
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
1	Regent Court Regent PI	****	225	2nd	10/07/2023	New Lease	£19.00	Asking
2	Eleven Arches House Leicester Rd	****	2,900	GRND	31/03/2023	New Lease	-	-
1	Regent Court Regent PI	****	170	1st	13/03/2023	New Lease	£23.00	Asking
1	Regent Court Regent PI	****	250	1st	06/03/2023	New Lease	£23.00	Asking
3	iQuarter	****	1,800	GRND	20/02/2023	New Lease	£19.42	Asking
4	Lower Farm Barns Brandon Ln	****	4,479	GRND	02/02/2023	New Lease	-	-
1	Regent Court Regent PI	****	170	GRND	01/02/2023	New Lease	£23.52	Achieved
3	iQuarter	****	1,800	GRND	21/11/2022	New Lease	£8.22	Achieved
5	2 Swift Park	****	2,219	1st	20/06/2022	New Lease	£9.24	Asking
6	10-12 Albert St	****	1,410	1-2	01/06/2022	New Lease	£5.32	Asking
	Castle Mound Way	****	840	GRND	01/06/2022	New Lease	£15.29	Asking
8	Shawell Depot Watling St	****	3,000	GRND	01/06/2022	New Lease	£5.00	Asking
9	Hilton House Corporation St	****	3,564	2nd	01/03/2022	New Lease	£8.98	Asking
4	Lower Farm Barns Brandon Ln	****	1,100	GRND	25/01/2022	New Lease	£10.79/fri	Achievec
4	Lower Farm Barns Brandon Ln	****	2,483	GRND	16/10/2021	New Lease	£12.00	Achievec
0	55 High St	****	393	GRND	06/09/2021	New Lease	£10.81/iro	Asking
1	lquarter	****	2,050	GRND	03/09/2021	New Lease	£17.50/fri	Achieved
1	Iquarter	****	2,050	GRND	01/09/2021	New Lease	£17.50	Asking
2	Bernhard Court Bilton Rd	****	5,691	GRND,1-2	19/07/2021	New Lease	£11.00	Asking
3	A5 Watling St	****	4,204	GRND,1	16/07/2021	New Lease	-	-



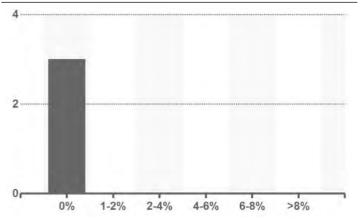




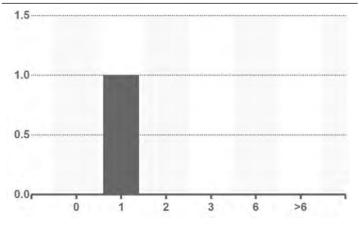
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS







Lease Comps Report

24

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

£17.28

£11.79

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	19	£11.57	£17.28	£20.91	£62.04
Achieved Rent Per SF	11	£5.14	£11.79	£18.49	£62.04
Net Effective Rent Per SF	5	£10.94	£18.61	£20.33	£62.04
Asking Rent Discount	9	0.0%	11.8%	0.0%	40.0%
TI Allowance	-	-	-	-	-
Rent Free Months	5	2	6	6	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	22	1	20	10	114
Deal Size	24	137	5,249	965	59,293
Lease Deal in Months	12	12.0	68.0	48.0	180.0
Floor Number	24	GRND	GRND	GRND	MEZZ





				Leas	se		Rents		
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type	
1	222 Frobisher Rd	****	452	GRND	02/06/2023	New Lease	£20.33/fri	Effective	
2	40 Church St	****	137	GRND	04/04/2023	New Lease	£62.04/fri	Effective	
3	66 Church St	****	336	GRND	03/04/2023	New Lease	£41.67	Asking	
4	155D Bilton Rd	****	521	GRND	02/04/2023	New Lease	£17.27	Asking	
5	14 High St	****	792	GRND	01/04/2023	New Lease	£16.41/fri	Achieved	
6	7 Church St	****	5,403	GRND	13/03/2023	New Lease	£11.57	Asking	
Ŷ	9 Church St	****	1,046	GRND	13/03/2023	New Lease	£19.12	Asking	
8	10 Church St	****	1,311	GRND	13/03/2023	New Lease	£15.26	Asking	
9	26-27 High St	****	1,500	GRND	17/02/2023	New Lease	£0.00/fri	Effective	
10	Grosvenor Hotel 87 Clifton Rd	****	12,956	GRND,1	01/02/2023	New Lease	-	-	
Ŷ	15 Sheep St	****	595	GRND	01/12/2022	New Lease	£18.49/fri	Achieved	
12	17 Albert St	****	390	GRND	18/11/2022	New Lease	£25.64/fri	Achieved	
13	35 Sheep St	****	448	GRND	01/10/2022	New Lease	£24.55	Achieved	
14	34 Regent St	****	771	GRND	12/09/2022	New Lease	£21.40	Asking	
15	35 Church St	****	355	GRND	17/08/2022	New Lease	£12.54	Asking	
16	Leicester Rd	****	59,293	GRND,	03/07/2022	New Lease	-	-	
6	7 Church St	****	5,403	GRND	27/06/2022	New Lease	£11.57	Asking	
Ŷ	Rugby Central Shopping Market Mall	****	938	GRND	29/04/2022	New Lease	£34.38	Asking	
18	6-6A Market Pl	****	2,152	GRND	27/04/2022	New Lease	£10.94/fri	Effective	
16	Leicester Rd	****	18,861	GRND,	03/04/2022	New Lease	-	-	
19	16-18 High	****	9,250	GRND	18/02/2022	Renewal	£5.14/fri	Achieved	





Lease Comps Summary

Lease Comps Report

				Leas	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
20	6 Castle	****	1,186	GRND	22/12/2021	New Lease	£16.80	Effective
21	31-33 Regent St	****	898	GRND	12/10/2021	New Lease	£22.27	Asking
22	Chapel St	****	993	GRND	06/08/2021	New Lease	£30.64/fri	Effective





Asking Rent Per SF

Achieved Rent Per SF

Net Effective Rent Per SF

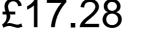
Avg. Rent Free Months

£17.28

£11.79

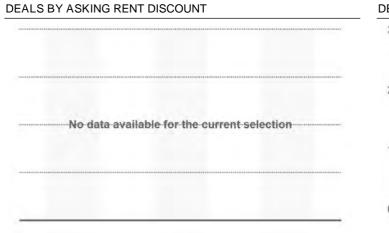
£18.61

6.4

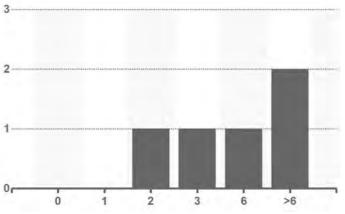


DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT





DEALS BY RENT FREE MONTHS









Appendix 4 - BCIS Cost data



£/M2 STUDY

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

Last updated: 01-Jul-2023 07:32

Rebased to Rugby (99; sample 19)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function	£/m² gr	oss interna	l floor area				
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median Upper quartiles		Highest	Sample
New build							
282. Factories							
Generally (20)	1,234	284	683	1,015	1,450	4,639	89
Up to 500m2 GFA (20)	1,567	1,011	1,138	1,326	1,963	2,677	13
500 to 2000m2 GFA (20)	1,318	284	717	1,161	1,449	4,639	38
Over 2000m2 GFA (20)	1,035	510	642	<mark>839</mark>	1,136	2,689	38
282.1 Advance factories							
Generally (15)	1,045	501	824	1,027	1,280	1,570	19
Up to 500m2 GFA (15)	1,195	1,011	1,019	1,124	1,300	1,570	6
500 to 2000m2 GFA (15)	1,090	501	925	1,214	1,318	1,390	8
Over 2000m2 GFA (15)	793	609	683	806	842	1,027	5
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,473	540	<mark>921</mark>	1,491	1,786	2,689	18
Up to 500m2 GFA (20)	2,377	1,963	-	2,491	-	2,677	3
500 to 2000m2 GFA (20)	1,361	540	1,221	1,491	1,644	1,822	6
Over 2000m2 GFA (20)	1,245	632	837	975	1,647	2,689	9



Building function	£/m² gr	oss interna	Il floor area				
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
282.2 Purpose built factories							
Generally (30)	1,334	284	702	1,140	1,716	4,639	78
Up to 500m2 GFA (30)	1,559	826	1,082	1,320	2,103	2,396	7
500 to 2000m2 GFA (30)	1,443	284	755	1,078	1,620	4,639	28
Over 2000m2 GFA (30)	1,226	375	666	1,129	1,673	2,504	43
282.22 Purpose built factories/Offices - mixed facilities (15)	1,070	514	846	1,035	1,213	2,288	23
284. Warehouses/stores							
Generally (15)	1,080	424	651	861	1,128	4,929	41
Up to 500m2 GFA (15)	1,969	711	1,088	1,385	2,338	4,929	8
500 to 2000m2 GFA (15)	959	503	706	873	1,101	1,738	16
Over 2000m2 GFA (15)	775	424	595	<mark>651</mark>	935	1,681	17
284.1 Advance warehouses/stores (15)	824	438	608	882	1,043	1,128	8
284.2 Purpose built warehouses/stores							
Generally (15)	1,146	424	667	861	1,291	4,929	31
Up to 500m2 GFA (15)	2,270	711	1,347	1,766	2,872	4,929	6
500 to 2000m2 GFA (15)	944	503	687	855	1,078	1,738	14
Over 2000m2 GFA (15)	790	424	631	734	978	1,281	11
284.5 Cold stores/refrigerated stores (25)	1,053	1,028	-	-	-	1,079	2
320. Offices							· · · · · ·
Generally (15)	2,311	1,111	1,626	<mark>2,197</mark>	2,723	5,524	53
Air-conditioned							· · · · · ·
Generally (15)	2,227	1,312	1,855	2,127	2,569	3,881	19



Puilding function	£/m² gr	oss interna	Il floor area				
Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
1-2 storey (15)	2,219	1,312	1,936	2,007	2,241	3,881	9
3-5 storey (15)	2,188	1,514	1,746	2,122	2,627	3,046	8
6 storey or above (20)	2,521	1,925	2,262	2,412	2,593	3,621	8
Not air-conditioned							
Generally (15)	2,320	1,111	1,541	2,227	2,985	3,614	21
1-2 storey (15)	2,342	1,279	1,534	2,338	2,931	3,577	14
3-5 storey (15)	2,234	1,111	1,547	1,895	3,067	3,614	6
6 storey or above (25)	2,651	2,071	-	2,733	-	3,067	4
344. Hypermarkets, supermarkets							
Generally (35)	<mark>1,835</mark>	300	1,280	1,688	2,414	3,204	41
Up to 1000m2 (35)	1,881	1,266	-	1,618	-	3,022	4
1000 to 7000m2 GFA (35)	1,835	300	1,269	1,880	2,421	3,204	35
7000 to 15000m2 (35)	1,523	-	-	-	-	-	1
Over 15000m2 GFA (35)	1,960	-	-	-	-	-	1
345. Shops							
Generally (30)	<mark>1,872</mark>	672	972	1,476	2,384	4,709	17
1-2 storey (30)	1,897	672	970	1,570	2,425	4,709	16
3-5 storey (30)	1,476	-	-	-	-	-	1
810. Housing, mixed developments (15)	1,489	807	1,296	1,444	1,631	3,678	1254
810.1 Estate housing				-			
Generally (15)	1,483	719	<mark>1,262</mark>	<mark>1,424</mark>	1,624	5,146	1417
Single storey (15)	1,689	1,004	1,426	1,625	1,865	5,146	236
2-storey (15)	1,426	719	1,237	1,383	1,562	3,106	1096



Puilding function	£/m² gr	oss interna	Il floor area				
Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
3-storey (15)	1,555	924	1,295	1,475	1,780	3,036	80
4-storey or above (15)	3,099	1,526	2,477	2,766	4,118	4,607	5
810.11 Estate housing detached (15)	1,939	1,090	1,494	1,673	2,076	5,146	21
810.12 Estate housing semi detached							
Generally (15)	1,493	871	1,277	1,456	1,628	3,330	355
Single storey (15)	1,669	1,059	1,427	1,630	1,828	3,330	81
2-storey (15)	1,439	871	1,264	1,401	1,578	2,556	262
3-storey (15)	1,473	1,090	1,181	1,429	1,740	2,096	12
810.13 Estate housing terraced		1	1		1		1
Generally (15)	1,513	887	1,242	1,414	1,653	4,607	235
Single storey (15)	1,730	1,119	1,441	1,779	2,038	2,437	19
2-storey (15)	1,445	887	1,217	1,382	1,592	3,106	180
3-storey (15)	1,583	924	1,282	1,448	1,760	3,036	34
4-storey or above (10)	4,363	4,118	-	-	-	4,607	2
816. Flats (apartments)		1	1		1		1
Generally (15)	1,743	866	1,449	<mark>1,645</mark>	1,966	5,987	850
1-2 storey (15)	1,642	1,018	1,393	1,563	1,830	3,419	181
3-5 storey (15)	1,720	866	1,445	1,645	1,950	3,656	568
6 storey or above (15)	2,065	1,256	1,667	1,948	2,250	5,987	98
843. Supported housing		1			1		1
Generally (15)	1,872	962	1,555	<mark>1,756</mark>	2,075	3,799	132
Single storey (15)	2,177	1,349	1,725	2,007	2,353	3,799	16
2-storey (15)	1,858	971	1,537	1,688	2,070	3,303	41
3-storey (15)	1,730	962	1,547	1,649	1,908	2,597	45



Building function	£/m² gr	oss interna	l floor area				
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
4-storey or above (15)	1,928	1,181	1,544	1,784	1,972	3,646	27
843.1 Supported housing with shops, restaurants or the like (15)	1,806	1,127	1,512	1,696	2,002	3,005	35
852. Hotels (15)	2,584	1,350	<mark>2,036</mark>	2,532	3,209	3,567	13



