
BRIEFING NOTE

**HYNDBURN DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN
DOCUMENT**

IN RESPONSE TO MATTER 5 HOUSING: ISSUE 5i

MAY | 2016

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HYNDBURN DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT

BRIEFING NOTE - MATTER 5 HOUSING: ISSUE 5i

1.0 INTRODUCTION

- 1.1 During the Examination Hearing Session that took place on 18 May in relation to Matter 5: Housing, we considered in relation to Issue 5i an analysis of the sales evidence that had been submitted as part of the Council's Economic Viability Study. In addition we made reference to an analysis of sales evidence that had been brought up to date as at the date of the Examination. We understand that the Inspector has now asked for this data to be submitted along with a short commentary on the findings of the data including any difference in sales revenue between units where the space standard would be complied with and where it would not have been.
- 1.2 This briefing note has therefore been prepared in response to the Inspector's request.

2.0 SALES DATA

- 2.1 We provided at Appendix 3 of the original Economic Viability Study data regarding new build sales taken from developments within Hyndburn. The price paid information in these tables was taken from Land Registry and it was then analysed for comparative purposes to arrive at a sales price per sq.ft. Where available the floor areas for the various dwellings were taken from the plans provided as part of the planning application. If this data was not available at the time of the study we relied on floor areas taken from the Energy Performance Certificate for the respective dwelling.
- 2.2 To enable further informed consideration of the impact on sales price of the National Space Standards we have taken this original data in relation to the developments known as Peel Fold, The Hambledons and Phoenix and have sorted it by house type. Where we have subsequently been able to source more plans of the house types we have if necessary also amended the floor areas originally taken from the EPCs (this is principally in relation to the Phoenix development).

- 2.3 We have provided this further analysis of the original sales price information at **Appendix 1**. For each house type in the respective development, we have tried to identify based on the available information the number of persons the house could accommodate and based on this the respective minimum gross internal area taken from the space standards. Based on the dwelling size (identified in both sq.m and sq.ft) we have highlighted in green those house types that meet the minimum space standard, and in red those that don't.
- 2.4 The sales price analysis also shows the price paid per sq.ft for each house and then the average price per sq.ft paid for the particular house type. We have included a summary for each development that identifies for each particular house type the average price per sq.ft paid, with those meeting the space standard contained in the "Yes" column and those that don't achieve the standard in the "No" column.
- 2.5 For completeness we have provided at table 2.1 below an overall summary across the 3 developments.

| Development | Developer | sq.ft | | sq.m | |
|----------------|-----------------|-------|------|--------|--------|
| | | Yes | No | Yes | No |
| Peel Fold | Morris Homes | £204 | £204 | £2,196 | £2,196 |
| The Hambledons | Persimmon Homes | £159 | £165 | £1,712 | £1,776 |
| Phoenix | Keepmoat | £124 | £138 | £1,335 | £1,485 |

Table 2.1: Summary Analysis of Prices Paid with Reference to Space Standards

- 2.6 Table 2.1 shows that in relation to Peel Fold which is located in the highest value area (Zone 1), there is no difference between the average price paid between those dwellings that meet the minimum space standards and those that do not. In each case the overall average price across the house types is £2,196 sq.m (£204 per sq.ft).
- 2.7 The Hambledons development is situated in Zone 3 which is the mid to lower value zone. Here the data shows a small difference (3.8%) between the average price paid for those houses that meet the space standards at £1,712 per sq.m (£159 per sq.ft) and those that don't at £1,776 per sq.m (£165 per sq.ft).

- 2.8 Finally the Phoenix development is situated in the lowest value area of the Borough (Zone 4). Here the difference in sales prices between the houses that meet the space standard and those that don't is greater with a difference of £150 per sq.m (£14 per sq.ft). However in part this is explained by the fact that two of the house types that meet the space standard are 2.5 storey houses. Normally purchasers will pay a discount for 2.5 and 3 storey houses in comparison with 2 storey houses, and typically the value of the upper floor is discounted by around 50%. If the average price paid for these house types is adjusted to reflect this and enable direct comparison with the two storey house types then the overall average price paid for the houses which achieve the space standard increases to £1,453 per sq.m (£135 per sq.ft). In comparison with the average price paid for those that don't the difference in price becomes de-minimus at £32 per sq.m (£3 per sq.ft).
- 2.9 To further inform consideration of this point we have brought the sales evidence up to date and this information is contained at **Appendix 2**. The data is unchanged for Peel Fold and shows that there is no difference in the overall average price paid for those houses that meet the space standards and those which don't. In relation to the Hambledons the analysis also shows that there is now no difference, with the overall average price paid for both those houses that meet the space standard and those that don't at £1,701 per sq.m (£158 per sq.ft). The only price difference is in relation to the Phoenix development where the respective average prices are £1,389 per sq.m (£129 per sq.ft) and £1,529 (£142 per sq.ft). If as outlined above the prices paid for the 2.5 storey house types are adjusted to enable comparison with the two storey dwellings then the average price paid for the dwellings that meet the space standard rises to £1,485 per sq.m (£138 per sq.ft), a difference of only £44 per sq.m (£4 per sq.ft).

3.0 CONCLUSION

- 3.1 With reference to the original new build sales evidence that was submitted as part of the Economic Viability Assessment and also up to date sales evidence, we have undertaken an analysis of average selling prices. This analysis considers the average price paid for those house types which achieve the minimum space standards, in comparison with those houses that don't. The analysis shows that in relation to the Peel Fold development there is no difference in average sales price, and similarly at the Hambledons development is also no difference having regard to the most up to date sale evidence.

- 3.2 The data for the Phoenix development does show a small difference in pricing which in part is explained by the incidence of 2.5 storey house types which met the space standards. If the evidence from these house types is adjusted to enable direct comparison with the prices achieved for 2 storey houses than the difference reduces to between 2.2% and 2.9%.
- 3.3 In conclusion therefore the available evidence indicates that there is no material difference in sales prices when considered on a per sq.ft basis between those sales of houses that accord to the space standards and those that fall below it. This additional assessment then supports the assessment made within the EVA.