Appendix 5 - Sites details and appraisal inputs

1	:	2 3	3 4	5	6 7	8	9 10) 11 1:	2 13	14	15	16	18	19	20	21	22	23	27	28
RUGBY E	BOROUGH COUNCIL	Gross	Net site		Years No of	1 - 5 No of	Years 6 - 10 No of No of	Years 11 - 15 No of No of	Resi costs Res	ai aaatri	GIA GIA		Floor areas	- proposed	sqm)	r - 1		Total resi	Tot	al resi FS
Site ref	SITE NAME	Site area	area Site co	erade	Houses	Flats	Houses Flats	Houses Flats	Houses Flat		Houses flat		Retail A1-A	Retail S'Mark	B1	B2 industria	B8 storage		TOL	IIIesiro
1	Typology 1 - Urban extension (parcel 1)	13.21	9.80	74%	294	-			1,262	-	23,520	-		235				29		23,520
2	Typology 1 - Urban extension (parcel 2)	13.21		74%	294	-			1,262	-	23,520	-		235				29		23,520
3	Typology 1 - Urban extension (parcel 3) Typology 1 - Urban extension (parcel 4)	13.21		74% 74%	294 294	-			1,262	-	23,520 23,520	-		235 235				29		23,520 23,520
4 5	Typology 1 - Orban extension (parcel 4)	13.2		74%	294	-			1,262	-	23,520	-		235				29		23,520
6	Typology 1 - Urban extension (parcel 6)	13.21		74%	-		294 -		1,262	-	23,520	-		235				29		23,520
7	Typology 1 - Urban extension (parcel 7)	13.21		74%	-	-	294 -		1,262	-	23,520	-		235				29		23,520
8	Typology 1 - Urban extension (parcel 8)	13.21		74%		-	294 -		1,262	-	23,520	-		235				29		23,520
9	Typology 1 - Urban extension (parcel 9)	13.21		74%		-	294 -		1,262	-	23,520	-		235				29		23,520
10	Typology 1 - Urban extension (parcel 10)	13.21		74% 74%		-	294 -		1,262	-	23,520	-		235				29		23,520
12	Typology 1 - Urban extension (parcel 11) Typology 1 - Urban extension (parcel 12)	13.21	9.80	74%	-		294 -	294	1,262		23,520	-		235 235				29	4	23,520 23,520
13	Typology 1 - Urban extension (parcel 13)	13.21		74%				294 -	1,262	-	23,520	-		235				29		23,520
14	Typology 1 - Urban extension (parcel 14)	13.21		74%	-	-		294 -	1,262	-	23,520	-		235				29		23,520
15	Typology 1 - Urban extension (parcel 15)	13.21		74%	-	-		294 -	1,262	-	23,520	-		235				29	34	23,520
16	Typology 1 - Urban extension (parcel 16)	13.25	i 9.83	74%	-	-		295 -	1,262	-	23,600	-		235				29		23,600
17	Typology 1 - Urban extension (parcel 17)	13.25		74%	-	-		295 -	1,262	-	23,600	-		240				29		23,600
18	Typology 1 - Urban ext (employment parcel 1)	3.50		100%	-	-			1,262	-	-	-				10,500	10,500	-		-
19	Typology 1 - Urban ext (employment parcel 2)	3.50		100%	-	-			1,262	-	-	-				10,500 10,500	10,500	-		-
20	Typology 1 - Urban ext (employment parcel 3) Typology 1 - Urban ext (employment parcel 4)	3.50		100%					1,262	-		-				10,500	10,500	-		
22	Typology 1 - Urban ext (employment parcel 5)	3.50		100%		-			1,262	-	-	2				10,500	10,500			
23	Typology 1 - Urban ext (employment parcel 6)	3.50		100%	-	-			1,262	-	-	-				10,500	10,500			-
24	Typology 1 - Urban ext (employment parcel 7)	3.50		100%	-	-			1,262	-	-	-				10,500	10,500	-		-
25	Typology 1 - Urban ext (employment parcel 8)	3.50		100%	-	-			1,262	-	-	-				10,500	10,500			-
26	Typology 1 - Urban ext (employment parcel 9)	3.50		100%	-	-			1,262	-	-	-				10,500	10,500			
27 28	Typology 1 - Urban ext (employment parcel 10) Typology 2 - Urban extension (parcel 1)	3.50		100% 70%	- 200	-			1,262	-	- 16.000	-		500		10,500	10,500	- 20		- 16.000
29	Typology 2 - Urban extension (parcel 2)	9.52		70%	200	-			1,262	-	16,000	-		500				20		16,000
30	Typology 2 - Urban extension (parcel 2) Typology 2 - Urban extension (parcel 3)	9.52		70%	-	-	200 -		1,262	-	16,000	-		500				20		16,000
31	Typology 2 - Urban extension (parcel 4)	9.52		70%	-	-	200 -		1.262	-	16.000	-						20		16.000
32	Typology 2 - Urban extension (employment parcel 1)	7.50		90%	-	-			1,262	-	-	-				22,500	22,500	-		-
33	Typology 2 - Urban extension (employment parcel 2)	7.50		90%	-	-			1,262	-	-	-				22,500	22,500	-	_	-
34	Typology 2 - Urban extension (employment parcel 3)	7.50		90%	-	-			1,262	-	-	-				22,500	22,500		_	-
35	Typology 3 - Very small scheme in main rural settlement	0.03		100%	1	-			1,424	-	80 80	-							1	80 80
30	Typology 4 - Very small scheme in urban area Typology 5 - Small scheme in main rural settlement	0.03		100%	15	-			1,424	-	1.200	-						1	15	1,200
38	Typology 6 - Small scheme in urban area	0.50		100%	15	-			1,424	-	1,200	-							15	1,200
39	Typology 7 - Medium scheme in main rural settlement	2.38		70%	50				1,424	-	4,000	-							50	4,000
40	Typology 8 - Medium scheme in urban area	1.85		90%	50	-			1,424	-	4,000	-							50	4,000
41	Typology 9 - Large scheme in main rural settlement	7.14		70%	150	-			1,424	-	12,000	-						15		12,000
42	Typology 10 - Large scheme in urban area	4.29		100%	150	-			1,424	-	12,000	-						15		12,000
43	Typology 11 - Large scheme in rural settlement Typology 12 - Large scheme in urban area	11.90		70%	250 250	-			1,424	-	20,000	-						25		20,000
45	Typoogy 13 - Older person's housing in urban area	0.56		90%	- 250	- 50				1 756	20,000	3.250							50	3.250
46	Typology 14 - Older person's housing edge of urban	0.56		90%	-	50				1,756	-	3,250							50	3,250
47	Typoogy 15 - Older person's housing rural settlement	4.76	3.33	70%	100	-			1,424	1,756	8,000	-						10	J0	8,000
48	Typoogy 16 - Town centre retail small scale	0.25		90%	-	-			1,424	-	-	-	2,250							-
49	Typology 17 - Town centre retail medium scale	0.50		90%	-	-			1,424	-	-	-	4,500							-
50 51	Typoogy 18 - Edge of urban area medium scale retail	0.75		90%	-	-			1,424	-	-	-	6,750	3,000						-
52	Typology 19 - Supermarket in urban area Typology 20 - Supermarket - edge of urban	1.00		90% 90%		-			1,424	-		-		4 000						-
53	Typology 20 - Supermarket - edge of urban	1.00		90%		-			1,424	-		-		4,000		3,000	3,000	-		
54	Typology 22 - B2 and B8 edge of urban	1.00		90%	-	-			1,424	-	-	-				2,500	2,500	-		-
55	Typology 23 - B1 town centre	1.00		90%	-	-			1,424	-	-	-			27,000			-		-
56	Typology 24 - B1 urban	1.00		90%	-	-			1,424	-	-	-			18,000			-		
57	Typology 25 - B1 edge of urban	1.00		90%	-	-			1,424	-	-	-			13,500			-		-
58 59	Typology 26 - Hotels town centre (300 rooms) Typology 27 - Hotels edge of urban (250 rooms)	1.00		90% 90%	-	-			1,424	-	-	-						15,000 -		-
59 60	Typology 27 - Hotels edge of urban (250 rooms) Typology 28 - Hotels rural (120 rooms)	0.60		90%	-	-			1,424	-	-	-						12,500 -		-
61	Typology 29 - Town Centre (flatted scheme)	0.10	0.10	100%	-	10			1,424	1,645		650						1	10	650
62	Typology 30 - Town Centre (flatted scheme)	0.25		100%	-	25				1,645	-	1,625							25	1,625
63	Typology 31 - Town Centre (flatted scheme)	0.50	0.50	100%	-	50				1,645	-	3,250							50	3,250
64	Typology 32 - Supermarket	0.21		100%	-	-			1,424	-	-	-		1,250					+	-
65	Typology 33 - Supermarket	0.03	8 0.03	100%	-	-		1 - 1 -	1,424	-	-	-		200				-		-

RUGBY E		S106 (per	sqm for commercial	; per unit fo	r residentia	I)			Rents						Cap val	Yields					Build costs				
Site ref	Infra cost Resi	Dotoil A1	Retail S'Ma B1	P2 industri	B8 storage	C1 Hotel	C2 resi ins	Basi	Dotoil A1 /	Retail S'Ma	D1	B2 industri B8	3 storage C1	Hotel	Resi	Datail A1 /	Retail S'Ma	D1	P2 industri	D9 otorogo	Retail A1-A5	Retail S'Ma E		32 industri	B8 storage
1	18.000	20			20	20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1.909	1.872	2,170	856	664
2	18,000	20	20 20	20	20	20			264	264	175	93	93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
3	18,000	20				20			264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
4	18,000	20				20	20		264 264	264 264	175		93 93	215 215	3,200	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00% 5.00%	1,909	1,872	2,170	856 856	664 664
6	18,000	20				20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
7	18,000	20	20 20	20	20	20			264	264	175	93	93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
8	18,000	20			20	20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
9 10	18,000	20				20	20		264 264	264 264	175		93 93	215 215	3,200	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00%	1,909	1,872	2,170	856 856	664 664
11	18,000	20			20	20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
12	18,000	20	20 20	20	20	20	20	22,842	264	264	175	93	93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
13	18,000	20			20	20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
14 15	18,000	20			20 20	20	20		264 264	264 264	175		93 93	215 215	3,200	7.50%	5.50%	6.50% 6.50%	5.00% 5.00%	5.00%	1,909	1,872	2,170	856 856	664 664
15	18,000	20				20	20		264	264	1/5		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
17	18,000	20				20			264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	
18		20				20			264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
19	1	20				20			264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
20	-	20				20	20		264 264	264 264	175		93 93	215 215	3,200	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00%	1,909	1,872	2,170	856 856	
22		20				20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	
23		20			20	20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
24		20			20	20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
25		20				20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
20		20			20	20	20		264 264	264 264	175 175		93 93	215 215	3,200	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00% 5.00%	1,909	1,872	2.170	856 856	664 664
28	18,000	20				20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
29	18,000	20				20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
30	18,000	20				20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
31 32	18,000	20			20	20	20		264 264	264 264	175		93 93	215 215	3,200	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00%	1,909	1,872	2,170	856 856	664 664
33		20			20	20	20		264	264	175		93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
34		20				20	20		264	264	175	93	93	215	3,200	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
35		20				20			264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
36		20		20 20		20	20		264 264	264 264	175 175		93 93	215 215	4,554 4,554	7.50%	5.50% 5.50%	6.50% 6.50%	5.00%	5.00%	1,909	1,872	2,170	856 856	664 664
38		20				20			264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
39		20				20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	
40		20				20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	
41		20				20	20		264 264	264 264	175		93 93	215 215	4,554 4,554	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00% 5.00%	1,909	1,872	2,170	856 856	664 664
43		20			20	20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
44		20			20	20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
45		20				20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
46	+	20				20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
47		20			20 20	20	20		264 264	264 264	175		93 93	215 215	4,554	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00%	1,909	1,872	2,170 2,170	856 856	664 664
49		20				20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
50		20	20 20	20	20	20	20	1,500	264	264	175	93	93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
51		20			20	20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
52 53		20			20 20	20	20		264 264	264 264	175		93 93	215 215	4,554	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00%	1,909	1,872	2,170	856 856	664 664
54		20				20			264	264	1/5		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
55		20	20 20	20	20	20			264	264	175	93	93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
56		20				20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
57 58		20				20	20		264 264	264 264	175		93 93	215 215	4,554	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00%	1,909	1,872	2,170	856 856	664 664
58		20				20	20		264	264	1/5		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
60		20	20 20	20	20	20	20	1,500	264	264	175	93	93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
61		20	20 20		20	20	20		264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664
62 63		20			20 20	20	20		264	264 264	175		93 93	215 215	4,554	7.50%	5.50% 5.50%	6.50% 6.50%	5.00% 5.00%	5.00% 5.00%	1,909	1,872	2,170 2,170	856 856	664
64		20		20 20		20	20		264 264	264	1/5	93	93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664 664
65	1	20				20			264	264	175		93	215	4,554	7.50%	5.50%	6.50%	5.00%	5.00%	1,909	1,872	2,170	856	664