Keppie Massie

KEPPIE MASSIE

24 MAY 2017

APPENDIX 1

Analysis of sale evidence within the EVA

APPENDIX 1

Peel Fold - Original Evidence

| No | Street | Postcode | Price Paid | Date | No Person | Standard (sq.m) | Size sq m | Size Sq.ft | Price (Per Sq.ft) | Type | Ref | No Beds | Description |
|----|---------------------|----------|------------|------------|-----------|-----------------|-----------|------------|-------------------|-----------------------|--------------|---------|----------------------------------------|
| 12 | SPINNING MILL CLOSE | BB5 4AB | £234,750 | 29/10/2013 | 6p | 106 | 102 | 1101 | £213 | D | Appleton | 4 | 4 Bed Detached. Integral single garage |
| 14 | SPINNING MILL CLOSE | BB5 4AB | £234,750 | 29/11/2013 | | | | 1101 | £213 | D | Appleton | 4 | 4 Bed Detached. Integral single garage |
| 19 | SPINNING MILL CLOSE | BB5 4AB | £232,750 | 31/07/2014 | | | | 1101 | £211 | D | Appleton | 4 | 4 Bed Detached. Integral single garage |
| 22 | SPINNING MILL CLOSE | BB5 4AB | £232,550 | 31/10/2014 | | | | 1101 | £211 | D | Appleton | 4 | 4 Bed Detached. Integral single garage |
| | | | | | | | | | £212 | | | | |
| 24 | SPINNING MILL CLOSE | BB5 4AB | £203,750 | 19/12/2014 | 5p | 97 | 103 | 1105 | £184 | D | Berrington 2 | 4 | 4 Bed Detached. Detached single garage |
| | | | | | | | | | £184 | | | | |
| 27 | SPINNING MILL CLOSE | BB5 4AB | £234,750 | 28/03/2014 | 5p | 97 | 103 | 1105 | £212 | D | Bollington 2 | 4 | 4 Bed Detached. Detached single garage |
| | | | | | | | | | £212 | | | | |
| 1 | SPINNING MILL CLOSE | BB5 4AB | £181,000 | 26/06/2015 | 4p | 84 | 88 | 952 | £190 | T | Capesford | 3 | 3 Bed End Mews. No garage |
| 32 | SPINNING MILL CLOSE | BB5 4AB | £177,750 | 30/01/2015 | | | | 952 | £187 | T | Capesford | 3 | 3 Bed End Mews. No garage |
| | | | | | | | | | £188 | | | | |
| 5 | SPINNING MILL CLOSE | BB5 4AB | £184,750 | 01/11/2013 | 4p | 84 | 87 | 938 | £197 | S | Dalton | 3 | 3 Bed Semi. Detached single garage |
| 6 | SPINNING MILL CLOSE | BB5 4AB | £184,750 | 22/11/2013 | | | | 938 | £197 | S | Dalton | 3 | 3 Bed Semi. Detached single garage |
| 30 | SPINNING MILL CLOSE | BB5 4AB | £180,000 | 21/05/2014 | | | | 938 | £192 | S | Dalton | 3 | 3 Bed Semi. Detached single garage |
| 31 | SPINNING MILL CLOSE | BB5 4AB | £186,750 | 28/02/2014 | | | | 938 | £199 | S | Dalton | 3 | 3 Bed Semi. Detached single garage |
| | | | | | | | | | £196 | | | | |
| 2 | SPINNING MILL CLOSE | BB5 4AB | £170,750 | 27/06/2014 | 4p | 84 | 81 | 874 | £195 | T | Didsbury | 3 | 3 Bed Mews. No garage |
| 3 | SPINNING MILL CLOSE | BB5 4AB | £170,000 | 06/03/2015 | | | | 874 | £195 | T | Didsbury | 3 | 3 Bed Mews. No garage |
| 16 | SPINNING MILL CLOSE | BB5 4AB | £184,750 | 20/12/2013 | | | | 874 | £211 | S | Didsbury | 3 | 3 Bed Semi. Detached single garage |
| 17 | SPINNING MILL CLOSE | BB5 4AB | £179,750 | 10/12/2013 | | | | 874 | £206 | S | Didsbury | 3 | 3 Bed Semi. Detached single garage |
| 20 | STANHILL ROAD | BB5 4PP | £166,000 | 27/03/2015 | | | | 874 | £190 | T | Didsbury | 3 | 3 Bed Mews. No garage |
| 24 | STANHILL ROAD | BB5 4PP | £164,750 | 27/03/2015 | | | | 874 | £189 | T | Didsbury | 3 | 3 Bed Mews. No garage |
| 26 | STANHILL ROAD | BB5 4PP | £165,750 | 10/10/2014 | 874 | £190 | T | Didsbury | 3 | 3 Bed Mews. No garage | | | |
| | | | | | | | | | £196 | | | | |
| 18 | SPINNING MILL CLOSE | BB5 4AB | £208,750 | 07/02/2014 | 4p | 84 | 89 | 957 | £218 | D | Dunham 2 | 3 | 3 Bed Detached. Detached single garage |
| 23 | SPINNING MILL CLOSE | BB5 4AB | £208,750 | 22/10/2014 | | | | 957 | £218 | D | Dunham 2 | 3 | 3 Bed Detached. Detached single garage |
| 28 | SPINNING MILL CLOSE | BB5 4AB | £201,750 | 27/06/2014 | | | | 957 | £211 | D | Dunham 2 | 3 | 3 Bed Detached. Detached single garage |
| | | | | | | | | | £216 | | | | |
| 7 | SPINNING MILL CLOSE | BB5 4AB | £194,750 | 29/11/2013 | 4p | 84 | 87 | 938 | £208 | D | Ely | 3 | 3 Bed Detached. Integral single garage |
| 10 | SPINNING MILL CLOSE | BB5 4AB | £194,750 | 07/02/2014 | | | | 938 | £208 | D | Ely | 3 | 3 Bed Detached. Integral single garage |
| 11 | SPINNING MILL CLOSE | BB5 4AB | £194,750 | 25/10/2013 | | | | 938 | £208 | D | Ely | 3 | 3 Bed Detached. Integral single garage |
| 15 | SPINNING MILL CLOSE | BB5 4AB | £194,750 | 30/10/2013 | | | | 938 | £208 | D | Ely | 3 | 3 Bed Detached. Integral single garage |
| | | | | | | | | | £208 | | | | |
| 25 | SPINNING MILL CLOSE | BB5 4AB | £249,750 | 19/12/2014 | 6p | 106 | 110 | 1189 | £210 | D | Malham | 4 | 4 Bed Detached. Detached single garage |
| 29 | SPINNING MILL CLOSE | BB5 4AB | £250,000 | 28/03/2014 | | | | 1189 | £210 | D | Malham | 4 | 4 Bed Detached. Detached single garage |
| | | | | | | | | | £210 | | | | |
| 8 | SPINNING MILL CLOSE | BB5 4AB | £207,750 | 29/11/2013 | 4p | 84 | 92 | 994 | £209 | D | Rufford 2 | 3 | 3 Bed Detached. Integral single garage |
| 9 | SPINNING MILL CLOSE | BB5 4AB | £212,750 | 09/12/2013 | | | | 994 | £214 | D | Rufford 2 | 3 | 3 Bed Detached. Integral single garage |
| 20 | SPINNING MILL CLOSE | BB5 4AB | £214,750 | 22/08/2014 | | | | 994 | £216 | D | Rufford 2 | 3 | 3 Bed Detached. Integral single garage |
| 21 | SPINNING MILL CLOSE | BB5 4AB | £214,750 | 19/06/2014 | | | | 994 | £216 | D | Rufford 2 | 3 | 3 Bed Detached. Integral single garage |
| | | | | | | | | | £214 | | | | |

Summary

| No Beds | Reference | Type | Comments | Yes | No |
|---------|--------------|-----------|------------------|------|------|
| 3 | Didsbury | Semi/Mews | Some with garage | | £196 |
| 3 | Dalton | Semi | Garage | £196 | |
| 3 | Ely | Det | Garage | £208 | |
| 3 | Capesthorpe | Mews | | £188 | |
| 3 | Dunham 2 | Det | Garage | £216 | |
| 3 | Rufford 2 | Det | Garage | £214 | |
| 4 | Appleton | Det | Garage | | £212 |
| 4 | Berrington 2 | Det | Garage | £184 | |
| 4 | Bollington 2 | Det | Garage | £212 | |
| 4 | Malham | Det | Garage | £210 | |
| | | | | | |
| | | | Ave | £204 | £204 |

APPENDIX 1

The Hambledons - Original Evidence

| No | Street | Price Paid | Date | No Person | Standard (sq.m) | Size sq. m | Size Sq.ft | Price (Per Sq.ft) | Type | Reference | No Beds | Description |
|----|---------------------|------------|------------|-----------|-----------------|------------|------------|-------------------|--------------|-----------|---------|-------------------------------------------------|
| 84 | MARLBOROUGH ROAD | £104,995 | 30/10/2015 | 3p | 70 | 59 | 638 | £165 | S | Alnwick | 2 | 2 Storey 2 Bed Semi. No garage. |
| 86 | MARLBOROUGH ROAD | £104,995 | 23/10/2015 | | | | 638 | £165 | S | Alnwick | 2 | 2 Storey 2 Bed Semi. No garage. |
| | | | | | | | | £165 | | | | |
| 22 | HAMBLEDON MILL PARK | £136,995 | 18/12/2015 | 3p | 61 | 67 | 723 | £189 | D - Bungalow | Corby | 2 | 2 Bedroom Bungalow. No garage |
| | | | | | | | | £189 | | | | |
| 2 | HAMBLEDON MILL PARK | £159,995 | 18/12/2015 | 4p | 84 | 93 | 999 | £160 | D | Clayton | 3 | 2 Storey 3 Bed Detached. No garage. |
| | | | | | | | | £160 | | | | |
| 6 | HAMBLEDON MILL PARK | £164,995 | 25/02/2016 | 4p | 84 | 110 | 1182 | £140 | D | Gilby | 3 | 1.5 Storey 3 Bed Detached. No garage |
| | | | | | | | | £140 | | | | |
| 5 | HAMBLEDON MILL PARK | £119,995 | 26/02/2016 | 4p | 84 | 71 | 761 | £158 | S | Hanbury | 3 | 2 Storey 3 Bed Semi. No garage |
| | | | | | | | | £158 | | | | |
| 18 | HAMBLEDON MILL PARK | £156,995 | 15/12/2015 | 4p | 84 | 90 | 969 | £162 | D | Hatfield | 3 | 2 Storey 3 Bed Detached. No garage. |
| | | | | | | | | £162 | | | | |
| 12 | HAMBLEDON MILL PARK | £149,995 | 17/12/2015 | 4p | 84 | 81 | 870 | £172 | D | Rufford | 3 | 2 Storey 3 Bed Detached. No garage. |
| 14 | HAMBLEDON MILL PARK | £149,995 | 18/12/2015 | | | | 870 | £172 | D | Rufford | 3 | 2 Storey 3 Bed Detached. No garage. |
| | | | | | | | | £172 | | | | |
| 88 | MARLBOROUGH ROAD | £179,995 | 29/01/2016 | 6p | 106 | 111 | 1190 | £151 | D | Kendal | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 10 | HAMBLEDON MILL PARK | £179,995 | 10/12/2015 | | | | 1190 | £151 | D | Kendal | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 16 | HAMBLEDON MILL PARK | £179,995 | 18/12/2015 | | | | 1190 | £151 | D | Kendal | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| | | | | | | | | £151 | | | | |
| 3 | HAMBLEDON MILL PARK | £168,995 | 26/02/2016 | 5p | 97 | 102 | 1096 | £154 | D | Roseberry | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| | | | | | | | | £154 | | | | |

Summary

| No Beds | Reference | Type | Comments | Yes | No |
|---------|-----------|-----------|------------|------|------|
| 2 | Alnwick | Semi/Mews | | | £165 |
| 2 | Corby | Det | Bungalow | £189 | |
| 3 | Hanbury | Semi/Mews | | | £158 |
| 3 | Rufford | Semi/Det | | | £172 |
| 3 | Hatfield | Det | | £162 | |
| 3 | Clayton | Det | | £160 | |
| 3 | Gilby | Det | 1.5 storey | £140 | |
| 4 | Roseberry | Det | Int Garage | £154 | |
| 4 | Kendal | Det | Int Garage | £151 | |
| 4 | Runswick | Det | 2.5 storey | £154 | |
| | | | Ave | £159 | £165 |