61 62 63 64 68 69 70

80 81 82

48 49 50

RUGBY B	Net to gros	e .	31 <u>32</u>	83 80	120	Build start (QUARTI	5 124 12	5 120	Build period (0		134 135	130 14	Invoetma	nt calo etarte	(quarter from	140	Comm sales	Resi sales	Sales period	%AH On-site AH rented
					Total new	Build Start (QOARTI	EKS)						nvestme	III Sale Starts	(quarter from	2010)	period (quis	penou (qus)	Start	OII-SILE AH Teilled
Site ref	2.077 85%	Retail S'Ma 85%	B1 B2 industrial B8 85% 85%	storage Resi 85% 85%	floorspace 23,755	Retail A1-/ Retail S'M	A B1 B2 indus	tri B8 storage Resi	Retail A1-/ Reta	ail S'Ma B1	B2 industr	B8 storage Resi	Retail A1-	Retail S'Ma B	1 B2 in	ndustri B8 stor 10	age 10	Resi	Resi	50% 8
2	2,077 85%	85%	85% 85%	85% 85%	23,755			2 2	2 8	8	8 8	8	8 10		10	10	10	1 6	6 6	
3	2,077 85%	85%	85% 85%	85% 85%	23,755			2 2	2 8	8	8 8	8	8 10		10	10		1 6	6	50% 8
4	2.077 85% 2.077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	23,755			2 2	2 8	8	8 8	8	8 10		10 10	10 10	10	1 6	i 6	0070
5 6	2,077 85%	85%	85% 85%	85% 85%	23,755	2 2	2 2	2 2	2 8	8	8 8	8	8 10		10	10	10	1 6		50% 8
7	2,077 85%	85%	85% 85%	85% 85%	23,755			2 2	2 8	8	8 8	8	8 10	0 10	10	10	10	1 6	6	50% 8
8	2,077 85% 2.077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	23,755	2 2		2 2	2 8	8	8 8	8	8 10		10	10 10	10	1 6	6	
9	2,077 85%	85%	85% 85% 85% 85%	85% 85%	23,755	2 2		2 2	2 8	8	8 8	8	8 10		10	10		1 6	i 6	
11	2,077 85%	85%	85% 85%	85% 85%	23,755	2 2	2 2	2 2	2 8	8	8 8	8	8 10	0 10	10	10	10	1 6	6	50% 8
12	2,077 85%	85%	85% 85%	85% 85%	23,755			2 2	2 8	8	8 8	8	8 10		10	10		1 6	6	50% 8
13	2,077 85% 2,077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	23,755 23,755			2 2	2 8	8	8 8	8	8 10		10 10	10 10	10	1 E	6	
15	2,077 85%	85%	85% 85%	85% 85%	23,755	2 2		2 2	2 8	8	8 8	8	8 10		10	10		1 6		
16	2,077 85%	85%	85% 85%	85% 85%	23,835	2 2	2 2	2 2	2 8	8	8 8	8	8 10	0 10	10	10	10	1 6	6	50% 8
17	2,077 85%	85% 85%	85% 85%	85% 85%	23,840	2 2	2 2	2 2	2 8	8	8 8	8	8 10		10	10		1 6	6	50% 8
18 19	2,077 85% 2.077 85%	85%	85% 85% 85% 85%	85% 85% 85% 85%	21,000	2 2		2 2	2 4	4	4 4	4	8 6		6	6	0	1 6 1 6	i 6	
20	2,077 85%	85%	85% 85%	85% 85%	21,000	2 2		2 2	2 4	4	4 4	4	8 6		6	6		1 6	6	0% 8
21	2,077 85%	85%	85% 85%	85% 85%	21,000	2 2	2 2	2 2	2 4	4	4 4	4	8 6		6	6	0	1 6	i 6	
22	2,077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	21,000			2 2	2 4	4	4 4	4	8 6		6	6		1 6	i 6	
23	2,077 85%		85% 85%	85% 85%	21,000			2 2	2 4	4	4 4		8 6		6	6		1 6	6 6	
25	2,077 85%	85%	85% 85%	85% 85%	21,000			2 2	2 4	4	4 4		8 6	6 6	6	6		1 6	6	0% 8
26	2,077 85%	85%	85% 85%	85% 85%	21,000	2 4	2 2	2 2	2 4	4	4 4	4	8 6		6	6	0	1 6	i 6	
27	2,077 85% 2,077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	21,000			2 2	2 4	4	4 4	8	8 10		10	6 10		1 e	6 6	0% 8 50% 8
29	2,077 85%	85%	85% 85%	85% 85%	16,500	2 2		2 2	2 8	8	8 8	8	8 10		10	10	10	1 6	6	
30	2,077 85%	85%	85% 85%	85% 85%	16,000	2 2	2 2	2 2	2 8	8	8 8	8	8 10		10	10	10	1 6	6	50% 8
31 32	2,077 85% 2,077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	16,000 45,000	2 2	2 2	2 2	2 8	8	8 8	8	8 10 8 6		10	10	10	1 6	6	i <u>50%</u> 80 i 0% 80
33	2,077 85%	85%	85% 85%	85% 85%	45,000	2 2	2 2	2 2	2 4	4	4 4	4	8 6		6	6	6	1 6	6	0% 8
34	2,077 85%	85%	85% 85%	85% 85%	45,000	2 2	2 2	2 2	2 4	4	4 4	4	8 6	6 6	6	6	6	1 6	6	0% 8
35	2,077 85%	85%	85% 85%	85% 85%	80			2 2	2 8	8	8 8	8	4 10		10	10		1 1	6	
36	2,077 85% 2,077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	80		2 2	2 2	2 8	8	8 8	8	4 10		10	10 10	10	1	6	
38	2,077 85%	85%	85% 85%	85% 85%	1,200		2 2	2 2	2 8	8	8 8	8	4 10		10	10		1 1	6	50% 8
39	2,077 85%	85%	85% 85%	85% 85%	4,000			2 2	2 8	8	8 8	0	6 10		10	10		1 :	6	50% 8
40 41	2,077 85%	85%	85% 85%	85% 85%	4,000	2 2	2 2	2 2	2 8	8	8 8	8	6 10 8 10		10 10	10 10	10	1 3	6	
41	2,077 85% 2,077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	12,000	2 2	2 2	2 2	2 8	8	8 8	8	8 10		10	10		1 10	0 6	
43	2,077 85%	85%	85% 85%	85% 85%	20,000		2 2	2 2	2 8	8	8 8	8	8 10	0 10	10	10		1 15		50% 8
44	2,077 85%	85%	85% 85%	85% 85%	20,000	2 2		2 2	2 8	8	8 8	8	8 10		10	10		1 13		
45 46	2,077 85% 2,077 85%	85% 85%	85% 85% 85% 85%	85% 70% 85% 70%	3,250 3,250	2 2	2 2	2 2	2 8	8	8 8	8	6 10 6 10		10 10	10 10	10	1 3	6	
47	2,077 85%	85%	85% 85%	85% 90%	8,000	2 2	2 2	2 2	2 8	8	8 8	8	6 10		10	10		1 1	6	50% 8
48	2,077 85%	85%	85% 85%	85% 85%	2,250			2 2	2 6	6	6 6	6	8 8		8	8		1 1	6	0% 8
49 50	2.077 85% 2.077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	4,500			2 2	2 6	6	6 6		8 8		8	8		1 8 1 8	6	
50	2,077 85%	85%	85% 85%	85% 85%	3,000	2 2	2 2	2 2	2 6	4	4 4	4	8 6		6	6		1 8	6	0% 8
52	2,077 85%	85%	85% 85%	85% 85%	4,000	2 2		2 2	2 4	4	4 4	4	8 6		6	6		1 8	6	0% 8
53 54	2,077 85% 2,077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	6,000 5.000			2 2	2 4	4	4 4	4	8 6		6	6	•	1 8	6	
55	2.077 85%	85%	85% 85%	85% 85%	27.000	2 2		2 2	2 4	4	4 4 6 6	6	8 8	8 8	6	8	8	1 8	6 6	
56	2,077 85%	85%	85% 85%	85% 85%	18,000	2 2	2 2	2 2	2 6	6	6 6	6	8 8	8 8	8	8	8	1 8	6	0% 8
57	2,077 85%	85%	85% 85%	85% 85%	13,500	2 2	2 2	2 2	2 6	6	6 6	6	8 8	8 8	8	8	8	1 8	6	i 0% 8i
58 59	2,077 85% 2,077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	15,000 46,520	2 2	2 2	2 2	2 6	6	6 6	6	8 8	8 8	8	8	8	1 4	6	0% 8 0% 8
59 60	2.077 85%	85%	85% 85%	85% 85%	46,520	2 2	2 2	2 2	2 6	6	6 6	6	8 8	0	8	8	-	1 4	6	0% 8
61	2,077 85%	85%	85% 85%	85% 85%	650	2 2	2 2	2 2	2 6	6	6 6	6	6 8	8 8	8	8	8	1	8	0% 8
62	2,077 85% 2,077 85%	85% 85%	85% 85% 85% 85%	85% 85% 85% 85%	1,625	2 2		2 2	2 6	6	6 6	6	6 8		8	8	0	1 2	2 8	
64	2,077 85%	85%	85% 85% 85% 85%	85% 85%	3,250			2 2	2 6	6	6 6	6	6 8		8	8		1 4	6	50% 8 0% 8
65	2,077 85%	85%	85% 85%	85% 85%	200	2 2	2 2	2 2	2 6	6	6 6	6	6 8	8 8	8	8	8	1 6	6	



Appendix 6 - Appraisal results

Site Res	idual values (residential sales values £3,708	• •		lues in each valu	ue area (sales valu	les per square m	etre)		
Site ref	Site location		BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,092
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,792
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
29	Typology 2 - Urban extension (parcel 2)	200		£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,691
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	- £335,719	-£1,497,629	-£2,613,691
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
35	Typology 3 - Very small scheme in main rural settlement	1		£68,986	£67,461	£65,937	£64,412	£62,888	£61,363
36	Typology 4 - Very small scheme in urban area	1		£68,986	£67,461	£65,937	£64,412	£62,888	£61,363
37	Typology 5 - Small scheme in main rural settlement	15		£1,034,788	£892,647	£755,681	£623,887	£497,268	£375,822
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,034,788	£892,647	£755,681	£623,887	£497,268	£375,822
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£5,490,583	£4,777,260	£4,089,697	£3,427,895	£2,791,325	£2,179,656
40	Typology 8 - Medium scheme in urban area	50	£800,000	£5,490,583	£4,777,260	£4,089,697	£3,427,895	£2,791,325	£2,179,656
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£8,696,792	£7,493,604	£6,334,239	£5,217,467	£4,142,267	£3,111,044
42	Typology 10 - Large scheme in urban area	150	£800,000	£8,696,792	£7,493,604	£6,334,239	£5,217,467	£4,142,267	£3,111,044
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£12,507,885	£10,747,613	£9,049,008	£7,414,766	£5,844,888	£4,339,372
44	Typology 12 - Large scheme in urban area	250		£13,276,017	£11,421,267	£9,634,153	£7,914,678	£6,258,196	£4,668,005
45	Typoogy 13 - Older person's housing in urban area	50		£359,579	£46,333	-£271,278	-£589,647	-£908,015	-£1,226,384
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£359,579	£46,333	-£271,278	-£589,647	-£908,015	-£1,226,384
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£7,129,567	£6,163,973	£5,233,453	£4,337,181	£3,474,386	£2,646,775
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,743
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211	£867,211	£867,211	£867,211	£867,211
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£722,676	£722,676	£722,676	£722,676	£722,676	£722,676
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953
56	Typology 24 - B1 urban	-	£800,000	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595
60	Typology 28 - Hotels rural (120 rooms)	_	£800,000	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	- 10		£149,705	£149,705	£149,705	£149,705	£149,705	£149,705
62	Typology 30 - Town Centre (flatted scheme)	25		£352,204	£237,228	£122,254	£7,279	-£109,457	-£226,312
63	Typology 31 - Town Centre (flatted scheme)	50		£552,204 £617,489	£396,590	£175,690	-£45,948	-£109,457	-£220,312 -£494,971
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,257
65	Typology 33 - Supermarket	-	£800,000	£029,257 £100,681	£100,681	£100,681	£100,681	£100,681	£029,257 £100,681
00	rypology oo - oupormarket	-	2000,000	2100,001	2100,001	2100,001	2100,001	2100,001	2100,001



Site ref	ve maximum CIL rates	units	BLV	ax CIL rate alongs 0%	10%	20%	30%	40%	
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
2	Typology 1 - Urban extension (parcel 2)	294	, ,	£143	-£11	-£160	-£304	-£446	
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
4	Typology 1 - Urban extension (parcel 4)	294		£143	-£11	-£160	-£304	-£446	
5 6	Typology 1 - Urban extension (parcel 5) Typology 1 - Urban extension (parcel 6)	294 294	, ,	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	
7	Typology 1 - Urban extension (parcel 6)	294		£143	-£11	-£160	-£304 -£304	-£446 -£446	
8	Typology 1 - Urban extension (parcel 8)	294		£143	-£11	-£160	-£304	-£446	
9	Typology 1 - Urban extension (parcel 9)	294		£143	-£11	-£160	-£304	-£446	
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	
11	Typology 1 - Urban extension (parcel 11)	294		£143	-£11	-£160	-£304	-£446	
12	Typology 1 - Urban extension (parcel 12)	294		£143	-£11	-£160	-£304	-£446	
13	Typology 1 - Urban extension (parcel 13)	294		£143	-£11	-£160	-£304	-£446	
14 15	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304 -£304	-£446	
15	Typology 1 - Urban extension (parcel 15) Typology 1 - Urban extension (parcel 16)	294 295		£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£447	
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	
23 24	Typology 1 - Urban ext (employment parcel 6) Typology 1 - Urban ext (employment parcel 7)	-	£864,500 £864,500	£103 £103	£103 £103	£103 £103	£103 £103	£103 £103	
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	
26	Typology 1 - Urban ext (employment parcel 9)		£864,500	£103	£103	£103	£103	£103	
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	
28	Typology 2 - Urban extension (parcel 1)	200		£139	-£9	-£151	-£289	-£426	
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	
30	Typology 2 - Urban extension (parcel 3)	200		£120	-£37	-£189	-£336	-£481	
31	Typology 2 - Urban extension (parcel 4)	200		£120	-£37	-£189	-£336	-£481	
32 33	Typology 2 - Urban extension (employment parcel 1) Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500 £1,852,500	£103 £103	£103 £103	£103 £103	£103 £103	£103 £103	
33	Typology 2 - Urban extension (employment parcel 2) Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,519	£1,481	£1,443	£1,404	£1,366	
36	Typology 4 - Very small scheme in urban area	. 1		£1,058	£1,020	£982	£944	£906	
37	Typology 5 - Small scheme in main rural settlement	15		£1,519	£1,282	£1,054	£834	£623	
38	Typology 6 - Small scheme in urban area	15		£1,058	£821	£593	£373	£162	
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£2,451	£2,095	£1,751	£1,420	£1,102	
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,005	£1,648	£1,304	£973	£655	
41	Typology 9 - Large scheme in main rural settlement	150		£1,155	£955	£762	£576	£396	
42	Typology 10 - Large scheme in urban area	150		£878	£678	£484	£298	£119	
43	Typology 11 - Large scheme in rural settlement	250		£957	£781	£611	£447	£290	
44	Typology 12 - Large scheme in urban area	250		£794	£609	£430	£258	£92	
45	Typoogy 13 - Older person's housing in urban area	50		-£52	-£245	-£440	-£636	-£832	
46	Typology 14 - Older person's housing edge of urban	50		-£52	-£245	-£440	-£636	-£832	
47	Typoogy 15 - Older person's housing rural settlement Typoogy 16 - Town centre retail small scale	100	£1,176,190 £200,000	£1,488	£1,247	£1,014	£790	£575	
40	Typology 17 - Town centre retail medium scale	-	£200,000	-£403 -£403					
50	Typoogy 18 - Edge of urban area medium scale retail		£185,250	-£341					
51	Typology 19 - Supermarket in urban area	-	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57 58	Typology 25 - B1 edge of urban Typology 26 - Hotels town centre (300 rooms)	-	£800,000 £800,000	-£1,074 -£308					
 59	Typology 27 - Hotels edge of urban (250 rooms)		£640,000	-£308 -£327					
60	Typology 28 - Hotels rural (120 rooms)		£480,000	-£335					
61	Typology 29 - Town Centre (flatted scheme)	10		£214	£214	£214	£214	£214	
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£187	£46	-£96	-£237	-£381	
63	Typology 31 - Town Centre (flatted scheme)	50		£134	-£2	-£138	-£274	-£413	
64	Typology 32 - Supermarket	-	£166,667	£370					_
65	Typology 33 - Supermarket	-	£26,667	£370					

Site Residual values (residential sales values £3.849 nsm)

Site ref	Site location		Residual land v BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
2	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,400	-£2,093,413	-£3,734,02 -£3,734,02
3	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582	£1,343,005	-£385,400	-£2,093,413	-£3,734,02
4	Typology 1 - Urban extension (parcel 3)	294	£247,000				-£385,400	-£2,093,413	-£3,734,02 -£3,734,02
				£4,975,390	£3,126,582	£1,343,005			
<u>5</u> 6	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
-	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
14	Typology 1 - Urban extension (parcel 14)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,02
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,09
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,79
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,68
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000		£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,08
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£77,623	£75,915	£74,208	£72,499	£70,792	£69,08
36	Typology 4 - Very small scheme in urban area	1	£800,000		£75,915	£74,208	£72,499	£70,792	£69,08
37	Typology 5 - Small scheme in main rural settlement	15	£247,000		£1,008,952	£859,183	£715,043	£576,532	£443,65
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,164,352	£1,008,952	£859,183	£715,043	£576,532	£443,65
39								£3,089,055	
	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£5,984,978	£5,219,655	£4,481,893	£3,771,693		£2,433,97
40	Typology 8 - Medium scheme in urban area	50	£800,000	£5,984,978	£5,219,655	£4,481,893	£3,771,693	£3,089,055	£2,433,97
	Typology 9 - Large scheme in main rural settlement	150	£247,000		£8,518,999	£7,247,205	£6,023,231	£4,847,078	£3,718,28
42	Typology 10 - Large scheme in urban area	150	£800,000		£8,518,999	£7,247,205	£6,023,231	£4,847,078	£3,718,28
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£14,284,869	£12,346,362	£10,478,209	£8,680,409	£6,951,627	£5,288,83
44	Typology 12 - Large scheme in urban area	250	£800,000	£15,106,477	£13,065,690	£11,098,927	£9,206,186	£7,387,468	£5,642,77
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£617,160	£281,851	-£54,332	-£395,125	-£735,918	-£1,076,71
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£617,160	£281,851	-£54,332	-£395,125	-£735,918	-£1,076,71
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000		£6,909,714	£5,896,636	£4,921,576	£3,984,534	£3,085,17
48	Typoogy 16 - Town centre retail small scale	-	£800,000		-£706,500	-£706,500	-£706,500	-£706,500	-£706,50
49	Typology 17 - Town centre retail medium scale	_	£800,000		-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000		-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,50
51	Typology 19 - Supermarket in urban area	_	£800,000		£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,74
52	Typology 20 - Supermarket - edge of urban	_	£247,000		£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,65
53	Typology 21 - B2 and B8 urban	-	£800,000		£867,211	£867,211	£867,211	£867,211	£867,21
54	Typology 22 - B2 and B8 edge of urban	-	£247,000		£722,676	£722,676	£722,676	£722,676	£722,67
55	Typology 23 - B1 town centre	-	£800,000			-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,95
56	Typology 24 - B1 urban	-	£800,000		-£27,400,955 -£18,271,302	-£27,400,955 -£18,271,302	-£27,400,955 -£18,271,302	-£27,400,955 -£18,271,302	-£27,400,95 -£18,271,30
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,47
58	Typology 25 - Hotels town centre (300 rooms)	-	£800,000		-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013	
		-							-£3,824,01
<u>59</u>	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£201,209	£201,209	£201,209	£201,209	£201,20
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000		£354,482	£228,972	£103,461	-£22,409	-£149,97
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000		£626,864	£386,051	£144,453	-£98,735	-£344,28
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,25
	Typology 33 - Supermarket	1	£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,68

	ve maximum CIL rates			Max CIL ra	v	Ŭ	,	, , ,	
Site ref	Site location		BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
5	Typology 1 - Urban extension (parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
6	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	- £160	-£304	-£446	-£583
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£583
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£583
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	- £151	-£289	-£426	-£ 557
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	- £151	-£289	-£426	-£ 557
30	Typology 2 - Urban extension (parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£1,735	£1,692	£1,649	£1,607	£1,564	£1,521
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,274	£1,231	£1,189	£1,146	£1,103	£1,060
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£1,735	£1,476	£1,226	£986	£755	£534
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,274	£1,470	£765	£525	£294	£73
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£1,274 £2,698	£1,013 £2,316	£1,947	£1,592	£294 £1,250	£923
	··· ···								
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,252	£1,869	£1,500	£1,145	£804	£476
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,346	£1,126	£914	£710	£514	£326
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,068	£848	£636	£432	£236	£48
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,134	£941	£754	£574	£401	£235
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£977	£773	£577	£387	£205	£31
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£106	-£100	-£307	-£517	-£726	-£936
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£106	-£100	-£307	-£517	-£726	-£936
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£1,696	£1,433	£1,180	£936	£702	£477
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49	Typology 17 - Town centre retail medium scale	-	£400,000	-£403					
50	Typoogy 18 - Edge of urban area medium scale retail	-	£185,250	-£341					
51	Typology 19 - Supermarket in urban area	_	£800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£494					
53	Typology 21 - B2 and B8 urban	_	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre		£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,043					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,000					
58	Typology 26 - Hotels town centre (300 rooms)		£800,000	-£1,074					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£308					
<u> </u>	Typology 28 - Hotels edge of urban (250 rooms)	-	£640,000 £480,000	-£327 -£335					
					0070	0070	0070	0070	0070
61	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£373	£373	£373	£373	£373	£373
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£345	£190	£36	-£119	-£274	-£43
00	Typology 31 - Town Centre (flatted scheme)	50	£400,000	£287	£140	-£9	-£157	-£307	-£458
63									
63 64 65	Typology 32 - Supermarket Typology 33 - Supermarket	-	£166,667	£370 £370					



Site Residual values (residential sales values £3,990 psm) Residual land values in each value area (sales values per square metre)

Site Res	sidual values (residential sales values £3,990) psm)	Residual land va	alues in each v	alue area (sales	values per squ	are metre)		
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
11 12	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413 -£2,093,413	-£3,734,024
12	Typology 1 - Urban extension (parcel 12) Typology 1 - Urban extension (parcel 13)	294 294	£247,000 £247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406 -£385,406	-£2,093,413 -£2,093,413	-£3,734,024 -£3,734,024
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390 £4,975,390	£3,126,582 £3,126,582	£1,343,005 £1,343,005	-£385,400	-£2,093,413 -£2,093,413	-£3,734,024 -£3,734,024
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,092
10	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,792
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,691
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719		-£2,613,691
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£86,261	£84,369	£82,478	£80,587	£78,695	£76,804
36	Typology 4 - Very small scheme in urban area	1	£800,000	£86,261	£84,369	£82,478	£80,587	£78,695	£76,804
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,293,916	£1,125,258	£962,686	£806,200	£655,798	£511,483
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,293,916	£1,125,258	£962,686	£806,200	£655,798	£511,483
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,479,372	£5,662,050	£4,874,090	£4,115,491	£3,386,255	£2,686,381
40	Typology 8 - Medium scheme in urban area	50	£800,000	£6,479,372	£5,662,050	£4,874,090	£4,115,491	£3,386,255	£2,686,381
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£10,980,437	£9,544,395	£8,160,172	£6,827,768		£4,318,418
42	Typology 10 - Large scheme in urban area	150	£800,000	£10,980,437	£9,544,395		£6,827,768	£5,547,183	£4,318,418
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£16,061,854	£13,943,097	£11,900,875	£9,935,189	£8,046,040	£6,233,427
44	Typology 12 - Large scheme in urban area	250	£800,000	£16,936,936	£14,710,115	£12,563,701	£10,497,695	£8,512,095	£6,606,902
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£871,643	£517,369	£159,996	-£200,604	-£563,821	-£927,038
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£871,643	£517,369	£159,996	-£200,604	-£563,821	-£927,038
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£8,792,050	£7,655,454	£6,559,819	£5,505,145	£4,491,433	£3,518,681
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743		£1,667,743
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211	£867,211	£867,211	£867,211	£867,211	£867,211
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£722,676		£722,676	£722,676		£722,676
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953			-£27,406,953		
56	Typology 24 - B1 urban	-	£800,000	-£18,271,302		-£18,271,302	-£18,271,302		-£18,271,302
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013		-£3,824,013	-£3,824,013		-£3,824,013
59 60	Typology 27 - Hotels edge of urban (250 rooms) Typology 28 - Hotels rural (120 rooms)	-	£800,000 £800,000	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605
1		- 10							
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£252,712	£252,712	£252,712	£252,712	£252,712	£252,712
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£607,782	£471,736	£335,691	£199,644	£63,598	-£73,634
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,113,697	£854,547	£595,397	£334,113		-£193,599
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,257
65	Typology 33 - Supermarket	-	£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,681

Indicative maximum CIL rates Site ref Site location Typology 1 - Urban extension (Typology 1 - Urban extension (2 Typology 1 - Urban extension (3 Typology 1 - Urban extension (4 Typology 1 - Urban extension (5 6 Typology 1 - Urban extension (7 Typology 1 - Urban extension (Typology 1 - Urban extension (8 Typology 1 - Urban extension (9 Typology 1 - Urban extension (10 Typology 1 - Urban extension (11 12 Typology 1 - Urban extension (13 Typology 1 - Urban extension (14 Typology 1 - Urban extension (Typology 1 - Urban extension (15 Typology 1 - Urban extension (16 Typology 1 - Urban extension (p 17 18 Typology 1 - Urban ext (employ 19 Typology 1 - Urban ext (employ 20 Typology 1 - Urban ext (employ 21 Typology 1 - Urban ext (employ 22 23 Typology 1 - Urban ext (employ Typology 1 - Urban ext (employ 24 Typology 1 - Urban ext (employ 25 Typology 1 - Urban ext (employ 26 Typology 1 - Urban ext (employ Typology 1 - Urban ext (employ 27 Typology 2 - Urban extension (28 Typology 2 - Urban extension (p 29 30 Typology 2 - Urban extension (31 Typology 2 - Urban extension (32 Typology 2 - Urban extension (Typology 2 - Urban extension (33 Typology 2 - Urban extension (34 35 Typology 3 - Very small scheme 36 Typology 4 - Very small scheme Typology 5 - Small scheme in r 37 38 Typology 6 - Small scheme in I 39 Typology 7 - Medium scheme i Typology 8 - Medium scheme in 40 41 Typology 9 - Large scheme in I 42 Typology 10 - Large scheme in 43 Typology 11 - Large scheme in 44 Typology 12 - Large scheme in Typoogy 13 - Older person's ho 45 46 Typology 14 - Older person's ho 47 Typoogy 15 - Older person's ho Typoogy 16 - Town centre retail 48 Typology 17 - Town centre retai 49 50 Typoogy 18 - Edge of urban are 51 Typology 19 - Supermarket in u 52 Typology 20 - Supermarket - ec Typology 21 - B2 and B8 urban 53 54 Typology 22 - B2 and B8 edge Typology 23 - B1 town centre 55 56 Typology 24 - B1 urban 57 Typology 25 - B1 edge of urbar 58 Typology 26 - Hotels town cent Typology 27 - Hotels edge of u Typology 28 - Hotels rural (120 59 60 61 Typology 29 - Town Centre (flat 62 Typology 30 - Town Centre (flat Typology 31 - Town Centre (flat 63 64 Typology 32 - Supermarket 65 Typology 33 - Supermarket