APPENDIX 1

Phoenix - Original Evidence

| No | Street | Price Paid | Date | No Person | Standard (sq.m) | Size sq. m | Size Sq.ft | Price (Per Sq.ft) | Type | Reference | Beds | Description |
|-----|---------------------|------------|------------|-----------|-----------------|------------|------------|-------------------|------|----------------------|------|-----------------------------------------|
| 3 | PERCIVAL STREET | £87,000 | 29/05/2015 | | | | 622 | £140 | S | Great Places Housing | 2 | |
| 379 | BLACKBURN ROAD | £84,995 | 22/05/2015 | 3p | 70 | 62 | 665 | £128 | T | Normanby | 2 | 2 Storey 2 Bedroom Terrace. No garage |
| 51 | LOWER ANTLEY STREET | £87,495 | 13/11/2015 | | | | 665 | £132 | T | Normanby | 2 | 2 Storey 2 Bedroom Terrace. No garage |
| 53 | LOWER ANTLEY STREET | £88,995 | 27/11/2015 | | | | 665 | £134 | T | Normanby | 2 | 2 Storey 2 Bedroom Terrace. No garage |
| 5 | HOLLAND STREET | £89,995 | 26/06/2015 | | | | 665 | £135 | T | Normanby | 2 | 2 Storey 2 Bedroom Terrace. No garage |
| | | | | | | | | | | £132 | | |
| 377 | BLACKBURN ROAD | £106,995 | 29/05/2015 | 4p | 84 | 71 | 766 | £140 | T | Violet | 3 | 2 Storey 3 Bedroom Terrace. No garage |
| 381 | BLACKBURN ROAD | £106,995 | 15/05/2015 | | | | 766 | £140 | T | Violet | 3 | 2 Storey 3 Bedroom Terrace. No garage |
| 55 | LOWER ANTLEY STREET | £107,995 | 07/01/2016 | | | | 766 | £141 | T | Violet | 3 | 2 Storey 3 Bedroom Terrace. No garage |
| 3 | HOLLAND STREET | £109,995 | 31/07/2015 | | | | 766 | £144 | T | Violet | 3 | 2 Storey 3 Bedroom Terrace. No garage |
| 7 | HOLLAND STREET | £109,995 | 24/07/2015 | | | | 766 | £144 | T | Violet | 3 | 2 Storey 3 Bedroom Terrace. No garage |
| 4 | PERCIVAL STREET | £111,995 | 10/07/2015 | | | | 766 | £146 | S | Violet | 3 | 2 Storey 3 Bedroom Semi. No garage |
| 6 | PERCIVAL STREET | £111,995 | 30/07/2015 | | | | 766 | £146 | S | Violet | 3 | 2 Storey 3 Bedroom Semi. No garage |
| | | | | | | | £143 | | | | | |
| 361 | BLACKBURN ROAD | £111,995 | 11/05/2015 | 4p | 84 | 78 | 836 | £134 | S | Clarendon | 3 | 2 Storey 3 Bedroom Semi. No garage |
| 363 | BLACKBURN ROAD | £111,995 | 18/06/2015 | | | | 836 | £134 | S | Clarendon | 3 | 2 Storey 3 Bedroom Semi. No garage |
| 365 | BLACKBURN ROAD | £111,995 | 26/06/2015 | | | | 836 | £134 | T | Clarendon | 3 | 2 Storey 3 Bedroom Terrace. No garage |
| 40 | LOWER ANTLEY STREET | £114,995 | 30/11/2015 | | | | 836 | £138 | S | Clarendon | 3 | 2 Storey 3 Bedroom Semi. No garage |
| 42 | LOWER ANTLEY STREET | £116,995 | 23/12/2015 | | | | 836 | £140 | S | Clarendon | 3 | 2 Storey 3 Bedroom Semi. No garage |
| 48 | LOWER ANTLEY STREET | £121,995 | 04/12/2015 | | | | 836 | £146 | S | Clarendon | 3 | 2 Storey 3 Bedroom Semi. No garage |
| 1 | BARRETT STREET | £119,995 | 17/07/2015 | | | | 836 | £144 | S | Clarendon | 3 | 2 Storey 3 Bedroom Semi. No garage |
| 3 | BARRETT STREET | £119,995 | 17/07/2015 | | | | 836 | £144 | S | Clarendon | 3 | 2 Storey 3 Bedroom Semi. No garage |
| 359 | BLACKBURN ROAD | £114,995 | 28/08/2015 | | | | 836 | £138 | S | Clarendon | 3 | 2 Storey 3 Bedroom Semi. No garage |
| | | | | | | | | | | £139 | | |
| 375 | BLACKBURN ROAD | £119,995 | 29/05/2015 | 4p | 90 | 94 | 1,011 | £119 | S | Oakhurst | 3 | 2.5 Storey 3 Bedroom Semi. No garage. |
| 383 | BLACKBURN ROAD | £119,995 | 29/05/2015 | | | | 1,011 | £119 | S | Oakhurst | 3 | 2.5 Storey 3 Bedroom Semi. No garage. |
| 44 | LOWER ANTLEY STREET | £129,995 | 30/09/2015 | | | | 1,011 | £129 | S | Oakhurst | 3 | 2.5 Storey 3 Bedroom Semi. No garage. |
| 46 | LOWER ANTLEY STREET | £129,995 | 08/10/2015 | | | | 1,011 | £129 | S | Oakhurst | 3 | 2.5 Storey 3 Bedroom Semi. No garage. |
| 47 | LOWER ANTLEY STREET | £129,995 | 16/10/2015 | | | | 1,011 | £129 | S | Oakhurst | 3 | 2.5 Storey 3 Bedroom Semi. No garage. |
| 385 | BLACKBURN ROAD | £122,995 | 05/06/2015 | | | | 1,011 | £122 | S | Oakhurst | 3 | 2.5 Storey 3 Bedroom Semi. No garage. |
| | | | | | | | | | | £124 | | |
| 1 | PERCIVAL STREET | £129,995 | 20/03/2015 | 5p | 93 | 95 | 1,026 | £127 | D | Falcon | 3 | 2 Storey 3 Bedroom Detached. No garage |
| 2 | PERCIVAL STREET | £131,995 | 27/03/2015 | | | | 1,026 | £129 | D | Falcon | 3 | 2 Storey 3 Bedroom Detached. No garage |
| 8 | PERCIVAL STREET | £139,995 | 18/12/2015 | | | | 1,026 | £136 | D | Falcon | 3 | 2 Storey 3 Bedroom Detached. No garage |
| | | | | | | | £131 | | | | | |
| 52 | LOWER ANTLEY STREET | £156,995 | 14/01/2016 | 5p | 97 | 109 | 1,176 | £133 | D | Ludlow | 4 | 2 Storey 4 Bedroom Detached. No garage. |
| 54 | LOWER ANTLEY STREET | £156,995 | 29/01/2016 | | | | 1,176 | £133 | D | Ludlow | 4 | 2 Storey 4 Bedroom Detached. No garage. |
| 57 | LOWER ANTLEY STREET | £154,995 | 11/12/2015 | | | | 1,176 | £132 | D | Ludlow | 4 | 2 Storey 4 Bedroom Detached. No garage. |
| 59 | LOWER ANTLEY STREET | £154,995 | 17/12/2015 | | | | 1,176 | £132 | D | Ludlow | 4 | 2 Storey 4 Bedroom Detached. No garage. |
| | | | | | | | £133 | | | | | |
| 2 | HOLLAND STREET | £139,995 | 11/05/2015 | 6p | 112 | 122 | 1,311 | £107 | S | Tudor | 4 | 2.5 Storey 4 Bedroom Semi. No Garage. |
| | | | | | | | | £107 | | | | |

Summary

| No Beds | Reference | Type | Comments | Yes | No |
|---------|-----------|----------|------------|------|------|
| 2 | Normanby | Terrace | | | £132 |
| 3 | Violet | Semi/ter | | | £143 |
| 3 | Clarendon | Semi/Det | | | £139 |
| 3 | Falcon | Det | | £131 | |
| 3 | Oakhurst | Semi/ter | 2.5 storey | £124 | |
| 4 | Ludlow | Det | | £133 | |
| 4 | Tudor | semi | 2.5 storey | £107 | |
| | | | | | |
| | | | | | |
| | | | Ave | £124 | £138 |

Summary (Adjusted 2.5 storey)

| No Beds | Reference | Type | Comments | Yes | No |
|---------|-----------|----------|------------|------|------|
| 2 | Normanby | Terrace | | | £132 |
| 3 | Violet | Semi/ter | | | £143 |
| 3 | Clarendon | Semi/Det | | | £139 |
| 3 | Falcon | Det | | £131 | |
| 3 | Oakhurst | Semi/ter | 2.5 storey | £149 | |
| 4 | Ludlow | Det | | £133 | |
| 4 | Tudor | semi | 2.5 storey | £128 | |
| | | | | | |
| | | | | | |
| | | | Ave | £135 | £138 |