(parcel 1) 294 £3.262.001 E143 -E11 -E100 -E304 -E446 -E56 (parcel 3) 294 £3.262.001 E143 -E11 -E100 +E304 -E446 +E58 (parcel 6) 294 £3.262.001 E143 -E11 -E100 +E304 -E446 +E58 (parcel 6) 294 £3.262.001 E143 -E11 -E100 +E304 -E446 +E58 (parcel 6) 294 £3.262.001 E143 -E11 -E100 +E304 -E446 +E58 (parcel 1) 294 £3.262.001 E143 -E11 -E100 +E304 +E446 +E58 (parcel 12) 294 £3.262.001 E143 -E11 -E100 +E304 +E446 +E58 (parcel 15) 294 £3.262.001 E143 -E11 -E100 +E304 +E446 +E58 (parcel 16) 295 £3.273.096 E143 -E11 -E100 +E304 +E446				Max CIL ra	0	Ŭ	``	<i>,</i> , , , , , , , , , , , , , , , , , ,	5001
[parcel 2] 294 E3,262,001 E143 -E11 -E100 -E304 -E446 E585 [parcel 6] 294 E3,262,001 E143 -E11 -E100 -E304 -E446 E58 [parcel 6] 294 E3,262,001 E143 -E11 -E100 -E304 -E446 E58 [parcel 6] 294 E3,262,001 E143 -E11 -E100 -E304 -E446 E58 [parcel 10] 294 E3,262,001 E143 -E11 -E100 -E304 -E446 E58 [parcel 10] 294 E3,262,001 E143 -E11 -E100 -E304 -E446 E58 [parcel 13] 294 E3,262,001 E143 -E11 -E100 -E304 -E446 E58 [parcel 13] 294 E3,262,001 E143 -E11 -E100 -E304 -E446 E58 [parcel 13] 294 E3,262,001 E143 -E11 -E100 -E304 -E444	(norcol 1)			_					50%
(parcel 3) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 -£56 (parcel 6) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 -£56 (parcel 6) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 -£58 (parcel 7) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 -£58 (parcel 10) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 £58 (parcel 13) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 £58 (parcel 15) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 £58 (parcel 16) 295 £3,273,086 £143 -£11 -£100 -£304 -£446 £58 (parcel 17) 256 £3,273,086 £143 -£11 -£100 -£304 £446 <td>\/ /</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	\/ /								
[parcel 4] 294 £3,262,001 £143 -£11 -£100 ±204 £486 £586 (parcel 6) 294 £3,262,001 £143 -£11 -£160 -£304 -£446 £586 (parcel 6) 294 £3,262,001 £143 -£11 -£160 -£304 -£446 £586 (parcel 10) 294 £3,262,001 £143 -£11 -£160 -£304 -£446 £586 (parcel 10) 294 £3,262,001 £143 -£11 -£160 -£304 -£446 £586 (parcel 13) 294 £3,262,001 £143 -£11 -£160 -£304 -£446 £586 (parcel 14) 294 £3,262,001 £143 -£11 -£160 -£304 -£446 £586 (parcel 15) 295 £3,273,006 £143 -£11 -£160 -£304 -£446 £586 (parcel 17) 295 £3,273,006 £103 £103 £103 £103 £103 </td <td>· · · · ·</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	· · · · ·								
(parcel 6) 294 £3,262,001 £113 -£11 -£100 -£204 -£246 -£256 (parcel 6) 294 £3,262,001 £113 -£11 -£100 -£304 -£446 £558 (parcel 6) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 £558 (parcel 10) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 £558 (parcel 11) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 £558 (parcel 12) 294 £3,262,001 £143 -£11 -£100 -£304 -£446 £558 (parcel 17) 295 £3,273,006 £143 -£11 -£100 -£304 -£446 £558 (parcel 17) 295 £3,273,006 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103	· · · ·								
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(parcel 8) 294 £3.262.001 £143 -£111 -£160 -£204 -£246 -£556 (parcel 10) 294 £3.262.001 £143 -£111 £160 -£204 £24.66 £558 (parcel 11) 294 £3.262.001 £143 -£111 £160 -£204 £24.66 £558 (parcel 12) 294 £3.262.001 £143 -£111 £160 -£204 £24.46 £558 (parcel 16) 294 £3.262.001 £143 -£111 £160 -£204 £24.46 £558 (parcel 16) 295 £3.273.096 £143 -£111 £160 +£304 £446 £568 (parcel 17) 295 £3.273.096 £143 £111 £160 +£304 £446 £568 (parcel 17) - £864.500 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103 £103	· · · · ·								-£583
(parcel 1) 294 E3,262,001 E143 -E11 -E100 E304 E464 -E58 (parcel 1) 294 E3,262,001 E143 -E11 E160 -E304 E446 -E58 (parcel 13) 294 E3,262,001 E143 -E11 E160 -E304 E446 -E58 (parcel 13) 294 E3,262,001 E143 -E11 E160 -E304 E446 -E58 (parcel 15) 294 E3,262,001 E143 -E11 -E160 -E304 E446 -E58 (parcel 17) 295 E3,273,096 E143 -E11 -E160 -E304 E446 -E58 (parcel 17) 295 E3,273,096 E143 -E11 -E160 -E304 E446 -E58 (parcel 10) 2 E864,500 E103 E103 <td>(parcel 7)</td> <td>294</td> <td>£3,262,001</td> <td>£143</td> <td>-£11</td> <td>-£160</td> <td>-£304</td> <td>-£446</td> <td>-£583</td>	(parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 1) 294 £3,262,001 £143 -£111 -£160 -£204 £646 £588 (parcel 12) 294 £3,262,001 £143 -£111 £160 -£204 £546 £588 (parcel 13) 294 £3,262,001 £143 -£111 £160 -£204 £446 £588 (parcel 16) 295 £3,273,096 £143 -£111 £160 -£204 £444 £568 (parcel 10) 295 £3,273,096 £143 -£111 £160 -£204 £444 £568 (parcel 17) 295 £3,273,096 £143 £111 £160 4204 £468 £568 (parcel 17) 295 £3,273,096 £143 £113 £103	(parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
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ntre (300 rooms) - £800,000 -£308 urban (250 rooms) - £640,000 -£327 0 rooms) - £480,000 -£335 atted scheme) 10 £80,000 £531 £533 £531 £532 £531 £532									
urban (250 rooms) - £640,000 -£327 0 rooms) - £480,000 -£335 atted scheme) 10 £80,000 £531 £532 £531 £532 </td <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		-							
0 rooms) - £480,000 -£335 atted scheme) 10 £80,000 £531 £533 £531 £531	· · · · · · · · · · · · · · · · · · ·	-							
atted scheme) 10 £80,000 £531 £533 £531 £531 £531 £531 £531 £531 £531 £531 £531 £533 £533 £533 £533 £531 £531<	· /								
atted scheme) 25 £200,000 £502 £334 £167 £0 -£168 -£33 atted scheme) 50 £400,000 £439 £280 £120 -£41 -£202 -£363 - £166,667 £370					£531	£531	£531	£531	£531
atted scheme) 50 £400,000 £439 £280 £120 -£41 -£202 -£36 - £166,667 £370									-£337
- £166,667 £370	,								-£365
	/	-							
		-	£26,667	£370					

Site Residual values (residential sales values £4.131 nsm) Residual land values in each value area (sales value otro)

	idual values (residential sales values £4,131	· · · ·					,		
	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
2	Typology 1 - Urban extension (parcel 2)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
3	Typology 1 - Urban extension (parcel 3)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
4	Typology 1 - Urban extension (parcel 4)	294	£247,000 £247.000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
5	Typology 1 - Urban extension (parcel 5)	294 294	,,	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
6	Typology 1 - Urban extension (parcel 6)		£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
7	Typology 1 - Urban extension (parcel 7)	294 294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
0 9	Typology 1 - Urban extension (parcel 8)	294	£247,000 £247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
10	Typology 1 - Urban extension (parcel 9) Typology 1 - Urban extension (parcel 10)	294	£247,000 £247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406 -£385,406	-£2,093,413 -£2,093,413	-£3,734,024 -£3,734,024
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390 £4,975,390	£3,126,582 £3,126,582	£1,343,005	-£385,400	-£2,093,413 -£2,093,413	-£3,734,024
11	Typology 1 - Urban extension (parcel 11)	294	£247,000 £247,000		£3,126,582	£1,343,005 £1,343,005	-£385,406	-£2,093,413 -£2,093,413	-£3,734,024
12	Typology 1 - Urban extension (parcel 12)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413 -£2,093,413	-£3,734,024
13	Typology 1 - Urban extension (parcel 13)	294	£247,000		£3,126,582	£1,343,005	-£385,400	-£2,093,413	-£3,734,024
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413 -£2,093,413	-£3,734,024
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390 £4,991,957	£3,120,302 £3,136,861	£1,343,003	-£387,085	-£2,093,413 -£2,100,901	-£3,747,092
10	Typology 1 - Urban extension (parcel 17)	295	£247,000		£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,792
17	Typology 1 - Urban ext (employment parcel 1)	295	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£2,098,001	£3,035,239
10	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239 £3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
20	Typology 1 - Urban ext (employment parcel 2)	-	£247,000		£3,035,239 £3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,23
20	Typology 1 - Urban ext (employment parcel 4)	-	£247,000		£3,035,239 £3,035,239	£3,035,239	£3,035,239	£3,035,239 £3,035,239	£3,035,238
21	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
23	Typology 1 - Urban ext (employment parcel 6)	_	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
26	Typology 1 - Urban ext (employment parcel 9)	-	£247.000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
27	Typology 1 - Urban ext (employment parcel 10)	_	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
28	Typology 2 - Urban extension (parcel 1)	200	£247,000		£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,680
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
30	Typology 2 - Urban extension (parcel 3)	200	£247,000		£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,69
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000		£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000		£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£94,899	£92,823	£90,749	£88,674	£86,600	£84,525
36	Typology 4 - Very small scheme in urban area	1	£800,000	£94,899	£92,823	£90,749	£88,674	£86,600	£84,525
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,423,479	£1,241,563	£1,066,188	£897,356	£735,064	£579,313
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,423,479	£1,241,563	£1,066,188	£897,356	£735,064	£579,313
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£6,973,767	£6,104,445	£5,266,287	£4,459,289	£3,683,455	£2,938,783
40	Typology 8 - Medium scheme in urban area	50	£800,000		£6,104,445	£5,266,287	£4,459,289	£3,683,455	£2,938,783
	Typology 9 - Large scheme in main rural settlement	150	£247,000		£10,569,790	£9,073,137		£6,247,289	£4,918,093
42	Typology 10 - Large scheme in urban area	150	£800,000		£10,569,790			£6,247,289	£4,918,093
43	Typology 11 - Large scheme in rural settlement	250	£247,000		£15,539,830	£13,323,540	£11,189,969	£9,139,117	£7,170,983
43	Typology 12 - Large scheme in urban area	250	£800,000	· · · · ·	£16,347,165	£13,325,340 £14,025,178	£11,789,203	£9,636,722	£7,571,032
	<u>,, , , , , , , , , , , , , , , , , , ,</u>								
45 46	Typoogy 13 - Older person's housing in urban area Typology 14 - Older person's housing edge of urban	50 50	£800,000 £800,000	· · ·	£751,001 £751,001	£373,451 £373,451	-£6,082 -£6,082	-£391,724 -£391,724	-£777,36
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000		£8,401,194	£7,223,002	£6,088,714	£4,998,331	£3,951,853
48	Typoogy 16 - Town centre retail small scale	-	£800,000		-£706,500	-£706,500	-£706,500	-£706,500	-£706,500
49	Typology 17 - Town centre retail medium scale	-	£800,000		-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,00
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000		-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743	£1,667,743		£1,667,743	£1,667,743
52 53	Typology 20 - Supermarket - edge of urban	-	£247,000 £800,000		£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658
53	Typology 21 - B2 and B8 urban	-	£800,000 £247,000		£867,211 £722,676	£867,211		£867,211	£867,211
54 55	Typology 22 - B2 and B8 edge of urban	-	£247,000 £800,000		-£27,406,953			£722,676	£722,670 -£27,406,953
55	Typology 23 - B1 town centre	-					-£27,406,953	-£27,406,953	-£27,406,95
50	Typology 24 - B1 urban Typology 25 - B1 edge of urban	-	£800,000 £800,000		-£18,271,302 -£13,703,477	-£18,271,302 -£13,703,477	-£18,271,302 -£13,703,477	-£18,271,302 -£13,703,477	
57	Typology 25 - Hotels town centre (300 rooms)	-	£800,000 £800,000		-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013	-£13,703,477 -£3,824,013
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000 £800,000		-£3,824,013 -£3,445,595	-£3,824,013	-£3,824,013 -£3,445,595	-£3,824,013 -£3,445,595	-£3,445,59
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605	-£3,445,595 -£1,529,605	-£3,445,59 -£1,529,60
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£304,214	£304,214	£304,214	£304,214	£304,214
61	Typology 30 - Town Centre (flatted scheme)	25	£800,000 £800,000		£304,214 £588,990	£304,214 £442,408	£304,214 £295,826	£304,214 £149,244	£304,214
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000		£1,082,230	£802,676		£240,776	-£42,913
64	Typology 32 - Supermarket	-	£800,000		£629,257	£629,257	£629,257	£629,257	£629,257
65	Typology 33 - Supermarket	-	£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,681

Indicativ	ve maximum CIL rates			Max CIL rat	te alongsio	de Aff Hsg '	% (where r	elevant)	
Site ref	Site location	units	BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
<u>5</u> 6	Typology 1 - Urban extension (parcel 5) Typology 1 - Urban extension (parcel 6)	294 294	£3,262,001 £3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	-£583 -£583
7	Typology 1 - Urban extension (parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
8	Typology 1 - Urban extension (parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
16 17	Typology 1 - Urban extension (parcel 16) Typology 1 - Urban extension (parcel 17)	295 295	£3,273,096 £3,273,096	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£447 -£446	-£583 -£583
17	Typology 1 - Urban ext (employment parcel 1)	- 295	£3,273,090 £864,500	£143	£103	£100	£103	£103	£103
19	Typology 1 - Urban ext (employment parcel 2)	_	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103 £139	£103	£103 -£151	£103	£103	£103
28 29	Typology 2 - Urban extension (parcel 1) Typology 2 - Urban extension (parcel 2)	200 200	£2,352,381 £2,352,381	£139 £139	-£9 -£9	-£151	-£289 -£289	-£426 -£426	-£557 -£557
30	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£133	-£37	-£189	-£336	-£481	-£621
31	Typology 2 - Urban extension (parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
32	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,167	£2,115	£2,063	£2,011	£1,959	£1,907
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,706	£1,654	£1,602	£1,550	£1,498	£1,446
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,167	£1,863	£1,571	£1,290	£1,019	£760
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,706	£1,403	£1,110	£829	£558	£299
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,193	£2,758	£2,339	£1,936	£1,548	£1,175
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,746	£2,311	£1,892	£1,489	£1,101	£729
41	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,726	£1,468	£1,218	£978	£747	£526
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,449	£1,190	£941	£701	£470	£248
43	Typology 11 - Large scheme in rural settlement	250	£2,940,476	£1,490	£1,260	£1,038	£825	£620	£423
44	Typology 12 - Large scheme in urban area	250	£5,333,333	£1,342	£1,101	£869	£646	£430	£224
45	Typoogy 13 - Older person's housing in urban area	50	£444,444	£419	£189	-£44	-£277	-£515	-£752
46	Typology 14 - Older person's housing edge of urban	50	£444,444	£419	£189	-£44	-£277	-£515	-£752
47	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,112	£1,806	£1,512	£1,228	£956	£694
48	Typoogy 16 - Town centre retail small scale	-	£200,000	-£403					
49 50	Typology 17 - Town centre retail medium scale Typoogy 18 - Edge of urban area medium scale retail	-	£400,000 £185,250	-£403 -£341					
51	Typology 19 - Supermarket in urban area	-	£185,250 £800,000	£289					
52	Typology 20 - Supermarket - edge of urban	_	£247,000	£494					
53	Typology 21 - B2 and B8 urban	-	£800,000	£11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000	-£1,060					
57	Typology 25 - B1 edge of urban	-	£800,000	-£1,074					
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£308					
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
60	Typology 28 - Hotels rural (120 rooms)	-	£480,000	-£335					
	Typology 29 - Town Centre (flatted scheme)	10	£80,000	£690	£690	£690	£690	£690	£690
61									
62	Typology 30 - Town Centre (flatted scheme)	25	£200,000	£659	£479	£298	£118	-£62	-£243
62 63	Typology 30 - Town Centre (flatted scheme) Typology 31 - Town Centre (flatted scheme)	25 50	£400,000	£592	£479 £420	£298 £248	£118 £76	-£62 -£98	-£243 -£273
62	Typology 30 - Town Centre (flatted scheme)	25							