APPENDIX 2

Analysis of sales evidence current to the date of the Examination

APPENDIX 2

Peel Fold - Up to date

| No | Street | Postcode | Price Paid | Date | No Person | Standard (sq.m) | Size sq. m | Size Sq.ft | Price (Per Sq.ft) | Type | Ref | No Beds | Description |
|----|---------------------|----------|------------|------------|-----------|-----------------|------------|------------|-------------------|-----------------------|--------------|---------|----------------------------------------|
| 12 | SPINNING MILL CLOSE | BB5 4AB | £234,750 | 29/10/2013 | 6p | 106 | 102 | 1101 | £213 | D | Appleton | 4 | 4 Bed Detached. Integral single garage |
| 14 | SPINNING MILL CLOSE | BB5 4AB | £234,750 | 29/11/2013 | | | | 1101 | £213 | D | Appleton | 4 | 4 Bed Detached. Integral single garage |
| 19 | SPINNING MILL CLOSE | BB5 4AB | £232,750 | 31/07/2014 | | | | 1101 | £211 | D | Appleton | 4 | 4 Bed Detached. Integral single garage |
| 22 | SPINNING MILL CLOSE | BB5 4AB | £232,550 | 31/10/2014 | | | | 1101 | £211 | D | Appleton | 4 | 4 Bed Detached. Integral single garage |
| | | | | | | | | | £212 | | | | |
| 24 | SPINNING MILL CLOSE | BB5 4AB | £203,750 | 19/12/2014 | 5p | 97 | 103 | 1105 | £184 | D | Berrington 2 | 4 | 4 Bed Detached. Detached single garage |
| | | | | | | | | | £184 | | | | |
| 27 | SPINNING MILL CLOSE | BB5 4AB | £234,750 | 28/03/2014 | 5p | 97 | 103 | 1105 | £212 | D | Bollington 2 | 4 | 4 Bed Detached. Detached single garage |
| | | | | | | | | | £212 | | | | |
| 1 | SPINNING MILL CLOSE | BB5 4AB | £181,000 | 26/06/2015 | 4p | 84 | 88 | 952 | £190 | T | Capesford | 3 | 3 Bed End Mews. No garage |
| 32 | SPINNING MILL CLOSE | BB5 4AB | £177,750 | 30/01/2015 | | | | 952 | £187 | T | Capesford | 3 | 3 Bed End Mews. No garage |
| | | | | | | | | | £188 | | | | |
| 5 | SPINNING MILL CLOSE | BB5 4AB | £184,750 | 01/11/2013 | 4p | 84 | 87 | 938 | £197 | S | Dalton | 3 | 3 Bed Semi. Detached single garage |
| 6 | SPINNING MILL CLOSE | BB5 4AB | £184,750 | 22/11/2013 | | | | 938 | £197 | S | Dalton | 3 | 3 Bed Semi. Detached single garage |
| 30 | SPINNING MILL CLOSE | BB5 4AB | £180,000 | 21/05/2014 | | | | 938 | £192 | S | Dalton | 3 | 3 Bed Semi. Detached single garage |
| 31 | SPINNING MILL CLOSE | BB5 4AB | £186,750 | 28/02/2014 | | | | 938 | £199 | S | Dalton | 3 | 3 Bed Semi. Detached single garage |
| | | | | | | | | | £196 | | | | |
| 2 | SPINNING MILL CLOSE | BB5 4AB | £170,750 | 27/06/2014 | 4p | 84 | 81 | 874 | £195 | T | Didsbury | 3 | 3 Bed Mews. No garage |
| 3 | SPINNING MILL CLOSE | BB5 4AB | £170,000 | 06/03/2015 | | | | 874 | £195 | T | Didsbury | 3 | 3 Bed Mews. No garage |
| 16 | SPINNING MILL CLOSE | BB5 4AB | £184,750 | 20/12/2013 | | | | 874 | £211 | S | Didsbury | 3 | 3 Bed Semi. Detached single garage |
| 17 | SPINNING MILL CLOSE | BB5 4AB | £179,750 | 10/12/2013 | | | | 874 | £206 | S | Didsbury | 3 | 3 Bed Semi. Detached single garage |
| 20 | STANHILL ROAD | BB5 4PP | £166,000 | 27/03/2015 | | | | 874 | £190 | T | Didsbury | 3 | 3 Bed Mews. No garage |
| 24 | STANHILL ROAD | BB5 4PP | £164,750 | 27/03/2015 | | | | 874 | £189 | T | Didsbury | 3 | 3 Bed Mews. No garage |
| 26 | STANHILL ROAD | BB5 4PP | £165,750 | 10/10/2014 | 874 | £190 | T | Didsbury | 3 | 3 Bed Mews. No garage | | | |
| | | | | | | | | | £196 | | | | |
| 18 | SPINNING MILL CLOSE | BB5 4AB | £208,750 | 07/02/2014 | 4p | 84 | 89 | 957 | £218 | D | Dunham 2 | 3 | 3 Bed Detached. Detached single garage |
| 23 | SPINNING MILL CLOSE | BB5 4AB | £208,750 | 22/10/2014 | | | | 957 | £218 | D | Dunham 2 | 3 | 3 Bed Detached. Detached single garage |
| 28 | SPINNING MILL CLOSE | BB5 4AB | £201,750 | 27/06/2014 | | | | 957 | £211 | D | Dunham 2 | 3 | 3 Bed Detached. Detached single garage |
| | | | | | | | | | £216 | | | | |
| 7 | SPINNING MILL CLOSE | BB5 4AB | £194,750 | 29/11/2013 | 4p | 84 | 87 | 938 | £208 | D | Ely | 3 | 3 Bed Detached. Integral single garage |
| 10 | SPINNING MILL CLOSE | BB5 4AB | £194,750 | 07/02/2014 | | | | 938 | £208 | D | Ely | 3 | 3 Bed Detached. Integral single garage |
| 11 | SPINNING MILL CLOSE | BB5 4AB | £194,750 | 25/10/2013 | | | | 938 | £208 | D | Ely | 3 | 3 Bed Detached. Integral single garage |
| 15 | SPINNING MILL CLOSE | BB5 4AB | £194,750 | 30/10/2013 | | | | 938 | £208 | D | Ely | 3 | 3 Bed Detached. Integral single garage |
| | | | | | | | | | £208 | | | | |
| 25 | SPINNING MILL CLOSE | BB5 4AB | £249,750 | 19/12/2014 | 6p | 106 | 110 | 1189 | £210 | D | Malham | 4 | 4 Bed Detached. Detached single garage |
| 29 | SPINNING MILL CLOSE | BB5 4AB | £250,000 | 28/03/2014 | | | | 1189 | £210 | D | Malham | 4 | 4 Bed Detached. Detached single garage |
| | | | | | | | | | £210 | | | | |
| 8 | SPINNING MILL CLOSE | BB5 4AB | £207,750 | 29/11/2013 | 4p | 84 | 92 | 994 | £209 | D | Rufford 2 | 3 | 3 Bed Detached. Integral single garage |
| 9 | SPINNING MILL CLOSE | BB5 4AB | £212,750 | 09/12/2013 | | | | 994 | £214 | D | Rufford 2 | 3 | 3 Bed Detached. Integral single garage |
| 20 | SPINNING MILL CLOSE | BB5 4AB | £214,750 | 22/08/2014 | | | | 994 | £216 | D | Rufford 2 | 3 | 3 Bed Detached. Integral single garage |
| 21 | SPINNING MILL CLOSE | BB5 4AB | £214,750 | 19/06/2014 | | | | 994 | £216 | D | Rufford 2 | 3 | 3 Bed Detached. Integral single garage |
| | | | | | | | | | £214 | | | | |

Summary

| No Beds | Reference | Type | Comments | Yes | No |
|---------|--------------|-----------|------------------|------|------|
| 3 | Didsbury | Semi/Mews | Some with garage | | £196 |
| 3 | Dalton | Semi | Garage | £196 | |
| 3 | Ely | Det | Garage | £208 | |
| 3 | Capesthorpe | Mews | | £188 | |
| 3 | Dunham 2 | Det | Garage | £216 | |
| 3 | Rufford 2 | Det | Garage | £214 | |
| 4 | Appleton | Det | Garage | | £212 |
| 4 | Berrington 2 | Det | Garage | £184 | |
| 4 | Bollington 2 | Det | Garage | £212 | |
| 4 | Malham | Det | Garage | £210 | |
| | | | | | |
| | | | Ave | £204 | £204 |