Site Residual values (residential sales values £4.272 nsm) Residual land values in each value otro)

Site Res	idual values (residential sales values £4,272	2 psm)	Residual land v	alues in each v	alue area (sales	s values per squ	are metre)		
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
5	Typology 1 - Urban extension (parcel 5) Typology 1 - Urban extension (parcel 6)	294 294	£247,000 £247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406 -£385,406	-£2,093,413 -£2,093,413	-£3,734,024 -£3,734,024
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390 £4,975,390	£3,126,582 £3,126,582	£1,343,005 £1,343,005	-£385,406	-£2,093,413	-£3,734,024 -£3,734,024
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,092
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,792
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
21 22	Typology 1 - Urban ext (employment parcel 4) Typology 1 - Urban ext (employment parcel 5)	-	£247,000 £247,000	£3,035,239 £3,035,239	£3,035,239 £3,035,239	£3,035,239 £3,035,239	£3,035,239 £3,035,239	£3,035,239 £3,035,239	£3,035,239 £3,035,239
22	Typology 1 - Urban ext (employment parcel 6)	-	£247,000 £247,000	£3,035,239	£3,035,239 £3,035,239	£3,035,239 £3,035,239	£3,035,239	£3,035,239	£3,035,239 £3,035,239
23	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
28	Typology 2 - Urban extension (parcel 1)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
29	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089	£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
30	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,691
31	Typology 2 - Urban extension (parcel 4)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,691
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
33	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
34	Typology 2 - Urban extension (employment parcel 3)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£103,536	£101,278	£99,020	£96,762	£94,504	£92,246
36	Typology 4 - Very small scheme in urban area	1	£800,000	£103,536	£101,278	£99,020	£96,762	£94,504	£92,246
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,553,043	£1,357,869	£1,169,692	£988,512	£814,328	£647,144
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,553,043	£1,357,869	£1,169,692	£988,512	£814,328	£647,144
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£7,468,162	£6,546,841	£5,658,482	£4,803,087	£3,980,655	£3,191,186
40	Typology 8 - Medium scheme in urban area	50	£800,000	£7,468,162	£6,546,841	£5,658,482	£4,803,087	£3,980,655	£3,191,186
41	Typology 9 - Large scheme in main rural settlement	150	£247,000			£9,986,104	£8,436,841	£6,947,395	£5,517,767
42	Typology 10 - Large scheme in urban area	150	£800,000		£11,595,184	£9,986,104	£8,436,841	£6,947,395	£5,517,767
43	Typology 11 - Large scheme in rural settlement	250	£247,000		£17,120,810	£14,735,014	£12,437,944	£10,229,597	£8,108,540
44	Typology 12 - Large scheme in urban area	250	£800,000			£15,473,974	£13,067,040	£10,753,057	£8,532,027
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£1,379,292	£983,078	£586,865	£185,406	-£219,627	-£627,693
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,379,292	£983,078	£586,865	£185,406	-£219,627	-£627,693
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000		£9,146,935	£7,886,185	£6,672,283	£5,505,230	£4,385,025 -£706,500
48 49	Typoogy 16 - Town centre retail small scale Typology 17 - Town centre retail medium scale	-	£800,000 £800,000	-£706,500 -£1,413,001	-£706,500 -£1,413,001	-£706,500 -£1,413,001	-£706,500 -£1,413,001	-£706,500 -£1,413,001	-£706,500 -£1,413,001
49 50	Typoogy 18 - Edge of urban area medium scale retail	-	£800,000 £247,000	-£1,413,001 -£2,119,500	-£1,413,001 -£2,119,500	-£1,413,001 -£2,119,500	-£1,413,001 -£2,119,500	-£1,413,001 -£2,119,500	-£1,413,001 -£2,119,500
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,743	£1,667,743
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658
53	Typology 21 - B2 and B8 urban	-	£800,000		£867,211	£867,211	£867,211	£867,211	£867,211
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£722,676		£722,676	£722,676	£722,676	£722,676
55	Typology 23 - B1 town centre	-	£800,000		-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953	-£27,406,953
56	Typology 24 - B1 urban	-	£800,000		-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£355,717	£355,717	£355,717	£355,717	£355,717	£355,717
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£863,362	£706,244	£549,126	£392,009	£234,891	£77,774
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,609,872	£1,309,913	£1,009,954	£709,995	£409,737	£106,039
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,257
65	Typology 33 - Supermarket	-	£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,681

Indicativ	ve maximum CIL rates			Max CIL ra	te alongsio	de Aff Hsg	% (where r	elevant)	
Site ref	Site location		BLV	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£ 446	-£583
2	Typology 1 - Urban extension (parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
3	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
4	Typology 1 - Urban extension (parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
<u>5</u> 6	Typology 1 - Urban extension (parcel 5)	294 294	£3,262,001	£143	-£11	-£160	-£304	-£446 -£446	-£583
7	Typology 1 - Urban extension (parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304		-£583 -£583
8	Typology 1 - Urban extension (parcel 7) Typology 1 - Urban extension (parcel 8)	294	£3,262,001 £3,262,001	£143 £143	-£11 -£11	-£160 -£160	-£304 -£304	-£446 -£446	-£583
9	Typology 1 - Urban extension (parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
10	Typology 1 - Urban extension (parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
11	Typology 1 - Urban extension (parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
12	Typology 1 - Urban extension (parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
13	Typology 1 - Urban extension (parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
14	Typology 1 - Urban extension (parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
15	Typology 1 - Urban extension (parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
16	Typology 1 - Urban extension (parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£583
17	Typology 1 - Urban extension (parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£583
18	Typology 1 - Urban ext (employment parcel 1)	-	£864,500	£103	£103	£103	£103	£103	£103
19	Typology 1 - Urban ext (employment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
20	Typology 1 - Urban ext (employment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
21	Typology 1 - Urban ext (employment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
22	Typology 1 - Urban ext (employment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
23	Typology 1 - Urban ext (employment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
24	Typology 1 - Urban ext (employment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
25	Typology 1 - Urban ext (employment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
26	Typology 1 - Urban ext (employment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
27	Typology 1 - Urban ext (employment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103
28	Typology 2 - Urban extension (parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
29	Typology 2 - Urban extension (parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
<u> </u>	Typology 2 - Urban extension (parcel 3) Typology 2 - Urban extension (parcel 4)	200 200	£2,352,381 £2,352,381	£120 £120	-£37 -£37	-£189 -£189	-£336 -£336	-£481 -£481	-£621 -£621
32	Typology 2 - Urban extension (employment parcel 1)	-	£2,352,501 £1,852,500	£120	£103	£103	£103	£103	£103
33	Typology 2 - Urban extension (employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
34	Typology 2 - Urban extension (employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
35	Typology 3 - Very small scheme in main rural settlement	1	£8,233	£2,383	£2,326	£2,270	£2,213	£2,157	£2,100
36	Typology 4 - Very small scheme in urban area	1	£26,667	£1,922	£1,865	£1,809	£1,752	£1,696	£1,639
37	Typology 5 - Small scheme in main rural settlement	15	£123,500	£2,383	£2,057	£1,744	£1,442	£1,151	£873
38	Typology 6 - Small scheme in urban area	15	£400,000	£1,922	£1,596	£1,283	£981	£691	£412
39	Typology 7 - Medium scheme in main rural settlement	50	£588,095	£3,440	£2,979	£2,535	£2,107	£1,696	£1,302
40	Typology 8 - Medium scheme in urban area	50	£1,481,481	£2,993	£2,573	£2,000	£1,661	£1,250	£855
40	Typology 9 - Large scheme in main rural settlement	150	£1,764,286	£1,993	£1,638	£1,370	£1,001	£864	£626
42	Typology 10 - Large scheme in urban area	150	£3,428,571	£1,639	£1,361	£1,093	£835	£586	£348
42	Typology 11 - Large scheme in rural settlement	250	£3,420,371 £2,940,476	£1,665	£1,301 £1,418	£1,093 £1,179	£035 £950	£380 £729	£546 £517
43	Typology 12 - Large scheme in urban area	250	£2,940,470 £5,333,333	£1,005 £1,523	£1,418 £1,264	£1,179 £1,014	£ 950 £773	£729 £542	£317
44	Typoogy 13 - Older person's housing in urban area	50	£3,333,333	£1,525	£1,204 £331	£88	-£159	-£409	
45	Typology 14 - Older person's housing edge of urban	50	£444,444	£575	£331	£88	-£159	-£409 -£409	-£660 -£660
40	Typoogy 15 - Older person's housing rural settlement	100	£1,176,190	£2,320	£1,993	£1,677			
		100	£1,170,190 £200,000		£1,995	£1,077	£1,374	£1,082	£802
48 49	Typoogy 16 - Town centre retail small scale Typology 17 - Town centre retail medium scale	-	£200,000 £400,000	-£403 -£403					
<u>49</u> 50	Typoogy 18 - Edge of urban area medium scale retail	-	£400,000 £185,250	-£403 -£341					
50	Typology 19 - Supermarket in urban area	-	£105,250 £800,000	£289					
52	Typology 20 - Supermarket - edge of urban	-	£247,000						
53	Typology 21 - B2 and B8 urban	-	£800,000	£494 £11					
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£95					
55	Typology 23 - B1 town centre	-	£800,000	-£1,045					
56	Typology 24 - B1 urban	-	£800,000						
	Typology 25 - B1 edge of urban	-	£800,000						
57		1	£800,000	-£308					
57 58	Typology 26 - Hotels town centre (300 rooms)	-	2000,000						
	Typology 26 - Hotels town centre (300 rooms) Typology 27 - Hotels edge of urban (250 rooms)	-	£640,000	-£327					
58		- - -							
58 59	Typology 27 - Hotels edge of urban (250 rooms)		£640,000	-£327	£848	£848	£848	£848	£848
58 59 60	Typology 27 - Hotels edge of urban (250 rooms) Typology 28 - Hotels rural (120 rooms)	-	£640,000 £480,000	-£327 -£335	£848 £623	£848 £430	£848 £236	£848 £43	£848 -£150
58 59 60 61	Typology 27 - Hotels edge of urban (250 rooms) Typology 28 - Hotels rural (120 rooms) Typology 29 - Town Centre (flatted scheme)	- 10	£640,000 £480,000 £80,000	-£327 -£335 £848					
58 59 60 61 62	Typology 27 - Hotels edge of urban (250 rooms)Typology 28 - Hotels rural (120 rooms)Typology 29 - Town Centre (flatted scheme)Typology 30 - Town Centre (flatted scheme)	- 10 25	£640,000 £480,000 £80,000 £200,000	-£327 -£335 £848 £816	£623	£430	£236	£43	-£150



Site Residual values (residential sales values £4,413 psm) Residual land values in each value area (sales values per square metre)

Site Res	idual values (residential sales values £4,413	3 psm)	Residual land v	alues in each v	alue area (sale	s values per squ	uare metre)		
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
3	Typology 1 - Urban extension (parcel 3)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
6	Typology 1 - Urban extension (parcel 6)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
7	Typology 1 - Urban extension (parcel 7)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
8	Typology 1 - Urban extension (parcel 8)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
9	Typology 1 - Urban extension (parcel 9)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
10	Typology 1 - Urban extension (parcel 10)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
11	Typology 1 - Urban extension (parcel 11)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
12	Typology 1 - Urban extension (parcel 12)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
13	Typology 1 - Urban extension (parcel 13)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
14	Typology 1 - Urban extension (parcel 14)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
15	Typology 1 - Urban extension (parcel 15)	294	£247,000		£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
16	Typology 1 - Urban extension (parcel 16)	295	£247,000		£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,092
17	Typology 1 - Urban extension (parcel 17)	295	£247,000		£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,792
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
25	Typology 1 - Urban ext (employment parcel 8)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
26	Typology 1 - Urban ext (employment parcel 9)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
27	Typology 1 - Urban ext (employment parcel 10)	-	£247,000		£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
28 29	Typology 2 - Urban extension (parcel 1)	200 200	£247,000		£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
	Typology 2 - Urban extension (parcel 2) Typology 2 - Urban extension (parcel 3)	200	£247,000		£2,278,397	£1,065,080	-£105,715	-£1,267,624	-£2,383,686
30 31		200	£247,000 £247,000		£2,055,736	£842,418	-£335,719 -£335,719	-£1,497,629	-£2,613,691 -£2,613,691
31	Typology 2 - Urban extension (parcel 4) Typology 2 - Urban extension (employment parcel 1)	200	£247,000 £247,000		£2,055,736	£842,418		-£1,497,629 £6,504,083	£6,504,083
32		-	£247,000		£6,504,083 £6,504,083	£6,504,083 £6,504,083	£6,504,083 £6,504,083	£6,504,083	£6,504,083
33	Typology 2 - Urban extension (employment parcel 2) Typology 2 - Urban extension (employment parcel 3)	-	£247,000 £247,000		£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
35	Typology 3 - Very small scheme in main rural settlement	- 1	£247,000		£109,733	£107,291	£104,849	£102,408	£99,966
35	Typology 4 - Very small scheme in urban area	1	£800,000		£109,733	£107,291	£104,849	£102,408	£99,900 £99,966
	Typology 5 - Small scheme in main rural settlement							£102,400	
37	51 65	15	£247,000		£1,474,174	£1,273,194	£1,079,668		£714,974
38	Typology 6 - Small scheme in urban area	15	£800,000		£1,474,174	£1,273,194	£1,079,668	£893,594	£714,974
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000		£6,989,236	£6,050,679	£5,146,885	£4,277,855	£3,443,588
40	Typology 8 - Medium scheme in urban area	50	£800,000	· · · ·	£6,989,236	£6,050,679	£5,146,885	£4,277,855	£3,443,588
41	Typology 9 - Large scheme in main rural settlement	150	£247,000			£10,893,695			£6,117,442
42	Typology 10 - Large scheme in urban area	150	£800,000					£7,646,293	£6,117,442
43	Typology 11 - Large scheme in rural settlement	250	£247,000		£18,700,431	£16,142,249		£11,310,432	£9,036,797
44	Typology 12 - Large scheme in urban area	250	£800,000	£22,377,611	£19,600,553	£16,922,770	£14,344,261	£11,865,028	£9,485,070
45	Typoogy 13 - Older person's housing in urban area	50	£800,000		£1,215,156	£797,195	£376,798	-£47,530	-£478,020
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,633,117	£1,215,156		£376,798	-£47,530	-£478,020
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£11,285,773	£9,892,675	£8,549,368	£7,255,853	£6,012,129	£4,818,196
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500	-£706,500
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500
51	Typology 19 - Supermarket in urban area	-	£800,000		£1,667,743	£1,667,743		£1,667,743	£1,667,743
52	Typology 20 - Supermarket - edge of urban	-	£247,000		£2,223,658	£2,223,658	£2,223,658	£2,223,658	£2,223,658
53	Typology 21 - B2 and B8 urban	-	£800,000		£867,211			£867,211	£867,211
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£722,676	£722,676	£722,676	£722,676	£722,676	£722,676
55	Typology 23 - B1 town centre	-	£800,000					-£27,406,953	-£27,406,953
56	Typology 24 - B1 urban	-	£800,000		-£18,271,302			-£18,271,302	-£18,271,302
57	Typology 25 - B1 edge of urban	-	£800,000		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000		-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013	-£3,824,013
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000		-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000		-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000		£407,221	£407,221	£407,221	£407,221	£407,221
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£991,151	£823,497	£655,845	£488,191	£320,537	£152,884
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£1,857,959	£1,537,596	£1,217,232	£896,869	£576,505	£254,301
64	Typology 32 - Supermarket	-	£800,000		£629,257	£629,257	£629,257	£629,257	£629,257
65	Typology 33 - Supermarket	-	£800,000		£100,681	£100,681	£100,681	£100,681	£100,681
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Indicative maximum CIL rates Site ref Site location Typology 1 - Urban extension (Typology 1 - Urban extension (2 Typology 1 - Urban extension (3 Typology 1 - Urban extension (4 Typology 1 - Urban extension (5 6 Typology 1 - Urban extension (7 Typology 1 - Urban extension (Typology 1 - Urban extension (8 Typology 1 - Urban extension (9 Typology 1 - Urban extension (10 Typology 1 - Urban extension (11 12 Typology 1 - Urban extension (13 Typology 1 - Urban extension (14 Typology 1 - Urban extension (Typology 1 - Urban extension (15 Typology 1 - Urban extension (16 Typology 1 - Urban extension (p 17 18 Typology 1 - Urban ext (employ 19 Typology 1 - Urban ext (employ 20 Typology 1 - Urban ext (employ 21 Typology 1 - Urban ext (employ 22 23 Typology 1 - Urban ext (employ Typology 1 - Urban ext (employ 24 Typology 1 - Urban ext (employ 25 Typology 1 - Urban ext (employ 26 Typology 1 - Urban ext (employ Typology 1 - Urban ext (employ 27 Typology 2 - Urban extension (28 Typology 2 - Urban extension (p 29 30 Typology 2 - Urban extension (31 Typology 2 - Urban extension (32 Typology 2 - Urban extension (Typology 2 - Urban extension (33 Typology 2 - Urban extension (34 35 Typology 3 - Very small scheme 36 Typology 4 - Very small scheme Typology 5 - Small scheme in r 37 38 Typology 6 - Small scheme in I 39 Typology 7 - Medium scheme i Typology 8 - Medium scheme in 40 41 Typology 9 - Large scheme in I 42 Typology 10 - Large scheme in 43 Typology 11 - Large scheme in 44 Typology 12 - Large scheme in Typoogy 13 - Older person's ho 45 46 Typology 14 - Older person's ho 47 Typoogy 15 - Older person's ho Typoogy 16 - Town centre retail 48 Typology 17 - Town centre retai 49 50 Typoogy 18 - Edge of urban are 51 Typology 19 - Supermarket in u 52 Typology 20 - Supermarket - ed Typology 21 - B2 and B8 urban 53 54 Typology 22 - B2 and B8 edge Typology 23 - B1 town centre 55 56 Typology 24 - B1 urban 57 Typology 25 - B1 edge of urbar 58 Typology 26 - Hotels town cent Typology 27 - Hotels edge of u Typology 28 - Hotels rural (120 59 60 61 Typology 29 - Town Centre (flat 62 Typology 30 - Town Centre (flat Typology 31 - Town Centre (flat 63 64 Typology 32 - Supermarket 65 Typology 33 - Supermarket



	units	BLV	Max CIL ra 0%	te alongsic 10%	le Aff Hsg 20%	% (where r 30%	elevant) 40%	50%
(parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 8)	294	£3,262,001	£143	-£11	- £160	-£304	-£446	-£583
(parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 16)	295	£3,273,096	£143	-£11	-£160	-£304	-£447	-£583
(parcel 17)	295	£3,273,096	£143	-£11	-£160	-£304	-£446	-£583
byment parcel 1)	-	£864,500	£103	£103	£103	£103 £103	£103	£103
byment parcel 2)	-	£864,500 £864,500	£103 £103	£103 £103	£103 £103	£103	£103 £103	£103 £103
oyment parcel 3) oyment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
ovment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 9)	-	£864,500	£103	£103	£103	£103	£103	£103
byment parcel 10)	-	£864,500	£103	£103	£103	£103	£103	£103
(parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
(parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
(parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
(parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
(employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
(employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
(employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
ne in main rural settlement	1	£8,233	£2,599	£2,537	£2,476	£2,415	£2,354	£2,293
ne in urban area	1	£26,667	£2,138	£2,077	£2,016	£1,955	£1,894	£1,832
main rural settlement	15	£123,500	£2,599	£2,251	£1,916	£1,594	£1,283	£986
urban area	15	£400,000	£2,138	£1,790	£1,455	£1,133	£823	£525
in main rural settlement	50	£588,095	£3,687	£3,201	£2,731	£2,279	£1,845	£1,428
in urban area	50	£1,481,481	£3,241	£2,754	£2,285	£1,833	£1,398	£981
main rural settlement	150	£1,764,286	£2,105	£1,808	£1,522	£1,246	£980	£726
n urban area	150	£3,428,571	£1,828	£1,531	£1,244	£968	£703	£448
n rural settlement	250	£2,940,476	£1,841	£1,576	£1,320	£1,074	£837	£610
n urban area	250	£5,333,333	£1,704	£1,427	£1,159	£901	£653	£415
nousing in urban area	50	£444,444	£731	£474				
housing edge of urban	50	£444,444 £444,444	£731	£474 £474	£217 £217	-£42 -£42	-£303 -£303	-£568 -£568
nousing rural settlement	100	£1,176,190	£2,527	£2,179	£217 £1,843	£1,520	£1,209	£911
ail small scale	100			22,119	21,043	21,320	21,209	2911
all small scale	-	£200,000 £400,000	-£403 -£403					
rea medium scale retail	-	£400,000 £185,250	-£403 -£341					
urban area	-	£185,250 £800,000	-£341 £289					
edge of urban	-	£800,000 £247,000	£209 £494					
in	-	£247,000 £800,000	£494 £11					
e of urban	-	£247,000	£95					
	-	£800,000	-£1,045					
	-	£800,000	-£1,043					
an	-	£800,000	-£1,000					
ntre (300 rooms)	-	£800,000	-£308					
urban (250 rooms)	-	£640,000	-£327					
0 rooms)	-	£480,000	-£335					
atted scheme)	10	£80,000	£1,007	£1,007	£1,007	£1,007	£1,007	£1,007
							-	
atted scheme)	25	£200.000	£974	+ /h/	+ 561	t.122	7 140	
atted scheme)	25 50	£200,000 £400,000	£974 £897	£767 £700	£561 £503	£355 £306	£148 £109	-£58 -£90
atted scheme) atted scheme)	25 50	£200,000 £400,000 £166,667		£767 £700	£503	£306	£148 £109	-£38 -£90

Site Residual values (residential sales values £4,554 psm) Residual land values in each value area (sales values per square metre)

Site Res	idual values (residential sales values £4,554	l psm)	Residual land va	alues in each v	alue area (sale	s values per squ	uare metre)		
Site ref	Site location	units	BLV per ha	0%	10%	20%	30%	40%	50%
1	Typology 1 - Urban extension (parcel 1)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
2	Typology 1 - Urban extension (parcel 2)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
3	Typology 1 - Urban extension (parcel 3)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
4	Typology 1 - Urban extension (parcel 4)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
5	Typology 1 - Urban extension (parcel 5)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
6	Typology 1 - Urban extension (parcel 6)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
7	Typology 1 - Urban extension (parcel 7)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
8	Typology 1 - Urban extension (parcel 8)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
9	Typology 1 - Urban extension (parcel 9)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
10	Typology 1 - Urban extension (parcel 10)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
11	Typology 1 - Urban extension (parcel 11)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
12	Typology 1 - Urban extension (parcel 12)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
13	Typology 1 - Urban extension (parcel 13)	294	£247,000	£4,975,390		£1,343,005	-£385,406	-£2,093,413	-£3,734,024
14	Typology 1 - Urban extension (parcel 14)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
15	Typology 1 - Urban extension (parcel 15)	294	£247,000	£4,975,390	£3,126,582	£1,343,005	-£385,406	-£2,093,413	-£3,734,024
16	Typology 1 - Urban extension (parcel 16)	295	£247,000	£4,991,957	£3,136,861	£1,347,218	-£387,085	-£2,100,901	-£3,747,092
17	Typology 1 - Urban extension (parcel 17)	295	£247,000	£4,994,184	£3,139,088	£1,349,445	-£384,785	-£2,098,601	-£3,744,792
18	Typology 1 - Urban ext (employment parcel 1)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
19	Typology 1 - Urban ext (employment parcel 2)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
20	Typology 1 - Urban ext (employment parcel 3)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
21	Typology 1 - Urban ext (employment parcel 4)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
22	Typology 1 - Urban ext (employment parcel 5)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
23	Typology 1 - Urban ext (employment parcel 6)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
24	Typology 1 - Urban ext (employment parcel 7)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
25 26	Typology 1 - Urban ext (employment parcel 8)	-	£247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239 £3,035,239
20	Typology 1 - Urban ext (employment parcel 9)	-	£247,000 £247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	
27	Typology 1 - Urban ext (employment parcel 10)	200	£247,000 £247,000	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239	£3,035,239
28	Typology 2 - Urban extension (parcel 1) Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,536,089 £3,536,089	£2,278,397 £2,278,397	£1,065,080 £1,065,080	-£105,715 -£105,715	-£1,267,624 -£1,267,624	-£2,383,686 -£2,383,686
30	Typology 2 - Urban extension (parcel 2)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,207,024 -£1,497,629	-£2,503,600
31	Typology 2 - Urban extension (parcel 3)	200	£247,000	£3,313,428	£2,055,736	£842,418	-£335,719	-£1,497,629	-£2,613,691
32	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
33	Typology 2 - Urban extension (employment parcel 1)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
34	Typology 2 - Urban extension (employment parcel 2)	-	£247,000	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083	£6,504,083
35	Typology 3 - Very small scheme in main rural settlement	1	£247,000	£120,811	£118,187	£115,561	£112,937	£110,312	£107,687
36	Typology 4 - Very small scheme in urban area	1	£800,000	£120,811	£118,187	£115,561	£112,937	£110,312	£107,687
37	Typology 5 - Small scheme in main rural settlement	15	£247,000	£1,812,170	£1,590,479	£1,376,697	£1,170,824	£972,860	£782,805
38	Typology 6 - Small scheme in urban area	15	£800,000	£1,812,170			£1,170,824	£972,860	£782,805
39	Typology 7 - Medium scheme in main rural settlement	50	£247,000	£8,456,950		£6,442,875	£5,490,683	£4,575,055	£3,695,990
40	Typology 8 - Medium scheme in urban area	50	£800,000	£8,456,950		£6,442,875	£5,490,683	£4,575,055	£3,695,990
			· · ·						
41	Typology 9 - Large scheme in main rural settlement	150	£247,000	£15,526,564				£8,339,027	£6,711,384
42	Typology 10 - Large scheme in urban area	150	£800,000	£15,526,564				£8,339,027	£6,711,384
43	Typology 11 - Large scheme in rural settlement	250	£247,000	£23,111,592			£14,919,889	£12,391,268	£9,963,621
44	Typology 12 - Large scheme in urban area	250	£800,000	£24,188,526				£12,976,999	£10,438,115
45	Typoogy 13 - Older person's housing in urban area	50	£800,000	£1,886,941	£1,447,233	£1,007,525	£567,816	£122,563	-£328,347
46	Typology 14 - Older person's housing edge of urban	50	£800,000	£1,886,941				£122,563	-£328,347
47	Typoogy 15 - Older person's housing rural settlement	100	£247,000	£12,117,015			£7,839,422	£6,519,028	£5,251,368
48	Typoogy 16 - Town centre retail small scale	-	£800,000	-£706,500		-£706,500	-£706,500	-£706,500	-£706,500
49	Typology 17 - Town centre retail medium scale	-	£800,000	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001	-£1,413,001
50	Typoogy 18 - Edge of urban area medium scale retail	-	£247,000	-£2,119,500		-£2,119,500	-£2,119,500	-£2,119,500	-£2,119,500
51	Typology 19 - Supermarket in urban area	-	£800,000	£1,667,743				£1,667,743	£1,667,743
52	Typology 20 - Supermarket - edge of urban	-	£247,000	£2,223,658		£2,223,658	£2,223,658	£2,223,658	£2,223,658
53	Typology 21 - B2 and B8 urban	-	£800,000	£867,211				£867,211	£867,211
54	Typology 22 - B2 and B8 edge of urban	-	£247,000	£722,676				£722,676	£722,676
55	Typology 23 - B1 town centre	-	£800,000	-£27,406,953			-£27,406,953		-£27,406,953
56	Typology 24 - B1 urban	-	£800,000	-£18,271,302		-£18,271,302	-£18,271,302	-£18,271,302	-£18,271,302
57	Typology 25 - B1 edge of urban	-	£800,000	-£13,703,477		-£13,703,477	-£13,703,477	-£13,703,477	-£13,703,477
58	Typology 26 - Hotels town centre (300 rooms)	-	£800,000	-£3,824,013			-£3,824,013	-£3,824,013	-£3,824,013
59	Typology 27 - Hotels edge of urban (250 rooms)	-	£800,000	-£3,445,595		-£3,445,595	-£3,445,595	-£3,445,595	-£3,445,595
60	Typology 28 - Hotels rural (120 rooms)	-	£800,000	-£1,529,605		-£1,529,605	-£1,529,605	-£1,529,605	-£1,529,605
61	Typology 29 - Town Centre (flatted scheme)	10	£800,000	£458,723		£458,723	£458,723	£458,723	£458,723
62	Typology 30 - Town Centre (flatted scheme)	25	£800,000	£1,118,941	£940,751	£762,562	£584,373	£406,184	£227,995
63	Typology 31 - Town Centre (flatted scheme)	50	£800,000	£2,106,046		£1,424,511	£1,083,743	£742,975	£402,206
64	Typology 32 - Supermarket	-	£800,000	£629,257	£629,257	£629,257	£629,257	£629,257	£629,257
65	Typology 33 - Supermarket	-	£800,000	£100,681	£100,681	£100,681	£100,681	£100,681	£100,681