APPENDIX 2

The Hambledons - Up to date

| No | Street | Price Paid | Date | No Person | Standard (sq.m) | Size sq. m | Size Sq.ft | Price (Per Sq.ft) | Type | Reference | No Beds | Description |
|----|---------------------|------------|------------|-----------|-----------------|------------|------------|-------------------|---------------------------------------------------|-----------|-------------|---------------------------------------------------|
| 84 | MARLBOROUGH ROAD | £104,995 | 30/10/2015 | 3p | 70 | 59 | 638 | £165 | S | Alnwick | 2 | 2 Storey 2 Bed Semi. No garage. |
| 86 | MARLBOROUGH ROAD | £104,995 | 23/10/2015 | | | | 638 | £165 | S | Alnwick | 2 | 2 Storey 2 Bed Semi. No garage. |
| 44 | HAMBLEDON MILL PARK | £104,995 | 27/06/2016 | | | | 638 | £165 | T | Alnwick | 2 | 2 Storey 2 Bed Terrace. No garage. |
| 46 | HAMBLEDON MILL PARK | £102,995 | 29/07/2016 | | | | 638 | £161 | T | Alnwick | 2 | 2 Storey 2 Bed Terrace. No garage. |
| 48 | HAMBLEDON MILL PARK | £102,995 | 29/07/2016 | | | | 638 | £161 | T | Alnwick | 2 | 2 Storey 2 Bed Terrace. No garage. |
| | | | | | | | | £163 | | | | |
| 22 | HAMBLEDON MILL PARK | £136,995 | 18/12/2015 | 3p | 61 | 67 | 723 | £189 | D - Bungalow | Corby | 2 | 2 Bedroom Bungalow. No garage |
| 24 | HAMBLEDON MILL PARK | £136,995 | 31/03/2016 | | | | 723 | £189 | D - Bungalow | Corby | 2 | 2 Bedroom Bungalow. No garage |
| 42 | HAMBLEDON MILL PARK | £139,995 | 23/09/2016 | | | | 723 | £194 | D - Bungalow | Corby | 2 | 2 Bedroom Bungalow. No garage |
| | | | | | | | | £191 | | | | |
| 2 | HAMBLEDON MILL PARK | £159,995 | 18/12/2015 | 4p | 84 | 93 | 999 | £160 | D | Clayton | 3 | 2 Storey 3 Bed Detached. No garage. |
| 64 | HAMBLEDON MILL PARK | £164,995 | 30/09/2016 | | | | 999 | £165 | D | Clayton | 3 | 2 Storey 3 Bed Detached. No garage. |
| | | | | | | | | £163 | | | | |
| 6 | HAMBLEDON MILL PARK | £164,995 | 25/02/2016 | 4p | 84 | 110 | 1182 | £140 | D | Gilby | 3 | 1.5 Storey 3 Bed Detached. No garage |
| 20 | HAMBLEDON MILL PARK | £166,995 | 27/05/2016 | | | | 1182 | £141 | D | Gilby | 3 | 1.5 Storey 3 Bed Detached. No garage |
| | | | | | | | | £140 | | | | |
| 32 | HAMBLEDON MILL PARK | £118,995 | 27/05/2016 | 4p | 84 | 71 | 761 | £156 | T | Hanbury | 3 | 2 Storey 3 Bed Terrace. No garage |
| 34 | HAMBLEDON MILL PARK | £117,995 | 27/05/2016 | | | | 761 | £155 | T | Hanbury | 3 | 2 Storey 3 Bed Terrace. No garage |
| 36 | HAMBLEDON MILL PARK | £118,995 | 27/05/2016 | | | | 761 | £156 | T | Hanbury | 3 | 2 Storey 3 Bed Semi. No garage |
| 5 | HAMBLEDON MILL PARK | £119,995 | 26/02/2016 | | | | 761 | £158 | S | Hanbury | 3 | 2 Storey 3 Bed Semi. No garage |
| 50 | HAMBLEDON MILL PARK | £121,995 | 02/08/2016 | | | | 761 | £160 | S | Hanbury | 3 | 2 Storey 3 Bed Semi. No garage |
| 52 | HAMBLEDON MILL PARK | £121,995 | 29/07/2016 | | | | 761 | £160 | S | Hanbury | 3 | 2 Storey 3 Bed Semi. No garage |
| 72 | HAMBLEDON MILL PARK | £123,995 | 28/11/2016 | | | | 761 | £163 | S | Hanbury | 3 | 2 Storey 3 Bed Semi. No garage |
| 74 | HAMBLEDON MILL PARK | £123,995 | 25/11/2016 | | | | 761 | £163 | S | Hanbury | 3 | 2 Storey 3 Bed Semi. No garage |
| 80 | HAMBLEDON MILL PARK | £124,995 | 19/12/2016 | | | | 761 | £164 | S | Hanbury | 3 | 2 Storey 3 Bed Semi. No garage |
| | | | | | | | | | | | £160 | |
| 18 | HAMBLEDON MILL PARK | £156,995 | 15/12/2015 | 4p | 84 | 90 | 969 | £162 | D | Hatfield | 3 | 2 Storey 3 Bed Detached. No garage. |
| 28 | HAMBLEDON MILL PARK | £156,995 | 29/04/2016 | | | | 969 | £162 | D | Hatfield | 3 | 2 Storey 3 Bed Detached. No garage. |
| 40 | HAMBLEDON MILL PARK | £157,995 | 30/06/2016 | | | | 969 | £163 | D | Hatfield | 3 | 2 Storey 3 Bed Detached. No garage. |
| | | | | | | | | £162 | | | | |
| 12 | HAMBLEDON MILL PARK | £149,995 | 17/12/2015 | 4p | 84 | 81 | 870 | £172 | D | Rufford | 3 | 2 Storey 3 Bed Detached. No garage. |
| 14 | HAMBLEDON MILL PARK | £149,995 | 18/12/2015 | | | | 870 | £172 | D | Rufford | 3 | 2 Storey 3 Bed Detached. No garage. |
| 30 | HAMBLEDON MILL PARK | £149,995 | 25/05/2016 | | | | 870 | £172 | D | Rufford | 3 | 2 Storey 3 Bed Detached. No garage. |
| 38 | HAMBLEDON MILL PARK | £151,995 | 27/06/2016 | | | | 870 | £175 | D | Rufford | 3 | 2 Storey 3 Bed Detached. No garage. |
| 68 | HAMBLEDON MILL PARK | £144,995 | 30/11/2016 | | | | 870 | £167 | S | Rufford | 3 | 2 Storey 3 Bed Semi. No garage. |
| 70 | HAMBLEDON MILL PARK | £144,995 | 12/12/2016 | | | | 870 | £167 | S | Rufford | 3 | 2 Storey 3 Bed Semi. No garage. |