Indicative maximum CIL rates Site ref Site location Typology 1 - Urban extension (Typology 1 - Urban extension (2 Typology 1 - Urban extension (3 Typology 1 - Urban extension (4 Typology 1 - Urban extension (5 6 Typology 1 - Urban extension (7 Typology 1 - Urban extension (Typology 1 - Urban extension (8 Typology 1 - Urban extension (9 Typology 1 - Urban extension (10 Typology 1 - Urban extension (11 12 Typology 1 - Urban extension (13 Typology 1 - Urban extension (14 Typology 1 - Urban extension (Typology 1 - Urban extension (15 Typology 1 - Urban extension (16 Typology 1 - Urban extension (p 17 18 Typology 1 - Urban ext (employ 19 Typology 1 - Urban ext (employ 20 Typology 1 - Urban ext (employ 21 Typology 1 - Urban ext (employ 22 23 Typology 1 - Urban ext (employ Typology 1 - Urban ext (employ 24 Typology 1 - Urban ext (employ 25 Typology 1 - Urban ext (employ 26 Typology 1 - Urban ext (employ Typology 1 - Urban ext (employ 27 Typology 2 - Urban extension (28 Typology 2 - Urban extension (p 29 30 Typology 2 - Urban extension (31 Typology 2 - Urban extension (32 Typology 2 - Urban extension (Typology 2 - Urban extension (33 Typology 2 - Urban extension (34 35 Typology 3 - Very small scheme 36 Typology 4 - Very small scheme Typology 5 - Small scheme in r 37 38 Typology 6 - Small scheme in I 39 Typology 7 - Medium scheme i Typology 8 - Medium scheme in 40 41 Typology 9 - Large scheme in I 42 Typology 10 - Large scheme in 43 Typology 11 - Large scheme in 44 Typology 12 - Large scheme in Typoogy 13 - Older person's ho 45 46 Typology 14 - Older person's ho 47 Typoogy 15 - Older person's ho Typoogy 16 - Town centre retail 48 Typology 17 - Town centre retai 49 50 Typoogy 18 - Edge of urban are 51 Typology 19 - Supermarket in u 52 Typology 20 - Supermarket - ec Typology 21 - B2 and B8 urban 53 54 Typology 22 - B2 and B8 edge Typology 23 - B1 town centre 55 56 Typology 24 - B1 urban 57 Typology 25 - B1 edge of urbai 58 Typology 26 - Hotels town cent Typology 27 - Hotels edge of u Typology 28 - Hotels rural (120 59 60 61 Typology 29 - Town Centre (flat 62 Typology 30 - Town Centre (flat Typology 31 - Town Centre (flat 63 64 Typology 32 - Supermarket 65 Typology 33 - Supermarket



			Max CIL ra	-	-		,	
	units	BLV	0%	10%	20%	30%	40%	50%
(parcel 1)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 2)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 3)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 4)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 5)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 6)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 7)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 8)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 9)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 10)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 11)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 12)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 13)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 14)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 15)	294	£3,262,001	£143	-£11	-£160	-£304	-£446	-£583
(parcel 16)	295	£3,273,096		-£11	-£160	-£304	-£447	-£583
(parcel 17)	295	£3,273,096		-£11	-£160	-£304	-£446	-£583
pyment parcel 1)	-	£864,500		£103	£103	£103	£103	£103
oyment parcel 2)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 3)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 4)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 5)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 6)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 7)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 8)	-	£864,500	£103	£103	£103	£103	£103	£103
oyment parcel 9)	-	£864,500		£103	£103	£103	£103	£103
oyment parcel 10)	-	£864,500		£103	£103	£103	£103	£103
(parcel 1)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
(parcel 2)	200	£2,352,381	£139	-£9	-£151	-£289	-£426	-£557
(parcel 3)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
(parcel 4)	200	£2,352,381	£120	-£37	-£189	-£336	-£481	-£621
(employment parcel 1)	-	£1,852,500	£103	£103	£103	£103	£103	£103
(employment parcel 2)	-	£1,852,500	£103	£103	£103	£103	£103	£103
(employment parcel 3)	-	£1,852,500	£103	£103	£103	£103	£103	£103
ne in main rural settlement	1	£8,233	£2,814	£2,749	£2,683	£2,618	£2,552	£2,486
ne in urban area	1	£26,667	£2,354	£2,288	£2,222	£2,157	£2,091	£2,026
main rural settlement	15	£123,500	£2,814	£2,445	£2,089	£1,746	£1,416	£1,099
urban area	15	£400,000		£1,984	£1,628	£1,285	£955	£638
in main rural settlement	50	£588,095		£3,422	£2,927	£2,451	£1,993	£1,554
in urban area	50	£1,481,481	£3,488	£2,975	£2,481	£2,005	£1,547	£1,107
main rural settlement	150	£1,764,286		£1,977	£1,672	£1,378	£1,096	£825
			£2,294		£1,072			
n urban area	150	£3,428,571	· · · · ·	£1,700	£1,395 £1,461	£1,101	£818	£547
n rural settlement	250	£2,940,476		£1,734		£1,198	£945	£702
n urban area	250	£5,333,333		£1,589	£1,304	£1,029	£764	£510
nousing in urban area	50	£444,444		£617	£347	£76	-£198	-£476
housing edge of urban	50	£444,444		£617	£347	£76	-£198	-£476
nousing rural settlement	100	£1,176,190	£2,735	£2,366	£2,009	£1,666	£1,336	£1,019
ail small scale	-	£200,000	-£403		_			
ail medium scale	-	£400,000						
rea medium scale retail	-	£185,250						
urban area	-	£800,000	£289					
edge of urban	-	£247,000						
n	-	£800,000	£11					
e of urban	-	£247,000	£95					
	-	£800,000						
	-	£800,000	-£1,060					
an	-	£800,000	-£1,074					
ntre (300 rooms)	-	£800,000	-£308					
urban (250 rooms)	-	£640,000	-£327					
•	-	£480,000	-£335					
0 rooms)			04.405	£1,165	£1,165	£1,165	£1,165	£1,165
0 rooms) atted scheme)	10	£80,000	£1,165	21,100	21,100	~.,		
,	10 25	£80,000 £200,000		£912	£692	£473	£254	
atted scheme) atted scheme)	25	£200,000	£1,131	£912	£692	£473	£254	£34
atted scheme)			£1,131 £1,050					£34 £1



Appendix 7 - Sample development appraisal

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	RUGBY BOROUGH COUNCIL
Area(s)	
Proxy number	39
Date	28 July 2019
Reference	17

DEVELOPMENT PERIOD CASHFLOW

ev hectarage		1																								
ev acreage		1																								
			1	Project	Qtr 1 Vear 1	Qtr 2 Vear 1			Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17 Vear 5	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
			Revenue per Qtr	Project Totals	Year 1 1	Year 1 2	Year 1	4	Year 2 1	Year 2 2	Year 2 3	4	Year 3 1	2	3	4	Year 4 1	2	3	Year 4 4	1	2	3	Year 5 4	1	2
evenue																										
	0	£ 13,356,882	£ 4,007,065	£ 16,028,258	0	0	0	0	0	4,007,065	4,007,065	4,007,065	4,007,065	0	0	0	0	0	0	0	0	0	0	0	0	
vestment value of ground rents	0	£ -	£ .	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DV before costs of sale		Sub Total		£ 16,028,258			0			4 007 065	4 007 065	4,007,065	4 007 065	0		0		0	0			0	0		0	<u> </u>
osts of Sale		oub rotai				- °		-	-	4,007,000	4,007,000	4,007,000	4,007,000		Ů	, v	, ů	, v		°	, v				•	<u> </u>
	Marketing costs	3.00%		£ 480,848	0	0	0	0	0	-120,212	-120,212	-120,212	-120,212	0	0	0	0	0	0	0	0	0	0	0	0	
L	.egal fees	0.50%		£ 80,141	0	0	0	0	0	-20,035	-20,035	-20,035	-20,035	0	0	0	0	0	0	0	0	0	0	0	0	+
		Sub Total	1	-£560,989	0	0	0	0	0	-140,247	-140,247	-140,247	-140,247	0	0	0	0	0	0	0	0	0	0	0	0	
	Retail A1-A5				0									0												-
	Retail A1-A5 Retail S'Market	£ -	£ -	£ -	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
E	31	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	32 industrial 38 storage	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
	21 Hotel	£ .	£	£ .	0		0	0	0	0	0	0	0	0		0		0	0	0	0	0	0	0	0	
0	C2 resi institution	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
	22	£ -	£ -	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
tal commercial value		Sub Total	1	£0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
equilative NDV				£ 15,467,269	0	0	0	0		2 966 947	2 966 917	2 000 017	3,866,817	0	0	0	0	0	0	0	0	0	0	0	0	+
eculative NDV fordable Housing Revenue				10,467,269	- °			U	U	3,566,517	3,866,817	3,866,617	3,866,817	0	0	•	0	0	0	0	0	0	0	0	0	<u> </u>
1	No fees on sale		Revenue per Qtr	£ -																						
	0	£ 2,594,398	432,400 6	£ 2,594,398	0	432,400	432,400	432,400	432,400	432,400	432,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
				£ -																						
	NDV	Total		£ 18,061,667		432,400	432,400	422.400	422 400	4 200 247	4 200 217	2 000 017	2 966 917	0	0	0	0	0	0	0	0	0	0	0	0	<u> </u>
	NDV	i otai		£ 18,061,667		432,400	432,400	432,400	432,400	4,299,217	4,299,217	3,866,817	3,866,817	U	0	0	U	U	U	0	U	0	0	U	U	-
			İ																							
andard Costs			Cost per Qtr																							+
	Residential	£ 7,204,621	1,200,770 6	£ 7,204,621	0	1,200,770	1,200,770 1	1,200,770 1	1,200,770	1,200,770	1,200,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	SF infrastructure costs Retail A1-A5	- <u>1</u>	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
	Retail S'Market	£ .	- 8	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
E	31	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
	32 industrial 38 storage	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	C1 Hotel	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	C2 resi institution	£ -	- 8	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
	02	£ -	- 8	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
	Contingency			£ 360,231	0	60,039	60,039	60,039	60,039	60,039	60,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Sub Total		£ 7,564,852		1,260,809	1,260,809 1	1 260 809 1	1 260 809	1,260,809	1,260,809	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
ther Costs			1									-			-			-	-			-	-			
F	Professional fees	8.00%		£ 605,188	0	100,865	100,865	100,865	100,865	100,865	100,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
		Sub Total		£ 605,188	0	100,865	100,865	100,865	100,865	100,865	100,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
L																										
Resi CIL	Total			6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
THE STOLE		£ .		£ .	0	0	ő	0	0	0	0	0	0	0		0 0	0	0	0	0	0	0	ő	0	ő	
		£ -		£ .	0	0	0	0	0	0	0	0	0	0		0		0	0	0	0	0	0	0	0	-
				· ·	0	0		0	U	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	
		Sub Total		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Resi Section 106 Costs		£ 75,000		£ 75,000		0	75,000	0	0		0	0	0	0				0	0		0	0	0	0	0	-
Accessibility standards	0	£ 82,785		£ 82,785	0	0	82,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
		£ -		£ -	0													-								-
		Sub Total		£ 157,785	0	0	157,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
tal Other Costs		Sub Total	1	£ 157,785	0	0	157,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
																	0									_
al Costs				£ 8,327,825	- °	1,361,673	1,519,458 1	1,361,673 1	1,361,673	1,361,673	1,361,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
				£ -																						
elever's prefit on CDV	(of CD)/ minute	17 000		0 2 620 (00	0							0	2 620 400	0	-	0				-						+
9	% of GDV private % of GDV commercial	17.00% 15.00%		£ 2,629,436 £ -	0	0	0	0	0	0	0	0	2,629,436	0	ő	0	0	0	0	0	0	0	0	0	0	1
	% of GDV affordable	6%		£ 155,664	0	0	0	0	0	0	155,664	0	0	0		0	0	0	0	0	0	0	0	0	0	
sidual Sum before interest				£ 6,948,742	0	-929,274	-1,087,059	-929,274	-929,274	2,937,544	2,781,880	3,866,817	1,237,382	0	0	0	0	0	0	0	0	0	0	0	0	+
umulative residual balance for intere	est calculation				0	-929.274	-2.031.531 -2	2.994.031 -3	3.972.272	-1.099.696	1.664.198	5.531.016	6.768.397	0	0	0	0	0	0	0	0	0	0	0	0	t
				400.515						17.000																+
terest		7.00%		-£ 180.345	0	-15.198	-33.226		-64.967	-17.986	0	0	0	0	+ °	0	0	0	0	0	0	0	0	0	0	t
			1	£ 6,768,397		044 472	-1,120,285	079 343	004 244	2 040 559	2 704 000	2 000 047	4 127 201	0	0	0	0	0	0	0	0	0		0	0	
idual Sum for quarter after interes	t		1	£ 6,768,397		1944,472	-1,120,200	-970,242	1004,241	2,919,000	2,701,000	3,000,017	1,237,362	0	0		0	0	0		0	0	0	0		-

Land Value	
per developable bectare	F3 294 410

Site acquisition costs 6.80%

1.75%

Quarterly Interest

5.891.291 £ 400.608 £ 5.490.683