| 84 | HAMBLEDON MILL PARK | £144,995 | 19/12/2016 | | | | 870 | £167 | S | Rufford | 3 | 2 Storey 3 Bed Semi. No garage. |
| 86 | HAMBLEDON MILL PARK | £144,995 | 19/12/2016 | | | | 870 | £167 | S | Rufford | 3 | 2 Storey 3 Bed Semi. No garage. |
| | | | | | | | | £170 | | | | |
| 17 | HAMBLEDON MILL PARK | £129,995 | 20/05/2016 | 4p | 90 | 87 | 932 | £139 | S | Souter | 3 | 2.5 Storey 3 Bed Semi. No garage. |
| 19 | HAMBLEDON MILL PARK | £129,995 | 27/05/2016 | | | | 932 | £139 | S | Souter | 3 | 2.5 Storey 3 Bed Semi. No garage. |
| 21 | HAMBLEDON MILL PARK | £129,995 | 30/06/2016 | | | | 932 | £139 | S | Souter | 3 | 2.5 Storey 3 Bed Semi. No garage. |
| 23 | HAMBLEDON MILL PARK | £129,995 | 24/06/2016 | | | | 932 | £139 | S | Souter | 3 | 2.5 Storey 3 Bed Semi. No garage. |
| | | | | | | | | £139 | | | | |
| 33 | HAMBLEDON MILL PARK | £199,995 | 29/09/2016 | 6p | 106 | 114 | 1222 | £164 | D | Chedworth | 4 | 2 Storey 4 Bed Detached. No garage. |
| | | | | | | | | £164 | | | | |
| 88 | MARLBOROUGH ROAD | £179,995 | 29/01/2016 | 6p | 106 | 111 | 1190 | £151 | D | Kendal | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 10 | HAMBLEDON MILL PARK | £179,995 | 10/12/2015 | | | | 1190 | £151 | D | Kendal | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 16 | HAMBLEDON MILL PARK | £179,995 | 18/12/2015 | | | | 1190 | £151 | D | Kendal | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 62 | HAMBLEDON MILL PARK | £184,995 | 31/10/2016 | | | | 1190 | £155 | D | Kendal | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 29 | HAMBLEDON MILL PARK | £182,995 | 30/06/2016 | | | | 1190 | £154 | D | Kendal | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 9 | HAMBLEDON MILL PARK | £176,995 | 30/06/2016 | | | | 1190 | £149 | D | Kendal | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| | | | | | | | | £152 | | | | |
| 3 | HAMBLEDON MILL PARK | £168,995 | 26/02/2016 | 5p | 97 | 102 | 1096 | £154 | D | Roseberry | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 54 | HAMBLEDON MILL PARK | £171,995 | 29/07/2016 | | | | 1096 | £157 | D | Roseberry | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 60 | HAMBLEDON MILL PARK | £174,995 | 29/09/2016 | | | | 1096 | £160 | D | Roseberry | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 66 | HAMBLEDON MILL PARK | £174,995 | 09/11/2016 | | | | 1096 | £160 | D | Roseberry | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 11 | HAMBLEDON MILL PARK | £161,495 | 24/03/2016 | | | | 1096 | £147 | D | Roseberry | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 27 | HAMBLEDON MILL PARK | £169,995 | 24/06/2016 | | | | 1096 | £155 | D | Roseberry | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 3 | HAMBLEDON MILL PARK | £168,995 | 26/02/2016 | | | | 1096 | £154 | D | Roseberry | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| 31 | HAMBLEDON MILL PARK | £174,995 | 04/07/2016 | | | | 1096 | £160 | D | Roseberry | 4 | 2 Storey 4 Bed Detached. Single integral garage |
| | | | | | | | | £156 | | | | |
| 56 | HAMBLEDON MILL PARK | £161,995 | 13/12/2016 | 5p | 103 | 109 | 1171 | £138 | D | Runswick | 4 | 2.5 Storey 4 Bed Detached. Single integral garage |
| 58 | HAMBLEDON MILL PARK | £157,135 | 30/11/2016 | | | | 1171 | £134 | D | Runswick | 4 | 2.5 Storey 4 Bed Detached. Single integral garage |
| 76 | HAMBLEDON MILL PARK | £162,995 | 21/12/2016 | | | | 1171 | £139 | D | Runswick | 4 | 2.5 Storey 4 Bed Detached. Single integral garage |
| 78 | HAMBLEDON MILL PARK | £162,995 | 21/12/2016 | | | | 1171 | £139 | D | Runswick | 4 | 2.5 Storey 4 Bed Detached. Single integral garage |
| 15 | HAMBLEDON MILL PARK | £163,995 | 23/09/2016 | | | | 1171 | £140 | D | Runswick | 4 | 2.5 Storey 4 Bed Detached. Single integral garage |
| 25 | HAMBLEDON MILL PARK | £159,995 | 30/11/2016 | 1171 | £137 | D | Runswick | 4 | 2.5 Storey 4 Bed Detached. Single integral garage | | | |
| | | | | | | | | £138 | | | | |

Summary

| No Beds | Reference | Type | Comments | Yes | No |
|---------|-----------|-----------|------------|------|------|
| 2 | Alnwick | Semi/Mews | | | £163 |
| 2 | Corby | Det | Bungalow | £191 | |
| 3 | Hanbury | Semi/Mews | | | £160 |
| 3 | Rufford | Semi/Det | | | £170 |
| 3 | Hatfield | Det | | £162 | |
| 3 | Clayton | Det | | £163 | |
| 3 | Gilby | Det | 1.5 storey | £140 | |
| 3 | Souter | Semi | 2.5 storey | | £139 |
| 4 | Roseberry | Det | Int Garage | £156 | |
| 4 | Kendal | Det | Int Garage | £152 | |
| 4 | Chedworth | Det | No Garage | £164 | |
| 4 | Runswick | Det | 2.5 storey | £138 | |
| | | Ave | | £158 | £158 |

